



**CITY OF YPSILANTI
CITY COUNCIL REGULAR MEETING
JUNE 7, 2022 @ 7:00 PM
COUNCIL CHAMBERS - CITY HALL
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)
Revised June 7, 2022**

Page

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

- A. I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

IV. AGENDA APPROVAL

V. PUBLIC COMMENT (3 MINUTES)

VI. PRESENTATIONS

- A. Presentation on Harriet Street being Designated as "Black Lives Matter Boulevard". Lee Tooson, Community Member (10 to 15 min)

4 - 17

- B. Violence's Intervention Plan - Violence Prevention Team
[Presentation](#)
[Recommendations](#)

18 - 31

- C. Presentation regarding the strategy implementation for Parks and Recreation.
[Presentation](#)

VII. ORDINANCES FIRST READING

32 - 177

- A. Ordinance 1394, an ordinance to amend Chapter 122, an ordinance entitled "Planned Unit Development: Site Condominium for Housing Development at 220 N Park St."
1. Resolution No. 2022-131, determination
2. Public Hearing
3. Resolution No. 2022-132, closing the public hearing
[Supporting Documents - Pdf](#)

VIII. PUBLIC HEARING

178 - 227

- A. 220 N Park Community Benefits Agreement with Renovare Development.
1. Presentation
2. Public Hearing

3. Resolution No. 2022-133, closing the public hearing
[Presentation](#)
[2022-133 - Pdf](#)

IX. CONSENT AGENDA

- 228** A. Resolution No. 2022-134, approving the Consent Agenda.
[2022-134 - Pdf](#)
- 229 - 246** B. Resolution No. 2022-135, approving the minutes of May 24, 2022.
[2022-135 - Pdf](#)
- 247 - 259** C. Resolution No. 2022-136, approving Special Assessments for the 2022 Summer Tax Bills.
[2022-136 - Pdf](#)

X. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 260 - 275** A. Resolution No. 2022-137, approving the fee waiver/sponsorship for the Parkridge Summer Festival and Joe Dulin Community Day.
[2022-137 - Pdf](#)
- 276 - 277** B. Resolution No. 2022-138, approving appointments to boards and commissions.
[2022-138 - Pdf](#)
- C. Resolution No. 2022-139 approving appointment of Valory Brown to the Downtown Development Authority. **(Postponed)**
- 278 - 348** D. Resolution No. 2022-140, approving the Community Benefits Agreement with Lincoln Avenue Capital for the Development of 845 & 945 Clark.
[2022-140 - Pdf](#)
- 349 - 355** E. Discussion on procedure to fill a vacancy in Ward 3. **(added)**
[Potential Process](#)

XI. BOARD AND COMMISSION - NOMINATIONS

XII. BOARD AND COMMISSION - COMMUNICATIONS

XIII. BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission.
2. Human Relations Commission.
3. Arts Commission.
4. Parks and Recreation Commission.
5. Sustainability Commission.
6. Historic District Commission.
7. Planning Commission.
8. Zoning Board of Appeals

XIV. LIAISON REPORTS

1. SEMCOG Update
2. Washtenaw Area Transportation Study
3. Urban County
4. Ypsilanti Downtown Development Authority
5. Friends of Rutherford Pool

XV. COUNCIL PROPOSED BUSINESS

XVI. COMMUNICATIONS FROM THE MAYOR

XVII. COMMUNICATIONS FROM THE CITY MANAGER

XVIII. COMMUNICATIONS

XIX. PUBLIC COMMENT (3 MINUTES)

XX. REMARKS FROM THE MAYOR

XXI. ADJOURNMENT

356

- A. Resolution No. 2022-141, adjourning the City Council Meeting.
[2022-141 - 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.

Violence Reduction
Recommendations

Community
Violence
Intervention
Team

MURAL CONCEPT DESIGN BY DESHAWN CHAMBERS

RECOMMENDATION #12
**Build a community mural/safe
grieving community space**



EXPOSURE TO FIREARM VIOLENCE
APPROXIMATELY **DOUBLES** THE
PROBABILITY THAT A YOUTH WILL
COMMIT VIOLENCE WITHIN TWO
YEARS.

Bingenheimer JB, Brennan RT, Earls FJ. Firearm violence exposure and serious violent behavior. Science. May 27 2005;308(5726):1323-1326

HOSPITALIZATION FOR VIOLENCE-RELATED INJURIES IS **RECURRENT**, WITH HOSPITAL READMISSION RATES FOR SUBSEQUENT ASSAULTS AS HIGH AS 44% AND SUBSEQUENT **HOMICIDE RATES AS HIGH AS 20%**.

Bonderman J. Working with Victims of Gun Violence. Washington, DC: U.S. Department of Justice, Office for Victims of Crime; 2001.

WHAT PERCENTAGE OF SHOOTINGS
IN WASHTENAW COUNTY ARE
RETALIATORY IN NATURE?

Bonderman J. Working with Victims of Gun Violence. Washington,
DC: U.S. Department of Justice, Office for Victims of Crime; 2001.



Jail



Death

Retaliation



Youth shot, stabbed or assaulted

Treated in
Emergency
Dept.

Admitted to
Inpatient
Surgical
Service

Discharged
to the Street

Get weapon,
self-medicate

Acute
Stress/
PTSD

Adverse
Childhood
Experience

Cycle of
Violence

RECOMMENDATIONS

1. **Set a clear goal: commit to saving lives by stopping violence**
2. **Identify key people and places driving violence**
3. **Create a plan for engaging key people and places**
4. **Engage key people with empathy and accountability**
5. **Address key locations using place-based policing & investment**
6. **Place responsibility for violence reduction efforts at the top**
7. **Emphasize healing with trauma-informed approaches**
8. **Invest in anti-violence workforce development**
9. **Set aside funding for new stakeholders and strategies**
10. **Create the Washtenaw County Violence Commission**
11. **Build a community center in eastern Washtenaw County**
12. **Build community mural/safe grieving community space**
13. **Establish grief and loss community response protocol for violent deaths**
14. **Establish a community alert system**

Garland Johnson Aundre Smith David Sloss Soloman Brown
 Keandre Duff Deshawn Jones Edward Gwinner Allen Shevrovich
 Kevin Hughbanks Marcus Mackey Jr. Arshon Evans
 Chris King Kelly Campbell-
 Brown Donald Ray Hall
 Keon Washington Reed Carter Anna List Henry Ross Chris Marsh
 Deandre Willingham Derius James Domonique Lee Ziair Willis-Wilson Eric Hargrove
 Derrick Allen Kenneth Jackson Sonni Green Allysha Tomlin Marquis Gillespy
 Antonio Bishop Nina Battle
 Kevin Hughbanks Jr. Zachary Currie Keifer Johnson Von Cratic Arthur Ellerson
 Brandon Cross Jamar Gardner
 Brandon Charles Wesley Skinner Demarius Reed Brian Matthews
 Laronte Binion-Phillips Robert Powell Jordan Klee Luis Rivera-
 Estrada
 Laryus Dottery



[Cherisa Allen](#)
Ypsilanti Community Schools

[Drew Crosby](#)
Frech & Wang

[Alyshia Dyer](#)
Community Member

[Justin Hodge](#)
Washtenaw Co. Board of Commissioners

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SURE moms, Sheriff's Office

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Community Member

[Sue Shink](#)
Washtenaw Co. Board of Commissioners

[Jimmy Wilson](#)
Ypsilanti Township Board of Trustees

QUESTIONS?

Community Violence Intervention Team (CVIT)

RECOMMENDATION REPORT

In the summer of 2021, in the midst of several violent altercations resulting in the shooting deaths of Antonio Bishop (24yo), Arthur Ellerson (18yo), Arshon Evans (17yo), and Ziair Willis-Wilson (21yo), Ypsilanti Mayor, Lois Richardson convened a diverse group of community members with a singular focus of addressing community violence and saving the lives of our young people.

It is believed 80% to 85% of gun violence in our community is retaliatory in nature. This means that violence in our neighborhoods is predictable therefore it is also preventable. Although the disease of violence is deep-rooted and complex, there are solutions if we are committed to understanding the true nature of the problem and commit ourselves to taking the necessary steps to save lives by stopping violence.

The CVIT was only convened in recent months, however the recommendations below come from the years of lived experience members have in navigating, surviving, and in some cases perpetuating violence in our community. It is this lived experience combined with the expertise brought forth by team members representing government and the real-world experience by team members representing service providers that has brought this plan forward.

For our purposes, when we reference violence, we are focused on intentional violent trauma that is a result of shootings, stabbings, and serious assaults. This is not meant to diminish the impact of other violence related categories. However, by maintaining our narrow focus our intention is to save lives by finally impacting street violence.

We know that violence is a public health issue. The three leading causes of death in the United States for people ages 15-24 are unintentional injury, homicide, and suicide¹. Most of these violent deaths are directly associated with firearms. We also know that exposure to firearm violence approximately doubles the probability that a young person will commit violence within two years². It is also true that hospitalization for violence-related injuries is recurrent, with hospital readmission rates for subsequent assaults as high as 44% and subsequent homicide rates as high as 20%³.

What does all this mean? If a young person in Washtenaw County is impacted by violence, there is a high probability they will either wind up injured a second time or involved in a homicide the next time.

RECOMMENDATIONS

1 – Set a clear goal: commit to saving lives by stopping violence CCJ 1

Violence is not a police problem or a specific neighborhoods issue. It is a public health crisis and requires a commitment by individuals, governing bodies, service providers, and business alike.

2 – Identify key people and places driving violence CCJ 2

In every community, including our county, violence concentrates among a small group of people and places. To effectively reduce violent crime, communities must begin with a rigorous problem analysis. These analyses draw on incident reviews, shooting data, law enforcement intelligence, and social network mapping to identify the people and groups most likely to become involved in a violent incident. [We must fund an in-depth problem analysis and asset mapping process.](#) These analyses should then be reviewed by trained street outreach workers and other non-police individuals with relevant experience. This foundational work is critical to creating a shared understanding of a city's violence and guiding collaborative efforts.

3 – Create a plan for engaging key people and places CCJ 3

Commit to building an ecosystems approach to addressing violence. No program or organization can solve this complex problem alone. Compassionate enforcement, street outreach, violence interrupters, and a whole host of services are required for any successful anti-violence initiative. Addressing violence demands a multi-disciplinary response and a strategic plan to effectively organize these efforts. Most critically, leaders must coordinate stakeholder activities focused on the highest risk people and places. Plans should be practical and actionable, detailing concrete commitments: for key people and in key places, who will do what, by when?

4 – Engage key people with empathy and accountability CCJ 4

Those individuals and groups at the highest risk of violence must be placed on notice that they are in great danger of being injured, killed, arrested, and/or incarcerated. This message must be delivered with a combination of empathy and accountability. Supports and services must be offered so people have something better to say “yes” to, but it must be made clear that further violence will not be tolerated.

Outreach workers in neighborhoods and hospitals where shooting victims are recovering can defuse conflicts, connect people to services, and serve as crucial go-betweens for a city and some of its most disconnected citizens, as they do in Detroit with the DLIVE program.

5 – Address key locations using place-based policing and investment CCJ 5

A combination of place-based policing and investment can calm violent spaces. Police are necessary to disrupt existing cycles of violence and stop others from starting. But such short-term actions must be supplemented and quickly replaced by place-based interventions and investments to change the nature of violent micro-locations and the communities in which they are located. Problem-oriented policing, conducted in collaboration with residents can be an effective strategy to begin the process of disrupting violence.

6 – Place responsibility for violence reduction efforts at the top CCJ 6

Every community suffering from high rates of violent crime should have a permanent unit dedicated to violence reduction, with senior leadership reporting directly to the mayor, supervisor, administrator, or sheriff. These units can provide direct services as well as administer funding and should act as a hub for anti-violence efforts.

7 – Emphasize healing with trauma-informed approaches CCI 7

Agencies working with victims and survivors of violent crime should use a trauma-informed approach. This means acknowledging and recognizing the impacts and symptoms of trauma and ensuring that supports and services are delivered in a way that does not retraumatize survivors. Police also experience trauma and benefit from such approaches as well.

8 – Invest in anti-violence workforce development CCI 8

Violence intervention work happens because someone has attempted to or is planning to kill someone else. This work is difficult, dangerous, and requires an expertise that can't be learned in a book. Investing in and building up those who do this work and investing in violence prevention and retaliation mitigation programs are essential to saving lives.

9 – Set aside funding for new stakeholders and strategies CCI 9

There is a large base of rigorous evidence about what works, and what doesn't, when it comes to violence reduction. That said, there is still room for learning and improvement. While most funding should be reserved for strategies with demonstrated track records of success, some portion of anti-violence dollars should be set aside to promote innovation. Development funds should be created to nurture new leaders and organizations with small grants, training, and technical assistance.

10 – Create the Washtenaw County Violence Commission CCI 6 & 10

A new body is needed to continue and expand this work. [Committing to continuous improvement](#) by understanding violence in Washtenaw, recommending strategies, evaluating the effectiveness of strategies, reporting on progress made, and raising awareness are all important components of a violence commission. Strategies must be tested to see if they stop violence and save lives. Plans must be reviewed and, if necessary, revised. Leaders should embrace a learning culture that is able to recognize when strategies are not working and shift course – without starting over from scratch.

11 – Build a community center in eastern Washtenaw County

Whether it is the *science* behind successful violence intervention strategies or simply listening to what the young people in our community are telling us, safe spaces for young people are essential to stopping violence and saving lives.

12 – Build community mural/safe grieving community space

When listening to those directly impacted by violence, a mural of remembrance and safe space to grieve is needed. This allows us to begin the healing process, release the pain of loss, allow our community to grieve, unify those perpetuating violence, honor those lost, call attention to the issue of violence, and share the reality of violence in our community.

13 – Establish grief and loss community response protocol for violent deaths

When a young person dies from a drug overdose or suicide there are clear steps we take to wrap around their friends and loved ones. We do this because we understand the impact that a traumatic sudden loss can have. Why do we not provide the same support for those who lose a loved one to street violence?

14 – Establish Communication Alert System

For community responders to engage they must be alerted when instances of violence occur. Community responder is used in the broadest terms possible and include all working to cure violence.

CCI - Those local recommendations marked CCI are aligned with the CCI 10 Essential Actions to Save Lives plan⁴

REMEMBRANCE

Since 2008, the following individuals have been lost to violence in Washtenaw County. In their memory we commit to action in order to save the lives of future generations.

Donald Ray Hall – 19yo
Jamar Gardner – 31yo
Demarius Reed – 20yo
Derrick Allen – 29yo
Eric Hargrove – 38yo
Zachary Currie – 18yo
Deshawn Jones – 30yo
Domonique Lee – 28yo
Luis Rivera-Estrada – 41yo
Kelly Campbell-Brown – 53yo
Chris Marsh – 18yo
Brian Matthews – 21yo
Marcus Mackey Jr. – 22yo
Henry Ross – 32yo
Von Cratic – 22yo
Laronte Binion-Phillips – 18yo

Kenneth Jackson – 17yo
Chris King – 20yo
Edward Gwinner – 29yo
Keandre Duff – 20yo
Allysha Tomlin – 23yo
Jordan Klee – 18yo
Allen Shevrovich – 25yo
David Sloss – 66yo
Brandon Cross – 19yo
Garland Johnson – 23yo
Kevin Hughbanks Jr – 29yo
Aundre Smith – 22yo
Sonni Green – 20yo
Arthur Ellerson – 18yo
Arshon Evans – 17yo
Laryus Dottery – 19yo

Anna List – 17yo
Brandon Charles – 28yo
Keon Washington – 17yo
Derius James – 25yo
Wesley Skinner – 44yo
Nina Battle - 32yo
Deandre Willingham – 20yo
Kevin Hughbanks – 50yo
Keifer Johnson – 26yo
Robert Powell – 38yo
Marquis Gillespy – 16yo
Soloman Brown – 31yo
Reed Carter – 22yo
Antonio Bishop – 24yo
Ziair Willis-Wilson – 21yo

The purpose of this list is to honor those lost. Any errors or omissions were unintentional and can be updated.

COMMUNITY VIOLENCE INTERVENTION TEAM MEMBERS

[Cherisa Allen](#)
Ypsilanti Community Schools

[Drew Crosby](#)
Frech & Wang

[Alyshia Dyer](#)
Community Member

[Justin Hodge](#)
Washtenaw Co. Board of Commissioners

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Community Member

[Sue Shink](#)
Washtenaw Co. Board of Commissioners

[Jimmy Wilson](#)
Ypsilanti Township Board of Trustees

END NOTES

1. Centers for Disease Control and Prevention. [10 leading causes of death by age group, United States—2020](#). Accessed February 20, 2022.
2. Bingenheimer JB, Brennan RT, Earls FJ. Firearm violence exposure and serious violent behavior. *Science*. May 27 2005;308(5726):1323-1326.
3. Bonderman J. Working with Victims of Gun Violence. Washington, DC: U.S. Department of Justice, Office for Victims of Crime; 2001.
4. CCJ: As communities around the country confront an ongoing surge in violent crime, particularly homicide, the Council on Criminal Justice launched the Violent Crime Working Group. Composed of a diverse range of leaders, the Group dedicated itself to saving lives by producing anti-violence guidance that is timely, relevant, and reliable. The result was the identification of Ten Essential Actions that communities can take now to reduce community gun violence. Those recommendations listed with CCJ are in alignment with the CCJ recommendations. The list focuses on the actions most likely to make the greatest immediate impact on violence and can be carried out within a year. The full plan can be found here. <https://counciloncj.org/10-essential-actions/>



PARKS AND RECREATION STRATEGY UPDATE

June 7, 2022

AGENDA

- Background/Recap
 - Problem statements as heard from Council, staff, and event stakeholders
- Strategy Overview
 - Potential solutions identified for each problem statement
- Next Up
 - “First this, then that” outline of approach
- Summary



BACKGROUND

City Council meeting on 4/12 discussed parks and recreation capital and programmatic needs

- “Problem statements” identified by **Council** include:
 - Need for improved communication about existing events & recreation opportunities within the community, including parks
 - Desire for additional programming of events/recreation opportunities in our parks and downtowns, filling in programming gaps
- “Problem statements” identified by **staff**:
 - Budget & consistency concerns regarding “sponsored” events/fee waivers
 - This concern echoed by Council at 5/24 meeting
- “Problem statements” heard from **event holders**:
 - Need for clarity regarding process for requesting sponsorships/fee waivers (and difference between each)
 - Need for clarity regarding overall process for reserving space for events
- Feedback sought from Parks and Recreation Commission 5/16
 - No additional problem statements identified
 - Feedback given and incorporated into strategy.

2022-06-07

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IMPROVED COMMUNICATION RE: EXISTING EVENTS

Complete:

- Update City website to make information about the park system, facility and programming partners, and special events (both upcoming events and how-to) more accessible and legible
 - Setup complete by DPS; maintenance to be assumed by Communications
- Include information from our facility and programming partners in the newsletter.
 - Initial outreach complete by Communications; ongoing work by Communications
- Include community events held at the Freighthouse in the City calendar and in the newsletter.
 - Workflow established by Special Events; ongoing work by Communications
- Include events from our facility and programming partners (Rutherford Pool, Parkridge Community Center, Senior Center, Little League) proactively on the City website calendar and in the newsletter.
 - Initial outreach complete by Communications; ongoing work by Communications
- Include events that have been properly reserved in our parks and facilities proactively on the City website calendar and in the newsletter.
 - Existing practice by Special Events Coordinator.
- Establish lists of programming partners, educational institutions, and cultural nonprofits to look to for inclusion in promotional materials.
 - Programming Partners: Rutherford Pool, Senior Center, Parkridge, Little League
 - Educational Institutions: EMU, YCS
 - Cultural nonprofits: Riverside Arts Center, Fire Museum, Auto Museum, Ypsi Museum, Highland Cemetery

2022-06-07

IMPROVED COMMUNICATION RE: EXISTING EVENTS

Feedback Requested :

- How best to include public community events from “outside” entities, not programming partners and not within our parks or facilities, on the City calendar.
 - Should events held by a single commercial business that are free and open to the public (ex, pop up market/special guest in existing business, open mic night, etc) be included?
 - Staff recommends *not promoting* these events; feedback from PRC supports staff recommendation.
 - Should those same events when held by an established educational institution/cultural non-profit (YCS & Eastern; RAC, museums) be included?
 - Staff recommends *promoting* these events; feedback from PRC supports staff recommendation.
 - Should *fundraising events* from an established educational institution/cultural non-profit be included (ex, Firehouse Museum chili cookoff)?
 - Staff recommends promoting these events when requested by the partner; feedback from PRC supports that recommendation.
 - For YCS - many events are in the City, but more are in the Township (ex, jazz in the parking lot)
 - Staff recommends this be a judgement call on the part of Communications but welcomes feedback.
 - Should open hours of cultural nonprofits (museums, RAC) be included on the calendar?
 - Staff recommends that these resources be linked on the website but not be included in the calendar.
 - What to do when/if a programming partner or established educational institution/cultural nonprofit holds an event in the city that conflicts with City values?
 - Staff welcomes feedback.

2022-06-07

ADDITIONAL PROGRAMMING AND FILLING IN PROGRAMMING GAPS

Proposed Solution:

- Community Development Manager will identify potential programming gaps (ex: live music, children's activities; particular time periods) and solicit existing partners to help fill them.
 - Status: Ongoing
 - Responsible party: CED

2022-06-07

7

IMPROVE CLARITY REGARDING *REQUESTING* FEE WAIVERS AND SPONSORSHIPS

Proposed Solution:

- Review and update the current sponsorship portion of the adopted events policy and events ordinance to reflect past practice and Council desires. Bring to PRC for review/recommendation then to Council for review/adoption.
 - Status: awaiting Council approval of overall strategy
 - Lead: CED (input in development from DPS, Special Events, YPD, Finance)

2022-06-07

IMPROVE CLARITY REGARDING AWARDING FEE WAIVERS AND SPONSORSHIPS

Complete:

- Identified sponsorship/fee waiver costs in previous years and created a budget line item from General Fund to cover future years' requests.

Proposed Solution:

- Review and update the current sponsorship portion of the adopted events policy and events ordinance to reflect past practice and Council desires. Bring to PRC for review/recommendation then to Council for review/adoption.
 - Status: awaiting Council approval of overall strategy
 - Lead: CED (input in development from DPS, Special Events, YPD, Finance)

2022-06-07

IMPROVE CLARITY REGARDING SPECIAL EVENTS PROCESS

Complete:

- Update City website to make information about the park system, facility and programming partners, and special events (both upcoming events and how-to) more accessible and legible
 - Setup complete by DPS; maintenance to be assumed by Communications

2022-06-07

10

AGENDA

- Background/Recap
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NEXT UP

	2022 Q2		2022 Q3/Q4	2022 Q4	2022 Q4	2023 Q1/2
	May	June				
Create strategy	X					
PRC review 1	X					
Council review 1		X				
Special events policy update			X			
PRC review 2				X		
Council review 2					X	
Budget amendment (if needed)						X

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SUMMARY

FEEDBACK NEEDED

- Are we on the right track?
- What's missing?
- Specific questions about what to promote

NEXT UP

- Special Events policy review/reformat
- Once overall policy readopted/reaffirmed, proceed with formatting/form/clarity updates

2022-06-07

14



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Andy Aamodt
DATE: June 7, 2022
SUBJECT: 220 Park Street Project Site Condominium Planned Unit Development

DESCRIPTION:

220 Park Street Project Site Condominium Planned Unit Development

SUMMARY:

The applicant, Renovare Ypsilanti Homes, LLC, is seeking a Planned Unit Development (PUD) for a site condominium involving construction of one- and two- family homes and townhomes at 220 N Park St. Planning Commission reviewed the application and the site plans at their May 18th meeting and recommends City Council approve the Site Condominium PUD and agreement, with site plan-related conditions.

A PUD is a development plan that offers more flexibility to the developer in designing the site. This happens through "departures," or in other words "exceptions," that allow creativity in site design otherwise not possible when strictly adhering to the zoning ordinance. In exchange for design flexibility, developers must provide a public benefit, including (but not limited to) amenities and infrastructure improvements, and often find it easier to accommodate environmental and scenic attributes. Broadly, the public benefits offered by this development include but are not limited to: affordable/attainable housing, stormwater management improvements, public pocket parks and pathways, and landscaping/fencing providing increased safety near the railroad.

A site condominium is a development utilizing the technique of land division on the basis of condominium ownership. Essentially, they are a way of dividing land. They lay out "units," in other words "lots," which will have their own deeds recorded as well as a master deed recorded for the development's common spaces as well. Site condominiums can be approved as a PUD if departures from the conventional zoning regulations are needed for the development, which is the case here.

In this case, the applicant applied for a handful of departures, all approved by the Planning Commission. Many of the departures were required based on inefficiencies in the zoning ordinance that were unforeseen until a development project took place. The departures are broadly summarized here (see the full list of departures in Figure 5 of the attached staff report):

- Lot size, coverage, and dimensions

- Building setbacks and frontage buildouts
- Parking lot islands and trees
- Maneuvering lane width and driveway curb-cut
- Street trees

Please see the attached Planning Commission staff review for further discussion/analysis. Please see the May Planning Commission minutes for the full list of Planning Commission's recommended conditions of approval. If City Council approves the PUD and agreement as presented, then the Planning Commission conditions of approval will be required to be acted on in the site plan's development. The City will also work with the developer to ensure the site condominium's master deed is reflective of the PUD that was approved. These conditions, and the site condominium's recordation, will need to be finalized prior to issuance of a Certificate of Occupancy.

RECOMMENDATION

Planning Commission recommended City Council approve the Planned Unit Development at their May 2022 regular meeting. The motion passed 5-1. The single "no" vote was not opposed to the development as a whole but rather a condition of approval.

RECOMMENDED ACTION: Adopt

ATTACHMENTS: Resolution, Ordinance, Planned Unit Development Agreement, Planning Commission Minutes (May Draft Minutes, April Approved Minutes), Planning Commission Staff Report, Site Plan Set (dated May 13, 2022), Applicant Provided Memo and Materials

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-131
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has a Master Plan that reflects the policy goals of the City, including the guiding value that "anyone, no matter what age or income, can find a place to call home in Ypsilanti;" and

WHEREAS, the applicant, Renovare Ypsilanti Homes, intends to provide public benefits in this development; and

WHEREAS, the Planning Commission recommends the City Council approve the Site Condominium Planned Unit Development; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council adopt the ordinance entitled "220 Park Street Project Site Condominium Planned Unit Development" and approve the associated Planned Unit Development Agreement on First Reading.

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 7 day of June 2022

#Resolution No. 2022-131

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. 1394

An Ordinance Entitled "220 Park Street Project Site Condominium Planned Unit Development"

THE CITY OF YPSILANTI ORDAINS:

That the property with the address 220 N Park St, tax identification code 11-11-09-111-004, and legal description attached in the Planned Unit Development agreement;

BE REZONED TO PLANNED UNIT DEVELOPMENT

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____ ,
_____.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____ was published in the Washtenaw Legal
News on the ____ day of _____, ____.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting
of the City Council held on the ____ day of _____, ____.

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



Resolution No. 2022-132
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider an ordinance titled "220 Park Street Project Site Condominium Planned Unit Development" be officially closed.

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 7 day of June 2022

#Resolution No. 2022-132

**220 Park Street Project
PLANNED UNIT DEVELOPMENT AGREEMENT**

This Planned Unit Development (“PUD”) Agreement (the “Agreement”) is by and between **Renovare Ypsilanti Homes, LLC** a Michigan limited liability company (“Developer”), whose address is 42 Watson Street, Suite B, Detroit MI 48201 and **THE CITY OF YPSILANTI**, a Michigan home rule city (“City”), whose address is One South Huron Street, Ypsilanti, Michigan 48197.

RECITALS

1. The Developer is the owner of certain real property located in the City of Ypsilanti, Washtenaw County, Michigan, and as more fully described in Exhibit A (the “Property”), which is attached hereto and incorporated herein by reference. Developer, or Developer’s assigns, desires to develop, as a mixed residential site condominium planned unit development.
2. Developer voluntarily proposed rezoning and development of the Property as a PUD. Accordingly, Developer has applied for approval of an amendment to the Ypsilanti Zoning Ordinance granting a rezoning of the Property to PUD, with the zoning on the Property to be known as the 220 Park Street Planned Unit Development] (“**220 Park Street Project**”). Developer is the developer and proprietor of the **220 Park Street Project**.
3. As part of the application and approval process, Developer has offered and agreed to make the improvements and to proceed with the undertakings as described in the PUD Documents (as defined in Section A below), which Developer and City agree are necessary and roughly proportional to the burden imposed in order to (1) ensure that the public services and facilities affected by the 220 Park Street Project will be capable of accommodating increased service and facility loads caused by the **220 Park Street Project**, (2) protect the natural environment and conserve natural resources, (3) ensure compatibility with adjacent uses of land, (4) promote use of the Property in a socially and economically desirable manner, and (5) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101 et seq.
4. For the purpose of confirming the rights and obligations in connection with the improvements, development, and other obligations to be undertaken on the Property once it has been rezoned, the parties have entered into this Agreement to be effective on the effective date of the City’s Zoning Ordinance amendment granting rezoning of the Property to the **220 Park Street Project** (“Granting Ordinance”).

Now, therefore, as an integral part of the rezoning of the Property and approval of the development on the Property, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, it is agreed as follows;

A. Development as PUD. The Property shall be developed and improved only in accordance with the following (referred to collectively as the PUD Documents):

1. Article VII, Division 1 of the Ypsilanti Zoning Ordinance, as amended.
2. The approved PUD plans for the **220 Park Street Project**, as attached to the Permit Conditions as defined in Paragraph C below, and as approved by the Ypsilanti City Council (PUD Plans).
3. The Permit Conditions.
4. The approval of the PUD including the findings, departures, and conditions as stated in the May 18, 2022, Action Minutes of the Ypsilanti Planning Commission. These conditions are found in Exhibit B attached.
5. This Agreement.
6. Deed restrictions covering all property within the PUD, to be submitted, approved and recorded in the manner set forth in this Agreement.
7. All applicable City ordinances and all design standards for the City of Ypsilanti, except those which have been approved as part of the PUD Plan approval.
8. Any and all conditions of the approval of the Ypsilanti City Council and Planning Commission pertaining to the **220 Park Street Park Street** as reflected in the official minutes of such meetings.
9. Recordation with the Washtenaw County Register of Deeds office of an affidavit by the owner of the Property on the effective date of the rezoning, approved by the City Attorney, containing the legal description of the Property, specifying the date of approval of the **220 Park Street Project**, and declaring that all future development of the Property has been authorized, restricted, and required to be carried out only in accordance with the Granting Ordinance and the PUD Documents referenced in that Ordinance.
10. The Granting Ordinance.
11. Any and all other easements and restrictions of record acceptable to the Developer and any lender or investor in the multi-family housing developments contemplated by this Agreement.

Furthermore, all development, use, and improvement of the Property shall be subject to and in accordance with all applicable City ordinances and shall also be subject to and in accordance with all other approvals and permits required under applicable City ordinances, the PUD Documents, and state laws for the respective components of the **220 Park Street Project**. To the extent that there are conflicts or discrepancies between respective provisions of the PUD Documents, or between provisions of the PUD Documents and City ordinances, interpretation shall be based on the more strict regulation of the Property and interpretation shall be subject to the reasonable discretion of the Ypsilanti City Council.

B. Effect of PUD Approval. The Granting Ordinance amends the zoning of the Property and constitutes the land use authorization for the Property, and all use and improvement of the Property shall be in conformity with such Ordinance and this Agreement.

C. Land Use. Within the **220 Park Street Project**, all buildings and site amenities shall be laid out, situated, and designed as described on the approved PUD Plan. The permitted density and land uses shall be described in detail in the permit conditions in the Granting Ordinance (“Permit Conditions”).

D. Water and Sanitary Sewer Systems. Developer shall, at its sole expense, construct and install improvements and/or connections tying into the municipal water and sewage systems. All of the foregoing improvements shall be designed and constructed in accordance with the approved PUD Plan and all applicable standards, codes, regulations, ordinances, and laws. Such water and sanitary sewer service facilities (including any on-site and off-site facilities), extensions (including a downstream relief sewer), and easements to reach the area to be served shall be provided by and at the sole expense of Developer, and shall be completed, approved, and may be dedicated to Ypsilanti Community Utilities Authority (as required by Ypsilanti Community Utilities Authority in its discretion) to the extent necessary to fully service all proposed and existing facilities, extensions, and easements, prior to issuance of any building permits for any building in the **220 Park Street Project**, other than building permits issued prior to the date of this Agreement.

E. Signage. This Agreement shall not govern signage. Article VI, Division 5, Signs, of the Zoning Code of Ordinance, as amended, shall govern signage. For the purposes of this section, the Property shall be considered as zoned C- Center Zoning District. In the case that a future zoning code has changed substantially and no longer contains such a zone, the City Planner shall make a determination as to which zoning district currently in effect is substantially similar in permitted form and use to the Center Zoning District as it existed on the effective date of the City’s Zoning Ordinance amendment granting rezoning of the Property to the 220 North Park Street Project.

F. Drives and Parking Lots.

1. All drives and parking lots within and for the Property shall be designed, situated, and constructed in accordance with all requirements and applicable ordinances of the City, the PUD Documents, and the approved PUD Plan.
2. Developer, and any assigns and transferees of Developer, shall be responsible for construction, maintenance and repairs of, and all costs associated with, the drives, entranceways and parking lots during the period of construction and thereafter. Upon completion, Roads may be dedicated to the City and thereafter maintenance shall be on behalf of the City. Developer shall incorporate provisions in the deed restrictions providing for perpetual maintenance obligations by the owners of the Property in the manner more particularly set forth in the Permit Conditions.
3. Prior to completion of the paving of the roads, drives, and parking lots, Developer shall apply dust palliative to and otherwise maintain such areas as necessary to keep them in good repair and minimize problems for adjacent property owners on the motoring public at large. Developer shall also keep all public streets and roads existing prior to the date of this Agreement free of debris and repair any damage caused by construction activities on the Property and use of such roads for construction purposes. If Developer fails to maintain and repair the roads, drives, parking lots, and/or streets as required by this Section F, in addition to any enforcement authorization or remedy provided in the deed restrictions or any other agreement, City may issue stop work orders and/or withhold issuance of further approvals, permits, and occupancy certificates for the Development until such failure is cured to the reasonable satisfaction of City.
4. For purposes of the maintenance obligations set forth in this Section F, the terms *maintenance*, *maintain*, and *maintained* shall mean and include regular inspections; grading and other earth-moving; removing dirt, debris, and any obstacles; repairing potholes and cracks; adding new materials; providing for drainage; constructing any needed structures (e.g., without limitation, to provide lateral support, curbing, drainage, etc.); graveling; sealing; resurfacing; and such other action as necessary or expedient to provide structural integrity and substantially continuous, unobstructed, and safe vehicular passage, and providing unobstructed drainage as necessary and required.

G. Storm Water Drainage. Developer, at its sole expense, shall construct an on-site storm water drainage system to be owned and maintained by the City, in accordance with the PUD Plans, PUD Documents, and all applicable ordinances, laws, codes, standards, and regulations.

H. Walkways. The internal and external walkways shall be constructed, maintained and repaired in a safe, unobstructed, and passable condition by Developer and Developer's

successor owners of the Property, at their sole expense, pursuant to terms and provisions to be included in the deed restrictions in the manner more particularly set forth in Section I of this Agreement. Developer shall ensure said walkways comply with the Americans with Disability Act. Developer shall repair any damage to, and clear all debris that accumulated on, the internal and external walkways described in this Section as a result of any construction activities on or for the Property. If Developer fails to maintain and repair the internal and external walkways as required by this Section, in addition to any enforcement authorization or remedy provided in the deed restrictions or any other agreement, City may issue stop work orders and/or withhold issuance of further approvals, permits, and occupancy certificates for the Property until such failure is cured to the reasonable satisfaction of City.

- I. Deed Restrictions.** Developer shall submit to City copies of proposed deed restrictions applicable to the Property prior to closing on project financing and commencement of construction. The deed restrictions shall be listed on a document entitled “Declaration of Covenants, Conditions, Easements, and Restrictions,” which shall be applicable to all components of the development of the Property. Unless required by an instrumentality of the State of Michigan or the Federal Government, deed restrictions shall be subject to review by the City Attorney and approval by City prior to recording. As part of such deed restrictions, there shall be provisions obligating Developer and all future successor owners of the applicable portion of the Property to maintain and preserve all roads, drives, entranceways, parking lots, walkways, screening walls, landscaping, lighting, signage, greenbelts, open areas, pedestrian walkways and open area amenities (including the proposed open space), setbacks, storm drainage, detention and retention facilities and easements, and any other private common elements and improvements for or within the Property in good working order and appearance at all times and in accordance with the PUD Documents. Additionally, the deed restrictions shall identify and make reference to the PUD Documents and the regulations of the land provided in the Documents.
- J. City Enforcement.** In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with the PUD Documents, City may serve written notice on Developer setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place for a hearing before the City Council, or such other Council, body, or official delegated by the City Council, to allow Developer an opportunity to be heard as to why City should not proceed with the correction of the deficiency or obligation that has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. The foregoing notice and hearing requirements shall not be necessary in the event City determines in its discretion that an emergency situation exists requiring immediate action. If, following the hearing described above, the City Council, or the other Council, body, or official designated to conduct the hearing, determines that the obligation has not been fulfilled

or failure corrected within the time specified in the notice, or if an emergency circumstance exists as determined by City in its discretion, City shall then have the power and authority, but not the obligation, to take any or all of the following actions, in addition to any actions authorized under City ordinances and/or state laws:

1. Enter the Property, or cause its agents or contractors to enter the Property, and perform such obligation or take such corrective measures as reasonably found by City to be appropriate: The cost and expense of making and financing such actions by City, including notices by City and legal fees incurred by City, plus an administrative fee in an amount equivalent to 10 percent of the total of all such costs and expenses incurred, shall be paid by Developer within 30 days of a billing to Developer. The payment obligation under this Section shall be secured by a lien against the Property, which lien shall be deemed effective as of the date of the initial written notice of deficiency provided to Developer pursuant to this Section or, in emergency circumstances, the date at which City incurred its first cost or expense in taking corrective action. Such security shall be realized by placing a billing that has been unpaid by Developer for more than 30 days on the delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer and, in such event, Developer shall pay all court costs and attorney fees incurred by City in connection with such suit if the City prevails in collecting funds.
2. Initiate legal action for the enforcement of any of the provisions, requirements, or obligations set forth in the PUD Documents. Except in emergency circumstances, Developer shall be provided notice of the deficiencies from the City and shall be afforded an opportunity to timely correct. A correction by Developer's lender or investor shall be deemed a correction by the Developer. In the event City obtains any relief as a result of such litigation, Developer shall pay all court costs and attorney fees incurred by City in connection with such suit.
3. Issue a stop work order as to any or all aspects of the Development, deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development, regardless of whether Developer is the named applicant for such permit or certificate of occupancy, and suspend further inspections of any or all aspects of the Development.

K. Enforcement; Severability. Any failure or delay by City to enforce any provision contained in this Agreement shall in no event be deemed, construed, or relied on as a waiver or estoppel of the right to eventually do so in the future. This Agreement is intended to establish zoning ordinance regulations applicable to the Property and shall be enforceable as a contract with contract remedies. Each provision and obligation contained in this Agreement shall be considered to be an independent and separate covenant and agreement and, in the event one or more of the provisions and/or

obligations shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, all remaining provisions and/or obligations shall nevertheless remain in full force and effect.

L. Agreement Jointly Drafted. Developer has negotiated with the City the terms of the PUD Documents and such documentation represents the product of the joint efforts and mutual agreements of Developer and City. Developer fully accepts and agrees to the final terms, conditions, requirements, and obligations of the PUD Documents, and the final terms, conditions, requirements, and obligations of the PUD Documents, and Developer shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation on uses of all or a portion of the Property or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation, or taking of all or any portion of the property. Furthermore, it is agreed that the improvements and undertakings described in the PUD Documents are necessary and roughly proportional to the burden imposed, and are necessary in order to (1) ensure that public services and facilities necessary for and affected by the Development will be capable of accommodating the development on the Property and the increased service and facility loads caused by the Development; (2) protect the natural environment and conserve natural resources; (3) ensure compatibility with adjacent uses of land; (4) promote use of the Property in a socially, environmentally, and economically desirable manner; and (5) achieve other legitimate objectives authorized under the Michigan Zoning Enabling Act, MCL 125.3101 et seq. It is further agreed and acknowledged that all such improvements, both on-site and off-site, are clearly and substantially related to the burdens to be created by the development of the Property and all such improvements without exception are clearly and substantially related to City's legitimate interests in protecting the public health, safety, and general welfare.

M. Ambiguities and Inconsistencies. Where there is a question with regard to applicable regulations for a particular aspect of the Property or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents that apply, City, in the reasonable exercise of its discretion, shall determine the regulations of City's Zoning Ordinance, as that Ordinance may have been amended, or other City ordinances that are applicable, provided such determination is no inconsistent with the nature and intent of the PUD Documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Documents, or between the PUD Documents and applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

N. Running with the Land; Governing Law. This Agreement shall run with the land constituting the Property and shall be binding on and inure to the benefit of City and its successors, Developer, all future owners, developers, and builders of any part of the

Property, all undersigned parties, and all of their respective heirs, successors, assigns, and transferees. An affidavit providing notice of the rezoning of the Property, the PUD Documents, this Agreement, and the general obligations relating to the PUD shall be executed by the property owners and may be recorded by any of the undersigned parties following the execution of this Agreement. This Agreement shall be interpreted and construed in accordance with Michigan law and shall be subject to enforcement only in Michigan courts. The parties undersigned and agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

O. Control of PUD Property. City is fully authorized and empowered to rezone the Property in accordance with and pursuant to the PUD Documents and all other documents, agreements, plans, dedications, ordinances, and recordings applicable to the **220 North Park Street** Planned Unit Development as submitted to and approved by the Ypsilanti City Council.

This Agreement was executed by the respective parties on the date specified with the notarization of their signatures and shall be considered to be dated and take effect on the effective date of the Granting Ordinance.

[Signature page follows]

Renovare Ypsilanti Homes, LLC
a Michigan limited liability company

By:
Its:

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing was acknowledged before be this _____ day of _____,
20__ by _____ who being duly sworn, did say that she/he is the
_____ of Renovare Ypsilanti Homes, **LLC**, and did not
represent that she/he was duly authorized to execute this document on behalf of said Michigan
limited liability company.

_____, Notary Public

My commission expires: _____

[Intentionally blank. Signature continued on next page.]

Lois Allen Richardson
Mayor

STATE OF MICHIGAN)
)ss
COUNTY OF _____)

_____, Notary Public

_____, County, Michigan

My commission expires: _____

Andrew Hellenga
Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF _____)

_____, Notary Public

_____, County, Michigan

My commission expires: _____

EXHIBIT A

(address and legal description of the Property)

220 N Park St

A parcel of land being part of the NE 1/4 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as follows:

Commencing at the NE corner of Lot 60 of "Gilberts Addition" to the City of Ypsilanti, a subdivision of part of the East 1/2 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, as recorded in Liber 45, Page 153, Washtenaw County Records; thence S00°40'00" W 314.0 feet along the East line of said Lot 60 and the West right of way line of N Grove Street (66 ft. wide) to the Point of Beginning; thence continuing along said line S00°40'00" W 291.53 feet; thence 664.82 feet along a curve to the right having a radius of 1986.74 feet, delta 19°10'22", chord bears N 53°08'10" W 661.72 feet to a point on the West line of said Lot 60 and the East right of way line of N Park Street (66 ft. wide); thence along said line N 00°40'00" E 207.11 feet; thence N 89°50'50" E 243.06 feet along the North line of said Lot 60 and the South right of way line of High Street (66 ft. wide); thence S00°40'00" W 117.0 feet; thence S 82°44'07" E 48.71 feet; thence S 48°35'19" E 140.85 feet; thence N 40°01'36" E 5.0 feet; thence S 48°09'27" E 5.0 feet; thence S 38°16'51" E 46.05 feet; thence S00°40'00" W 61.50 feet; thence N 89°50'50" E 100.0 feet to the Point of Beginning.

EXHIBIT B

(Planning Commission Findings, Departures, and Conditions)

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of the staff report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public right-of-way easement for public use.
3. Lighting plan shall be provided for administrative approval.
4. There shall be ADA compliant curb-ramps at High St and Park St facing west as well as Grove St and Locust St facing east.
5. There shall be marked high emphasis crossings at the pocket park internal in the site located at 5-00 noted on the site plan, as well as across the driveway aprons, across High St, and across Grove St

MEETING MINUTES - DRAFT
Planning Commission
Wednesday, May 18, 2022 – 7:00 P.M.
City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197

I. Call to Order (7:09pm)

II. Roll Call

Matt Dunwoodie, Chair
Michael Simmons, Vice-Chair
Marc Arthur
Eric Bettis
Mike Davis Jr.
Jessica Donnelly
Phil Hollifield
Carl Schier

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Motion to excuse Commissioners Donnelly and Simmons.

Offered By: Hollifield; Seconded By: Bettis

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

Motion to amend the agenda to move the Non-motorized Advisory Committee report after Presentations and Public Hearings.

Offered By: Davis Jr.; Seconded By: Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

III. Approval of Minutes

- April 2022 Meeting Minutes
Motion to approve the April 2022 meeting minutes.

Offered By: Davis Jr.; Seconded By: Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

IV. Audience Participation

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.
Please limit to three minutes.*

Motion to open audience participation.

Offered By: Bettis; Seconded By: Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

11 members of the public participated.

Motion to close audience participation.

Offered By: Bettis; Seconded By: Hollifield

Approved: Yes – 6; No – 0; Absent – 2 (Donnelly, Simmons)

V. Presentations and Public Hearing Items

- **Planned Unit Development: Site Condominium for Housing Development at 220 N Park St**
 - (POSTPONED from April 20, 2022 meeting)Short presentation from City Staff. New changes have been included since last month. This item does not need additional staff review since the review has not changed since last month. The applicant, Renovare, addressed concerns named in audience participation.

Commissioner Arthur pointed out that the developer said they would do everything they could do to make better public pedestrian friendly environment. People from the development will need to cross those streets.

There was a motion to table last month until a traffic study could be conducted. Commissioner Davis Jr. is pleased with all the information provided since the last meeting. He hopes that the developer add high visibility traffic and pedestrian signs. We should keep the city accountable for improving pedestrian walkways.

Commissioner Arthur asked about a raised crosswalk or high visibility crossings. He suggested a future business discussion regarding information required by developer for PUDs.

Regarding concerns about building so close to rail, Renovare did add a fence to the entire rail line. It will need HDC review.

Commissioners Davis Jr. and Arthur discussed accessible curb cuts at Park and High St. They suggested a pavement marking across Park St. and the city can do the rest. They discussed cross walks at both entrances. Davis Jr. suggests that the developer have two marked crosswalks in the internal site to facilitate movement to the pocket parks. Arthur supported this suggestion.

Commissioner Schier urged the commission to not keep delaying for crosswalks. Adding crosswalks where they are not required is unnecessary. There are thousands of standards the developers are adhering to.

Rachel Jackson, with the city engineering consultant OHM, answered questions from the Commission.

Motion to recommend City Council approve the Site Condominium Planned Unit Development at 220 N Park with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of the staff report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public right-of-way easement for public use.
3. Lighting plan shall be provided for administrative approval.
4. There shall be ADA compliant curb-ramps at High St and Park St facing west as well as Grove St and Locust St facing east.
5. There shall be marked high emphasis crossings at the pocket park internal in the site, as well as across the driveway aprons, across High St, and across Grove St.

Friendly amendment offered by Commissioner Dunwoodie that the internal crossing be located at 5-00 noted on the site plan. Friendly amendment accepted by Commissioner Davis Jr.

Offered By: Davis Jr.; Seconded By: Arthur

Approved: Yes – 5; No – 1 (Schier); Absent – 2 (Donnelly, Simmons)

Motion Carried.

Reason for opposition: Commissioner Schier – Does not understand if asking for more crosswalks and markings are in accordance with the City's normal practices. Thinks that changing the City's rules regarding crosswalks and markings is one thing, but departing from normal practices and conditioning more is not Planning Commission's role.

- Planned Unit Development: Financial Services Use at 611 W Cross St

VI. Presentations and Public Hearing Items

- Planned Unit Development: Site Condominium for Housing Development at 220 N Park St Staff Presentation. Staff recommends approval with conditions. The Commission discussed the closures of Grove and Park Street. MDOT is not interested in reopening street railroad crossings. Joe Meyers- Economic Development Director for the City of Ypsilanti answered questions from the Commission. Applicants- Shannon Morgan with Renovare (Developer) and Kate Bond from Midwestern Consulting were present and answered questions. They discussed the storm water plan and topographic challenges with the site.
 - Public Hearing

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Davis Jr

Approved: Yes – 8; No – 0

Five members of the public spoke.

Rod Johnson- 310 N. Grove – Expressed concerns with closed streets, differences in densities, increase in traffic, and storm water. Does not see how this site addresses any of the issues. Density is not higher quality. Concerns over lot and building size. Wants more information about the pocket parks and does not agree this is a moderate density development. He wants to see artist rendering, there needs to be buffering, there are not enough street trees, and is concerned about backyards facing the front of residences. Will there be traffic study? How the roads will work? What kind of parking can we expect? What are the benefits?

Mary Seelhorst 310 E. Cross - Success on this project depends on people wanting to live in it and who is responsible if the development fails? Looking at it from the eyes of the buyer, the noise from tracks and Marsh Plating is bad. Dead ends would be a hard sell. The Planning Commission is not considering noise reduction like the PUD asks. Close quarters are a drawback. No pedestrian crossings. Environmental issues. There are hazards of living so close to Marsh Plating and herbicides are sprayed along the tracks. Homeowner association dues are undesirable. Will these homes be desirable and affordable?

Mary Ellen Hagenauer- N. Grove - Concerns for the density being out of character of the neighborhood. Adopting departures would degrade master plan compatibility with the rest of the neighborhood. The developer does not address the springs and does not address traffic. There is no safe way to cross the tracks. There is no mention of brownfield remediation in the proposal. Police, Fire and DPS have not reviewed the proposal. Where would a homeowner house anything to maintain their own lawn?

George Hagenauer- Resident – He surveyed all the homes in the neighborhood had 80 signatures opposing the design. Impact on people who will live there will be great. We raised the issue of water management. Who will be buying this? He does not see median income Ypsilantians able to buy these houses. The site is based on a 20 foot wide road, meaning there is no parking. No home health aid or plumber can park. There's more draining than from just the Gilbert Mansion.

Tom Tiplady – E. Cross St - We need housing for lower income people. What about Water Street? We are bending over backwards for the developers. Seems like such a disaster to me. So many houses getting crammed in there. It just seems another one of those bad ideas and everyone has good intentions. I hope you consider the long-term results. Crowding, parking, having a party, it's already difficult on Cross Street.

Motion to close public hearing.

Offered By: Donnelly; Seconded By: Hollifield

Approved: Yes – 8; No – 0

Commissioner Dunwoodie addressed the speakers.

Commissioners clarified questions with the City Planner

The applicant answered that they do not have fencing plans for the tracks but have examples of successful buffers at tracks at other developments. The applicant discussed types of trees. They are mostly sticking with native species. They discussed the pocket parks. They will have seating areas, have looked into the idea of a dog park, and small play structures and benches. Contamination concerns were addressed. The applicant has done phase 1 and phase 2 testing. A small area in the southern portion of the site has found contamination of selenium and arsenic. They are determining whether or not to remove material off the site based on many factors. In response to affordability concerns, City Council will have final decisions on affordability. Their goal is to provide accessible housing at attainable pricing. The applicant is in ongoing conversations about providing sheds to units. They will work with the city for the master deeds. The applicant addressed the water that collects on the site.

Commissioner Davis Jr suggested a new condition - Addition of fencing along railroad along Park and Grove. The fencing style determined by the HDC. Pedestrian access needs to be to Michigan Ave. He thinks this is compatible with the Master Plan and he reminded the commission that the PUD process is something we created. Commissioner Arthur does not believe this is a safe development for the site. We don't have a traffic study. Without a traffic study this needs to be tabled. Commissioner Hollifield echoed Commissioner Arthurs concerns. If we approve, there would need to be some sort of fencing along the tracks. He included concerns about a bus stop and the parking layout. The applicant stated that the applicant is moving forward without traffic study as it is not required at this time. We have to engage with OHM. We will do one if required. Commissioner Davis Jr asked what the city would learn that we do not already know. Commissioner Schier added that traffic studies address where cars go where they come from. Not safety. He doesn't want to stop or delay for a study that will not produce information about safety.

Motion to postpone the Planned Unit Development application to the May Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting.

*Friendly amendment offered by Commissioner Arthur that the motion be amended to postpone the Planned Unit Development application to the May or June Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting. **Friendly amendment accepted by Commissioner Davis Jr.**

Offered By: Davis Jr; Seconded By: Arthur

Approved: Yes – 5; No – 3 (Donnelly, Dunwoodie, Schier)

Motion carried.

Note: Commissioner Arthur left the meeting.

- Special Use Permit and Limited Site Plan Review: HVAC Skilled Trade Office Use at 340 Ecorse Rd
 - *Public Hearing*
 - Presentation by staff. Staff recommends approval.
 - Applicant stated that he just wants to do HVAC work.

Motion to open public hearing.

Offered By: Hollifield; Seconded By: Donnelly
Approved: Yes – 7; No – 0; Absent – 1 (Arthur)

None.

Motion to close public hearing.



City of Ypsilanti
Community & Economic Development Department

May 18, 2022

**Staff Review of Site Condominium Planned Unit Development
220 N Park St**

GENERAL INFORMATION

Applicant: Renovare Ypsilanti Homes, LLC
42 Watson St, Suite B
Detroit, MI 48201

Project: 220 N Park Site Condominium Planned Unit Development

Public Hearing Date: April 20, 2022

Location: 220 N Park St
Parcel ID# 11-11-09-111-004

Zoning: CN-Mid – Core Neighborhood Mid

Action Requested: Site Condominium and Planned Unit Development Approval

Staff Recommendation: Approval with conditions

PROJECT AND SITE DESCRIPTION

Note: This case was heard and reviewed at the April 20, 2022 Planning Commission meeting. The public hearing was held and the Commission voted 5-3 to postpone the Planned Unit Development application to the May or June Planning Commission meeting with the finding the applicant submit a traffic impact statement prior to that meeting. Attached in this packet is a memorandum written by the applicant, Renovare Ypsilanti Homes, LLC, outlining concerns by the Planning Commission from the April 20 meeting. That memorandum points to additional attachments, including but not limited to: traffic study letters from Steven Loveland, professional traffic operations engineer, and Michael Cool, professional engineer; pocket park and open space concept drawings; materials regarding environmental concerns; and letters of support from Michigan Association of Planning and Home Builders Association of Michigan.

From a site plan review perspective, the site plans have only undergone minor updates since the April 20 meeting. In particular, the sidewalk connection has been provided on the side of Cottage #19. Staff recommends Planning Commission recommend approval of the Site Condominium PUD to City Council.

The applicant is seeking a Planned Unit Development for the site condominium layout and development at 220 N Park St. The total 220 N Park St parcel is currently about 3.8 acres, and the development plan is to lay out 46 site

condominium “units” in single-family, two-family, and townhouse typologies. The property is owned by the City and the City has worked with the developer in the planning for this development.

A site condominium is a development utilizing the technique of land division, but on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the Land Division Act, Public Act No. 288. Site condominiums lay out “units,” in other words a lot of record, which will have its own deed recorded and a master deed will be recorded for the development’s common spaces as well. Site condominiums can be approved as Planned Unit Developments if departures from the conventional zoning regulations are needed for the development, which is the case here.

A planned unit development (PUD) is a large, integrated development adhering to a comprehensive plan and located on a single tract of land or on two or more tracts of land that may be separated only by a street or other right-of-way. PUDs offer a flexibility in departures, or in other words “exceptions,” that allow creativity in site design and the protection of environmentally sensitive lands not otherwise possible. In exchange for design flexibility, developers must provide a public benefit, including (but not limited to) amenities and infrastructure improvements, and often find it easier to accommodate environmental and scenic attributes. Broadly, the public benefits offered by this development include but are not limited to: affordable/attainable owner-occupied housing and green spaces and pocket parks.

Figure 1: Site Aerial (2020)



Figure 2: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	CN-SF
EAST	Residential	R1
SOUTH	Railroad – then Residential, Manufacturing	Railroad, NC, PMD
WEST	Commercial use, Residential	NC

Figure 3: Photo of site from N Park St (April 14, 2022)



Figure 4: Photo of site from N Grove St (April 14, 2022)



SITE CONDOMINIUM: PURPOSE, SITE PLANS, AND LAYOUT

§122-710,714,715

Sec. 122-710. Purpose and scope.

Site condominium subdivisions are developments utilizing the technique of land division on the basis of condominium ownership. As such, site condominium subdivisions are not subject to the provisions of the land division act, Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101 et seq.), MSA 26.430(101) et seq.), as amended. This section requires the submittal and review of site condominium subdivision plans under this chapter to ensure that such developments are accomplished with the same results as if the improvements were being proposed pursuant to the land division act, including, without limitation, conformance with all requirements of the applicable regulations contained in this chapter. Site condominium subdivision projects may be approved in any zoning district as a special use under the provisions of Article III, Division 2, Subdivision II of this chapter, or where divergence from the use, height, area, and placement regulations of this chapter is desired, the provisions of Article VII, Division 1 of this chapter.

Sec. 122-714. Site plans.

The site plan submitted for a site condominium subdivision must be consistent with the requirements outlined in §122-309 showing the location, size, shape, area, and width of all lots, all general and limited common elements, and street and utility layout. In addition, the following must be included as part of the application for special land use approval:

- (a) The use and occupancy restrictions as will be contained in the master deed.*
- (b) A "consent to submission of real property to condominium project," listing all parties which have ownership interest in the proposed site condominium subdivision, or evidence of authority or right that the developer has a legal option to purchase the subject property from the owner of record.*

Sec. 122-715. Layout, design and required improvements.

Site condominium subdivision plans must conform to the design, layout, and improvement standards as may be promulgated by the City Council by ordinance. Any such standards and regulations are hereby incorporated by reference in this article.

- (a) Streets. If a site condominium subdivision is proposed to have public streets, the streets must be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for public streets as adopted by the City.*
- (b) Utilities. Extension and provision of utilities must be provided as may be required by the City as conditions of approval.*
- (c) Drainage. Procedures and design criteria for drainage must be as provided in the rules of the county drain commissioner, pursuant to section 105(c) of Act No. 288 of the Public Acts of Michigan of 1967 (MCL 560.101(c), MSA 26.430(101), (c)), as amended.*

PLANNED UNIT DEVELOPMENT: PURPOSE

§122-700

- (a) It is the purpose of this article to provide guidelines for development or redevelopment which is planned as a unit. Toward this end, it is the intent of these regulations to allow flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the use of land, energy, public services, and utilities; encourage useful open space; provide better housing, employment, shopping opportunities, compatibility of design, and use between neighboring properties; facilitate the preservation and reuse of historic structures; and encourage development that is consistent with the City's master land use plan.*
- (b) The approval of a planned unit development application requires an amendment to this chapter to revise the Zoning Map and designate the subject property as "PUD, planned unit development." An approval granted under this article, including all aspects of the final site development plan and conditions imposed on it, constitutes an inseparable part of this chapter.*
- (c) The provisions of this article are not intended as a device for ignoring this chapter, the specific standards set forth in this chapter, or the planning upon which it has been based. Provisions of this article are intended to result in land development substantially consistent with the zoning standards generally applied to the proposed uses, allowing for modifications and departures from generally applicable standards in accordance with the guidelines of this article to insure appropriate, fair, and consistent decision-making.*

PLANNED UNIT DEVELOPMENT: CRITERIA AND REVIEW

§122-702

- (a) *Unified Control. Unified control. The proposed development must be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this chapter. The applicant must provide legal documentation of a single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors.*

COMMENTS: The site is currently single-ownership owned by the City of Ypsilanti and will be developed by Renovare Ypsilanti Homes LLC. Then the developer may sell the homes and lots (units) to homeowners.

- (b) *Minimum size. The minimum size of a planned unit development in the Walkable Urban Districts is one half-acre of contiguous land. The minimum size of a planned unit development in the Use Based Districts is one acre of contiguous land.*

COMMENTS: The site is 3.8 acres. Standard met.

- (c) *Applicable base regulations. Unless waived or modified in accordance with the procedures and standards set forth in this article, the yard, bulk, parking, loading, landscaping, lighting, general provisions, and all other standards set forth in this chapter for the uses listed below must be applicable for uses proposed as part of a planned unit development:*

(1) Multiple-family residential uses must comply with the regulations applicable in the MD multiple dwelling residential district.

(2) Commercial and office uses must comply with the regulations applicable in the C - Center district.

(3) Manufacturing uses must comply with the regulations applicable in the PMD - Production, Manufacturing, and Distribution district.

(4) Mixed uses must comply with the regulations applicable for each individual use, as outlined above, except that if conflicts exist between provisions, the regulations applicable to the most dominant use must apply.

(5) To encourage flexibility and creativity in development consistent with the planned development concept, departures from compliance with the base regulations may be granted by the City Council, upon recommendation of the Planning Commission, as a part of the approval of the planned development. For example, such departures may include modifications of lot dimensional standards, setback requirements, density standards, parking and landscaping requirements, and similar requirements. Such departures may be approved only on the condition that they will result in a higher quality of development than would be possible using conventional zoning standards.

COMMENTS:

In working with the developer in the creation of the development, the City realized rigidity in the Zoning Ordinance that prevents the type of flexible, missing middle housing on smaller lots that meets City goals. Because of this the City recommended the applicant use the PUD tool to help achieve the type of development. PUDs are useful here because they allow for flexibility in arranging the site in order to properly address site grading and stormwater management concerns. In order to do so, lot coverage, frontage buildout, setback, etc. standards needed to be more flexible and thus the broad reasons for the departures.

The single-family, two-family, and attached-single-family (townhouse) uses are listed as permissible uses in the CN-Mid zoning district. The applicant is applying for the following departures (see the departure table below in **Figure 5**)

Figure 5: List of Departures Requested

ORDINANCE PROVISION	REQUIRED	PROVIDED	RATIONALE FOR A HIGHER-QUALITY DEVELOPMENT
Cottage Minimum lot size 122-469(a)	2,000 sf	1,665 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit single-family detached housing into the development.
Cottage Minimum front setback 122-469(e)	10 ft	7.5 ft	The lot depths are rather shallow at 55.5', and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Cottage Minimum side setback 122-469(f)	3 ft	Ranges from 0' to 5'	Individual driveways at 9' width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. Therefore, a larger chunk of space is used for one side setback for the driveway, resulting in a smaller side setback on the other side ranging from 0' to 5'.
Cottage Minimum frontage buildout 122-469(h)	70%	53.3%	Individual driveways at 9' width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Townhouse Lot size 122-470(a)	1,200 – 3,000 sf	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot width 122-470(b)	15 – 25 ft (end units are allowed additional 10 ft)	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot depth 122-470(c)	80 – 120 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Lot coverage 122-470(d)	60% maximum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Front setback 122-470(e)	10 – 20 ft	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Rear setback 122-470(k)	15 ft minimum	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves.
Townhouse Frontage buildout 122-470(h)	90 – 100%	Not applicable	Due to townhouse ownership extents not belonging to a land "unit", rather the building walls themselves. Also, individual driveways at 9' width were the alternative to providing alleys that

Planned Unit Development Site Condominium Review | 220 N Park St | May 18, 2022

			led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Apartment House Minimum lot size 122-471(a)	4,000 sf	3,492 sf	To achieve the density of 46 units desired, while at the same time providing a range of housing typologies, this was the strategy to fit two-family (duplex) housing into the development.
Apartment House Minimum lot depth 122-471(c)	100 ft	63.5 ft	Complying with the lot depth of this size would severely hinder the ability to have duplexes be a part of this development.
Apartment House Minimum front setback 122-471(e)	15 ft	7.5 ft	The lot depths are rather shallow at 63.5', and in order to meet other setback requirements the cottages were to be situated towards the street. This will result in a more interactive, safe, and friendly neighborhood feel. The lot still meets lot coverage requirement.
Apartment House Minimum rear setback 122-471(k)	20 ft	10 ft	The lot depths are rather shallow at 63.5'. The lot still meets lot coverage requirement and the rear setback encroachment does not impede on any other neighboring properties.
Apartment House Minimum frontage buildout 122-471(h)	60%	57.6%	Individual driveways at 9' width were the alternative to providing alleys that led to individual parking spaces, due to better stormwater management and the usage of the detention basin. In order to provide driveway, this makes the side setback larger and thus drives down the frontage buildout.
Curb cuts on one- and two-family dwellings 122-682(a)	No more than one curb cut to a single street on lots 60' wide or less	2 curb cuts provided on 55' duplex lot width.	The 55' width is a smaller lot width to allow for more housing, and to decrease the magnitude of the frontage buildout departure.
Parking lot trees 122-684(b)(1)	1 tree per every 8 parking spaces = 2 trees required in southeast parking area	1 provided in island	The sidewalk size was prioritized in the SE parking area to enable adequate pedestrian access and ADA compliance. Two proposed interior street trees are nearby, but not "officially" parking lot trees.
Parking lot island size 122-684(b)(2)(i)	Minimum 9' wide with minimum 160 sf	96 sf	The island was reduced in length because the maneuvering lane is narrower (see below). If it was longer it could potentially hinder vehicle access and turning.
Maneuvering lane width 122-685(e)	Minimum 22 ft maneuvering lane width	20 ft	Less impervious surface is important for stormwater management, and the smaller maneuvering lane helped to provide a sufficient sidewalk width (7' with vehicles potentially overhanging 2').

Street trees 122-636(b)	Minimum 25 required	6 existing (two trees accounts for six, due to the existing landscaping credit in 122-632(g)(5)) plus 12 new trees proposed, equals 18 trees total.	There are utility constraints and the proposed interior street's curb cuts significantly decrease the potential area to plant more street trees. Also the priority was saving the two healthy street trees on Grove St.
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Staff believes that despite these departures, the development will be of higher quality than if conventional zoning standards were used. Standard met.

(d) Street Access. Each lot, main building, and principal use within a Planned Development district shall have vehicular access to a public street. Adequate provision shall be made for dedications of land for streets and essential services.

COMMENTS: All of the buildings within the development have access to a public street. Standard met.

(e) Usable Open Space. The proposed development shall contain at least as much open space as would otherwise be required by the existing underlying zoning.

COMMENTS: The development provides adequate overall open space. Much of it is used for stormwater management but the rest of the common open space is maximized with the addition of pocket parks. Standard met.

(f) Landscaping and Maintenance of Common Areas. All required yards and common areas shall be landscaped and adequately and permanently maintained by the property owner, tenant, or organization responsible for maintaining common areas. Through an irrevocable conveyance, such as deed restrictions or covenants that run with the land, the developer shall assure that all yards and common areas will be developed in accordance to the site plan and not changed to another use.

COMMENTS: Adequate landscaping is proposed, meeting the zoning ordinance's landscaping standards. The owner will be responsible for all maintenance. Standard met.

(7) Additional Considerations. During review of a proposed planned development, the Planning Commission shall take into account the following considerations which may be relevant to a particular project:

- perimeter setbacks and screening;
- thoroughfares, drainage, as provided for in best management practices as appropriate, and utility design;
- underground installation of utilities;
- insulating pedestrian circulation from vehicular thoroughfares and ways;
- achievement of an integrated development with respect to signage, lighting, landscaping and building materials;
- and noise reduction mechanisms, particularly in cases where non-residential uses adjoin off-site residentially-zoned property.

COMMENTS: The use of the land is for a range of single-family, two-family, and single-family attached (townhouse) uses, and are compatible uses for the surrounding area. For the site plan's specific details, see the later section of this review entitled "Site Plan: Criteria and Review." Standard met.

PLANNED UNIT DEVELOPMENT: PROCESS

§122-705

Broadly, this is the Planned Unit Development process:

- 1) Pre-application conference. (Completed)
- 2) Planned Unit Development application submitted to Planning Department. (Completed)
- 3) Planning Commission review, public hearing, and recommendation to Council **(currently here)**.
- 4) City Council action: City Council may approve the PUD.
- 5) Effect of approval: PUD adoption is to be published and the Zoning Map is to be updated to reflect it.
- 6) Applicant record the approval and its records with the Register of Deeds.

SITE PLAN: CRITERIA AND REVIEW

§122-311

A full site plan is required per Division II, Subdivision I of the zoning ordinance.

STANDING

§122-311(a)

The applicant is legally eligible to apply for site plan review, and all required information has been provided.

REQUIREMENTS

§122-311(b)

"The proposed site plan conforms to all the provisions and requirements, as well as the spirit and intent of this chapter and the Master Plan. The proposed development will meet all the regulations of the zoning district in which it is located."

The site plan is required to follow the CN-Mid and associated Building Type standards, as well as the zoning ordinance's site standards. However, because the plan is a Planned Unit Development, it is asking for the departures listed above in Figure 5.

BUILDING LOCATION AND SITE ARRANGEMENT

§122-311(c)

"All elements of the site plan shall be harmoniously and efficiently organized in relation to the character of the proposed use, the size and type of lot, the size and type of buildings, and the character of the adjoining property. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter."

The housing typologies are associated with the following building types: single-family detached homes are cottage building types, single-family attached townhouses are indeed townhouse building types, and duplex homes are apartment house building types. Three building types and their associated private frontage will be noted below:

Figure 6: Cottage Building Type and Stoop Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
HIGHLIGHTED text: requested departure					
122-465	Building Type	Cottage			
	Lot size	2000 sf min 6300 sf max		1665 sf	NEEDS DEPARTURE
	Lot width	25 ft min 35 ft max		30 ft	
	Lot depth	50 ft min 150 ft max		55.5 ft	

	Lot coverage	70% max		30%	
	Street (front or side) setback	10 ft min 20 ft max		7.5 ft	NEEDS DEPARTURE
	Side (interior) setback	3 ft min		0 ft at times	NEEDS DEPARTURE
	Rear setback	10 ft min		10 ft	
	Frontage buildout (%)	70% min 90% max		53.3%	NEEDS DEPARTURE
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-2 stories		1 story	
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	Stoop			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 9' 4"	
	Depth (ft)	3 ft min 8 ft max		Appears to be 6'	
	Height (ft)	7 ft min		Appears to be 8'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 7: Townhouse Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable HIGHLIGHTED text: requested departure</i>					
122-465	Building Type	Townhouse			
	Lot size	1,200 sf min 3,000 sf max		Not applicable	NEEDS DEPARTURE
	Lot width	15 ft min		Not applicable	NEEDS DEPARTURE

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		25 ft max (end units can have additional 10 ft width)			
	Lot depth	80 ft min 120 ft max		Not applicable	NEEDS DEPARTURE
	Lot coverage	60% max		Not applicable	NEEDS DEPARTURE
	Street (front or side) setback	10 ft min 20 ft max		Not applicable	NEEDS DEPARTURE
	Side (interior) setback	0 ft min No max		NA	
	Rear setback	15 ft min		Not applicable	NEEDS DEPARTURE
	Frontage buildout (%)	90% min 100% max		Not applicable	NEEDS DEPARTURE
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories		2 stories	
	Accessory structure height			NA	
	Parking location	Rear yard		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	Porch			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11'	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5'	
	Height (ft)	7 ft min		Appears to be 7'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 8: Apartment House Building Type and Porch Private Frontage

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
For Walkable Urban Districts- Building Type Required					
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i>					
HIGHLIGHTED text: requested departure					
122-465	Building Type	Apartment House			
	Lot size	4,000 sf min 18,000 sf max		3,492 sf	NEEDS DEPARTURE
	Lot width	40 ft min 120 ft max		55 ft	
	Lot depth	100 ft min 150 ft max		63.5 ft	NEEDS DEPARTURE
	Lot coverage	50% max		36.6%	
	Street (front or side) setback	15 ft min 25 ft max		7.5 ft	NEEDS DEPARTURE
	Side (interior) setback	3 ft min		At least 9 ft	
	Rear setback	20 ft min		10 ft	NEEDS DEPARTURE
	Frontage buildout (%)	60% min 80% max		57.6%	NEEDS DEPARTURE
	Accessory building: size; street, side, and rear setbacks; building envelope; number of buildings			NA	
	Principal building height	1-3 stories			
	Accessory structure height			NA	
	Parking location	Side, street side, rear yards		Appears to comply	

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Building Types' Private Frontage Requirements					
	Private frontage type	Porch			
	Clear span width (ft)	5 ft min 8 ft max		Appears to be 11'	
	Depth (ft)	3 ft min 8 ft max		Appears to be 5'	
	Height (ft)	7 ft min		Appears to be 7'	
	Yard requirements	Landscaped/pervious and includes a path at least 3' wide connecting stoop to sidewalk.		Appears to comply	

Figure 9: General Site Regulations

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i> HIGHLIGHTED text: requested departure					
122-607	Building entrances	Building entrances must face street	N/A	All building entrances face a street	
	Existing easements	Construction of permanent structure over right of way or easement unlawful (without prior authorization by City Council and/or holder of such easement)		Interior street will need to be granted a public ROW easement.	
122-608	Trash receptacles & dumpsters	Masonry enclosure 1' taller than dumpster (no less than 6'), rear yard, 80% opaque swing door, on a concrete pad.	N/A	Trash will be in wheeled bins brought to the street, and will be stored in an area other than the front yard behind an enclosure.	
122-609	Required lighting	• not >0.5 fc at lot line • not >16' in height • not < 0.3 fc anywhere where lighting required. must average > 0.5 fc across entire area where lighting required.	N/A	Lighting provided in areas; lighting plan showing lighting levels will be provided.	Lighting plan should be provided.
122-611	Steep slopes protection	Structures must be designed in a manner that requires minimum amount of alteration to the steep slope and that otherwise complies with the grading standards in item b of this section... <i>cont'd</i>	Steep slopes at various points in site.	It does not appear that any buildings will be on the steep slopes.	

Items to be addressed:

- Interior street shall be granted public ROW easement for public use.
- Lighting plan shall be provided for administrative approval.

SITE ACCESS, TRAFFIC, AND PARKING**§122-311(d)**

"With respect to vehicular and pedestrian circulation on the site, including walkways, interior drives, and parking; circulation shall to the extent possible create potential cross-and joint-access to adjacent parcels and the existing block layout. Special attention shall be given to the location, number and spacing of ingress and egress points; general interior circulation including turnaround areas; adequate provisions for delivery of services (trash removal, school buses, mail and parcel delivery); separation of pedestrian and vehicular traffic; avoidance of building corners next to access drives; identification of addresses; storage of plowed snow; and arrangement of parking areas that are safe and convenient, and insofar as practicable, do not detract from the design of the proposed buildings and structures, neighboring properties, pedestrian and bicyclist safety, access to transit and flow of traffic on adjacent streets. All buildings or groups of buildings shall be so arranged as to permit adequate access by emergency vehicles as required by the city building code."

Figure 10: Site Access, Traffic, and Parking

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable HIGHLIGHTED text: requested departure					
122-670	Traffic circulation standards	N/A	N/A		
122-671	Public service areas	Site shall provide adequate access for fire, police, sanitation, and public works vehicles.	N/A	20' maneuvering lane width and truck turning plan provided.	
122-672	Sidewalks	Sidewalks shall be provided along perimeter of the lot which abuts any street, or shall be modified by Planning Commission	N/A	Sidewalks are provided for City streets and interior street.	
122-675	Traffic visibility	At driveway: within a 10'x10' triangle formed by the street ROW line and the edge of the driveway	N/A	Appears to comply.	
122-682	(For Cottage and Duplex parking) Ingress and egress	Curb cut for driveway ≤ 20' width and total width of all curb cuts ≤ 35' on all property lines. With lots of 60 feet or less width, no more than 1 curb cut is permitted.	NA	Cottages 9' and duplexes are two 9' (18' total) curb cuts. Duplex lot width is less than 60' and has two curb cuts therefore departure needed.	DEPARTURE NEEDED
	(For Cottage and Duplex Parking) Driveways	Must be at least 9' width	NA	9' width	
	(For Cottage and Duplex Parking) Surfacing	Must be at least 2' from property lines unless engineering/stormwater/grading ensures no drainage onto other properties		Must appear 2' from lot lines; if within, engineering shall specify.	
	(For Cottage and Duplex Parking) Parking in yards	Parking not permitted in front yard or side street yard on corner lot unless on the		Appears to comply.	

Planned Unit Development Site Condominium Review | 220 N Park St | May 18, 2022

		driveway that extends past the front building line.			
122-683	(For Townhouse parking) Off-street parking for all other uses: ingress and egress	10-30 ft. for one way traffic, 20-30 ft. for two-way traffic.	N/A	Parking lot driveway curb-cuts are 22' and 25' wide.	
	(For Townhouse parking) Off-street parking for all other uses: access and maneuvering drives	All parking spaces must be accessible to vehicles by means of maneuvering aisles.... All parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.	N/A	Appears to comply.	
	(For Townhouse parking) Off-street parking for all other uses: surfacing	Durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff	N/A	Appears to comply.	Surfacing to be reviewed in detailed engineering.
	(For Townhouse parking) Off-street parking for all other uses: drainage	Graded and drained to public storm sewers or alternate. No surface water shall be permitted to drain onto adjoining properties. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.	N/A	Site grading plan and utility plan provided.	Drainage to be reviewed in detailed engineering.
	(For Townhouse parking) Off-street parking for all other uses: setback from adjacent lot	Parking areas are required to be 10' from any adjacent lot. PC may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.	N/A	Appears to comply.	
	(For Townhouse parking) Off-street parking for all other uses: striping	For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.	N/A	Striping is shown and dimensioned.	
	(For Townhouse parking) Off-street parking for all other uses: wheel stops	For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any	N/A	Curbing proposed.	

		vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping.			
	(For Townhouse parking) Off-street parking for all other uses: lighting	With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.	N/A	Lighting plan not provided.	Lighting plan shall be provided or departure needed.
122-684	Parking landscaping: landscape islands	- At least 1 landscape island for each 16 spaces - Islands w trees: 9' wide min and 160' sf - Islands w 5' min walkway: 11' wide min - Islands: curbed or used for stormwater - Ends of all aisles and corners shall be curbed with a landscaped island.	N/A	Parking island in the SE parking lot should have an island conforming to standards.	DEPARTURE NEEDED.
	Parking landscaping: trees to parking spaces ratio	1 tree per every 8 parking spaces = 1 tree in northwest parking area; 3 trees in southeast parking area (one in the required above island can count towards this)	N/A	Trees around NW parking lot comply; 2 trees shall be added near the SE parking lot (1 can be parking island tree)	DEPARTURE NEEDED
	Parking screening	Off-street parking areas in the side and rear yard which abut a R-1, MD, CN, CN-Mid, CN-SF zoning district must be screened in accordance with §122-634. All off-street parking areas that are visible from a public road shall be screened from view with a solid wall or landscape planting achieving at least 80% opacity year-round at least three (3) feet in height but no more than four (4) feet in height, in conformance with §122-675	N/A	Not provided, however the parking area does not abut another lot of such type, appears to comply.	
	Overhang/encroachment protection	Landscaped areas, walls, structures, and walks shall be properly protected from vehicular encroachment or overhang through appropriate	N/A	Appears to comply	

		wheel stops or curbs, as well as a distance of at least 3 feet.			
122-685	Parking dimensions: regular spaces; barrier free; when against fence	Parking spaces required by this article shall be at least 9 feet wide and 18 feet long (16 feet long if 2 feet of overhang is provided when parking against a curb). Spaces directly adjacent to a fence, wall or enclosure shall be increased by 1 foot in width. Barrier free parking spaces must be designed as required by and in conformity with state law.	N/A	16' parking is provided, but additional 2' of sidewalk on top of curb is provided, appears to comply.	
	Parking dimensions for standard vehicles: degrees, width, length	Varies between 9' by 18' and 9' by 16'	N/A	18.5' to 16'. 16' complies in the SE parking area as stated above.	
	Parking dimensions for standard vehicles: maneuvering lane width, total width	Required 22' maneuvering lane for two-way traffic.	N/A	20' provided.	DEPARTURE NEEDED
122-691	Parking space base calculation	No parking for single-family, two-family, and townhouses required.	N/A	Parking for each single-family and duplex, and 26 total spaces for 13 townhouse units	
122-692	Parking reductions	Numerous possible reductions. Planning Commission may waive by up to 20%.	N/A	NA	
	Total parking after reductions		N/A	NA	
122-693	Required bicycle parking	1 bicycle parking space per 5 vehicle parking spaces. Requires 5 bicycle spaces.	N/A	Six bicycle parking spaces provided	

Items to be addressed:

- Plans undergo detailed engineering review (see below).

ENGINEERING & STORMWATER**§122-311(f), §122-311(g)**

(6) Adequate services and utilities including sanitary sewers shall be available or provided, with sufficient capacity to properly serve the development. Appropriate measures will be taken to ensure that site drainage will not adversely affect adjoining properties or the capacity of the public storm drainage system, or nearby bodies of water. Provisions shall be made to accommodate stormwater and prevent soil erosion. All stormwater management facilities, including but not limited to storm sewers and detention/retention facilities, shall be designed in accordance with the "Rules of the Washtenaw County Water Resources Commissioner," together with any special provisions established by the city.

(7) Natural resources will be protected to the maximum feasible extent. The proposed development will not cause soil erosion or sedimentation problems, and will respect floodways or floodplains on or in the vicinity of the subject property.

Detailed engineering review required due to substantial addition to impervious surface, construction of new buildings, utility work, landscaping, grading, stormwater management, etc. See attached letter from the City Engineer (OHM) regarding the pre-engineering review.

Items to be addressed: Site plans shall undergo detailed engineering review.

SCREENING & LANDSCAPING

§122-311(h)

"The site plan shall provide reasonable visual and sound privacy for all dwelling units on or adjacent to the property. Fences, walks, barriers, and landscaping shall be used, as appropriate, for protection and enhancement of the property. All outdoor storage of materials, loading and unloading areas, and refuse containers shall be screened or located so as not to be a nuisance. Outdoor lighting shall be shielded so as to not adversely affect neighboring properties or traffic on adjacent streets."

The applicant presents a thorough landscaping plan.

Figure 11: Screening and Landscaping

REF.	PROVISION	REQUIRED	EXISTING	PROPOSED	NOTES
<i>Blue text: site plan complies Red text: site plan does not comply Black text: existing nonconformity or not applicable</i> HIGHLIGHTED text: requested departure					
122-631	Landscape plan requirements	A separate detailed and tree protection plan must demonstrate that all requirements of this Division are met and must include the following items: cont'd	N/A	Tree protection plan provided.	
122-632	Landscape elements	Plant materials must be of generally acceptable varieties and species that are not invasive, free from insects and diseases, hardy to Washtenaw County, and conform to the current standard of the American Standard for Nursery Stock. All trees must be on the tree list maintained by City of Ypsilanti.	N/A	Tree/shrub species list provided in landscape plan.	List should be reviewed administratively to comply with tree list and plant standards.

122-634	Required screening	Screening is required when any building with three dwelling units or more abuts an a building with an equal or lesser number of dwelling units in the R-1, CN-SF, or CN-Mid zoning districts. Screening shall be a wall/fence/landscape buffer at least 6' in height. If landscape buffer it shall be at least 80% opaque.	N/A	Screening provided in between TH3 and equal or lesser units.	
122-635	Fences and walls		N/A	Fence provided along railroad ROW border.	
122-636	Street trees	For Grove and Park streets: 1 per 30 feet of linear frontage= 25 For interior street: 1 per 30 feet of lineal frontage = 40	N/A	For Grove and Park streets, 12 new trees and 6 existing trees (2 trees but credit counts for 6 due to size of caliper) provided. 7 more required. For interior streets 40 street trees provided, appears to comply	DEPARTURE NEEDED
122-638	Site landscaping	Site needs to be at least 10% landscaped, excluding ROWs	N/A	Site is 12% landscaped.	

Items to be addressed:

- Tree and plantings list should be reviewed administratively to comply with tree list and plant standards.

OTHER DEPARTMENT AND AGENCY APPROVALS**§122-311(j)**

"Site plans shall conform to all applicable requirements of state and federal statutes, including health and pollution laws, fire or explosion hazards, toxic and hazardous materials, and barrier-free requirements. Site plan approval may be conditioned on the applicant receiving necessary county, state, or federal permits before a local building permit or occupancy permit is granted."

As stated above, staff recommends the City Engineer review the detailed engineering plans. Any work within the right-of-way, including but not limited to landscaping, curbing, sidewalks, shall be permitted through Department of Public Services. The City and the applicant shall coordinate the interior street's control, including easements or agreements regarding construction, maintenance, and repairs. Water/sanitary sewers will be permitted through YCUA.

MASTER PLAN CONSIDERATIONS

§122-311(k)

"An objective of site plan review shall be to protect and promote public health, safety, sustainability and general welfare. It is also the intent of site plan review to improve the quality of existing developments as they are expanded, contracted, or redeveloped in keeping with sound site development standards of this chapter and city master plan."

This Planned Unit Development is in alignment with the following Master Plan guiding values:

- **Diversity is our strength:** The development aims to provide quality housing. The housing development will provide housing diversity for families of all incomes and size.
- **Anyone, no matter what age or income, can find a place to call home in Ypsilanti.** The development provides housing in a time and in a region where housing continues to become more and more unaffordable. This development will create viable, safe, homes to 46 families.
- **Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond.** This development is in an area that is centrally located for various modes of transportation.
- **We can only achieve our vision by building a community amongst ourselves and with our neighbors.** Providing housing in a built-up City like Ypsilanti is a regionally-responsible action that can help the entire Washtenaw County region's environmental and economic sustainability. Providing for higher densities within the City limits where density is higher, near transit routes, and commercial corridors such as Depot Town and Downtown, can mitigate adverse vehicular affects. Allowing for densities near heavily traversed corridors can also help local businesses in the area.

PLANNED UNIT DEVELOPMENT: STANDARDS FOR APPROVAL

§122-706

In considering any application for a planned unit development, the Planning Commission and City Council must make their determinations based on the standards for site plan approval in §122-311 and the following standards:

- (a) *Conformance with the planned development concept. The overall design and all uses proposed in connection with a planned unit development must be consistent with and promote the intent of this article, as well as with specific project design standards set forth in this chapter.*

COMMENTS: The overall use of the site aligns with the Master Plan and its guiding values as explained above.

- (b) *Recognizable benefits. The planned development will result in recognizable and substantial benefits to the ultimate users of the project and to the community in general where such benefits would otherwise be unfeasible or unlikely to be achieved.*

COMMENTS: The Planned Unit Development will provide safe, newly constructed, housing during a time that housing affordability is imposing challenges to the City and to this region. The Planned Unit Development provides this housing at a moderate density where it exceeds some dimensional building and site standards, but is sensible due to similar density in the area. This development is sensibly designed with engineering standards for stormwater management in mind.

- (c) *Compatibility with adjacent uses. The proposed planned unit development must be designed with due regard to its relationship with development on surrounding properties and uses thereon, including building heights, setbacks, density, parking, circulation, landscaping, views, and other layout features. In particular, consideration must be given to the following:*

(1) *The bulk, placement, architecture, and types of materials used in construction of proposed structures.*

(2) *The location and screening of vehicular circulation and parking areas in relation to surrounding development.*

(3) *The location and screening of outdoor storage, outdoor activity or work areas, and mechanical equipment in relation to surrounding development.*

(4) *The hours of operation of the proposed uses.*

(5) *Landscaping, preservation of historic features, and other site amenities.*

COMMENTS: As stated above this development will contain similar uses as the properties abutting to the north and to the east, therefore it is a compatible land use. Vehicle circulation and parking areas will be provided in the interior of the site and should not affect surrounding development. Site amenities are provided in the form of pocket parks.

- (d) *Impact of traffic. The planned development must be designed to minimize any adverse impact of traffic generated by the proposed development. Consideration must be given to the following:*

(1) *Estimated traffic to be generated by the proposed development.*

(2) *Access to major thoroughfares.*

(3) *Proximity and relation to intersections.*

(4) *Adequacy of driver sight distances.*

(5) *Location of and access to off-street parking.*

(6) *Required vehicular turning movements.*

(7) *Provisions for pedestrian traffic.*

(8) *Access to loading and unloading areas.*

COMMENT: The development will be accommodating for the increase of traffic. Additionally, this development is in walking and biking distance from Depot Town, Downtown, and the E Michigan Ave commercial corridor. Traffic professionals reviewed the application and plans, and found that neither a traffic impact study or traffic impact assessment were required for this scope of development. See the letters attached.

- (e) *Public services. The proposed type and density of use must not result in a material increase in the need for public services, facilities, and utilities; including but not necessarily limited to water and sewer services, public*

roads, fire and police protection, and schools. The proposal must not place an undue burden upon the subject or surrounding land or property owners and occupants or the natural environment.

COMMENT: The density of the development will inherently increase utility infrastructure, but this will be paid for by the applicant and permitted by YCUA. The site is being engineered to handle stormwater effectively.

- (f) Compatibility with master plan and this chapter. The proposed development must be compatible with the adopted City master plan and with the spirit and intent of this chapter.*

COMMENT: See earlier discussion. Staff believes this development to be consistent with the Master Plan.

- (g) Economic impact. The proposed development must not result in an unreasonable negative economic impact upon surrounding properties.*

COMMENT: Such is not anticipated. The development is for housing, the same uses that surround the site.

- (h) Compliance with applicable regulations. The proposed development must be in compliance with all applicable federal, state, county, and local laws and regulations.*

COMMENT: Such compliance will be required prior to any issuance of Certificates of Occupancy.

- (i) Phasing. Where a project is proposed for construction in phases, the project must be so designed that each phase, when completed, must be capable of standing on its own in terms of the presence of services, facilities, and open space; and must contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the occupants of the surrounding area.*

COMMENT: The development's construction may be phased and that is allowed, so long as any construction begins within one year of the PUD's adoption

Note: if Planning Commission does not approve the departures, Planning Commission should explicitly state so in their motion.

STAFF RECOMMENDATIONS: SITE PLAN

Staff recommends Planning Commission recommend City Council **approve** the Site Condominium Planned Unit Development at 220 N Park St with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and land uses substantially comply with §122-311, 122-702, 122-706, 122-710, 122-714, and 122-715.

Departures:

1. Planning Commission approves the departures listed in Figure 5 of this report.

Conditions:

1. Site plans shall undergo detailed engineering review.
2. Interior street shall be granted public ROW easement for public use.
3. Lighting plan shall be provided for administrative approval.

Andy Aamodt
City Planner, Community & Economic Development Division

CC File
 Applicant



ARCHITECTS. ENGINEERS. PLANNERS.

April 13, 2022

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Mr. Andy Aamodt

Regarding: 220 N Park St.
Site Plan Review No. 1
OHM Job No. 0094-22-1020

Dear Mr. Aamodt:

The applicant is requesting site plan approval for proposed mixed residential planned unit development at 220 North Park Street. The project consists of 25 mixed residential buildings, road paving, and sidewalk addition as well as utility work including storm, sanitary, and watermain. We have reviewed the plans with a date of March 16, 2022, for compliance with local ordinances and general engineering standards and offer the following comments:

1. The plan set shall be signed and sealed by a Professional Engineer licensed in the State of Michigan.
2. The proposed concrete pavement detail on sheet 9 references City of Ann Arbor Standards and should be revised for City of Ypsilanti. Also, it is unclear where the 8-inch concrete pavement is proposed in the plan view on sheet 4.
3. The proposed asphalt pavement detail on sheet 9 conflicts with the typical road cross section detail on sheet 4 and sheet 5. It is understood the typical cross section is a minimum requirement, but this is confusing. The proposed asphalt mixes and depths should be reviewed and updated to match.
4. The applicant shall include sign type callouts on the plan view. Additionally, details shall be added to the plans for all proposed signage, including the development sign.
5. The plan view shall show where the proposed ramp and level landings are to ensure current ADA requirements are met. Additionally, crosswalk markings should be provided in the next submittal.
6. A detailed review of the grading will be completed under engineering review of the provided grading plan. Spot grades shall be provided along the lot lines and at lot corners to ensure drainage is remaining on-site. Additionally, the applicant shall provide spot grades at 50-foot intervals along the proposed sidewalks to ensure ADA compliance.
7. The proposed finished floor elevation of all proposed buildings shall be included on the grading plan.
8. Our office defers to the City's Planning Department regarding the proposed site dimensions that may require variances as well as possible Planned Unit Development (PUD) departures. These include sidewalk widths and roadway widths that are proposed at a reduced dimension than the ordinance allows.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

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OHM-Advisors.com



9. On sheet 5, the proposed connection to the existing watermain along High Street at the northwest corner of the lot is hidden behind structure number 1105.
10. The plans show gray dashed line is a 12-foot-wide franchise utility easement; however, the applicant shall clarify the lines between TH1 and TH2 as it is unclear if this area is also proposed as a utility easement since there are no proposed utilities shown.
11. It appears there is no proposed water service to Cottage Unit 13.
12. The plans show proposed building outlines encroaching on the 12-foot franchise utility easement. It is understood these outlines may represent overhangs, stairways, patios, etc. The applicant should review the encroachments and let our office know the specific portion of the building that is proposed within utility easements for a determination.
13. All proposed utilities should be minimum 10-feet from other utilities and buildings. The plans show the watermain on the southeast corner of the property has a separation from the proposed building and the proposed storm sewer less than the minimum 10' clearance. The applicant shall review and revise accordingly.
14. The applicant shall provide the preliminary size and material of all proposed utilities on the plans, including the water and sanitary services.
15. Storm sewer and sanitary sewer structures should have a unique identifier provided in the plan view of utility sheets.
16. A detailed review of the storm sewer design and detention basin sizing calculations will be completed under detailed engineering review.
17. Roof drains and sump pump discharge will be required to connect to the storm system on site, if applicable. These should be shown on the plans during engineering review.
18. All underground utilities, including electric and gas, shall be shown on the landscape plan to confirm no plantings are proposed over utilities.
19. Applicant should provide soil boring data and any related geotechnical reports with the next submittal.
20. Review and approval from the Fire Department is required. Building fire suppression and hydrant location requirements will be determined by the Fire Department. Additionally, the applicant shall provide dimensioned truck turning templates on the plans to ensure site circulation can adequately accommodate a standard fire apparatus, garbage pickup, or the largest truck anticipated to traverse the site.
21. Proposed work within the railroad right-of-way may require a permit from the Michigan Department of Transportation (MDOT).
22. Review and approval for the water and sanitary work will be required from the Ypsilanti Communities Utility Authority (YCUA). The applicant should coordinate with YCUA regarding the proposed water and sanitary service(s).
23. Review and approval of the Soil Erosion and Sedimentation Control Plan will be required from the Washtenaw County Water Resources Commissioner's Office to obtain a soil erosion and sedimentation control permit.



The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors



Rachel Jackson, PE

CC: Joe Meyers, City of Ypsilanti
Ron Akers, AICP, Department of Public Works
Scott Westover, PE, YCUA
Kent Early, PE, OHM
Kate Bond, RLA, Midwestern Consulting
File

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220 N. PARK STREET SITE CONDOMINIUM

CITY OF YPSILANTI, WASHTENAW COUNTY, MI
PLANNED UNIT DEVELOPMENT

OWNER/APPLICANT

RENOVARE YPSILANTI HOMES, LLC
42 WATSON ST, SUITE B
DETROIT, MI 48201
CONTACT: JILL FERRARI
(313)348-7236

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR
ANN ARBOR, MI 48108
CONTACT: KATE BOND
734-995-0200

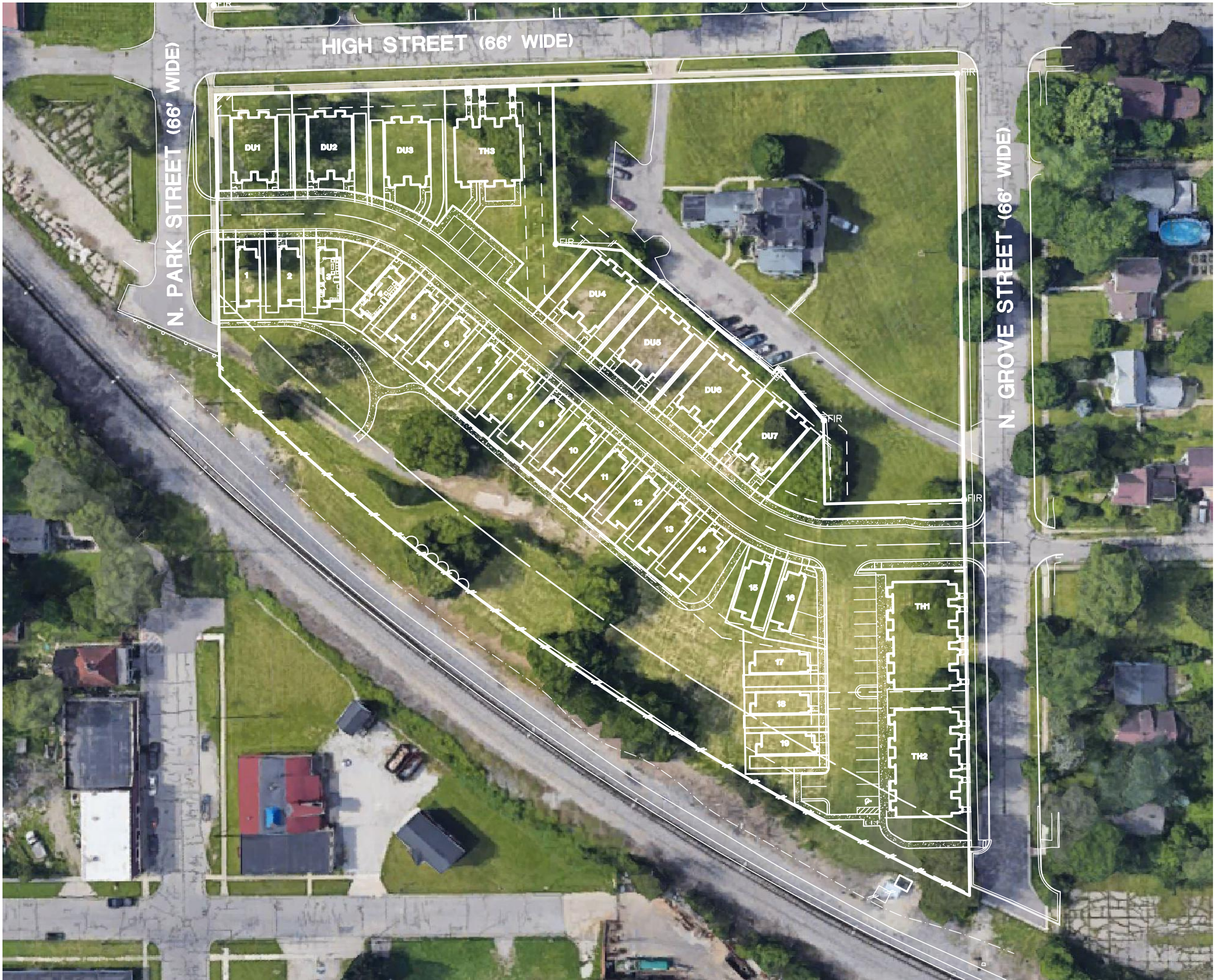
ARCHITECT

BARRY J. POLZIN ARCHITECTS
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855
CONTACT: BARRY POLZIN
(906)226-8661

SITE DATA

Zoning	Existing	Allowed/Required	Proposed	Departures
Zoning District	CN-MD Core Neighborhood	CN-MD Core Neighborhood Mid	PUD - Mixed Residential Planned Unit Development	
Use	Vacant	Single Family Attached Single Family Detached Two Family Dwelling Units	Mixed Use Single Family Housing Cottage, Townhouse, Duplex Attached and Detached	
Site Area (gross)	3.80 acres	1.00 Acres Min.	3.80 acres	
Site Area (net)	NA sf	NA	NA sf	
(less Road ROW, Road easement)	NA sf	NA (Acres Min.)	NA	
Unit Bulk and Density				
Gross Floor Area				
Townhouse		800 sf max.	1280 sf	Departure Requested
Duplex (Apartment House)		800 sf max.	1280 sf	Departure Requested
1 Story Cottage		500 sf max.	455 sf	
2 Story Cottage		500 sf max.	512 sf	Departure Requested
Lot Size		Townhouse 1,200 sf Min - 3,000 sf Max Duplex (Apartment 4,000 sf Min - 18,000 sf Max House) 2,000 sf Min - 6,300 sf Max	NA 3482 1665 sf	Departure Requested Departure Requested Departure Requested
Lot Width		Townhouse 15' Min - 25' Max Duplex (Apartment 40' Min - 120 ft Max House) 25' Min - 35' Max	NA 55' 30'	Departure Requested Departure Requested
Lot Depth		Townhouse 80' Min - 120' Max Duplex (Apartment 100' min - 150' Max House) 50' Min - 150' Max	NA 63.5' 55.5'	Departure Requested Departure Requested
Frontage Buildout		Townhouse 90%-100% Duplex (Apartment 60%-80% House) 70%-90%	NA 57.8% 53.3%	Departure Requested Departure Requested Departure Requested
Maximum Lot Coverage	0.0 %	Townhouse 60% Duplex (Apartment 50% House) 70%	NA 36.6 30 %	Departure Requested
Maximum Height				
Townhouse		1 Story Min - 3 Story Max	2 Story Max	
Duplex			2 Story Max	
Cottage		1 Story Min - 2 Story Max	2 Story Max	
Historic District Requirements		TBD	TBD	
Building Setbacks				
Front	NA	Townhouse - 10' (20' max) Duplex - 15' (25' max) Cottage - 10' (20' max)	NA 7.5' 7.5'	Departure Requested Departure Requested Departure Requested
Side	NA	Townhouse - 0' Duplex - 3' Cottage - 3'	NA 9' Min 0'-5' 9"-12' depending on window placement	Departure Requested
Rear	NA	Townhouse - 15' Duplex - 20' Cottage - 10'	NA 10' 10'	Departure Requested Departure Requested
Open Space				
Vehicle Parking				
Design Standards	NA	Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft	Townhouse Parking Space Dimensions: 9ft x 18ft Aisle Width: 22ft	
Setbacks	NA	Cottages - Permitted in side, street side or rear yard Duplexes - NA Townhouses - Permitted in the rear yard	No parking in front setback for cottage and duplex units. Parking in rear for townhouses.	
Required Parking	NA	92 spaces	92 spaces	
Single Family Residential		2 spaces per unit space 9x16 aisle 22'	2 spaces per unit: 9x18' in driveways and spaces @ TH3 w/ 22' aisle 8x16' with 2' overhang @ TH 1 and TH2 w/ 20' aisle	Departure Requested
Bicycle Parking		1 per 5 vehicular parking spaces	6 spaces provided	
Required Loading	0 spaces	NA spaces	NA	
Landscape				
Tree Mitigation		None found; credits for existing to remain front yard and street side yards, 1 tree per 30ft, no evergreens, 10ft width	Credits for existing to remain TBD 1 tree per 30 ft if dependent on existing utilities	
Conflicting land use		solid wall or fence adjacent to CN-SF, 80% opaque min., evergreen trees/shrubby for 80% opacity?	NA	
Parking landscaping		1 island per 16 spaces, 2' wide & 16' min., curved	NW- NA SE: 1 island - 96sf provided	Departure Requested
		1 tree per 8 parking spaces	NW- NA (only 6 spaces) SE: 1 island - 96sf provided	Departure Requested
Foundation landscaping		Not applicable in Residential PUD		
Street trees		1 tree per 30ft Frontage	1 tree per 30 ft when not adequate space, tree is planted in front yard	
Outdoor equipment		screening from any primary visual exposure area	NA	
Outdoor refuse		not in front yard, adequate vehicular access, screened with enclosure 6ft ht	Individual roll out, not in front yard	
Fence Regulations:		Front Yard: no more than 6 ft ht and 50% opacity	NA	
Bold Cell = Departure Request				

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



SITE MAP

SCALE : NTS

PROJECT NARRATIVE

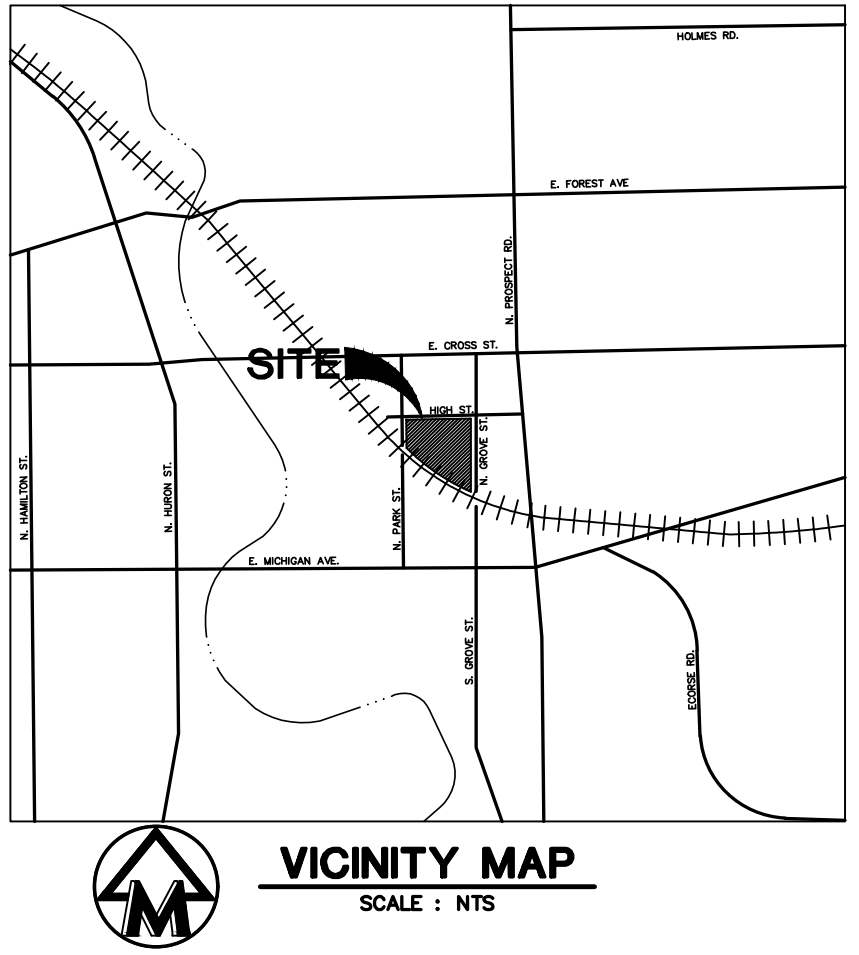
RENOVARE DEVELOPMENT, IN PARTNERSHIP WITH THE CITY OF YPSILANTI, IS PROPOSING A MIXED RESIDENTIAL PLANNED UNIT DEVELOPMENT ON THE VACANT 4.5-ACRE CITY-OWNED LOT LOCATED AT 220 NORTH PARK ST., IN THE AREA BETWEEN THE GILBERT MANSION AND THE TRAIN TRACKS. THE APPLICANT IS TARGETING WORKFORCE HOUSEHOLDS TO HELP SATISFY THE INCREASING NEED FOR HOUSING.

THE PUD PROPOSES A MIX OF 46 ONE- AND TWO-STORY HOMES, ATTACHED DUPLEXES AND TOWNHOUSES WITHIN A WALKABLE, CLUSTERED HOUSING DEVELOPMENT THAT WILL MEET THE NEEDS OF THOSE CONSIDERED THE 'MISSING MIDDLE' WHILE ALSO PROVIDING FIRST TIME HOME BUYERS WITH AFFORDABILITY FACTORED IN TO A PERCENTAGE OF THE UNITS. THE ARCHITECTURAL DESIGN WILL REFLECT THE HISTORIC CHARACTER OF THE SURROUNDING COMMUNITY PROVIDING A DESIRABLE LIVING ENVIRONMENT INCORPORATING THE TRADITIONAL NEIGHBORHOOD CONTEXT AND SENSE OF COMMUNITY.

THE DEVELOPMENT WILL BE A SITE CONDOMINIUM, WHEREBY RESIDENTS WILL OWN THEIR DUPLEX UNIT OR COTTAGE AND THE AREA SURROUNDING IT UP TO THE UNIT OR PROPERTY LINE. TOWNHOUSE RESIDENTS WILL OWN THEIR UNIT FROM WALL TO WALL AND HAVE USE OF THE PARKING SPACES ASSOCIATED WITH THEM. A MASTER DEED AND BYLAWS WILL BE PREPARED THAT IDENTIFIES THE GENERAL COMMON ELEMENTS SUCH AS ROADWAY, WALKWAY, UTILITIES, STORMWATER FACILITIES AND OPEN SPACES THAT WILL FALL UNDER THE MAINTENANCE AND SUPERVISION OF THE CITY.

THE NARROW STREET IS LINED WITH SIDEWALKS AND STREET TREES APPROPRIATE FOR URBAN NEIGHBORHOOD PLANTING. THE PROPOSED PEDESTRIAN WAYS LEAD TO THE EXISTING SIDEWALKS THAT SURROUND THE PROPERTY ON ALL SIDES IN PARK, GROVE AND HIGH STREETS. THE PROPOSED NEIGHBORHOOD WILL BE FURTHER EMBELLISHED FOR THE PEDESTRIAN COMMUNITY WITH POCKET PARKS, SCATTERED THROUGHOUT IN FOUR LOCATIONS. THE DETAILS OF THESE POCKET PARKS WILL COME MORE IN TO FOCUS AS THE PROJECT PROGRESSES AND THE CITY OF CHICAGO'S PLANNING AND DESIGN DEPARTMENTS WORK WITH THE APPLICANTS TO PROVIDE GREEN AREAS THAT ALSO FILTER OUT STORM WATER AND PLANTINGS FOCUSED ON CARBON SEQUESTRATION.

THE PROPOSED DEVELOPMENT MAKES USE OF THE NATURAL GRADE OF THE PROPERTY TO CAPTURE STORMWATER RUNOFF IN BASINS LOCATED NEAR THE SOUTHERN PROPERTY LINE. THE BASINS ARE 'DRY' BASINS THAT TREAT THE STORMWATER, REMOVING SEDIMENTS AND CONVEY IT TO THE CITY'S STORMWATER SYSTEM. THE BASINS AND THE OPEN AREA SURROUNDING THEM WILL BE UTILIZED AS A 'LINEAR PARK' WITH PATHWAYS MEANDERING THROUGH THE UNDULATING TOPOGRAPHY SURROUNDED BY PROPOSED PLANTINGS OF NATIVE PLANTS AND ANNUAL FLORAL MONUMENTAL TREE PLANTINGS, SHRUBS AND GRASSES. THE LINEAR PARK WILL BE FURTHER PROVIDED WITH SEATING, PLAY AND PARK FEATURES THAT WILL BE OPEN TO THE PUBLIC.



Sheet List Table

#	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE PLAN
5	OVERALL UTILITY PLAN
6	GRADING PLAN
7	STORM WATER MANAGEMENT PLAN
8	LANDSCAPE PLAN
9	TREE PROTECTION PLAN
10	NOTES AND DETAILS
11	LANDSCAPE DETAILS
A1.0	1 STORY COTTAGE
A2.0	2 STORY COTTAGE
A3.0	DUPLEX
A4.0	TOWNHOUSES

220 N. PARK STREET PUD

JOB No. 21264		DATE: 03/16/22	1
REVISONS:	REV. DATE	SHEET 1 OF 15	
PER MUNICIPAL COMMENTS	04/14/22	CADD: KJB	
PER MUNICIPAL COMMENTS	05/10/22	ENG: JCA	
PER MUNICIPAL COMMENTS	05/13/22	PM: KEB	
		TECH:	
		/21264CV1	



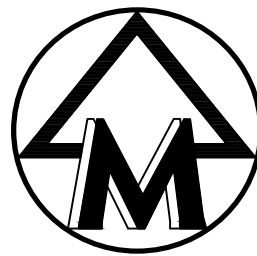
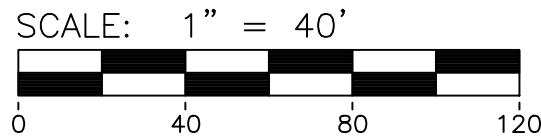
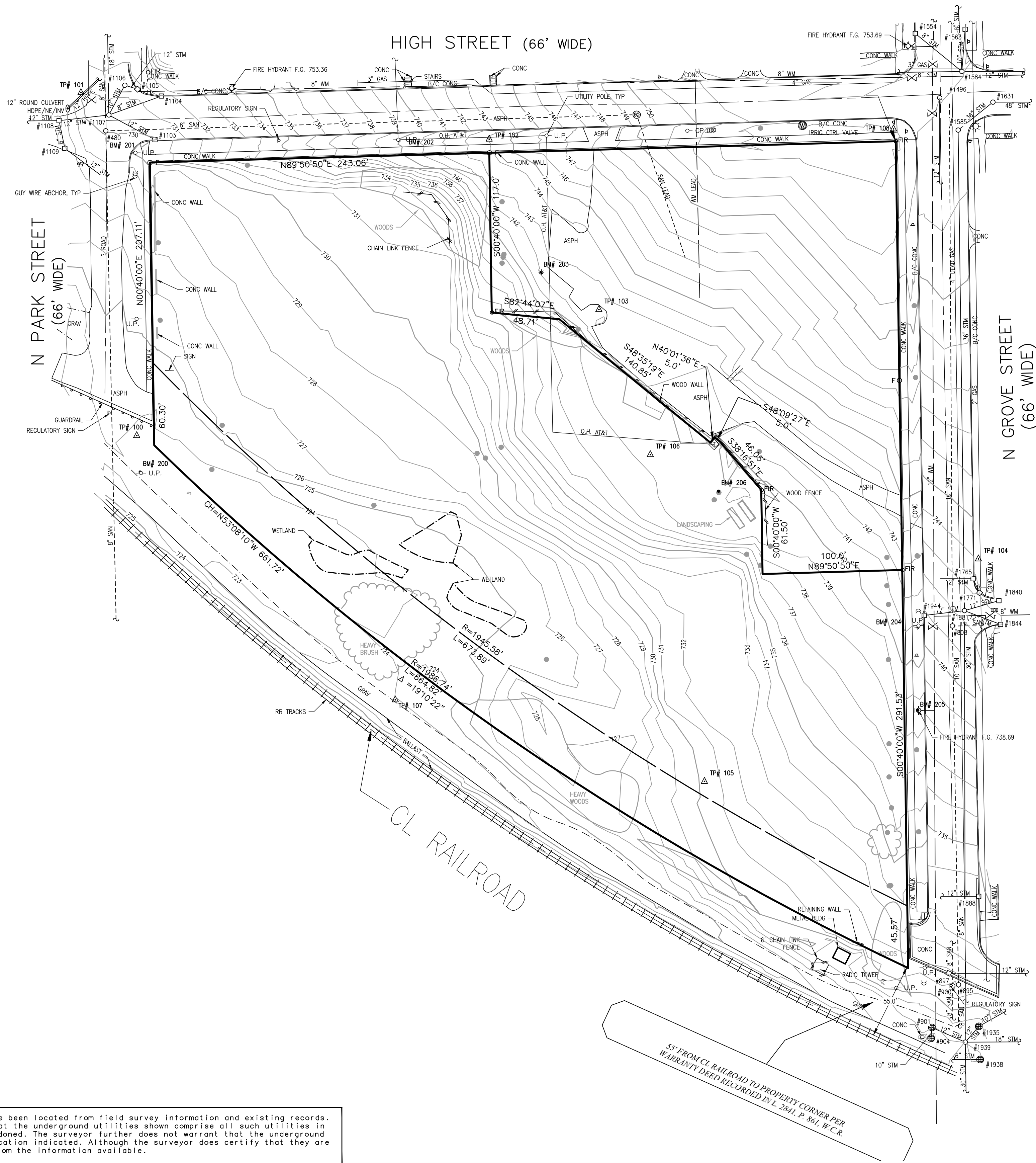
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M:\CIVIL\3d\Proj\31264\Site Plan\31264EX1.dwg, 5/17/2022 9:32 AM, Tina R. Flynn-Moswerth, 2 EXISTING CONDITIONS, MCLC PDF, #23
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LEGAL DESCRIPTION

OVERALL PARCEL (11-11-09-111-004)
(AS SURVEYED)

A parcel of land being part of the NE 1/4 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, described as follows:
Commencing at the NE corner of L 114 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, as a subdivision of part of the East 1/2 of Section 9, Town 3 South, Range 7 East, City of Ypsilanti, Washtenaw County, Michigan, as recorded in Liber 43, Page 153, Washtenaw County Records, thence S00°40'00" W 314.0 feet along the East line of said L 114 to the West right of way line of N Grove Street (66 ft. wide) to the Point of Beginning; thence continuing along said line S00°40'00" W 291.53 feet, thence 664.82 feet along a curve to the right having a radius of 1986.74 feet, delta 19°10'22", chord bears N 53°08'10" W 661.72 feet to a point on the West line of said L 114, or 60 and the East right of way line of N Park Street (66 ft. wide); thence along said line N 00°40'00" E 207.11 feet, thence N 89°50'50" E 243.06 feet along the North line of said L 114 to 60 and the South right of way line of High Street (66 ft. wide); thence S00°40'00" W 117.0 feet, thence S 82°44'07" E 48.71 feet, thence S 48°35'19" E 140.85 feet, thence N 40°10'30" E 5.0 feet, thence S 48°09'27" E 5.0 feet, thence S 38°10'51" E 46.05 feet, thence S 00°40'00" W 61.50 feet, thence N 89°50'50" E 100.0 feet to the Point of Beginning.

Contains 165,608 square feet or 3.802 acres of land, more or less. Subject to all easements of record, if any.

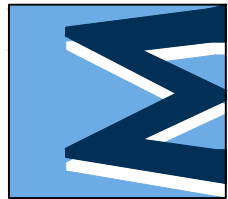
BENCHMARKS

NOT PROVIDED

LEGEND

- | | |
|-------|-----------------------------------|
| 838 | EXIST. CONTOUR |
| 838 | PROP. CONTOUR |
| 836.2 | EXIST. SPOT ELEVATION |
| 86.60 | PROP. SPOT ELEVATION |
| U.P. | EXIST. UTILITY POLE |
| U.P. | EXIST. UTILITY POLE W/ TRANS. |
| U.P. | GUY WIRE |
| U.P. | ELEC. TRANSFORMER |
| U.P. | EXIST. AC UNIT |
| U.P. | EXIST. GENERATOR |
| U.P. | EXIST. OVERHEAD UTILITY LINE |
| U.P. | EXIST. LIGHT POLE |
| U.P. | PROP. LIGHT POLE |
| U.P. | EXIST. TELEPHONE LINE |
| U.P. | EXIST. ELECTRIC LINE |
| U.P. | EXIST. GAS LINE |
| U.P. | EXIST. GAS VALVE |
| U.P. | EXIST. FIBER OPTIC LINE |
| U.P. | EXIST. WATER MAIN |
| U.P. | PROP. WATER MAIN |
| U.P. | EXIST. HYDRANT |
| U.P. | PROP. HYDRANT |
| U.P. | EXIST. GATE VALVE IN BOX |
| U.P. | PROP. GATE VALVE IN BOX |
| U.P. | EXIST. GATE VALVE IN WELL |
| U.P. | PROP. GATE VALVE IN WELL |
| U.P. | EXIST. CURB STOP & BOX |
| U.P. | PROP. CURB STOP & BOX |
| U.P. | REDUCER |
| U.P. | EXIST. BLOW-OFF |
| U.P. | PROP. BLOW-OFF |
| U.P. | POST INDICATOR VALVE |
| U.P. | POST INDICATOR VALVE |
| U.P. | THRUST BLOCK |
| U.P. | PROP. KNOXBOX |
| U.P. | EXIST. FIRE DEPARTMENT CONNECTION |
| U.P. | PROP. FIRE DEPARTMENT CONNECTION |
| U.P. | EXIST. STORM SEWER |
| U.P. | PROP. STORM SEWER |
| U.P. | EXIST. CATCH BASIN OR INLET |
| U.P. | PROP. CATCH BASIN OR INLET |
| U.P. | EXIST. BEEHIVE INLET |
| U.P. | PROP. BEEHIVE INLET |
| U.P. | PROP. ROOF DRAIN |
| U.P. | END SECTION |
| U.P. | HEAD WALL |
| U.P. | CULVERT |
| U.P. | EXIST. DOWNSPOUT |
| U.P. | PROP. DOWNSPOUT |
| U.P. | EXIST. SANITARY SEWER |
| U.P. | PROP. SANITARY SEWER |
| U.P. | EXIST. CLEANOUT |
| U.P. | PROP. CLEANOUT |
| U.P. | C/L OF DITCH |
| U.P. | DRAINAGE DIRECTION |
| U.P. | SIGN |
| U.P. | SINGLE TREE |
| U.P. | TREE OR BRUSH LIMIT |
| U.P. | FENCE |
| U.P. | SILT FENCE |
| U.P. | LIMITS OF DISTURBANCE |
| U.P. | CONSTRUCTION FENCE |
| U.P. | FF |
| U.P. | GF |
| U.P. | BFF |
| U.P. | FINISH FLOOR ELEVATION |
| U.P. | GARAGE FLOOR ELEVATION |
| U.P. | BASEMENT FINISH FLOOR ELEVATION |

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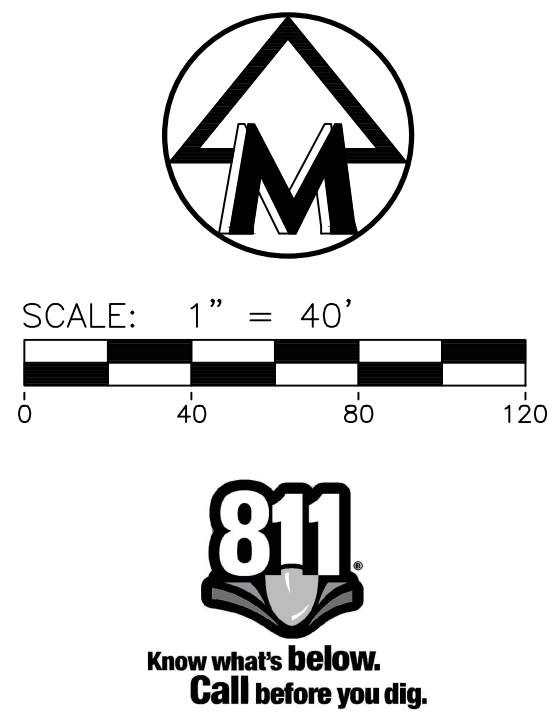


CLIENT
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42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD
PUD SITE PLAN
EXISTING CONDITIONS

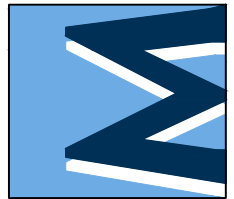
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JOB No.	21264	DATE	03/16/22
REVISIONS:	REV. DATE	SHEET	2 OF 15
REV. DATE	05/17/22	CAUD. KJB	
REV. DATE		REV. KJB	
REV. DATE		REV. KJB	
REV. DATE		TECH. KJB	
REV. DATE		264EXT	
REV. DATE		264	



838	EXIST. CONTOUR
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
WIRE	GUY WIRE
O.H. AT T	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
GAS	EXIST. GAS LINE
GAS	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
WM	EXIST. WATER MAIN
◇	EXIST. HYDRANT
◇	EXIST. GATE VALVE IN BOX
◇	EXIST. CURB STOP & BOX
STM	EXIST. STORM SEWER
□	EXIST. CATCH BASIN OR INLET
●	EXIST. BEEHIVE INLET
—●—	CULVERT
SAN	EXIST. SANITARY SEWER
—	EXIST. CLEANOUT
C/L	C/L. OF DITCH
◇	SIGN
◇	TELEPHONE RISER
◇	POST
◇	WELL
///	FENCE
—	GUARDRAIL
●	SINGLE TREE
☁	TREE OR BRUSH LIMIT
—	FOUND IRON PIPE
△	CONTROL PT.
XXXXXXXXXXXXXXX	SITE FEATURE TO BE REMOVED
×	TREE TO BE REMOVED
— · — · — · —	GRADING LIMITS

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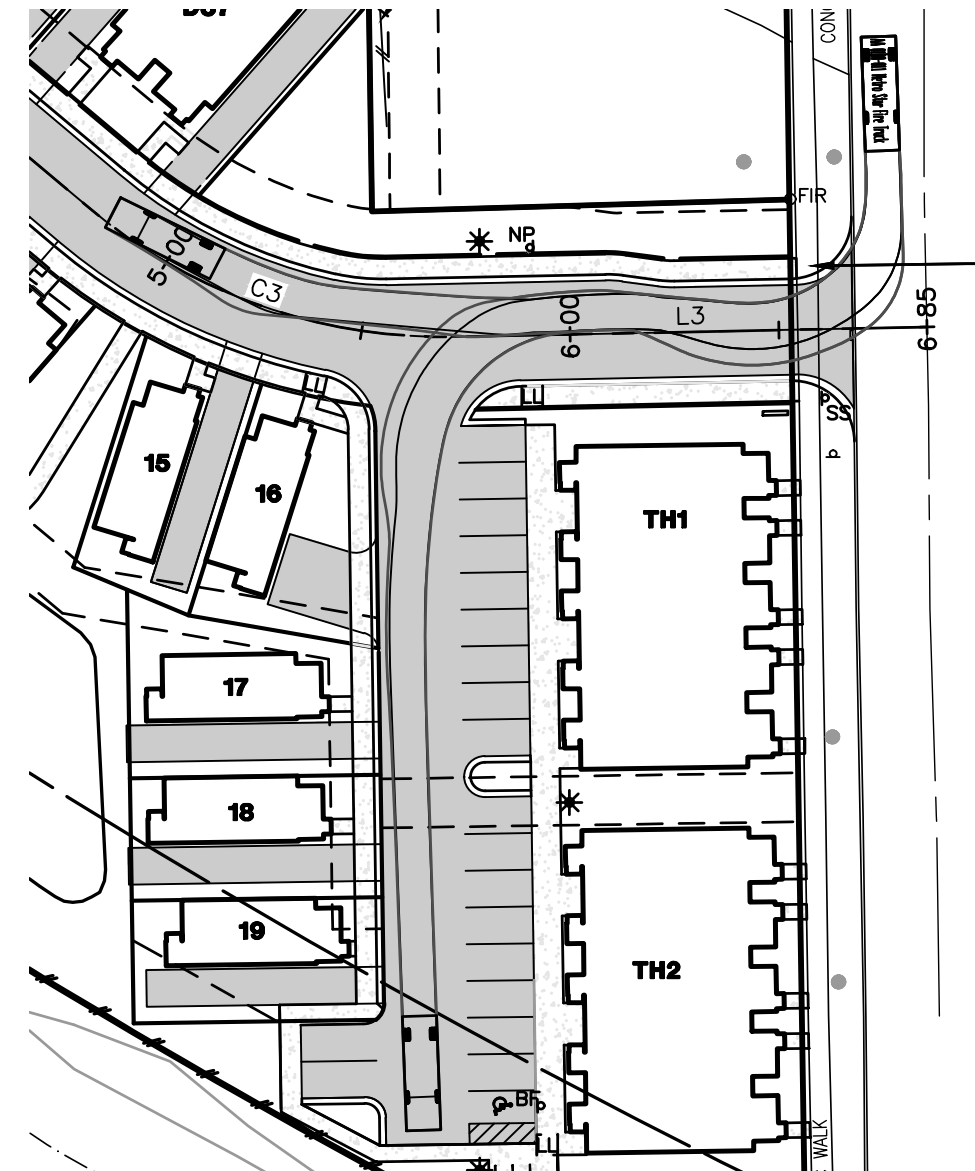


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220 N. PARK STREET PUD

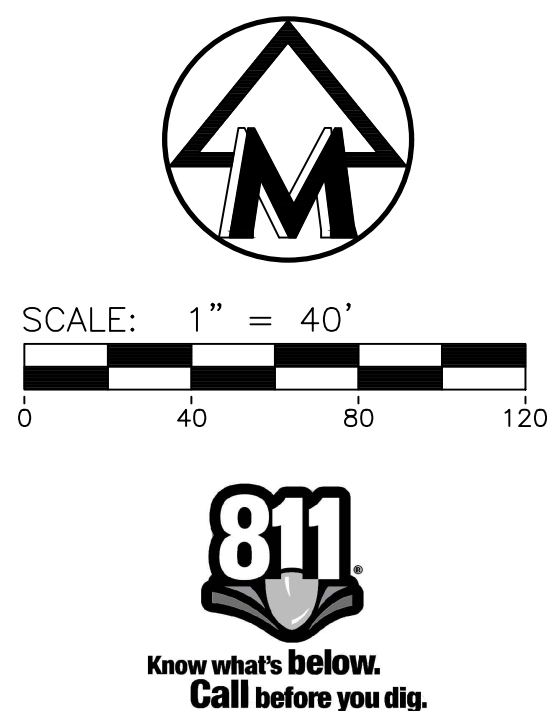
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PUD/ Site Element	Condominium Jurisdictional Table
	Jurisdiction
Cottage	
Unit(lot), driveway, walk from porch to drive, mailbox	Home Owner
Duplex	
Unit(lot), driveway, walk from porch to drive, mailbox	Home Owner
Town House	
wall to wall	Home Owner
Limited Common Element	
parking area, sidewalk, congregate mailboxes, garbage, lighting	Home Owner's Association
General Common Element	
Open space (parks, path, sidewalk)	City of Ypsilanti
Right-of-Way (road, sidewalk, stormwater conveyance system)	City of Ypsilanti
Water and Sanitary System	YCWA
Stormwater Detention Pond	City of Ypsilanti (possible private maintenance)

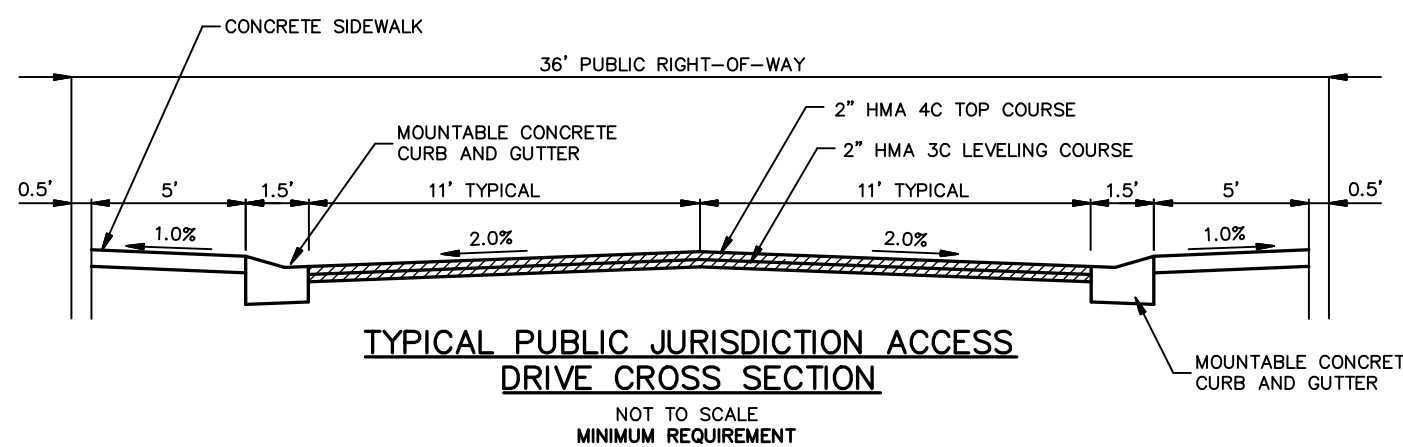


NOTES

1. ON-SITE LIGHTING WILL BE PROVIDED BY BUILDING MOUNTED WALL-PACK UNITS. WALL-PACK UNIT MODEL/TYPE TO BE DESIGNATED BY ARCHITECT AND CONFORM WITH CITY ORDINANCE.
2. PROPOSED PHASING:
INFRASTRUCTURE – TWO PHASES
UNITS – PHASED BASED ON MARKET CONDITIONS AND LENDING
3. STANDARD SIZE PARKING SPACES WITH 2' OVERHANG AT TH1 AND TH2.
4. COTTAGE SIDE SETBACK 0'-5' BASED ON WINDOW PLACEMENT.
5. PHOTOGRAPHY PLAN WILL BE PROVIDED DURING DETAILED ENGINEERING.
6. UNIT 19 WILL HAVE A REDUCED PATIO SPECIFIED. THE HOMES WILL BE DESIGNED TO STAY OUT OF THE FRANCHISE UTILITY EASEMENTS.

LEGEND

	SIGN
	BARRIER FREE PARKING SIGN
	NO PARKING SIGN
	STOP SIGN
	FENCE
	PROP. CURB & GUTTER
	PROP. BITUMINOUS PAVEMENT
	PROP. CONCRETE PAVEMENT
	COTTAGE UNIT NUMBER
	DUPLEX NUMBER
	TOWN HOUSE NUMBER
	STANDARD PARKING COUNT
	ADA ACCESSIBLE PARKING COUNT
	PROP. LIGHT POLE



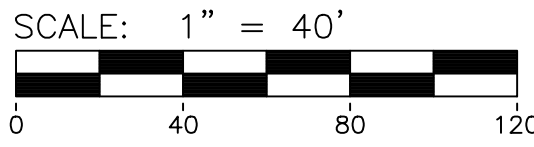
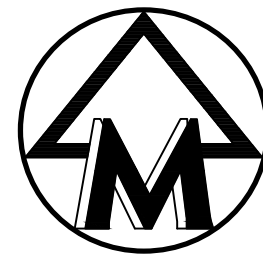
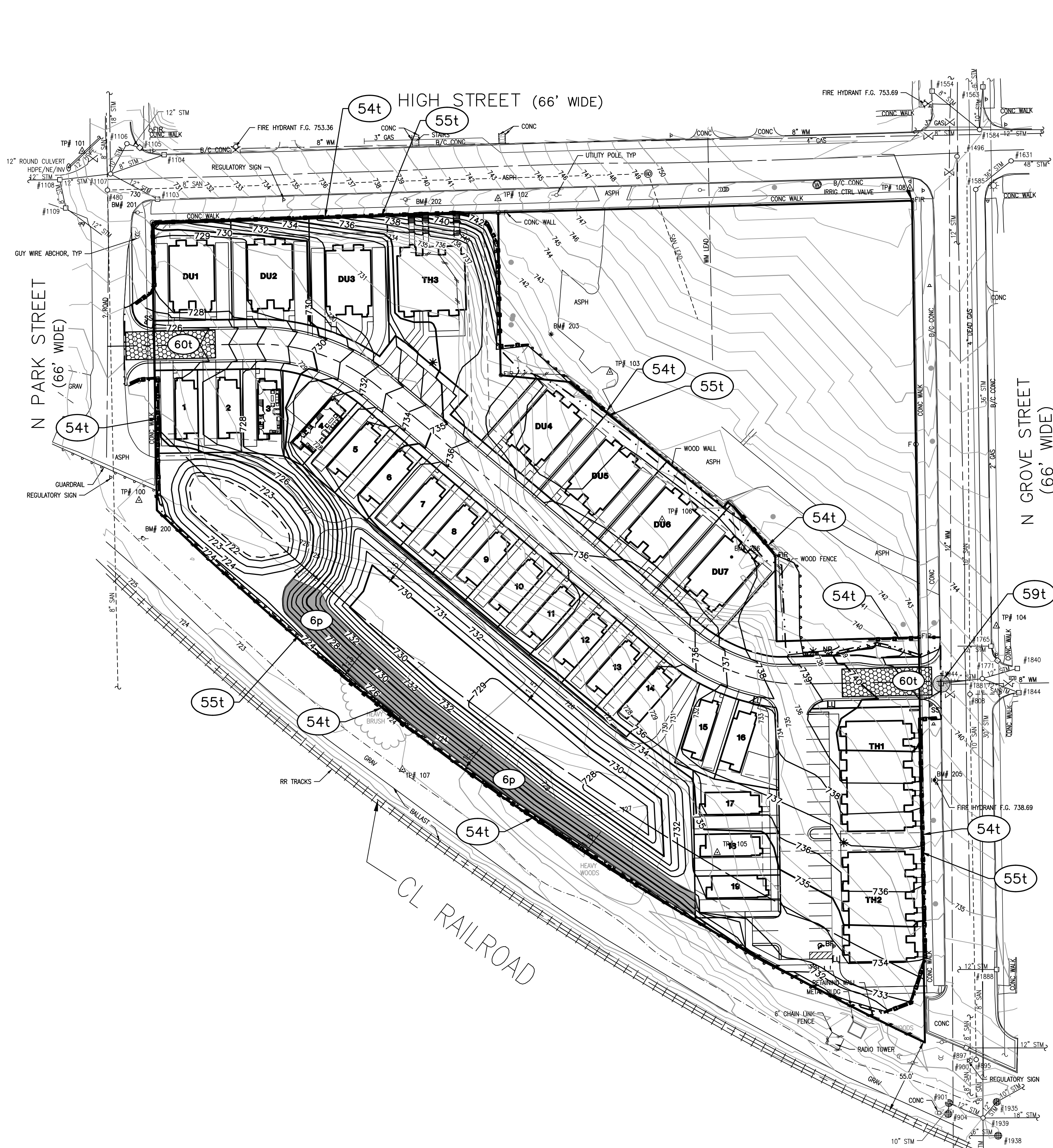
Line Table Alignments		
Line #	Length	Direction
L1	104.414	N89° 09' 02.61"E
L2	278.907	S49° 20' 10.34"E
L3	112.927	N88° 47' 35.44"E

Curve #	Radius	Length	Chord Direction
C2	130.000	94.190	S70° 05' 33.86"E
C3	130.000	95.001	S70° 16' 17.45"E



M:\Civ\134\Proj\131264\Site Plan\31264gr1.dwg, 5/17/2022 9:33 AM, Tina R. Fik-Medwerth, 6 GRADING PLAN, MCLLC Proj. #3
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LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
-o- U.P.	EXIST. UTILITY POLE
-o- GP	EXIST. GUY POLE
-o- GUY WIRE	GUY WIRE
-o- O.H. AT&T	EXIST. OVERHEAD UTILITY LINE
-o- GAS	EXIST. LIGHT POLE
-o- GAS	EXIST. GAS LINE
-o- GAS	EXIST. GAS VALVE
-o- f.o.	EXIST. FIBER OPTIC LINE
-o- WM	EXIST. WATER MAIN
-o- STM	EXIST. HYDRANT
-o- SAN	EXIST. GATE VALVE IN BOX
-o- SAN	EXIST. CURB STOP & BOX
-o- SAN	EXIST. STORM SEWER
-o- SAN	EXIST. CATCH BASIN OR INLET
-o- SAN	EXIST. BEEHIVE INLET
-o- SAN	CULVERT
-o- SAN	EXIST. SANITARY SEWER
-o- SAN	EXIST. CLEANOUT
-o- SAN	C/L OF DITCH
-o- SAN	SIGN
-o- SAN	TELEPHONE RISER
-o- SAN	POST
-o- SAN	WELL
-o- SAN	FENCE
-o- SAN	GUARDRAIL
-o- SAN	SINGLE TREE
-o- SAN	TREE OR BRUSH LIMIT
-o- SAN	FOUND IRON PIPE
-o- SAN	CONTROL PT.
-o- SAN	LIMITS OF DISTURBANCE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF YPSILANTI ORDINANCES, WASHTENAW COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
- PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE AND TEMPORARY INLET FILTER(S) SHOWN ON THE PLANS.
- ANY LAWN AREA WHICH WILL HAVE A SLOPE STEEPER THAN 6:1 (6 FT. MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND SEED OR MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE FLATTER THAN 6:1.
- THE ACTUAL LOCATION OF THE MUD TRACKING MATS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
- ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT IS PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
- BOTH INTERNAL AND EXTERNAL STREETS WILL BE CLEANED OF ANY MUD IMMEDIATELY FOLLOWING EACH MUD TRACKING OCCURRENCE.
- ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF FINAL GRADE. SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS. STRAW MULCH BLANKETS SHALL BE STAKED INTO THE GROUND 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
- DRAINAGE FROM NEW IMPERVIOUS AREA IS TO BE DIRECTED TO THE ON-SITE STORM WATER MANAGEMENT SYSTEM.
- DITCHES, SWALES, AND OTHER AREAS THAT WILL CHANNEL CONCENTRATED RUNOFF MUST BE STABILIZED WITHIN 15 DAYS OF CONSTRUCTION.
- AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

8	SEEDING	6	SEEDING WITH MULCH AND/OR MATTING
54	CONSTRUCTION FENCE OR SNOW FENCE	58	CURB INLET FILTER
55	GEOTEXTILE SILT FENCE	59	C.B./INLET FILTER
		60	MUD TRACKING MAT

MAINTENANCE REQUIREMENTS

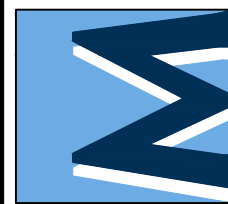
- ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
- ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE, AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

PERMANENT MAINTENANCE TASKS AND SCHEDULE

	Components						Schedule
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/Ditches	Outflow Control Structure	
Inspect for sediment accumulation	X	X	X	X	X	X	annually
Removal of sediment accumulation		X	X	X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	annually, as needed
Inspection for erosion					X	X	annually
Re-establish permanent vegetation on eroded slopes					X	X	as needed
Clean pavement	X						semi-annually

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING JUNE 2022											
	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
INSTALL AND MAINTAIN SOIL EROSION CONTROL MEASURES AS REQUIRED												
STRIP AND MASS GRADE SITE												
INSTALL UTILITIES												
PAVING OPERATIONS												
SEEDING AND PLANTINGS												
CLEANUP SITE												

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DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

PUD SITE PLAN
GRADING PLAN

6

DATE: 05/16/22

SHEET 6 OF 15

REV. DATE

05/17/22

CAUS: KJB

REV. DATE

05/17/22

CAUS: KJB

REV. DATE

05/17/22

21264

JOB No.

REVISIONS:

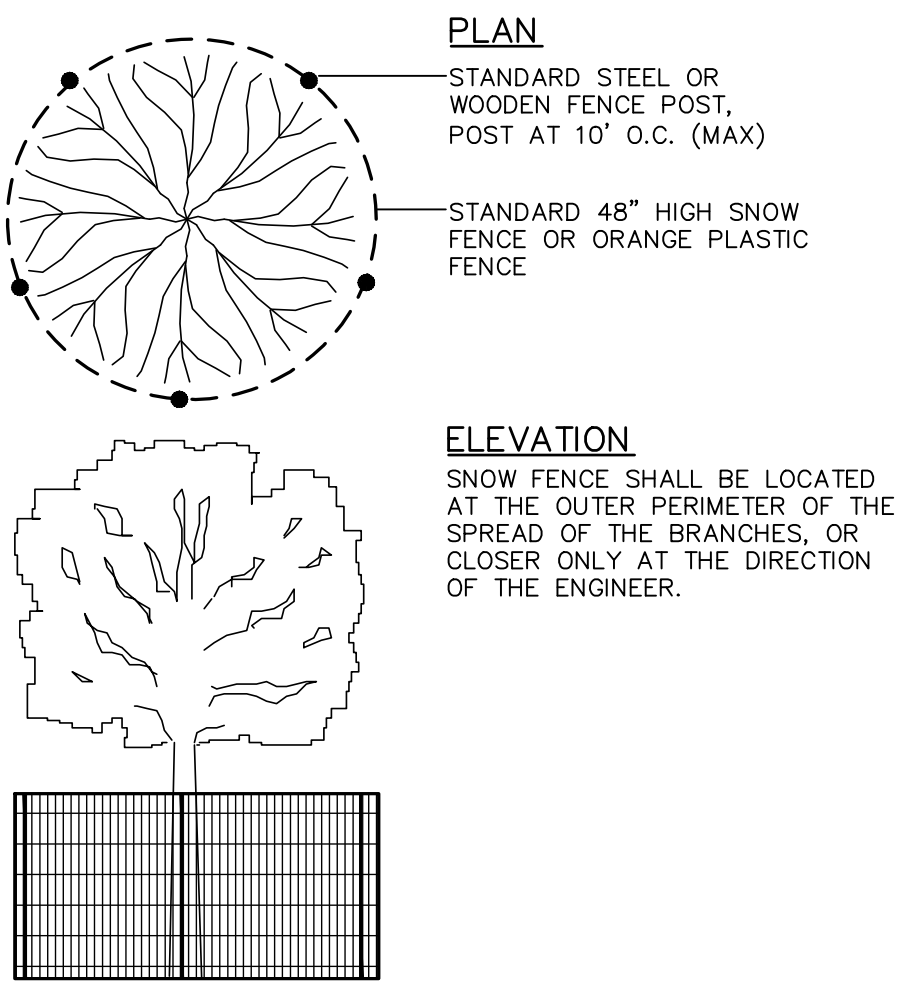
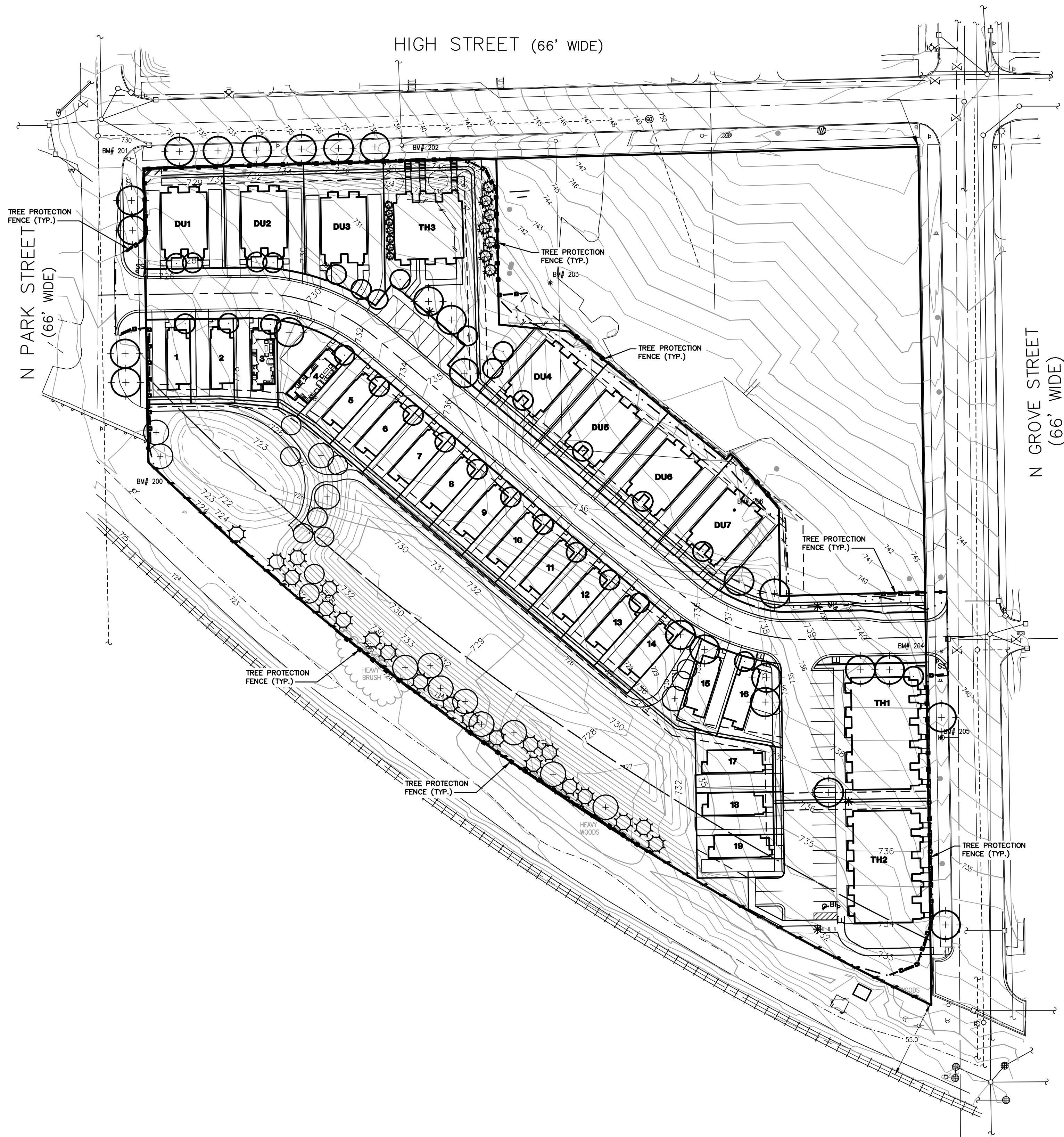
PEER MUNICIPAL COMMENTS

PEER MUNICIPAL COMMENTS

PEER MUNICIPAL COMMENTS

M:\Civ\134\Proj\13264\Site Plan\13264TPI.dwg, 5/17/2022 9:34 AM, Tina R. Fik-Medworth, 9 TREE PROTECTION PLAN, MCLLC PDF #13
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The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



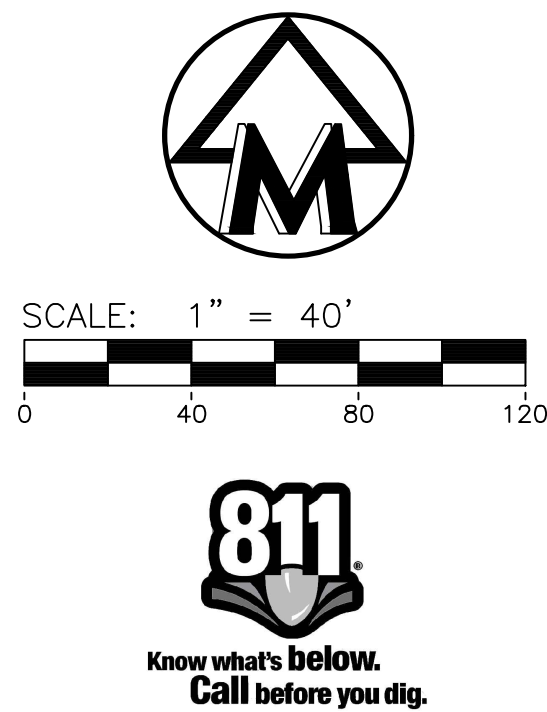
TREE PROTECTION DETAIL (54t)
NOT TO SCALE

TREE PROTECTION LEGEND

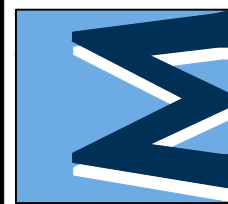
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- TREE OR BRUSH LIMIT

NOTES:

- PAVING OR OTHER IMPERVIOUS SITE IMPROVEMENTS SHALL NOT ENCROACH UPON THE DRIP LINE OF EXISTING TREE(S) TO BE PRESERVED UNLESS INDICATED ON THE TREE PRESERVATION PLAN.
- NO VEHICLE OR OTHER CONSTRUCTION EQUIPMENT MAY BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY PLANT MATERIAL INTENDED TO BE SAVED.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A TREE PROTECTION FENCING PER DETAIL.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES NOT SPECIFIED FOR A SPECIFIC USE BY THE OWNER SHALL BE CHIPPED AND USED FOR MULCH ON SITE, OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



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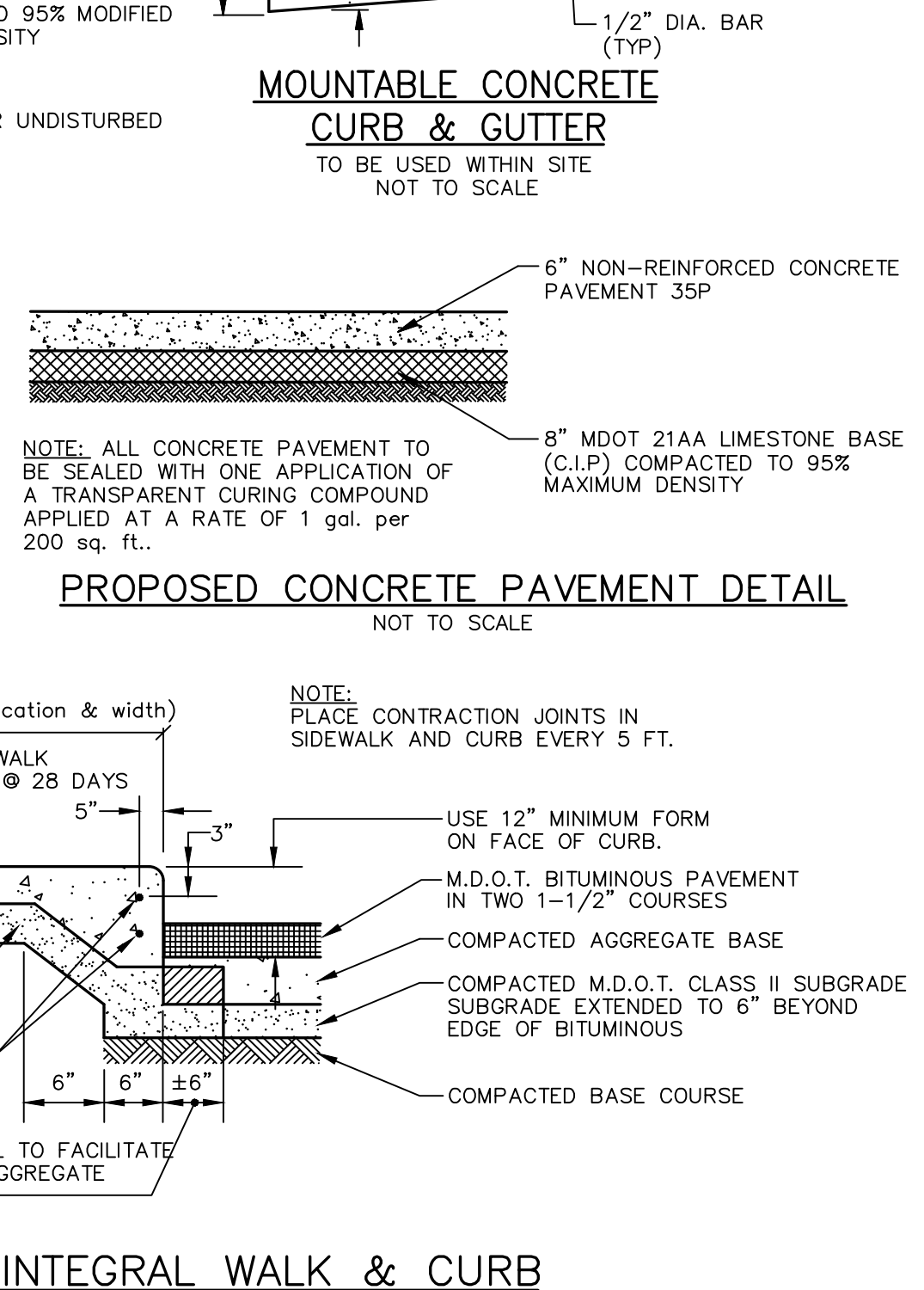
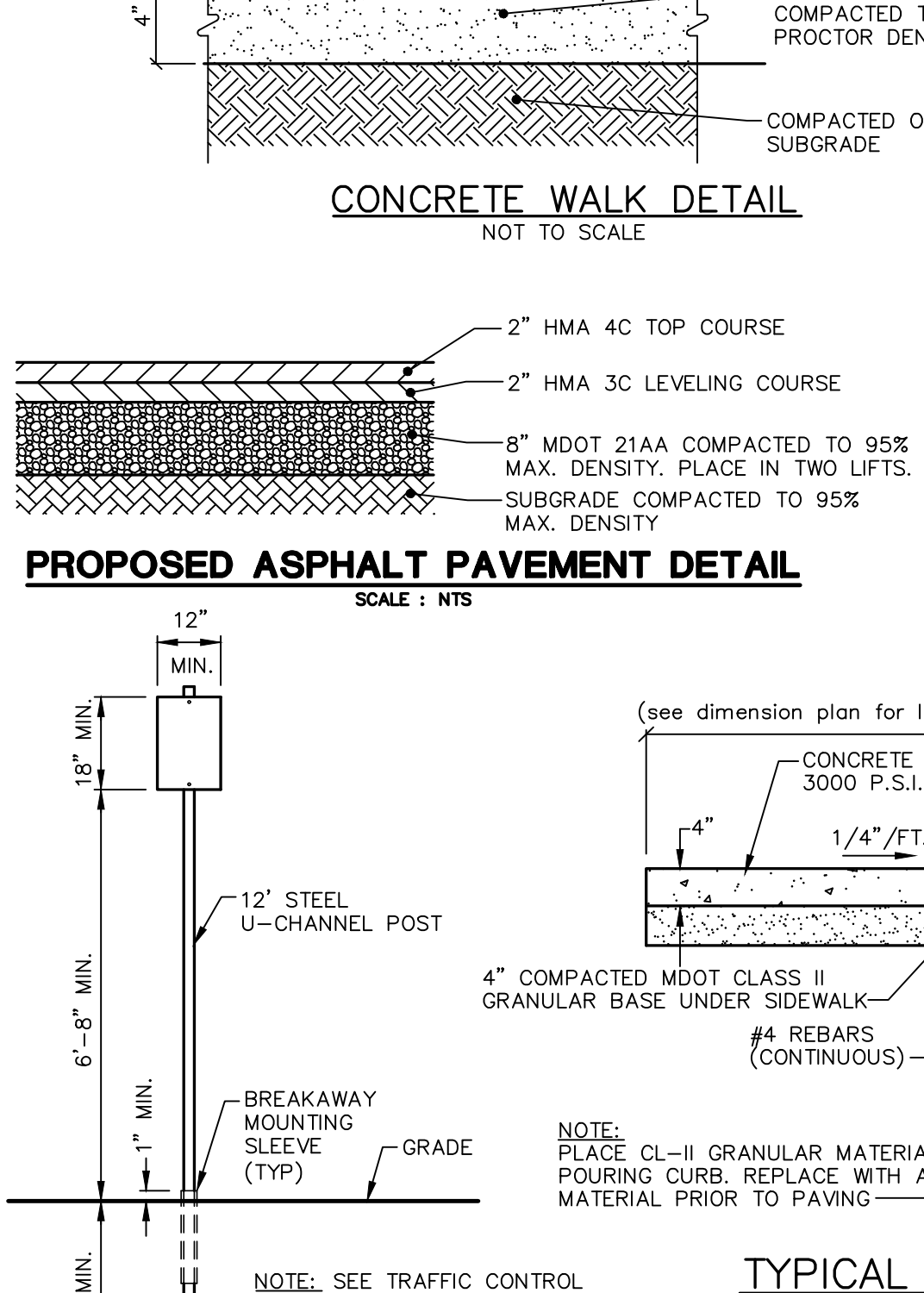
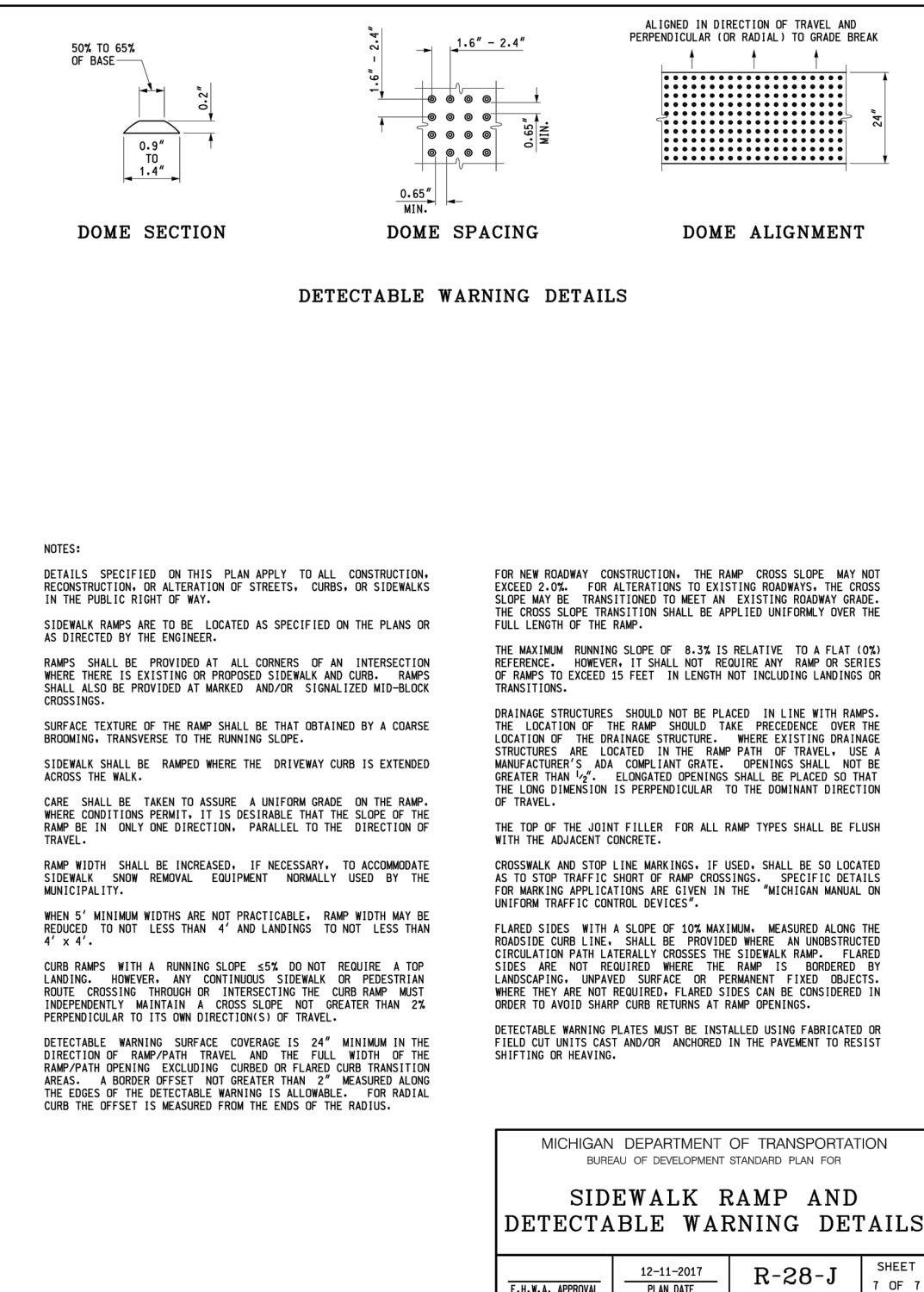
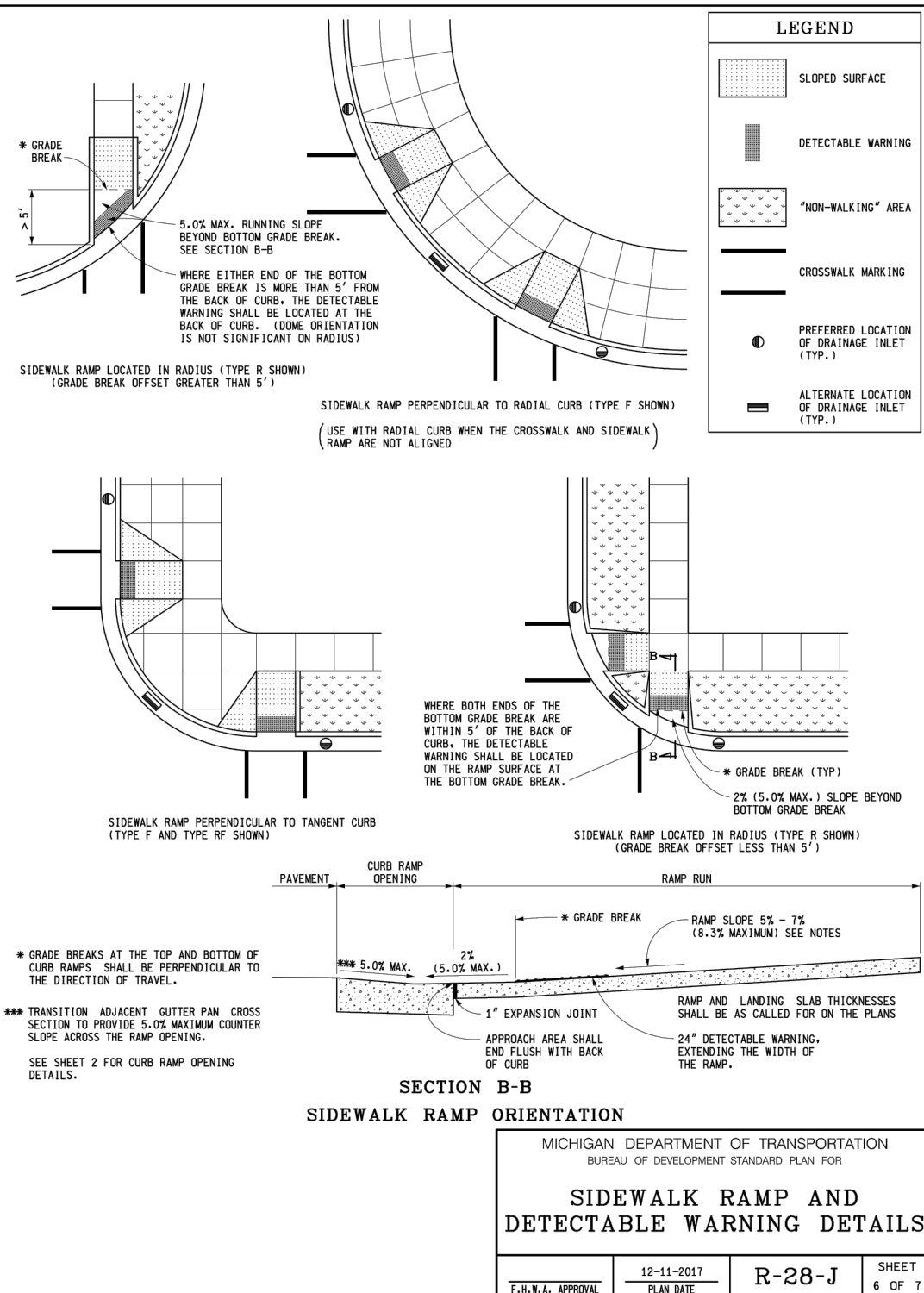
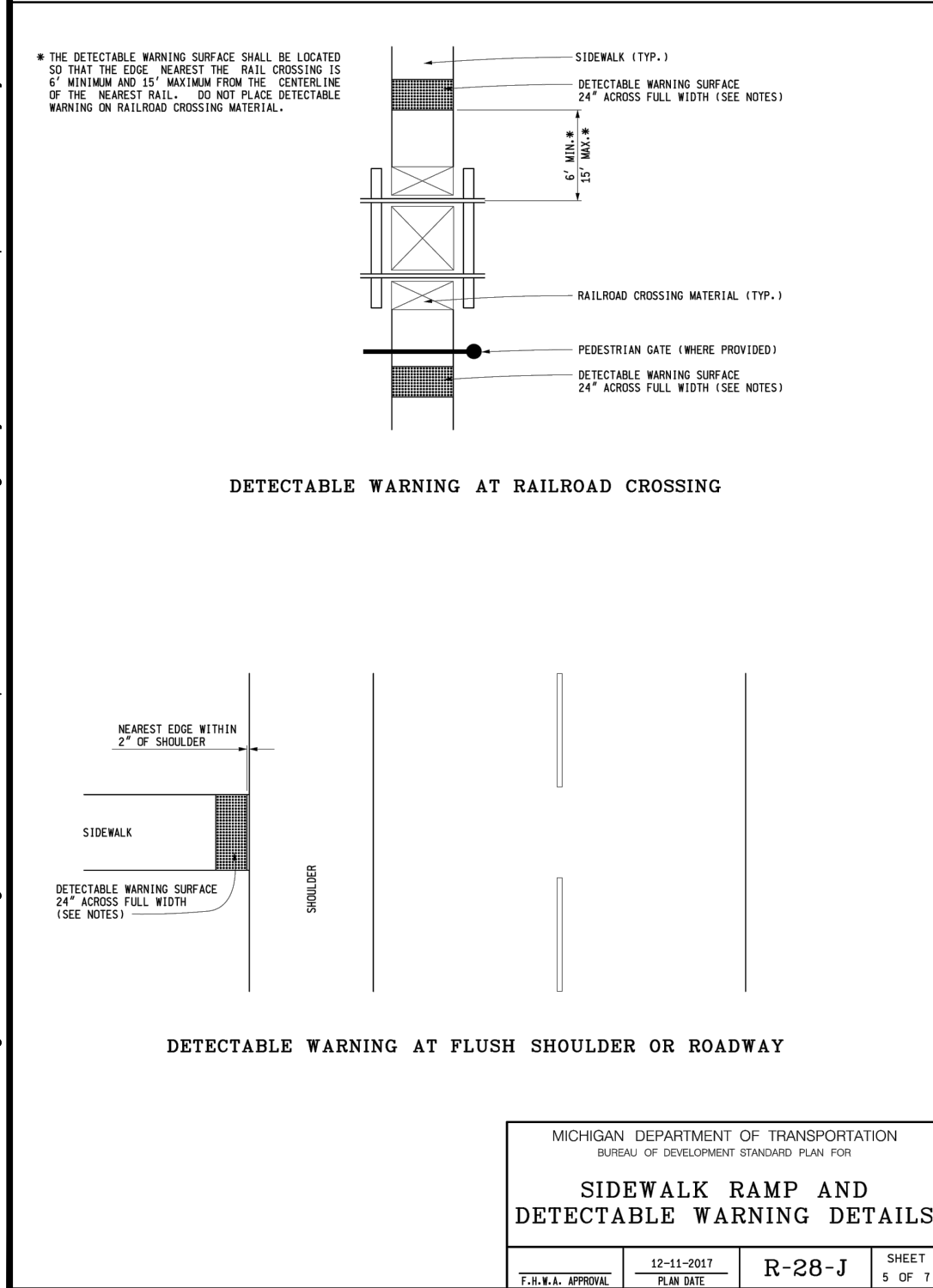
CLIENT
RENOVARE YPSILANTI HOMES, LLC
42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD
PUD SITE PLAN
TREE PROTECTION PLAN

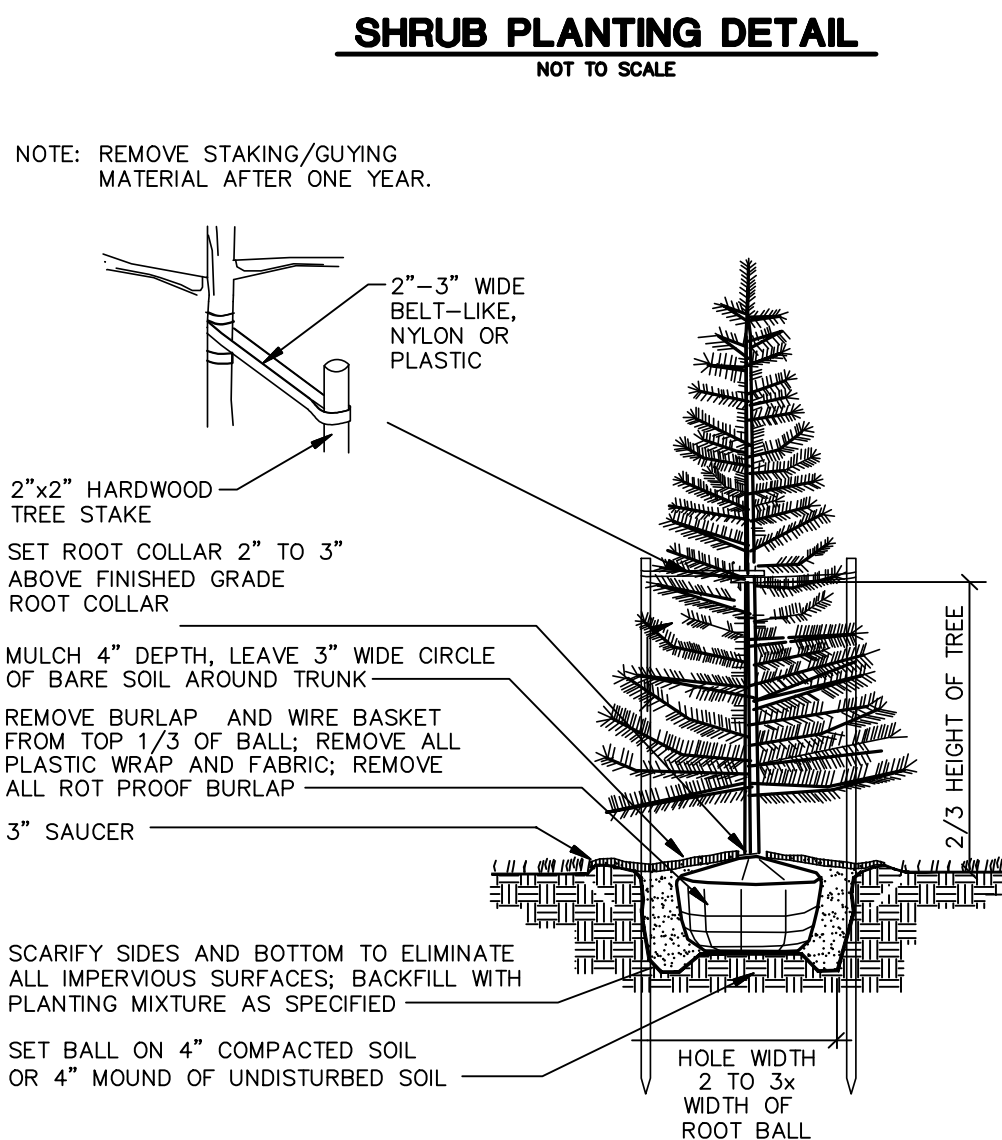
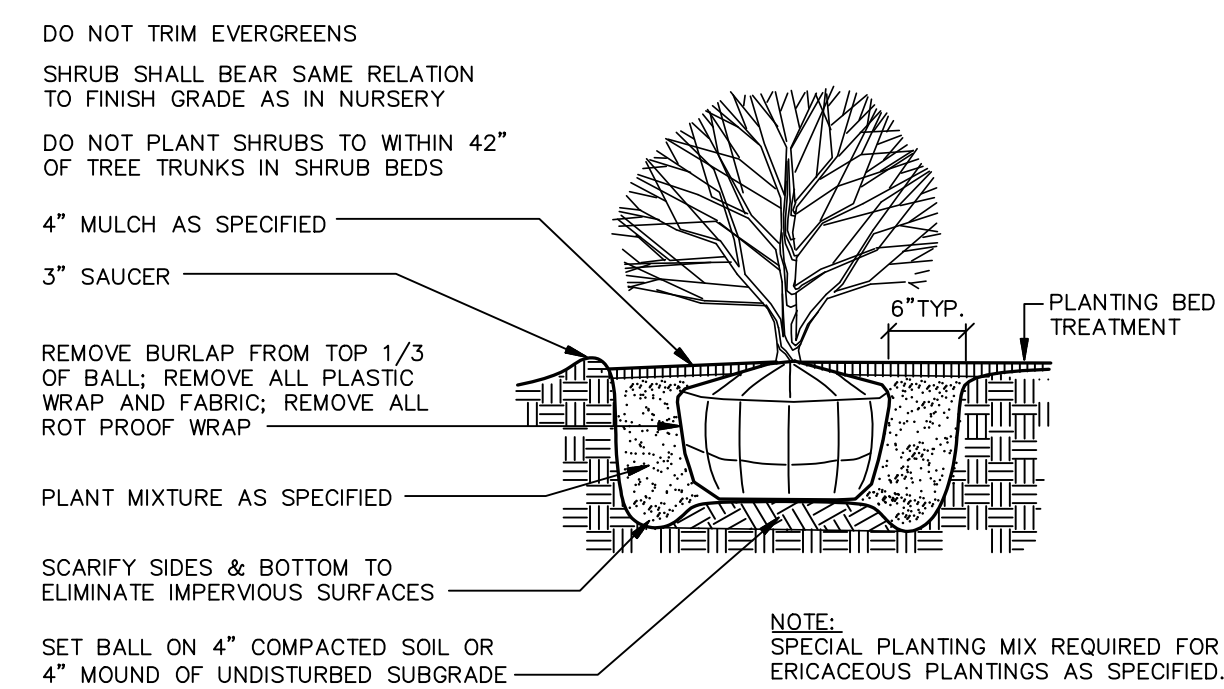
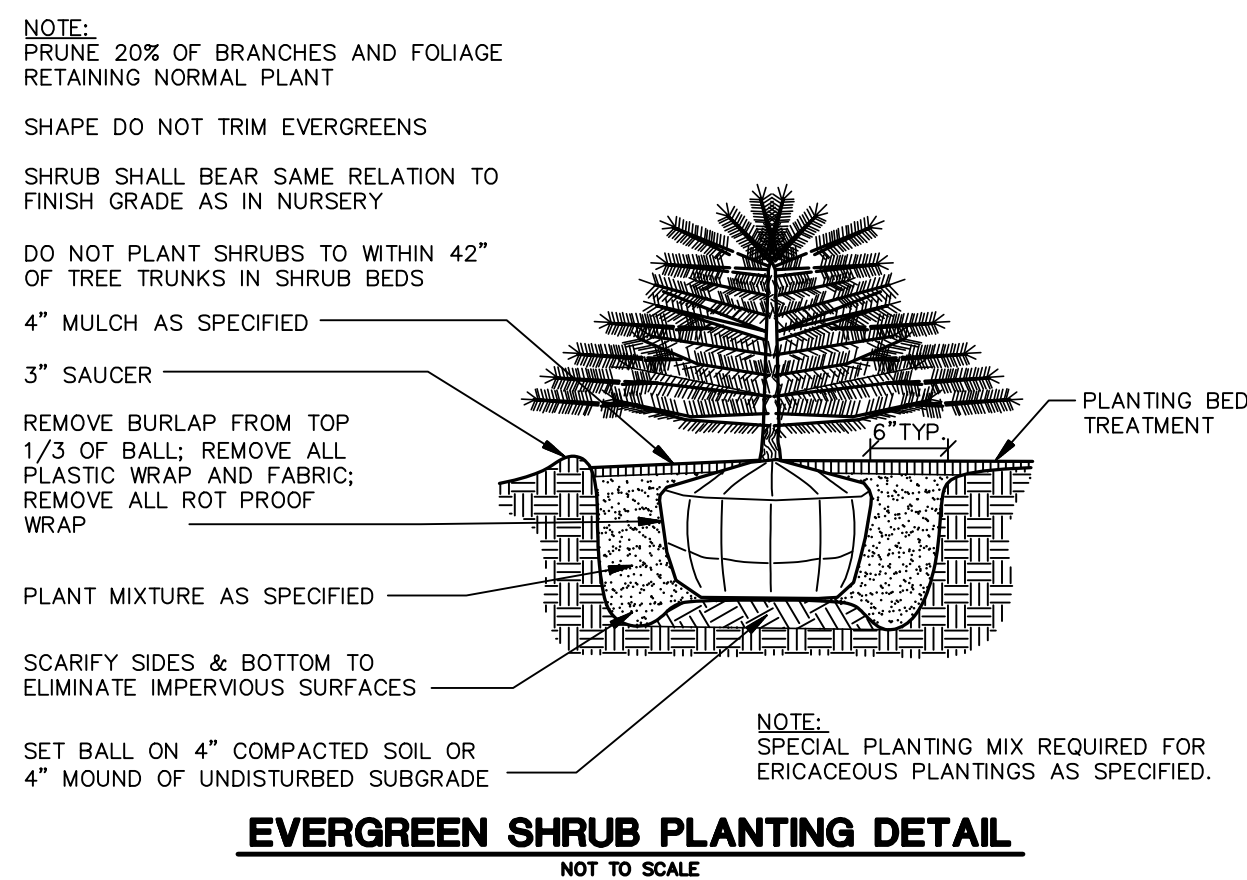
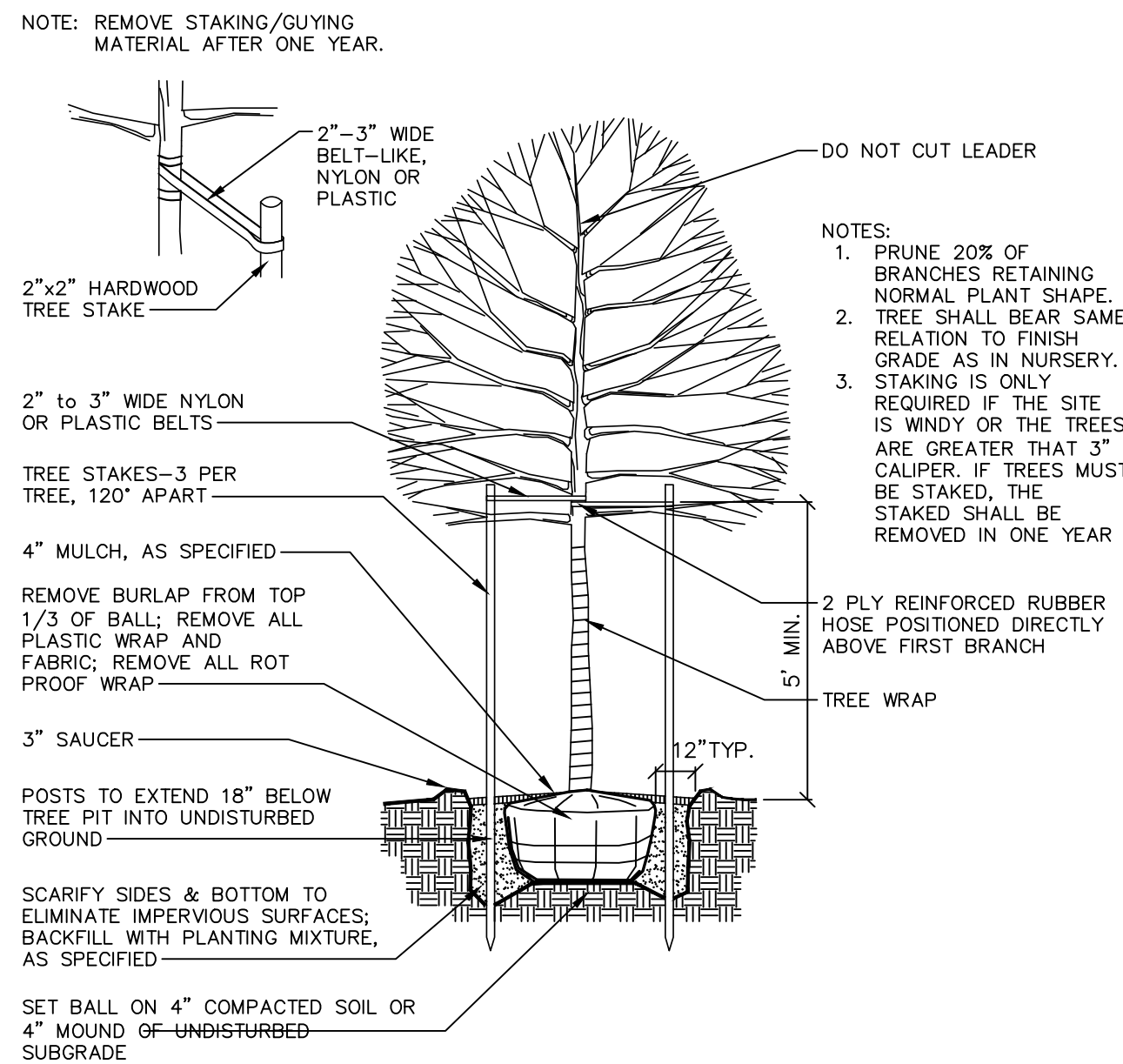
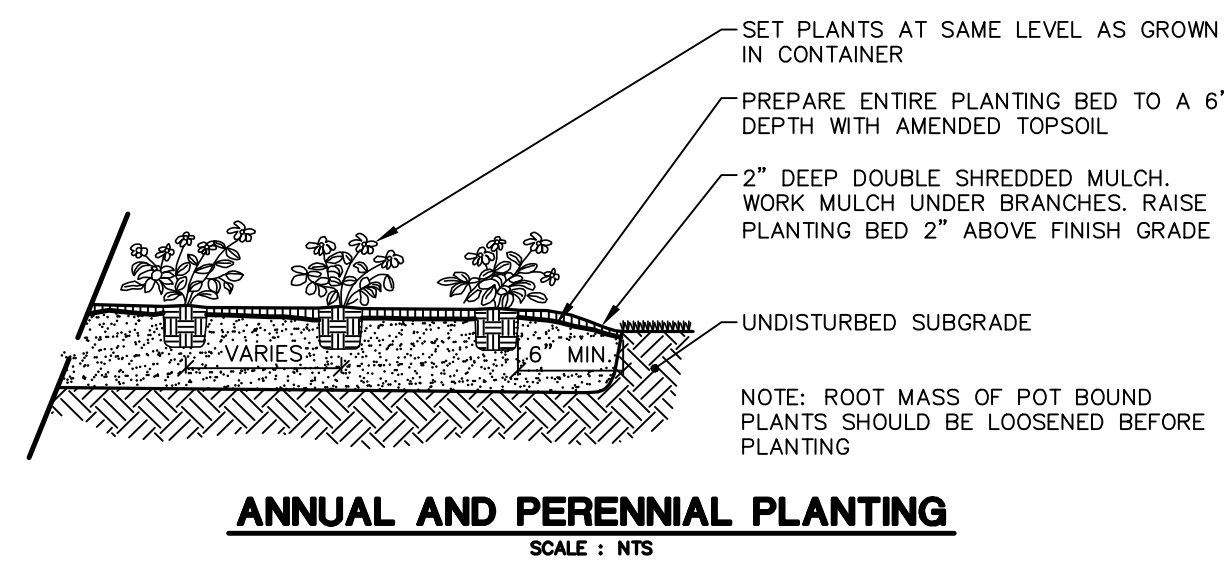
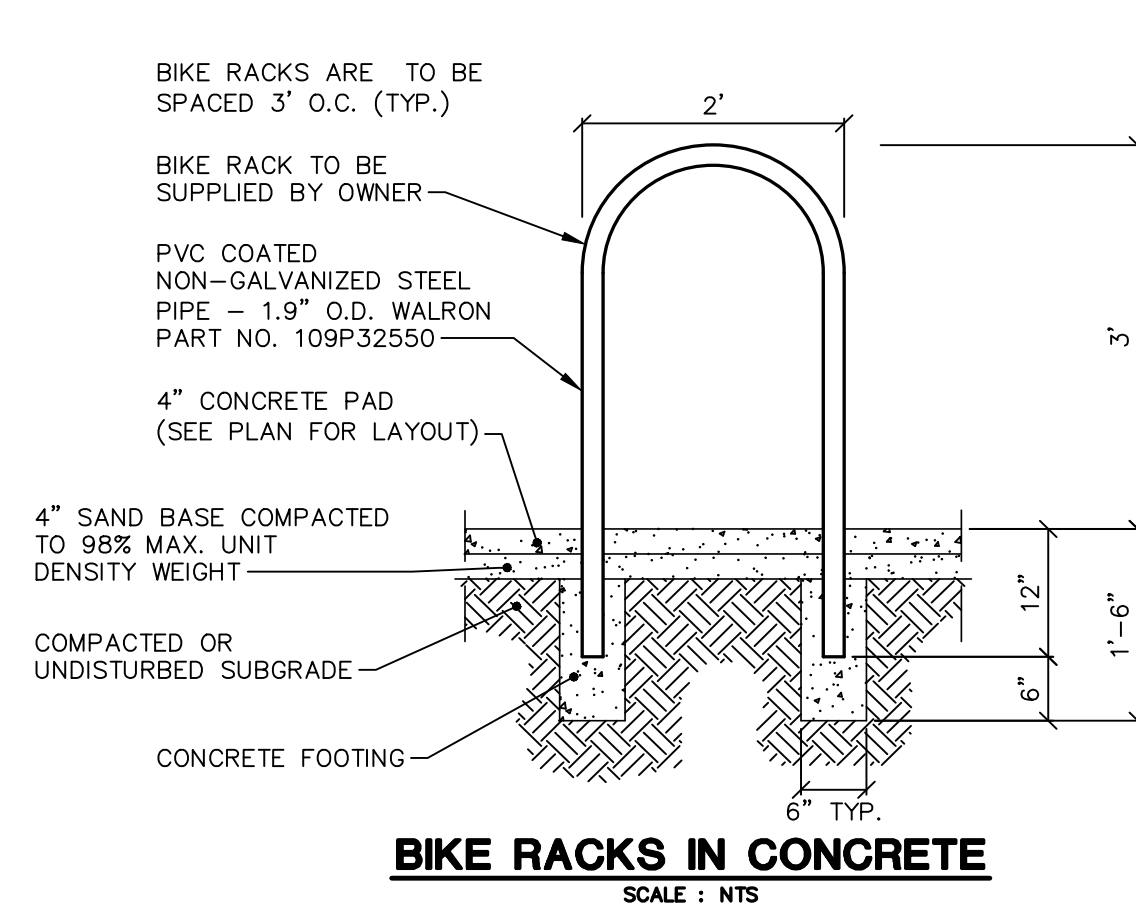
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JOB No. 21264	DATE 03/16/22	SHEET 9 OF 15
	REV. DATE 04/14/22	CAUD. TOS
	REV. DATE 05/15/22	ENR. KEB
	TECH. KEB	13264TPI
REVISIONS:		
PEER MUNICIPAL COMMENTS		
PEER MUNICIPAL COMMENTS		

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Bioswale Seed Mix		
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
<i>Andropogon gerardii</i>	Big Bluestem	4.00
<i>Carex cristatella</i>	Crested Owl Sedge	0.50
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex spp.</i>	Prairie Sedge Species	8.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	3.00
<i>Elymus canadensis</i>	Canada Wild Rye	16.00
<i>Elymus virginicus</i>	Virginia Wild Rye	16.00
<i>Juncus canadensis</i>	Canadian Rush	1.00
<i>Panicum virgatum</i>	Switch Grass	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00
	Total	60.00
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	512.00
	Total	512.00

- ## LANDSCAPE NOTES

1. For any plant quality discrepancies between the plan view and the plant schedules, the plant schedule, the plant shall take precedence.
2. Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti.
3. Landscape contractor shall provide irrigation/water source for proposed plant material for two years from time of planting or for period specified in contract if water source not provided on the project site.
4. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
5. Reestablish all disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch unless otherwise noted on landscape plan.
6. All disturbed areas not to be seeded with native seed mixes identified on the Landscape Plan shall be lawn areas. Lawns shall either be seed or seed and seed mix shall meet species composition requirements of the seed mixes listed. Seed shall be installed and stabilized per manufacturer's standard specifications. Mutch within 24 hours of seeding (2) to (3) tons of seed per acre or 27 cubic feet of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals. / acre.
7. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
8. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site in lawn areas only.
9. Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes as noted in the plans, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation shall be provided by the landscape architect with supplier.
10. All seeded areas with slopes less than 1:5 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:5 shall be seeded and provided with a biodegradable erosion control blanket such as Natural American Green S150, 100% biodegradable, jute netted or approved substitution, and shall be secured with biodegradable stakes.
11. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
12. All commercial substrate soils in proposed planting areas shall be tilled to a minimum 12-inch depth prior to placement of a minimum of 6" topsoil, geotextile fabric, or other planting media as specified.
13. All landscape beds on planting plan where identified as being lined with edging contractor shall install a commercial grade edging. Edging shall be fabricated in 10' - 20" sections with anchor stake loops stamped in face of section at a minimum of 32" on center. Use minimum 15" tapered steel anchoring stakes (1/2" x 12") provided by manufacturer. Edging and stakes shall be finished with black enamel paint.
14. All trees to be located a minimum of 10 feet from public utilities.
15. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
16. All evergreen trees, where applicable, shall be branched fully to the ground, symmetrical in shape and have never been sheared in the last three (3) growing seasons.
17. Topsoil and compost shall meet most recent issue of MDOT standard specifications for Topsoil and Compost.
18. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sods, clogs, any lime, rocks, debris, or other materials that may cause injury. Concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
 - a. Ratio of Loose Compost to Topsoil: Volume: 1:4.
 - b. Weight of Lime per 1,000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - d. Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
 - e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

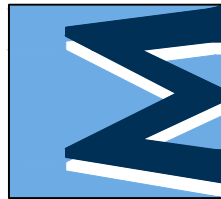
Maintenance and Warranty:

1. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting supports, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as necessary to control insects and diseases.
2. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens and to maintain the integrity of the landscape whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
4. Contractor shall warranty all plant material and trees to remain alive and be in healthy, vigorous and like condition for the life of the project. The initial installation to Substantial Completion. The Project, including but not limited to: plants, shrubs, mulches, etc. are to be under Warranty for One Year after Substantial Completion date of the Project. Trees are to be under Warranty for Two Years after the Substantial completion date of the Project. At the end of the specified Warranty period the Owner's responsibility shall still exist until the plant materials are dead or damaged. The Warranty shall be based on drawings and specifications, all plants, trees, shrubs, etc. as so determined by the Owner's Representative, are in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fires, floods, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other incident beyond landscape contractor's control.

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42 WATSON STREET, SUITE B
DETROIT, MICHIGAN 48201

220 N. PARK STREET PUD

11

JOB No.

21264

REVISIONS:

PER MUNICIPAL COMMENTS	REV. DATE
	04/14/22
PER MUNICIPAL COMMENTS	05/13/22

CADD: KJB

ENG: JCA

PM: KEB

TECH:

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DATE: 03/16/22

SHEET 11 OF 1

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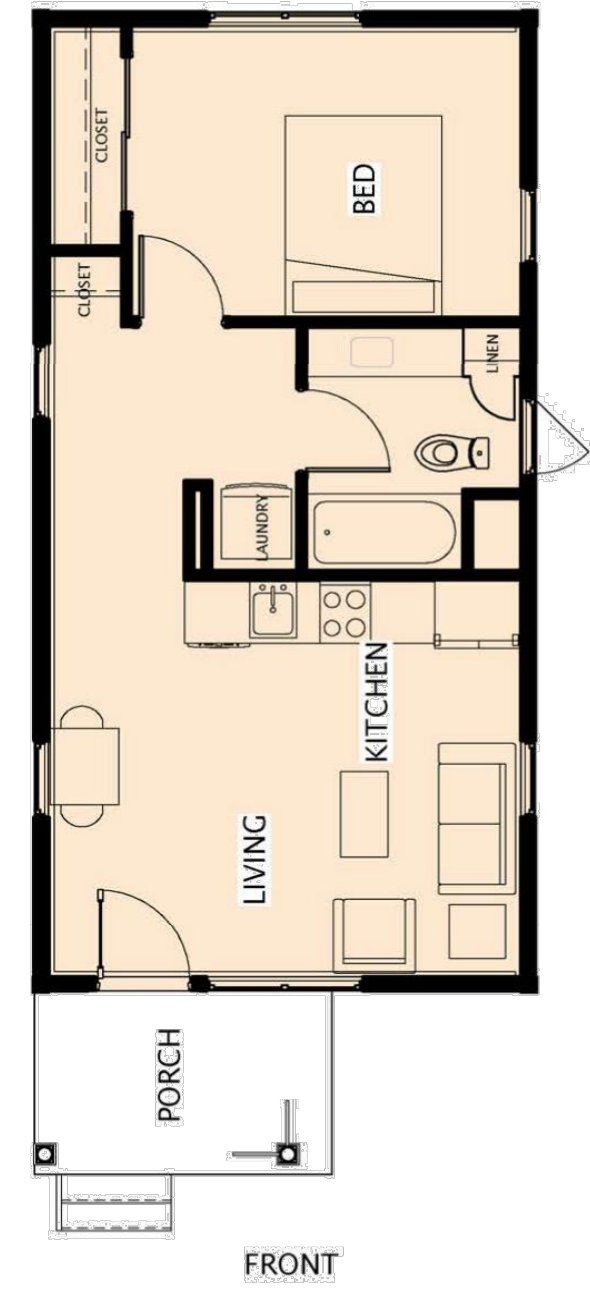
1 STORY COTTAGE
220 N. PARK ST., DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

REVISION	
DATE	ISSUE BY

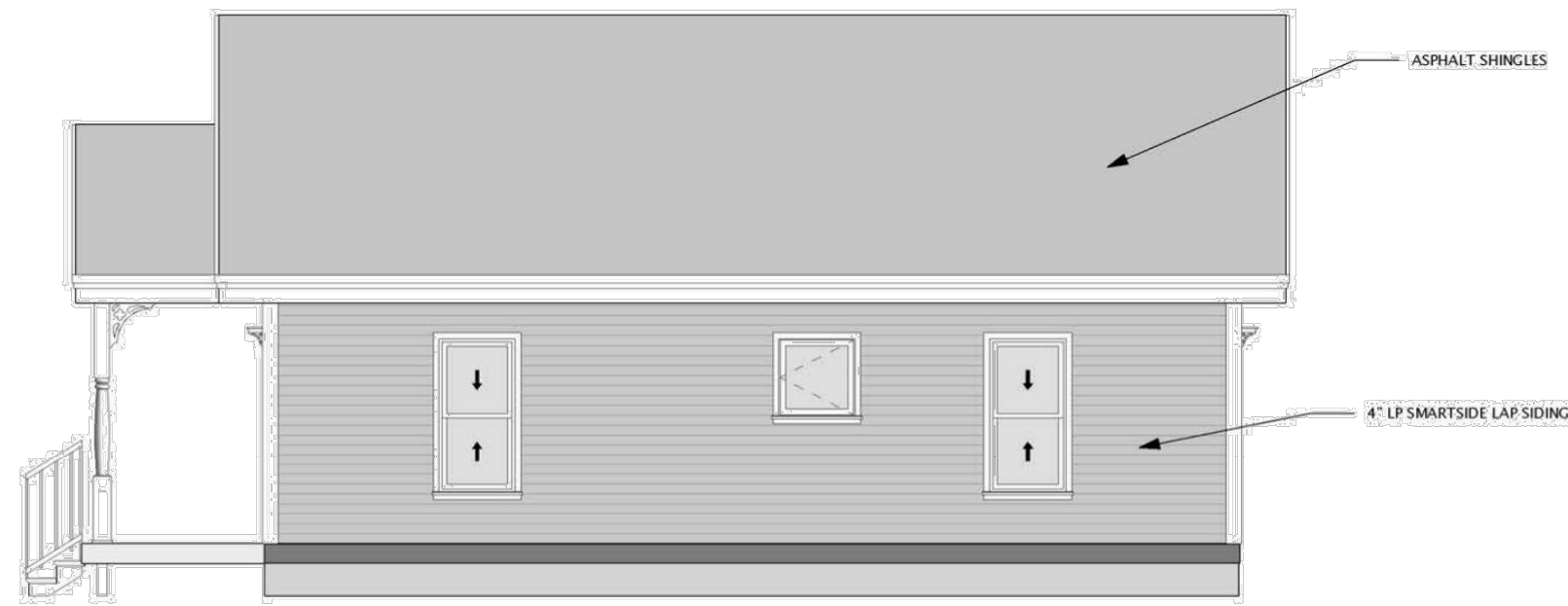
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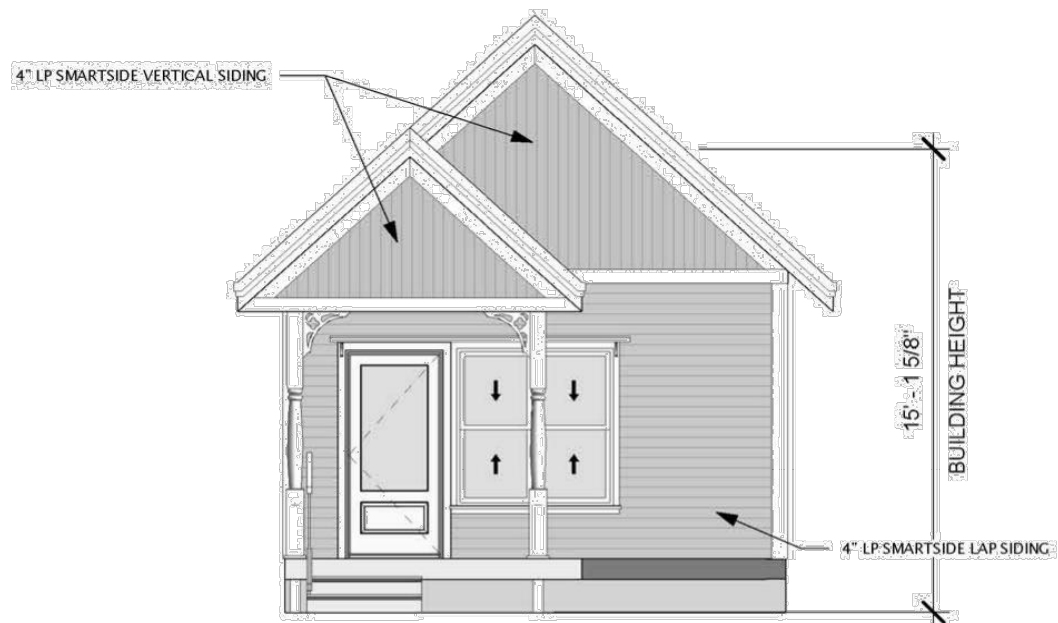


FIRST FLOOR PLAN - 445 S.F.
SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



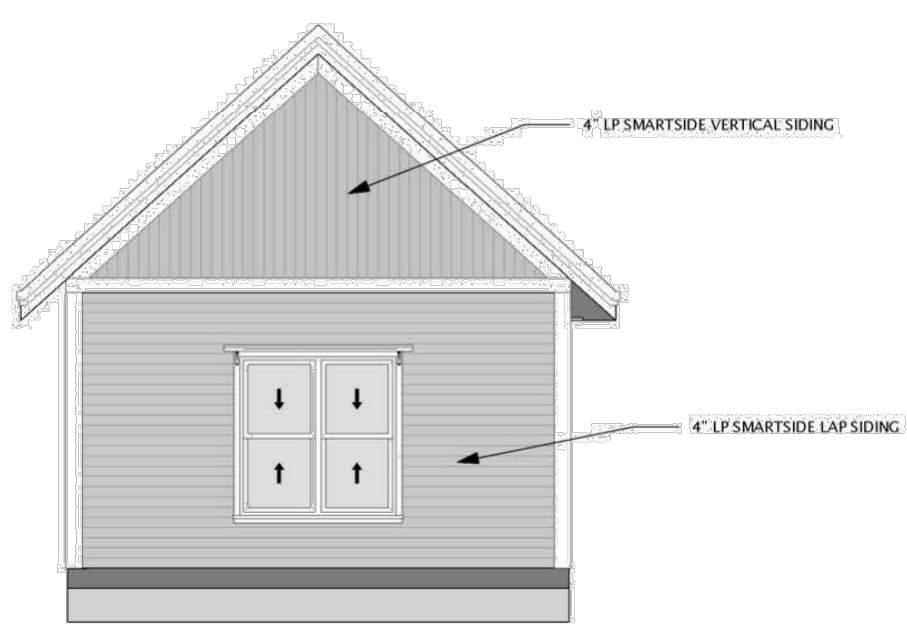
RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 STORY COTTAGE
220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

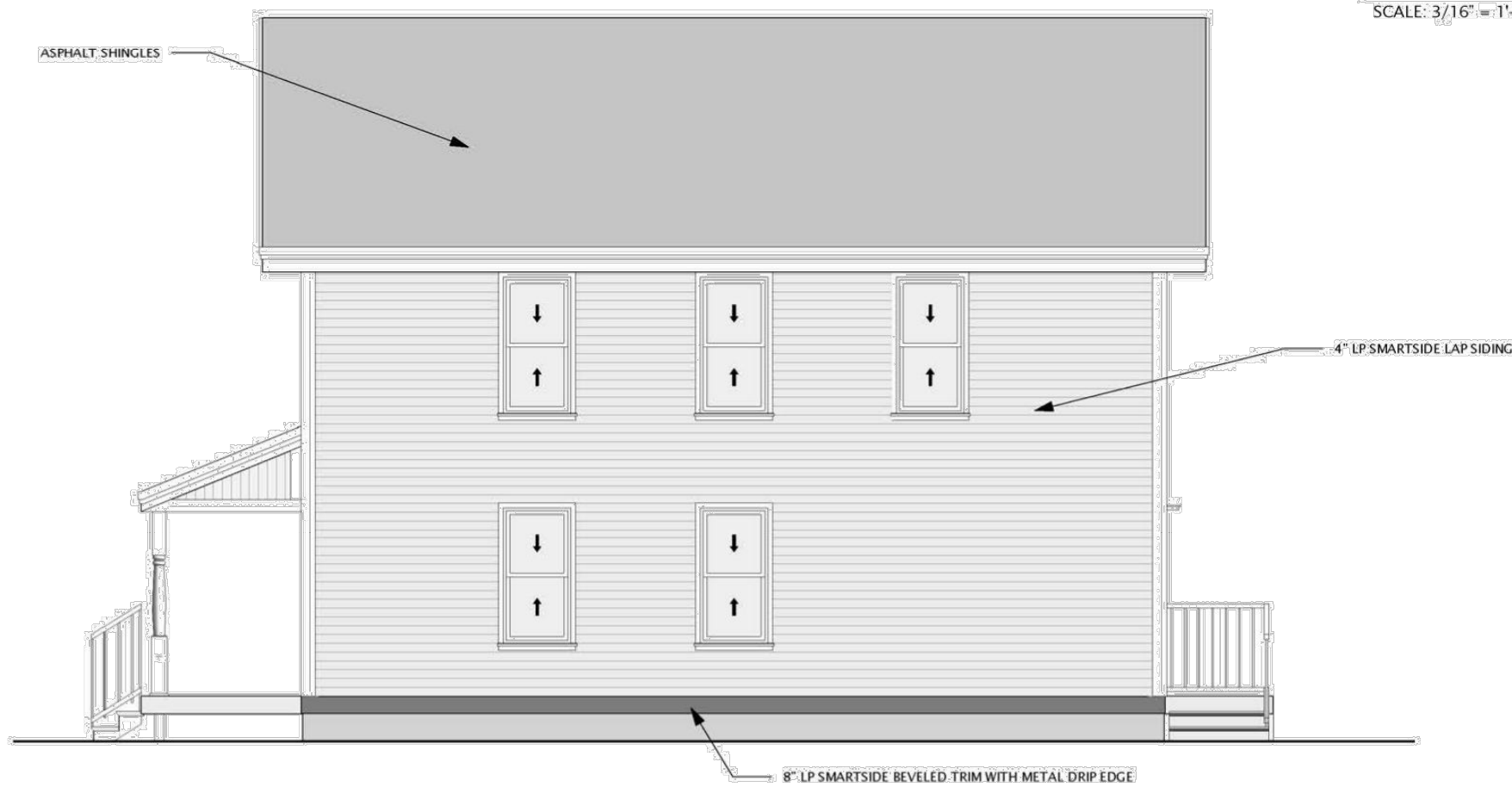
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DATE	ISSUE BY

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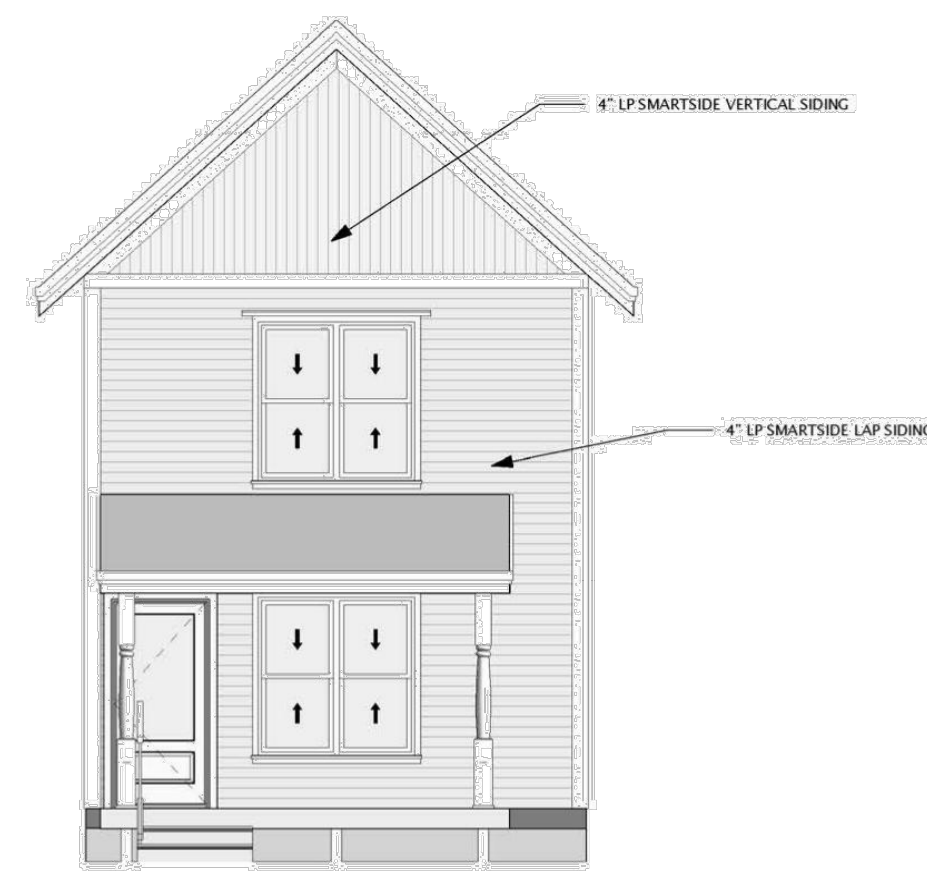
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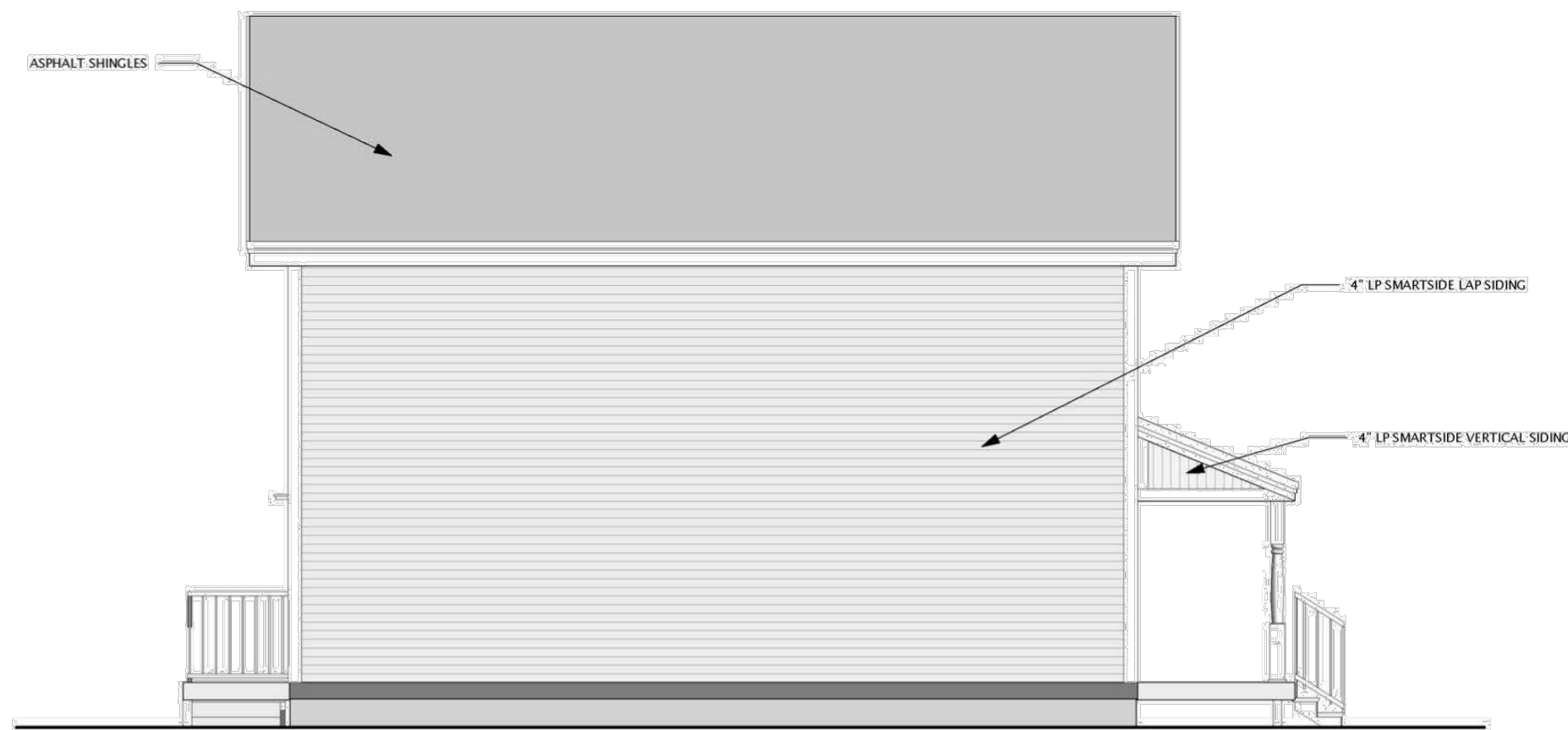
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WINDOWS TO BE WOOD / ALUMINUM CLAD*



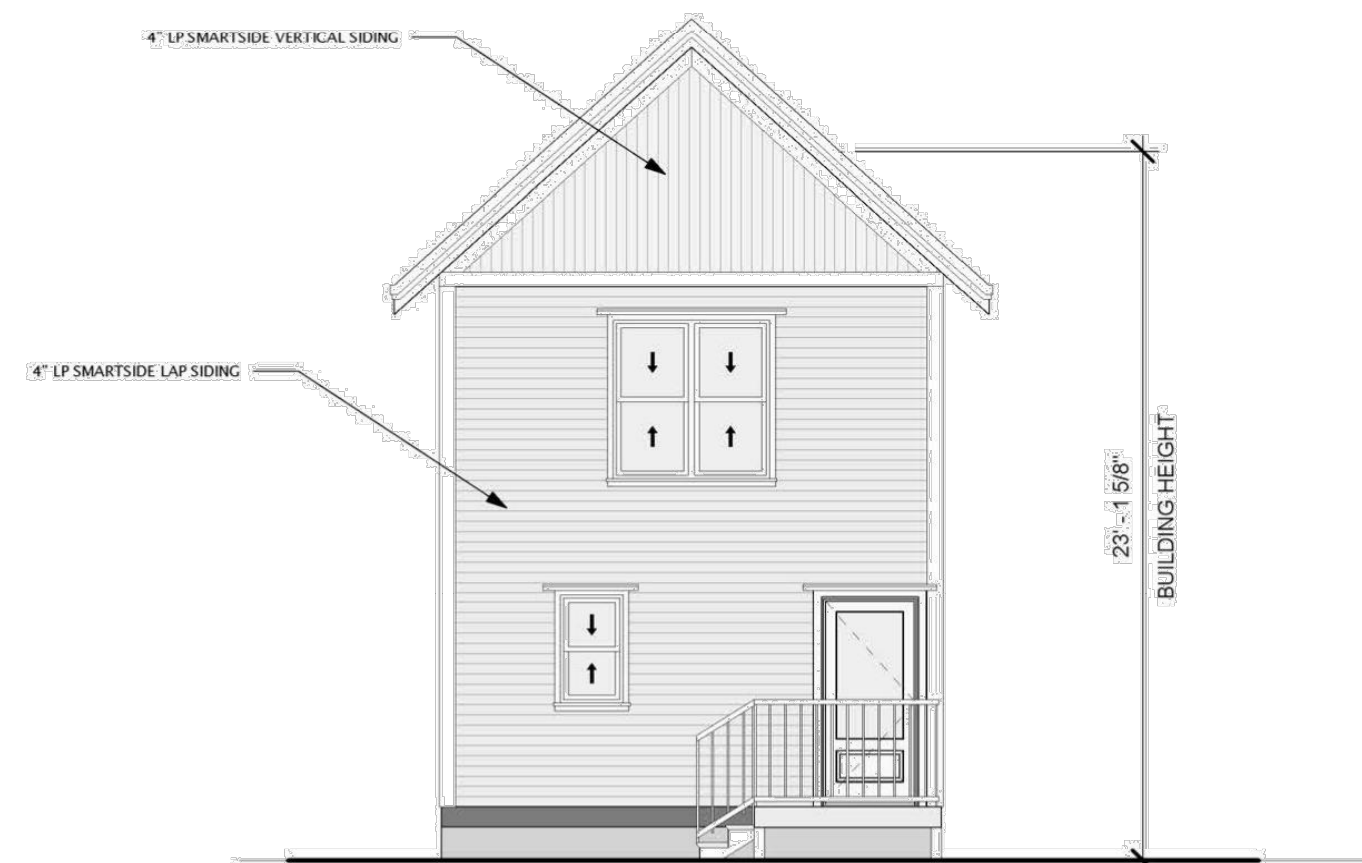
RIGHT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

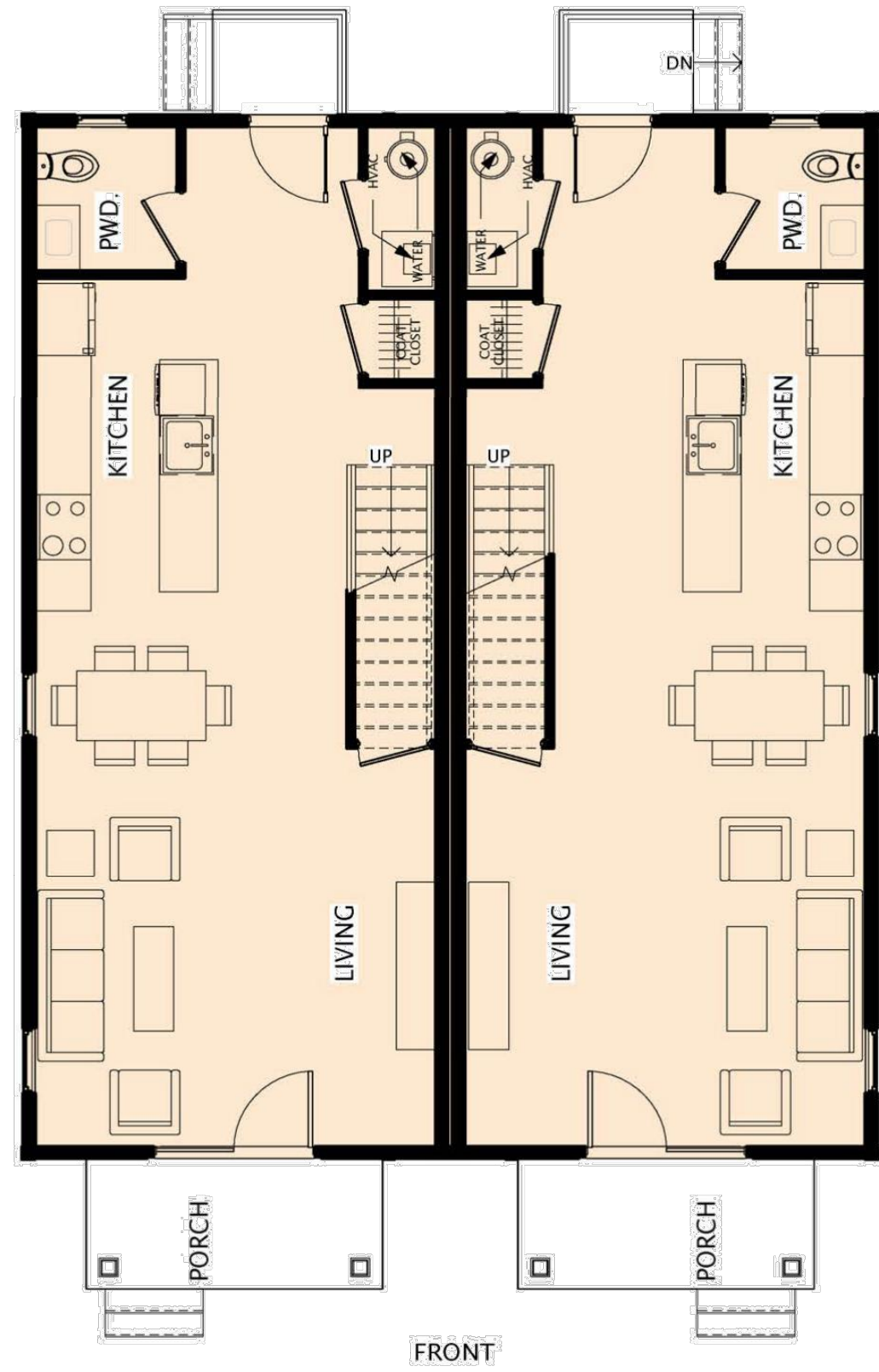
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Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 03/15/22

REVISION	DATE	ISSUE BY

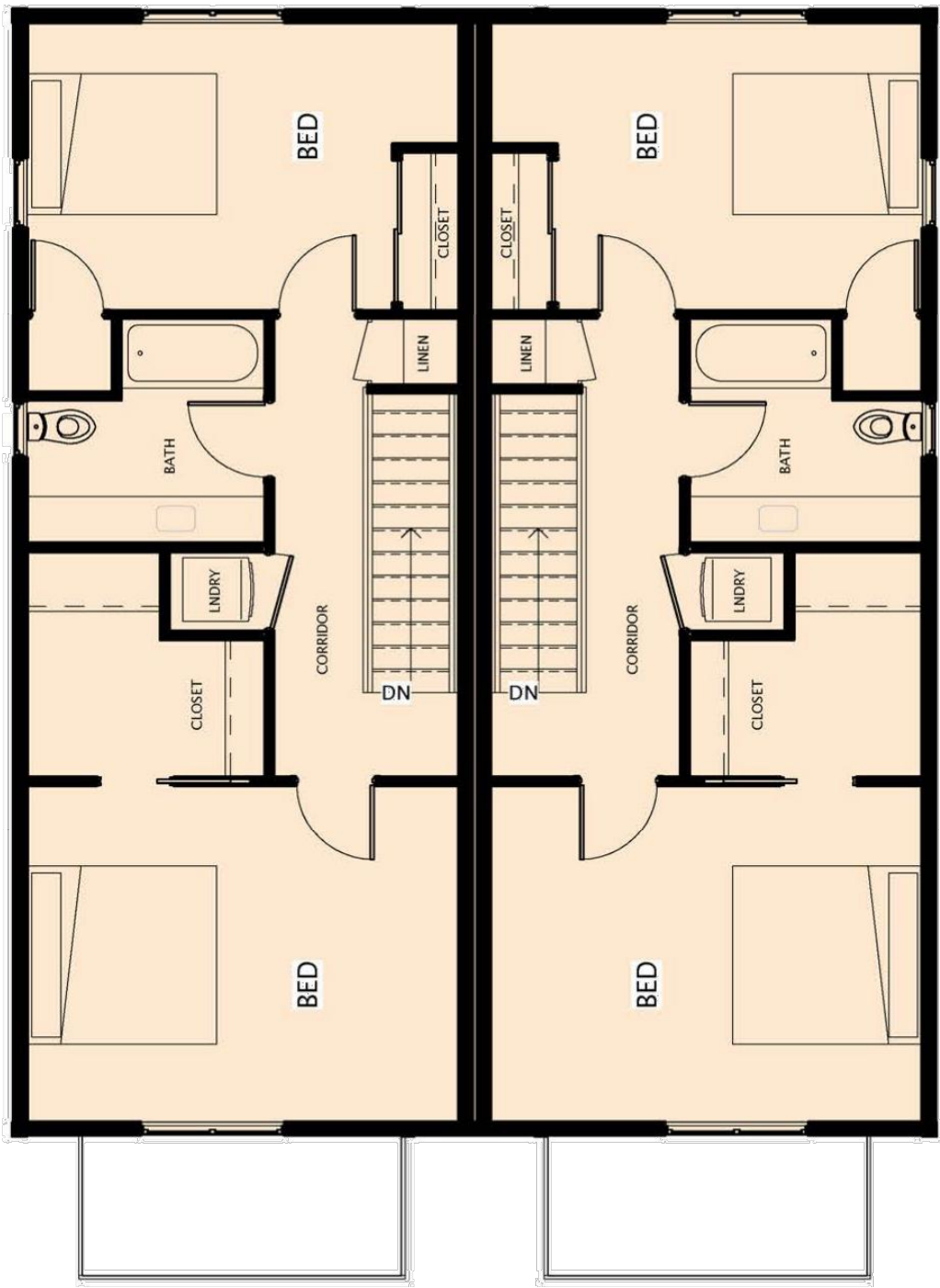
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SHEET:
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FIRST FLOOR PLAN - 1280 S.F.

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN - 1280 S.F.

SCALE: 3/16" = 1'-0"



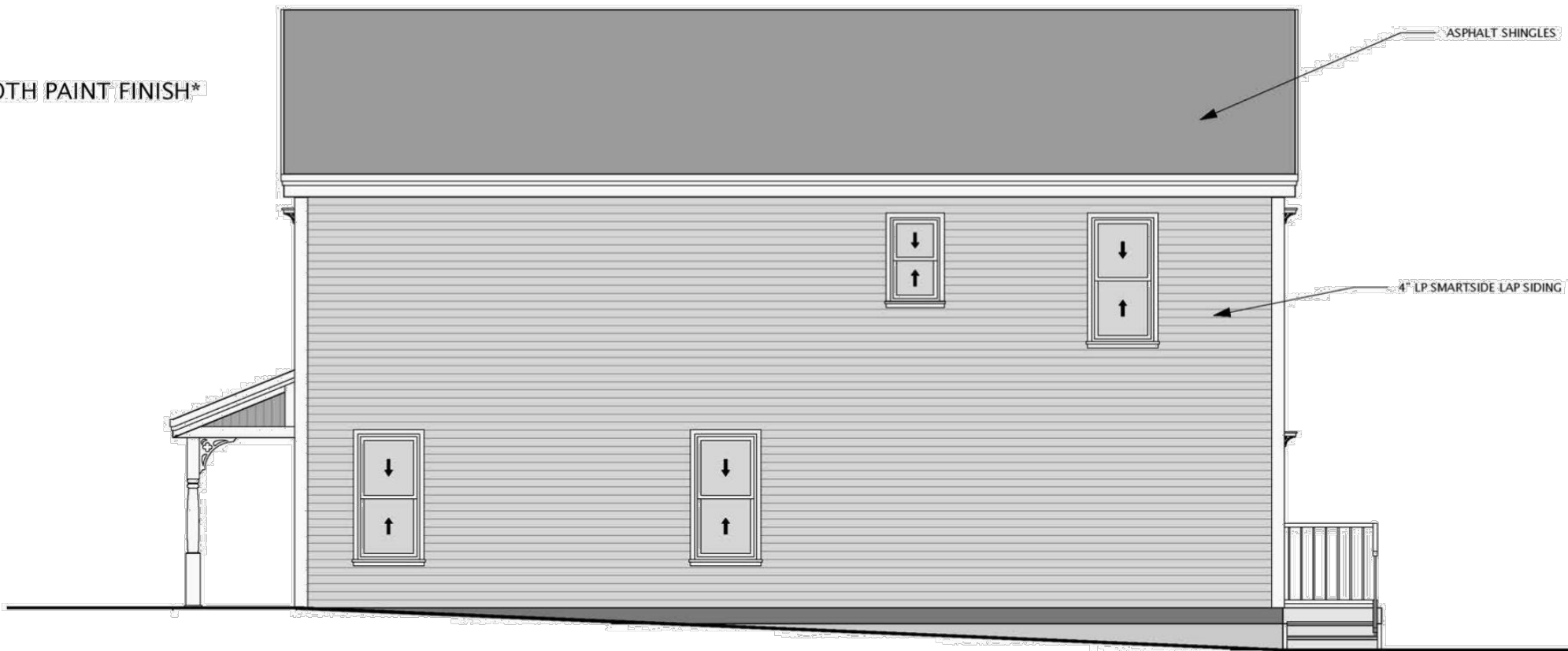
FRONT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



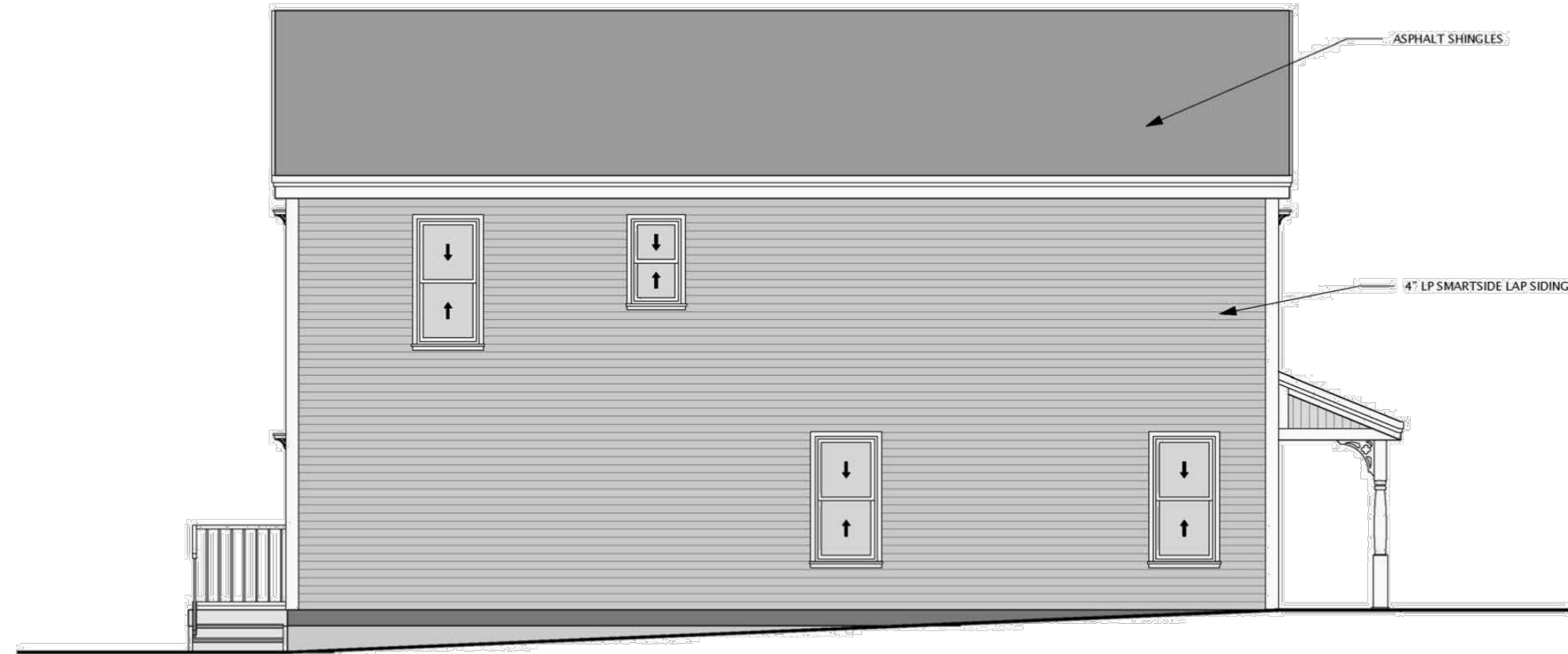
BACK EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT EXTERIOR ELEVATION

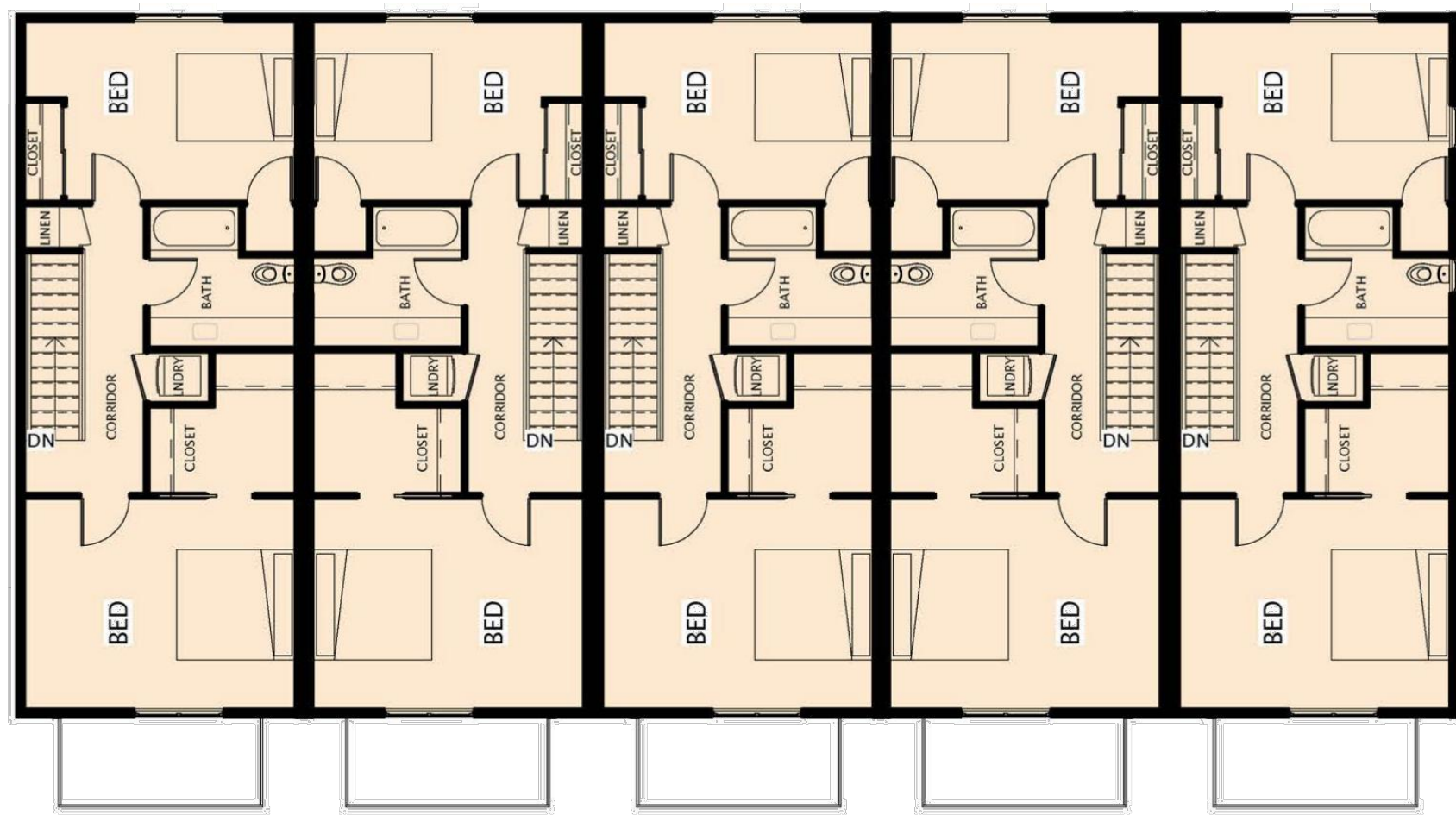
SCALE: 3/16" = 1'-0"



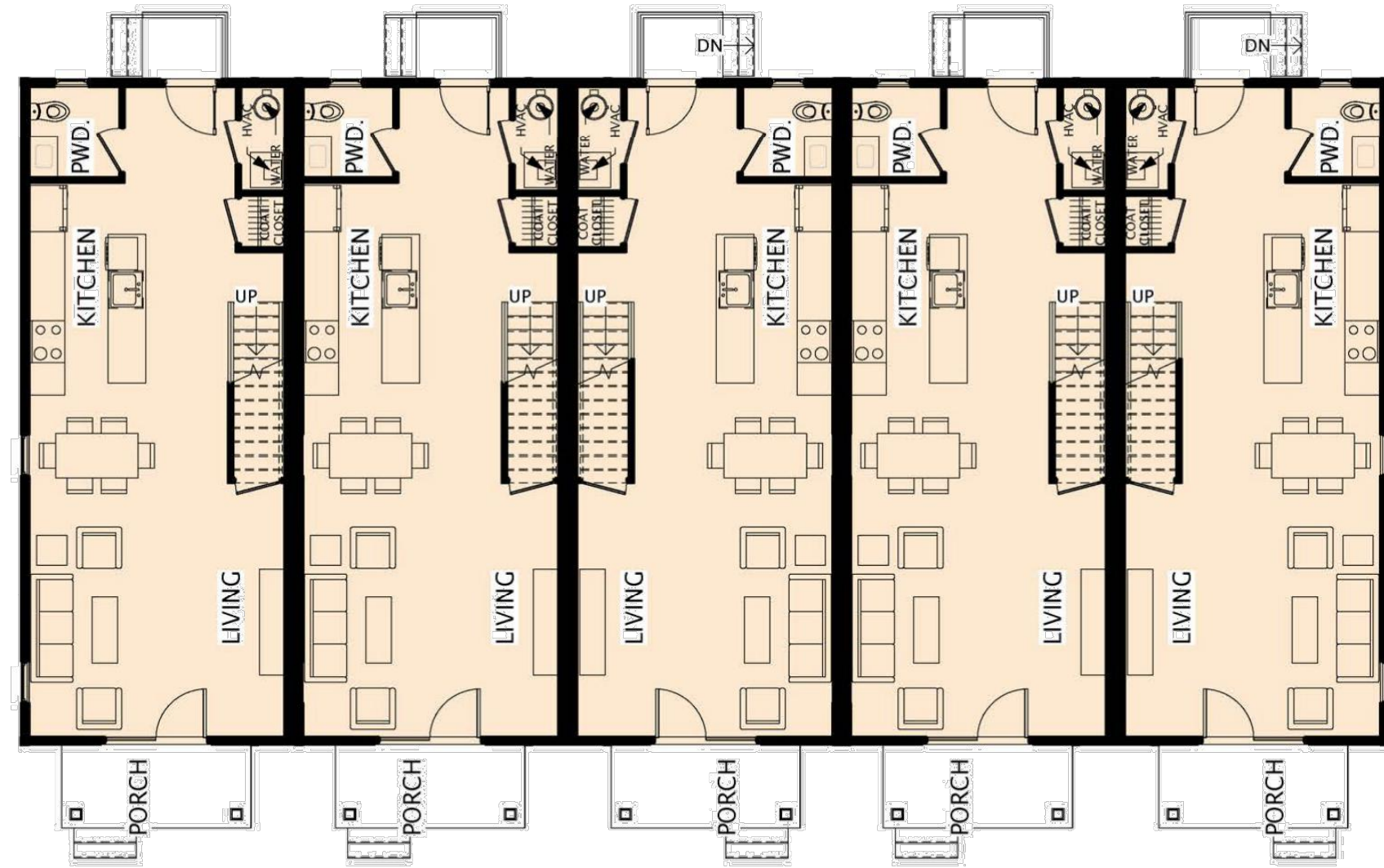
LEFT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



TOWNHOUSES

220 N. PARK ST. DEVELOPMENT YPSILANTI, MI

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 05/15/22

REVISION	DATE	ISSUE	BY

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SHEET:
A4.0



Renovare Development
42 Watson, Suite B
Detroit, MI 48201

MEMORANDUM

TO: The City of Ypsilanti Planning Commission
FROM: Renovare Ypsilanti Homes, LLC.
SUBJECT: Requested Items needed for the PUD Site Application for 220 Park Street
DATE: May 9, 2022

Renovare Ypsilanti Homes, LLC (Renovare) proposes a mixed-use residential site condominium that will include 46 units of cottages, duplexes and townhomes located on 220 N. Park Street, Ypsilanti MI, a city owned parcel. City staff has worked with the applicant to address the site layout and engineering and has identified errors within the current city zoning ordinances regarding the frontage requirements, necessitating the need for a PUD approval. Based on the zoning findings, the City of Ypsilanti Planning Department has recommended approval of the PUD application.

Following the Planning Commission Meeting held on April 20, 2022, for the PUD application on 220 Park Street, the commission deferred project approval and requested that a Traffic Impact Study would be completed for review at the next commission meeting scheduled on May 18, 2022. Planning Commission also identified the following concerns:

- Site Plan Detail
- Traffic Circulation
- Safety
- Marketability of the units
- Environmental Conditions
- Project Community Benefits
- Project Specifications

Renovare Ypsilanti Homes, LLC presents this Memorandum in response to these concerns, with documentation from various professional service providers attached as well as letters from statewide planning agencies and housing organizations in support of the product type, density and redevelopment activities incorporated in the project.

WWW.RENOVAREDEVELOPMENT.COM

RESPONSES

Site Plan Detail

Questions were raised about the detail of pocket parks and the storm water management area. Renovare has included an updated site plan rendering showing the entire site; streetscape renderings to show landscape detail at the street level, and open space concepts for the pocket parks and stormwater detention area. These improvements are currently being explored and are in the process of being finalized.

Figures

- A. Updated Site Plan Conceptual
- B. Updated Streetscape Renderings
- C. Open Space Concepts

Traffic Circulation

The development team worked directly with the City of Ypsilanti Administration and the city consultant OHM to determine the scope of traffic analysis required for the project. Attached please find a letter from the city consultant OHM addressing the City Planner Andy Aamodt.

The letter states that based on the findings, **OHM does not believe that further traffic studies related to 220 N. Park Street PUD are necessary**, however the developer has completed a Traffic Impact Analysis report. Based on the findings of the report, the site is not anticipated to generate enough traffic to exceed the typical thresholds for a traffic impact assessment or full traffic impact study. No changes to the existing street system or control would be necessary due to the limited traffic generated by this development. The final report is attached

Attachments

- 1. OHM Memorandum to City Staff
- 2. Midwestern Consultants (MCI) Traffic Impact Analysis

Safety

Concerns were raised about building adjacent to rail. Renovare has pulled various articles and case studies about the issue. Across the country, housing projects are being located in close proximity to rail. The availability of property and access to revitalization tools has made rail adjacent properties more attractive for housing projects. States are passing specific legislation to promote housing in close proximity to rail. **Cities across the country and within the State of Michigan are approving projects that are directly adjacent to rail, and are even establishing "rail districts" to promote proximity.** Most recently, Planning Commissions in Ann Arbor and Royal Oak have approved housing in closer proximity to rail than the proposed distance at 220 North Park.

Attachments

- 3. Housing Adjacent to Rail Articles and Case Studies

Marketability

There were several questions regarding the marketability of the project. In Southeast Michigan, the lack of attainable housing is at a crisis level. **Renovare has performed significant market analysis to verify the marketability of the units once complete.** Documentation verifying marketability is attached.

Attachments

4. Comparative Market Analysis
5. Historic Price Trend
6. Ypsilanti Housing – Months of Inventory
7. Prism Demographic Study

Environmental Concerns

During the initial Planning Commission meeting, concerns were raised about the environmental conditions at the site, namely, the potential presence of contamination, the potential presence of wetlands and the potential presence of natural springs.

The City of Ypsilanti and Renovare have performed due diligence regarding the possibility of environmental contamination at the property. After a Phase I Environmental Site Assessment identified Recognized Environmental Concerns (RECs) at the property, a subsurface investigation was performed. The results of that investigation have identified a limited amount of contamination below the area of the proposed above ground storm water detention basin that exceeds the generic cleanup criteria. **Development activities include further delineation of that discrete area and removal and disposal of contaminated soils.**

Concerns have been raised about the potential classification of portions of the site as regulated wetlands. **The attached Wetland Delineation Report dispels concerns about the presence of a regulated wetland** due to the size, nature and extent of the existing surface water at the site and other factors.

Public concerns were raised about a potential natural spring being located at the site. **The attached memorandum from MCI dispels concerns about the presence of a natural spring**, due to the existence (or lack thereof) of groundwater at the site and other characteristics.

Attachments

8. 220 N Park Subsurface Investigation Results
9. Wetland Analysis
10. Memorandum Regarding the Possible Presence of Springs

Project Community Benefits

The Planning Commission raised concerns about the proposed Community Benefits that the site will be providing. Renovare has been actively following the appropriate process as outlined under the Ypsilanti Community Benefits Ordinance (CBO). The CBO Committee, established per the ordinance, has met several times over the past few months to discuss potential benefits.

The priority benefits outlined in that process by the CBO Committee to date include, but are not limited to:

- Long-term affordability for a portion of the units including access to individuals and families at 40% Area Median Income (AMI);
- Restricting the entire property to owner-occupied housing;
- Adding fencing along the rail to promote safety;
- Improvements on site that are publicly accessible including pathways and educational signage along the stormwater management area; and
- Improvements on site that are accessible to the residents such as community gardens, bike racks and sheds.

WWW.RENOVAREDEVELOPMENT.COM

Renovare is working to finalize the CBO agreement with the committee and will have **a final list of benefits within the next few weeks.**

Attachment

11. Memo from City on Status of CBO Meetings

Project Specifications

Questions were raised about project specifications. The attached documents outline the **current specifications for the proposed units.**

Attachments

12. Current Unit Design Specifications
13. Historic Specifications

General Support Letters

Renovare has been approached by several agencies in support of the project. Attached are letters from statewide planning agencies and housing organizations in support of the product type, density and redevelopment activities incorporated in the project.

Attachments

14. Support Letters

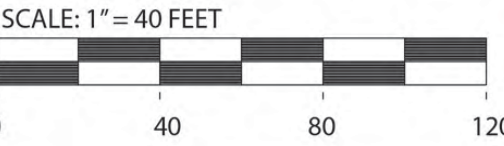
CONCLUSION

The attached information is provided in an attempt to assuage the concerns of the Planning Commission in approving the Planned Unit Development application for this transformational project. The Project will provide critically needed owner-occupied affordable and attainable single-family housing; produce a storm water management system that is desperately needed for the site and surrounding properties; revitalize an underutilized brownfield site; and bring public amenities that will help build community in the area.



220 N. Park Street Site Condominium
Renovare Ypsilanti Homes, LLC

April 20, 2022
MCLLC No. 21246A



220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

5/3/2022



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220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

5/3/2022



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220 N PARK ST DEVELOPMENT

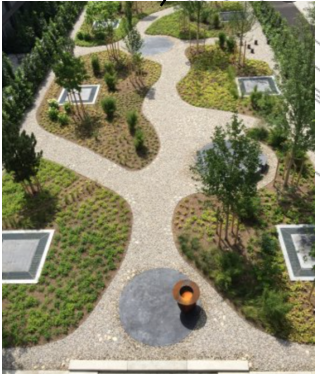
YPSILANTI, MICHIGAN

5/3/2022



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ARCHITECTS. ENGINEERS. PLANNERS.

April 26, 2022

City of Ypsilanti
Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Mr. Andy Aamodt

Regarding: 220 N Park St.
Traffic Study
OHM Job No. 0094-22-1020

Dear Mr. Aamodt:

OHM was asked to look at the 220 N. Park Street PUD to determine which type of traffic study should be completed for the site. Our first step involved looking at the site plan to determine the number of dwelling units, which was observed to be 46. Once we found the number of units, we realized that this size of development does not typically require a Traffic Impact Study (TIS) or a Traffic Impact Assessment (TIA), which is a smaller version of a traffic study that focuses on the site driveways.

When should a TIS or TIA be required? One of the key triggers for identifying when an impact study should be required is "trip generation". Trip generation is the number of inbound and outbound vehicles trip that are expected to be generated by the development during an average day or during the peak hour. We estimate the number of trips the site is expected to generate and then compare to accepted thresholds and determine what type of study (if any) is needed. For accepted thresholds, we reference the document "Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities", which provides both national and local thresholds for studies.

The Institute of Transportation Engineers (ITE's) recommended practice is to require a TIS when the site generates one hundred (100) additional peak hour directional trips. For most cases, the following thresholds are recommended. A TIS would be required where the proposed site plan or subdivision plan would be expected to generate over one hundred (100) directional trips during the peak hour or seven hundred fifty (750) trips in an average day. A less detailed TIA is recommended for projects which could generate 50-99 directional trips during a peak hour or 500-749 trips during an average day.

To determine the number of trips generated by the development, ITE's "Trip Generation Manual 11th Edition" was utilized. For the analysis, we looked at land use code 210 (Single-Family Detached Housing) and code 215 (Single-Family Attached Housing). The land use code 210 provided higher trip generation rates and was used to be conservative. The following table shows the trip generation for the development:

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



Period	Total	Entering	Exiting
AM Peak Hour of Adj Street	32	8	24
PM Peak Hour of Adj Street	43	27	16
Average Day	434	217	217

Based on the trip generation of the development, the hourly trips and the average day trips fall well below the requirements to perform a TIS or TIA for the development. This development is not expected to have a significant impact on the overall transportation system.

We have also investigated the possibility of whether traffic control improvements would be needed on the adjacent roadway network (ie. All-Way Stop or Traffic Signals). Both all-way stop intersections and traffic signals have warrants that must be met prior to installation. For an all-way stop controlled intersection, the major roadway must average 300 vehicles per hour and the minor roadway average 200 vehicles per hour for a minimum of the same 8 hours per day. Traffic signals have similar requirements, where for roadways with one lane in each direction, the major roadway would need to average over 500 and the minor roadway over 150.

Based on these findings, we do not believe further traffic studies relating to the 220 N. Park St. PUD are necessary.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,
OHM Advisors


Steven M. Loveland, PE, PTOE

CC: Joe Meyers, City of Ypsilanti
Ron Akers, AICP, Department of Public Works
Rachel Jackson, PE, OHM
Kent Early, PE, OHM
Kate Bond, RLA, Midwestern Consulting
File



MEMORANDUM

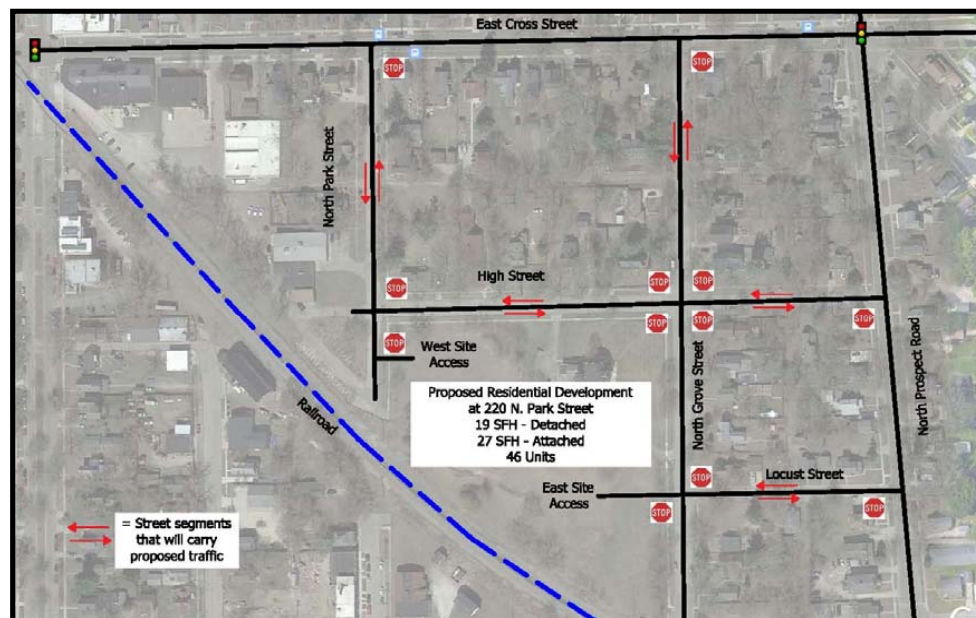
TO: Renovare Development
FROM: Michael R. Cool, PE
RE: TIA 220 Park Street Ypsilanti
DATE: April 28, 2022
Project No.: 21264A

Introduction

A residential development consisting of 19 detached and 27 attached single family homes is proposed for 220 N. Park Street in Ypsilanti, Michigan. Based on our findings this site is not anticipated to generate enough traffic to exceed the typical thresholds for either a traffic impact assessment or full traffic impact study. No changes to the existing street system or control would be necessary due to the limited traffic generated by this development.

Site Access

The site will have access to both North Grove Street and North Park Street. Site traffic traveling to/from North Prospect Street will use either High Street or Locust Street. Site traffic traveling to East Cross Street can use either North Park Street or North Grove Street.



Memorandum

Page 2

Trip Generation

The estimated trip generation for the site, which is shown in the table below, is based on data and equations found in the 11th Edition of the ITE Trip Generation Manual. The ITE data sheets for Single Family Homes –Detached and Attached are included as attachments to this report.

	ITE	Size	Weekday	Morning Peak Hour			Afternoon Peak Hour		
Land Use	Code	SF/Units	24-Hr	Enter	Exit	Total	Enter	Exit	Total
Base Vehicular Trips									
SFH - Detached	210	19	219	4	12	16	13	8	21
SFH - Attached	215	27	155	2	6	8	7	5	12
Total Site Trips		46	374	6	18	24	20	13	33

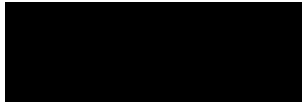
As the trip generation table indicates, the proposed development is projected to generate less than 500 trips per day, and less than 50 trips during either peak hour. This amount of traffic does not exceed the typical State and County thresholds that would require either a traffic impact assessment (500/50) or full traffic impact study (750/100).

Adequacy of Traffic Control

All of the minor street approaches to East Cross Street and North Prospect Road are currently stop-controlled and nor will they meet the Michigan Manual of Uniform Traffic Control Devices warrants for multi-way stop control as the neighborhood does not contain enough residential lots to generate enough traffic to meet the 300 vehicles per hour (VPH) main street, 200 VPH side street traffic volume criteria for eight hours during the day.

If there are any questions regarding this memorandum or its findings, please let me know.

Sincerely,



Michael R. Cool, P.E.
Midwestern Consulting



Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

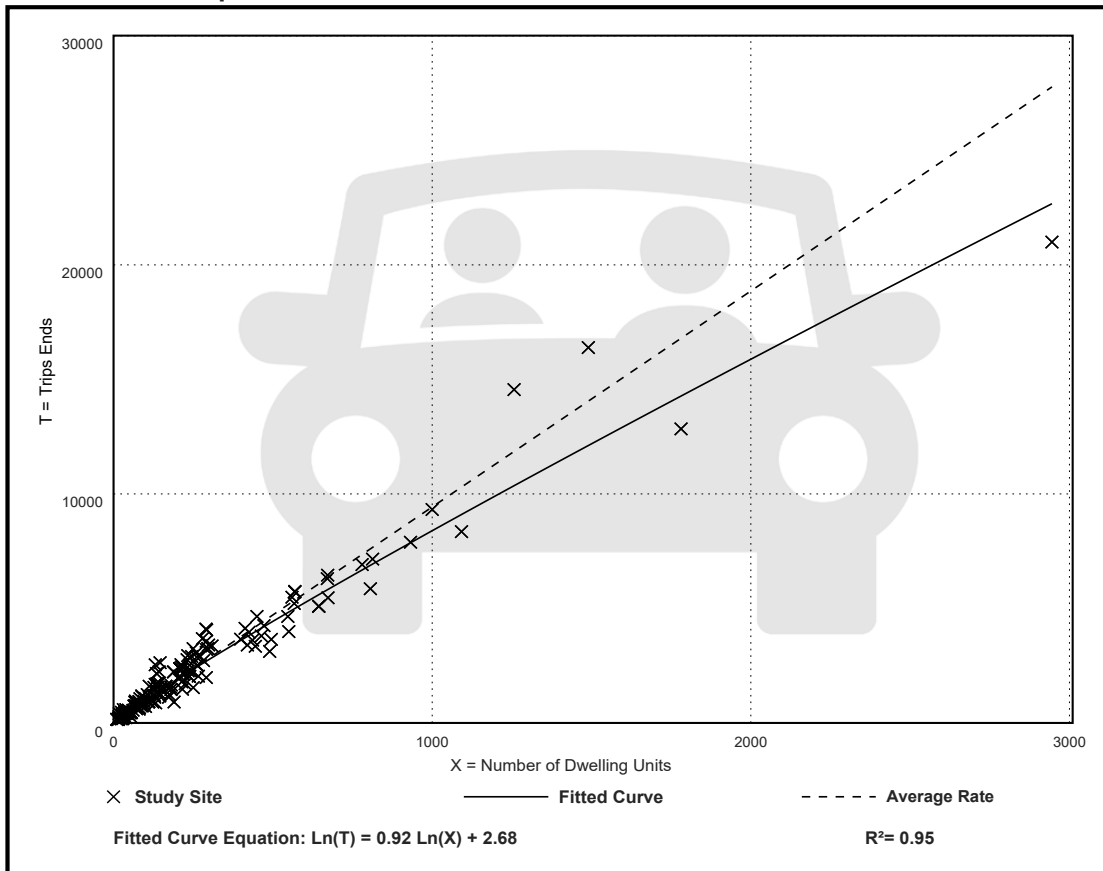
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

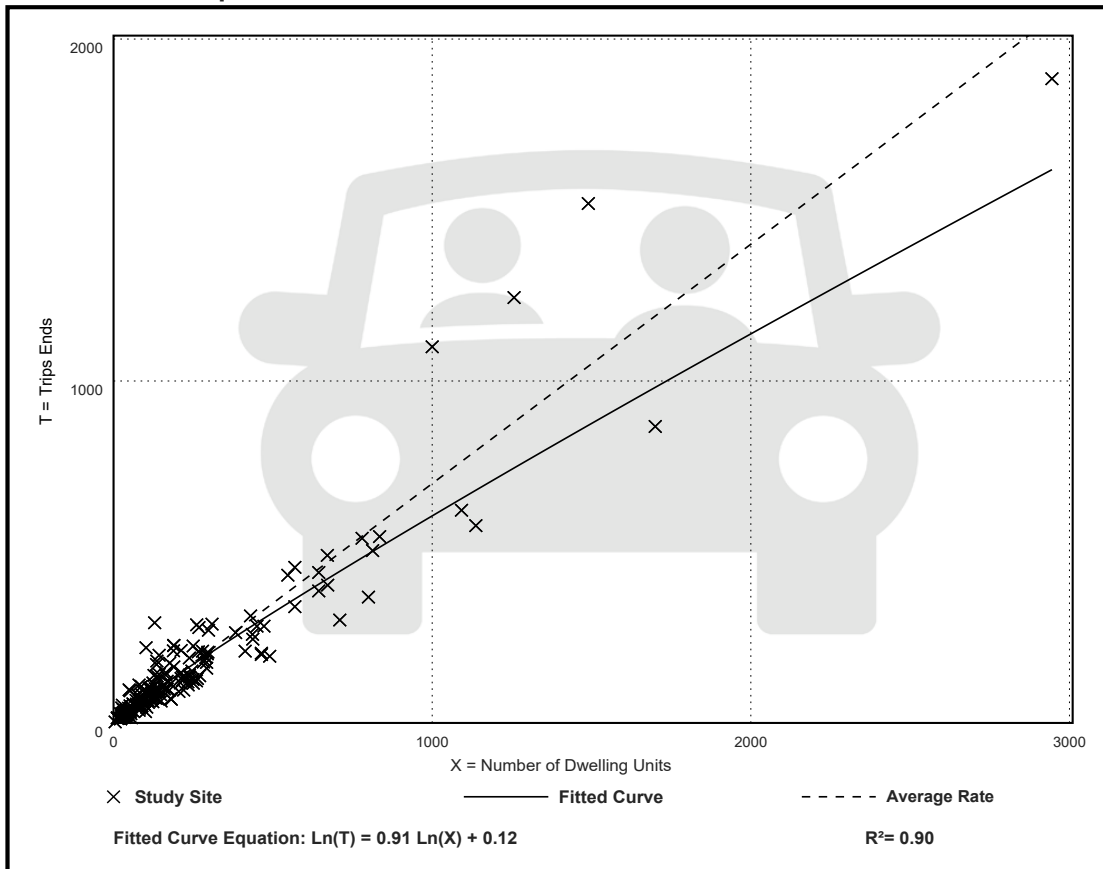
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 208

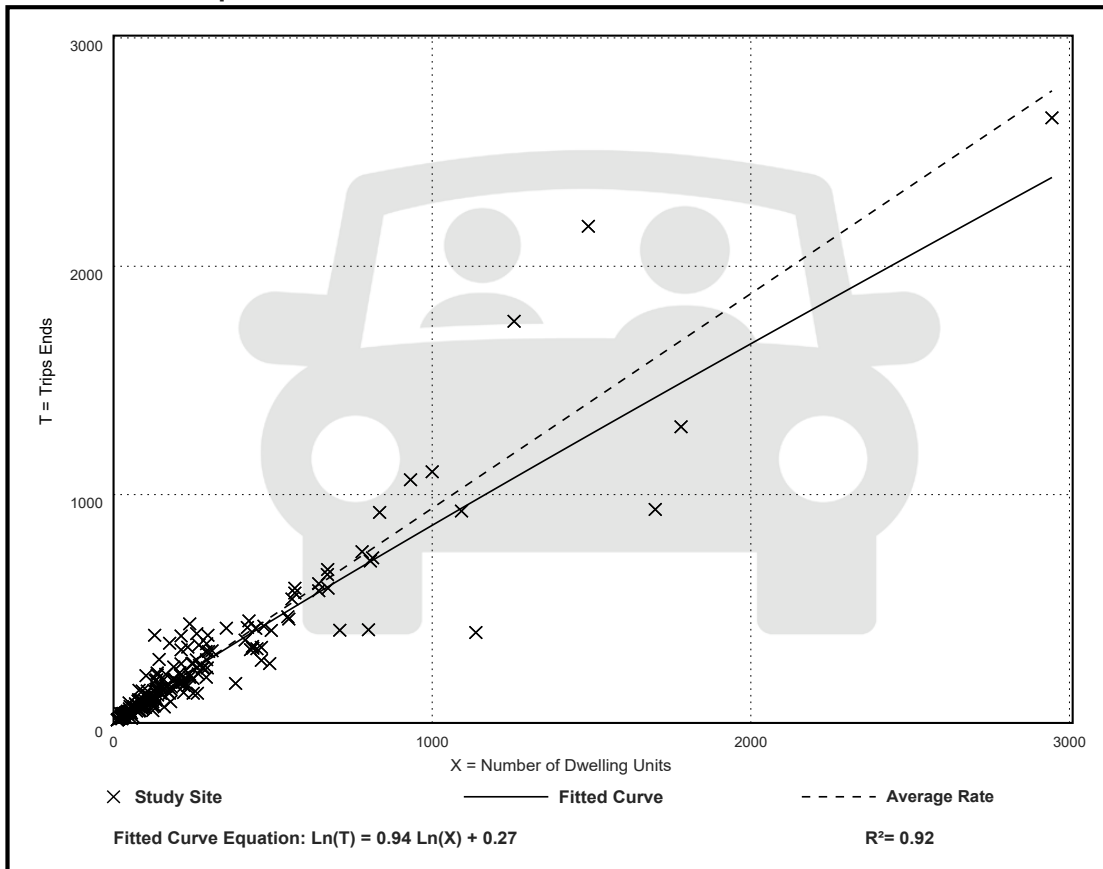
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 215

Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing (215)

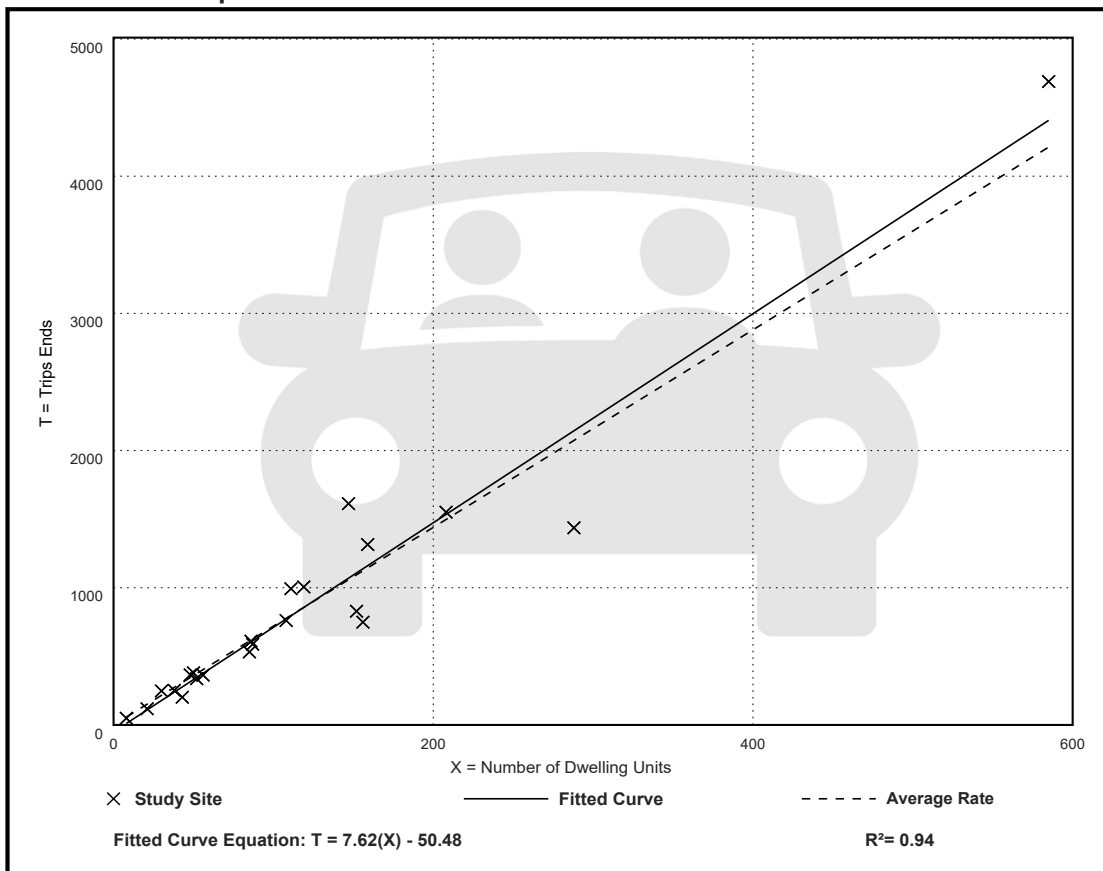
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 46

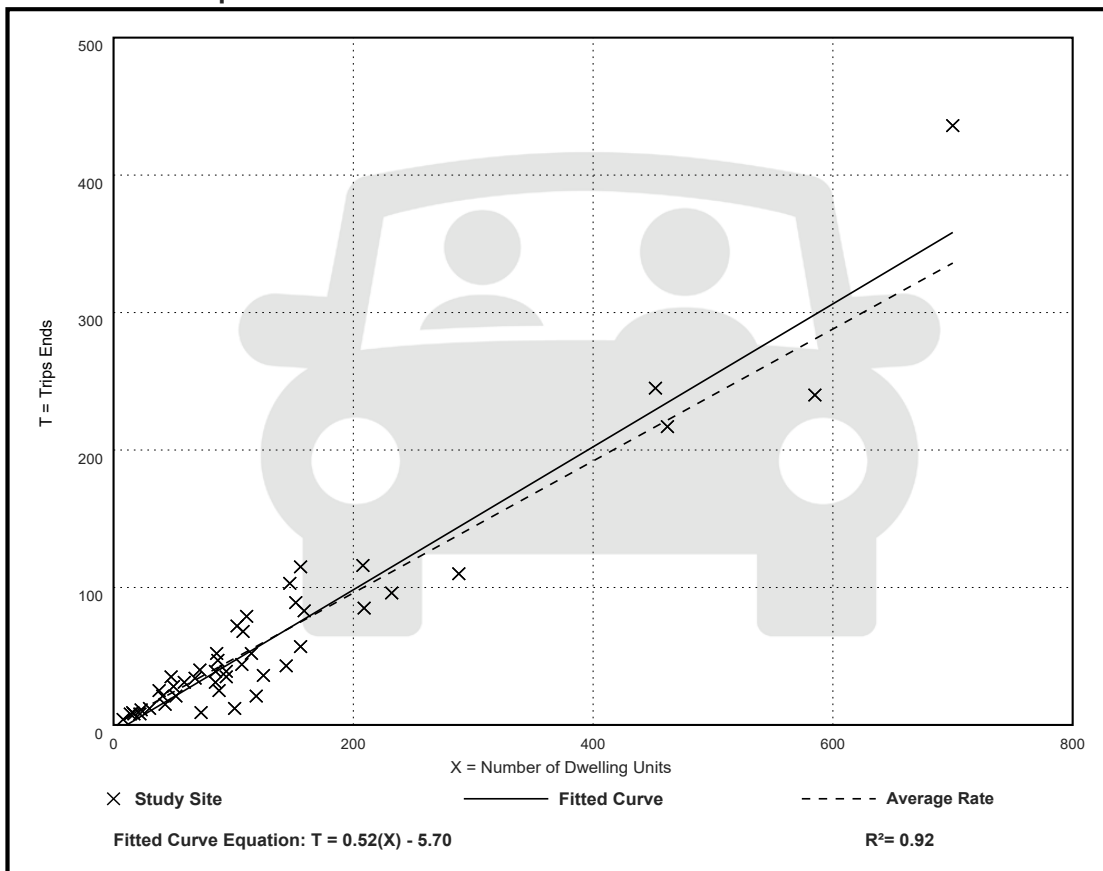
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 51

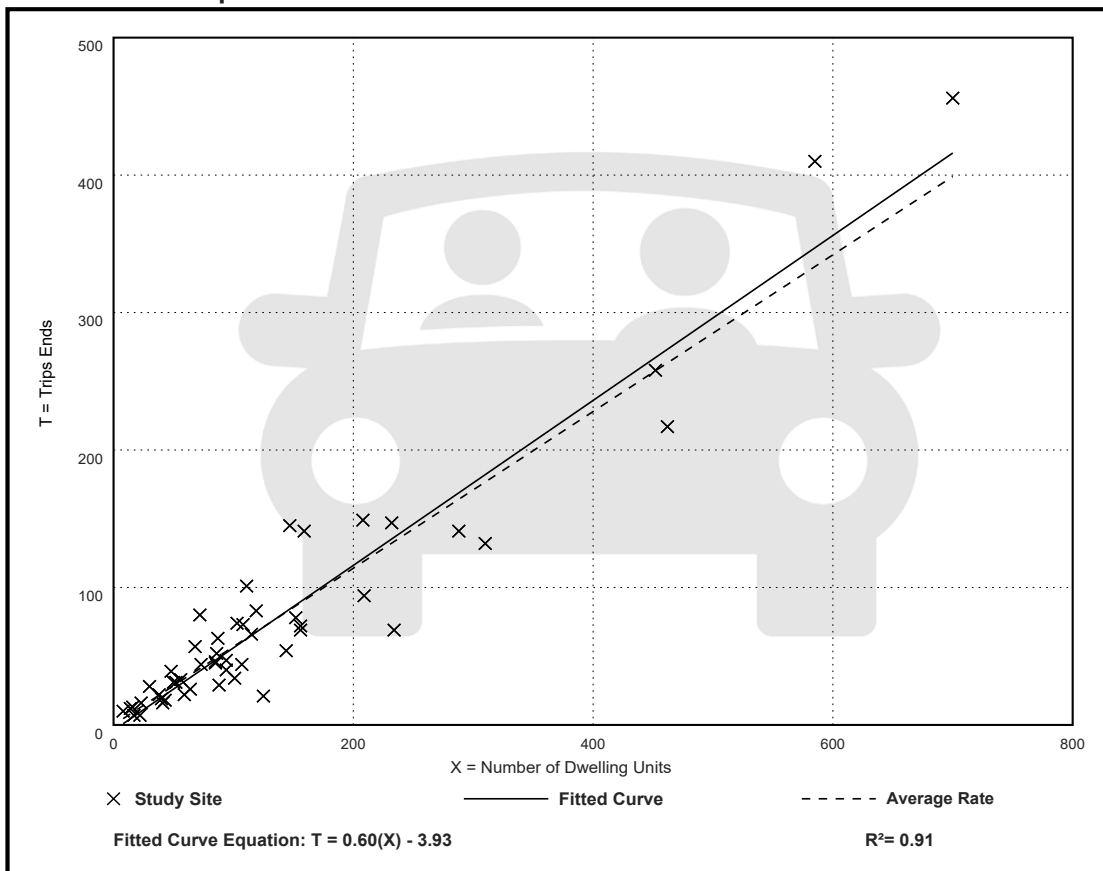
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



HOUSING ADJACENT TO RAIL

In New York...

"Permits for projects near train tracks have more than doubled in the city in recent years, going from 45 in 2016 to 230 so far this year; the number of units in such projects has skyrocketed from 2,074 to 16,018."

<https://www.nytimes.com/2020/03/27/realestate/living-near-train-tracks.html>

In Boston...

State laws are being enacted to allow housing within a half mile of trains.

<https://www.bostonglobe.com/2021/12/07/business/with-new-requirement-build-housing-near-train-stations-towns-brace-density-drama/>

In Michigan...

The Intercity Rail runs through downtown Pontiac, Birmingham and Royal Oak. Several owner-occupied and rental projects have been completed successfully in close proximity to rail. Example projects include Eton Street Station in Birmingham and several developments in Royal Oak such as Metro Lofts, Station 3 Lofts and the recently approved Delaware Lofts, all located in the city's recently created Rail District. Birmingham is also considering a Rail District and the development of 50 new residential units directly adjacent to rail.

<http://hrscommunities.com/product/eton-street-station/>

<https://devmardevelopment.com/portfolio-items/metro-lofts/>

<https://www.dailytribune.com/2022/03/01/apartment-development-okd-for-former-contaminated-site-in-royal-oak-but-some-object/>

<https://www.hometownlife.com/story/news/local/birmingham/2021/09/16/birminghams-rail-district-proposal-would-make-big-changes-area/8318268002/>

In Ann Arbor...

The City recently approved apartments adjacent to rail...

"The development team is fully aware of the project's proximity to the railroad tracks and recognizes not everyone sees that as a negative"

<https://www.mlive.com/news/ann-arbor/2019/04/new-apartments-next-to-noisy-train-tracks-get-ann-arbor-councils-ok.html>

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



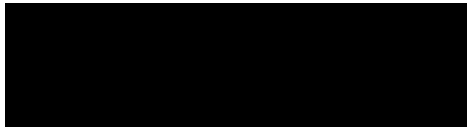
Researched and prepared by Subject Property
Joseph Kollins

Prepared exclusively for

Prepared on
May 03, 2022



Joseph Kollins
Gold House Realty Inc





Joseph Kollins
Gold House Realty Inc



Researched and prepared by

Joseph Kollins

Subject Property

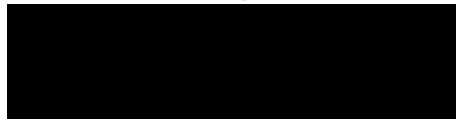
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Prepared on

May 03, 2022



Joseph Kollins
Gold House Realty Inc



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Comparative Market Analysis

Tuesday, May 3, 2022

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Accepting Backup Offers Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	\$/Sqft	CDOM	ADOM
511 Charles Street	\$169,900	2	0.	1,042	0.21	05/01/2022	\$163.05	2	2
Averages:	\$169,900	2.0	1.0	1,042	0.21		\$163.05	2	2

Active Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	\$/Sqft	CDOM	ADOM
890 E Grand Boulevard	\$199,800	3	0.	1,258	0.16	04/27/2022	\$158.82		0
107 N Normal Street	\$213,000	4	2.0	1,484		02/11/2022	\$143.53		0
609 Norris	\$220,000	2	1.0	873	0.27	04/23/2022	\$252.00	1	1
Averages:	\$210,933	3.0	1.3	1,205	0.22		\$184.78	0	0

Pending Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	\$/Sqft	CDOM	ADOM
629 N River Street	\$260,000	3	0.	1,020	0.15	04/26/2022	\$254.90	4	4
1638 Golfview Drive	\$305,530	4	2.1	2,009		01/12/2022	\$152.08	169	169
Averages:	\$282,765	3.5	2.0	1,515	0.15		\$203.49	87	87

Sold Listings

Address	Price	Bds	Baths	Sqft	Lot Sz	Status Date	\$/Sqft	CDOM	ADOM
615 N River Street	\$195,000	5	2.1	1,372	0.25	12/01/2021	\$142.13	47	47
705 DWIGHT Street	\$261,000	4	2.0	1,214	0.17	12/28/2021	\$214.99	9	9
711 Hemphill Street	\$264,900	3	2.0	1,404	0.17	04/21/2022	\$188.68	11	11
118 MAPLE Street	\$285,000	6	3.1	2,412	0.19	12/13/2021	\$118.16	2	2
702 Stanley Street	\$299,800	3	1.0	1,423	0.18	03/04/2022	\$210.68	6	6
712 Stanley Street	\$330,000	3	1.0	1,470	0.35	04/08/2022	\$224.49	5	5
18 S Normal Street	\$385,000	4	1.1	2,088	0.20	04/27/2022	\$184.39	4	4
Averages:	\$288,671	4.0	1.7	1,626	0.22		\$183.36	12	12

	Low	Median	Average	High	Count
Comparable Price	\$169,900	\$261,000	\$260,687	\$385,000	13
Adjusted Comparable Price	\$169,900	\$261,000	\$260,687	\$385,000	13

On Average, the 'Sold' status comparable listings sold in 12 days for \$288,671

Researched and prepared by Joseph Kollins
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	3	\$210,933	\$184.79	\$213,000	\$199,800	\$220,000	0
Coming Soon							
Contingent-CCS							
PENDING	2	\$282,765	\$203.49	\$282,765	\$260,000	\$305,530	87
SOLD	7	\$288,671	\$183.36	\$285,000	\$195,000	\$385,000	12
EXPIRED							
Cond WTHDRWN							
Uncd WTHDRWN							
Accepting BO	1	\$169,900	\$163.05	\$169,900	\$169,900	\$169,900	2
Total	13	\$260,687	\$185.22	\$261,000	\$169,900	\$385,000	20

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	511 Charles Street 543287626		890 E Grand Boulevard 543287631	
Status	Accepting Backup Offers		Active	
List Price	\$169,900		\$199,800	
List Date	04/28/2022		04/27/2022	
Sold Price	\$0		\$0	
Sold Date				
City	Ypsilanti	0	Ypsilanti	0
County	Washtenaw	0	Washtenaw	0
Subdiv		0		0
ADOM	2	0		
CDOM	2	0		
Arch Level	1 Story	0	1 Story	0
Beds	2	0	3	0
Baths (F/H)	1 / 0	0 / 0	1 / 0	0 / 0
Style	Ranch	0	Ranch	0
Fireplace	No	0	No	0
Garage	Yes	0	No	0
Garage Size	1 Car	0	No Garage	0
Heating	Forced Air, Other	0	Other	0
Cooling	Ceiling Fan(s), Central Air	0	Central Air	0
Basement	No	0	Yes	0
Bsmt Type		0		0
Sqft	1,042	0	1,258	0
\$LP/Sqft	\$163.05	0	\$158.82	0
Acreage	0.21	0	0.16	0
Lot Features		0		0
Finish LLSF	0	0	0	0
Year Built	1951	0	1950	0
Tax Amount (W)	\$4,383 (S)/\$232 (W)	0/0	\$1,517 (S)/\$819 (W)	0/0

Price
Total Adjustments
Adjusted Price

\$169,900
\$0
\$169,900

\$199,800
\$0
\$199,800

Researched and prepared by Joseph Kollins
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	107 N Normal Street 543285944		609 Norris 543287528	
Status	Active		Active	
List Price	\$213,000		\$220,000	
List Date	02/11/2022		04/23/2022	
Sold Price \$0	\$0		\$0	
Sold Date				
City	Ypsilanti	0	Ypsilanti	0
County	Washtenaw	0	Washtenaw	0
Subdiv		0		0
ADOM	0		1	
CDOM	0		1	
Arch Level	2 Story	0	1 Story	0
Beds	4	0	2	0
Baths (F/H)	2 / 0	0 / 0	1 / 0	0 / 0
Style	Other	0	Ranch	0
Fireplace	No	0	Yes	0
Garage	No	0	No	0
Garage Size	No Garage	0	No Garage	0
Heating	Forced Air, Other	0	Forced Air, Other	0
Cooling	Wall Unit(s)	0		0
Basement	Yes	0	Yes	0
Bsmt Type		0		0
Sqft	1,484	0	873	0
\$LP/Sqft	\$143.53	0	\$252.00	0
Acreage		0	0.27	0
Lot Features		0		0
Finish LLSF	0	0	0	0
Year Built	1844	0	1920	0
Tax Amount (W)	\$6,564 (S)/\$271 (W)	0/0	\$2,750 (S)/\$145 (W)	0/0

Price
Total Adjustments
Adjusted Price

\$213,000
\$0
\$213,000

\$220,000
\$0
\$220,000

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	629 N River Street		1638 Golfview Drive	
Status	543287300		2210060625	
List Price	Pending		Pending	
List Date	\$260,000		\$305,530	
Sold Price	04/20/2022		07/27/2021	
Sold Date	\$0			
City	Ypsilanti	0	Ypsilanti	0
County	Washtenaw	0	Washtenaw	0
Subdiv		0		0
ADOM	4		169	
CDOM	4		169	
Arch Level	1 Story	0	2 Story	0
Beds	3	0	4	0
Baths (F/H)	2 / 0	0 / 0	2 / 1	0 / 0
Style	Ranch	0	Colonial	0
Fireplace	No	0	No	0
Garage	No	0	Yes	0
Garage Size	No Garage	0	2 Car	0
Heating	Forced Air, Other	0	Forced Air	0
Cooling	Ceiling Fan(s), Central Air	0	Central Air	0
Basement	Yes	0	Yes	0
Bsmt Type	Walkout Access	0	Unfinished	0
Sqft	1,020	0	2,009	0
\$LP/Sqft	\$254.90	0	\$152.08	0
Acreage	0.15	0		0
Lot Features		0		0
Finish LLSF	0	0		0
Year Built	1830	0	2021	0
Tax Amount (W)	\$3,228 (S)/\$170 (W)	0/0	\$321 (S)/\$96 (W)	0/0

Price	\$260,000	\$305,530
Total Adjustments	\$0	\$0
Adjusted Price	\$260,000	\$305,530

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#		615 N River Street		705 DWIGHT Street	
Status		543283461		2210098227	
List Price		Sold		Sold	
List Date		\$199,900		\$255,900	
Sold Price	\$0	08/18/2021		11/29/2021	
Sold Date		\$195,000		\$261,000	
City		12/01/2021		12/28/2021	
County		Ypsilanti	0	Ypsilanti	0
Subdiv		Washtenaw	0	Washtenaw	0
ADOM			0	PROSPECT PARK SUB	0
CDOM		47		9	
Arch Level		47		9	
Beds		2 Story	0	1 1/2 Story	0
Baths (F/H)		5	0	4	0
Style		2 / 1	0 / 0	2 / 0	0 / 0
Fireplace		Colonial, Early American	0	Bungalow	0
Garage		No	0	No	0
Garage Size		Yes	0	Yes	0
Heating		Forced Air, Other	0	1 Car	0
Cooling			0	Forced Air	0
Basement		Yes	0	Ceiling Fan(s), Central Air	0
Bsmt Type			0	Yes	0
Sqft		1,372	0	Daylight	0
\$LP/Sqft		\$145.70	0	1,214	0
Acreage		0.25	0	\$210.79	0
Lot Features			0	0.17	0
Finish LLSF			0	Level, Native Plants, Wood	0
Year Built		0	0	700	0
Tax Amount (W)		1880	0	1943	0
		\$3,683 (S)/\$169 (W)	0/0	\$6,573 (S)/\$153 (W)	0/0

Price	\$195,000	\$261,000
Total Adjustments	\$0	\$0
Adjusted Price	\$195,000	\$261,000

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
MLS#		711 Hemphill Street		118 MAPLE Street	
Status		543286396		2210088044	
List Price		Sold		Sold	
List Date		\$264,900		\$285,000	
List Date		03/04/2022		10/20/2021	
Sold Price \$0		\$264,900		\$285,000	
Sold Date		04/21/2022		12/13/2021	
City		Ypsilanti	0	Ypsilanti	0
County		Washtenaw	0	Washtenaw	0
Subdiv			0	MARK NORRIS ADD	0
ADOM		11		2	
CDOM		11		2	
Arch Level		2 Story	0	Tri-Level	0
Beds		3	0	6	0
Baths (F/H)		2 / 0	0 / 0	3 / 1	0 / 0
Style		Farmhouse	0	Colonial	0
Fireplace		Yes	0	No	0
Garage		Yes	0	No	0
Garage Size		2 Car	0	No Garage	0
Heating		Forced Air, Other	0	Forced Air	0
Cooling		Central Air	0		0
Basement		Yes	0	No	0
Bsmt Type			0	Unfinished	0
Sqft		1,404	0	2,412	0
\$LP/Sqft		\$188.68	0	\$118.16	0
Acreage		0.17	0	0.19	0
Lot Features			0		0
Finish LLSF		737	0		0
Year Built		1928	0	1920	0
Tax Amount (W)		\$4,046 (S)/\$214 (W)	0/0	\$5,207 (S)/\$207 (W)	0/0

Price	\$264,900	\$285,000
Total Adjustments	\$0	\$0
Adjusted Price	\$264,900	\$285,000

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Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

Details

Adjust

MLS#	702 Stanley Street		712 Stanley Street	
Status	543285889		543286150	
List Price	Sold		Sold	
List Date	\$279,800		\$290,000	
Sold Price \$0	01/31/2022		02/28/2022	
Sold Date	\$299,800		\$330,000	
	03/04/2022		04/08/2022	
City	Ypsilanti	0	Ypsilanti	0
County	Washtenaw	0	Washtenaw	0
Subdiv		0		0
ADOM	6		5	
CDOM	6		5	
Arch Level	1 1/2 Story	0	1 1/2 Story	0
Beds	3	0	3	0
Baths (F/H)	1 / 0	0 / 0	1 / 0	0 / 0
Style	Other	0	Cape Cod	0
Fireplace	Yes	0	No	0
Garage	Yes	0	Yes	0
Garage Size	1 Car	0	2.5 Car	0
Heating	Forced Air, Other	0	Forced Air, Other	0
Cooling	Wall Unit(s)	0	Ceiling Fan(s), Central Air	0
Basement	Yes	0	Yes	0
Bsmt Type	Partially Finished	0	Partially Finished	0
Sqft	1,423	0	1,470	0
\$LP/Sqft	\$196.63	0	\$197.28	0
Acreage	0.18	0	0.35	0
Lot Features		0		0
Finish LLSF	400	0	0	0
Year Built	1942	0	1942	0
Tax Amount (W)	\$4,627 (S)/\$244 (W)	0/0	\$3,670 (S)/\$191 (W)	0/0

Price
Total Adjustments
Adjusted Price

\$299,800
\$0
\$299,800

\$330,000
\$0
\$330,000

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Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

Details

Adjust

MLS#	18 S Normal Street	
Status	543286304	
List Price	Sold	
List Date	\$364,900	
Sold Price	03/02/2022	
Sold Date	\$385,000	
City	04/27/2022	
County	Ypsilanti	0
Subdiv	Washtenaw	0
ADOM		0
CDOM	4	
Arch Level	2 1/2 Story	0
Beds	4	0
Baths (F/H)	1 / 1	0 / 0
Style	Tudor	0
Fireplace	Yes	0
Garage	Yes	0
Garage Size	2 Car	0
Heating	Hot Water, Other	0
Cooling	Ceiling Fan(s), Wall Unit(s)	0
Basement	Yes	0
Bsmt Type		0
Sqft	2,088	0
\$LP/Sqft	\$174.76	0
Acreage	0.20	0
Lot Features		0
Finish LLSF	0	0
Year Built	1922	0
Tax Amount (W)	\$5,054 (S)/\$267 (W)	0/0

Price	\$385,000
Total Adjustments	\$0
Adjusted Price	\$385,000

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Comparative Market Analysis

Tuesday, May 3, 2022

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$169,900 and \$364,900

2 to 6 Bedrooms

1.0 to 3.0 Full Bathrooms and 0.0 to 1.0 Half Bathroom

873 to 2,412 Square Feet

\$118.16 to \$254.90 per Square Foot

\$0 to \$224 per Sold Square Foot

Year Built between 1830 and 2021 years

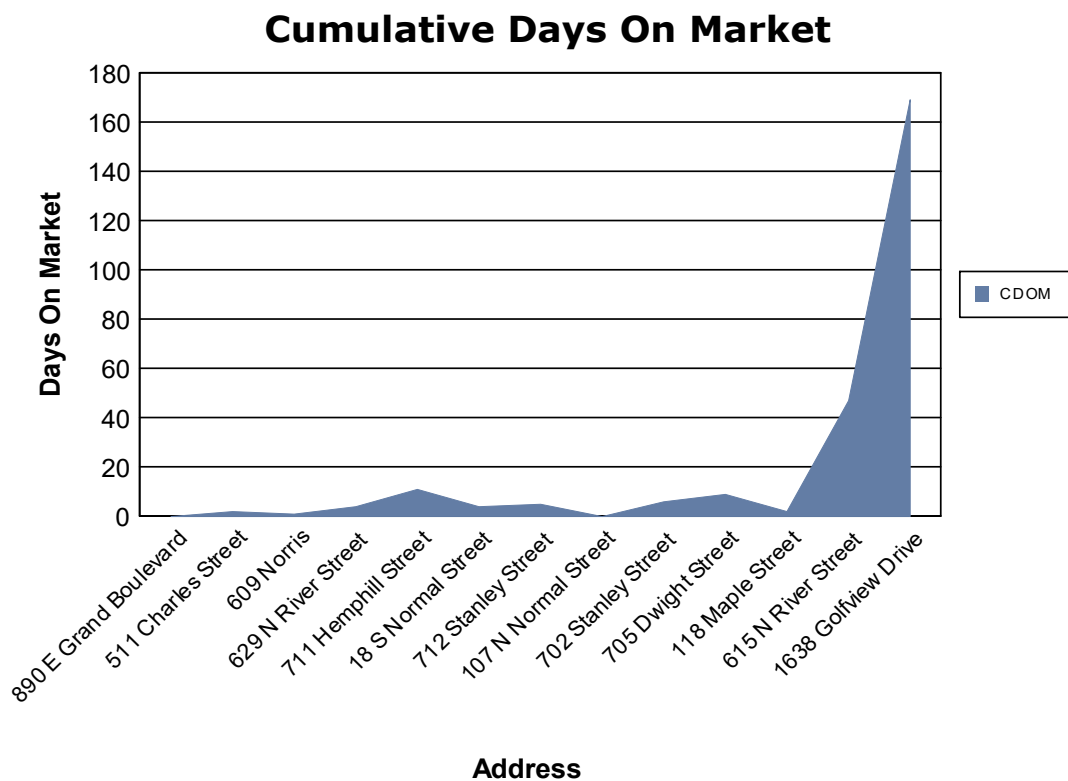
0 to 169 Cumulative Days on Market

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Number of Cumulative Days On Market

This graph illustrates the number of cumulative days on market for the listings in this analysis.

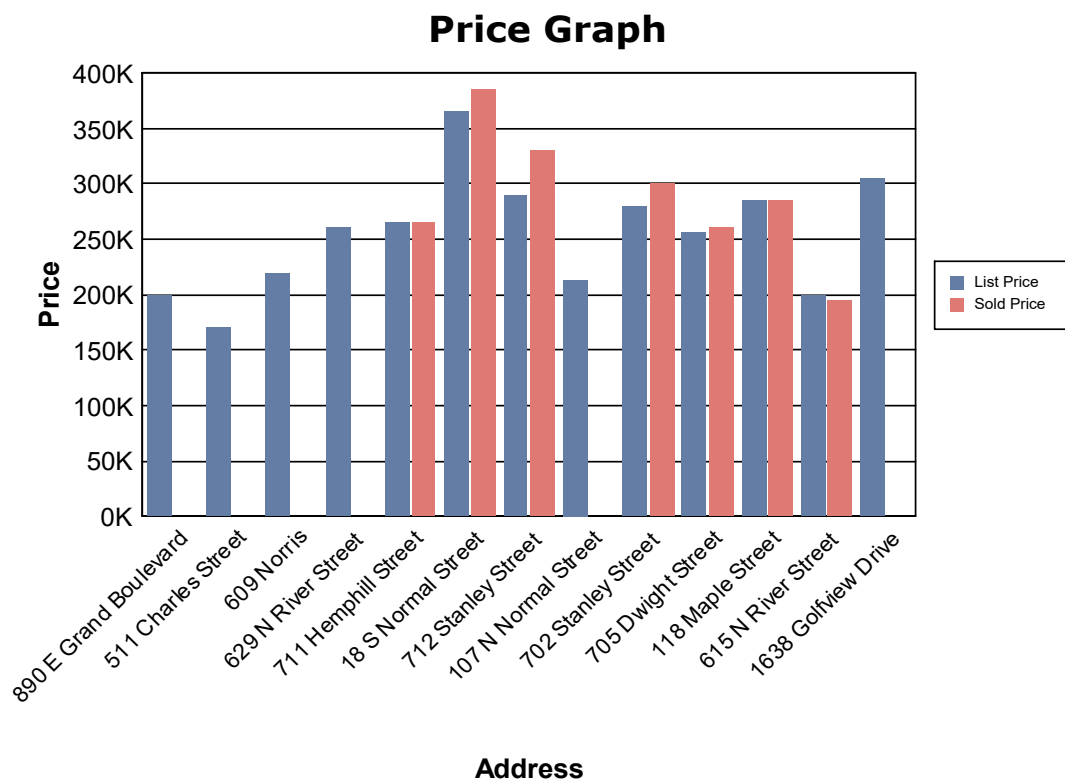


Comparative Market Analysis

Tuesday, May 3, 2022

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



Comparative Market Analysis

Tuesday, May 3, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	\$/Sqft	CDOM
543287631	04/27/2022	890 E Grand Boulevard	Ypsilanti	1,258	3	1.0	\$199,800	\$158.82	0
543285944	02/11/2022	107 N Normal Street	Ypsilanti	1,484	4	2.0	\$213,000	\$143.53	0
543287528	04/23/2022	609 Norris	Ypsilanti	873	2	1.0	\$220,000	\$252.00	1
Averages:				1,205	3	1.3	\$210,933	\$184.79	0

Status: Accepting Backup Offers

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	\$/Sqft	CDOM
543287626	05/01/2022	511 Charles Street	Ypsilanti	1,042	2	1.0	\$169,900	\$163.05	2
Averages:				1,042	2	1.0	\$169,900	\$163.05	2

Status: Pending

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	\$/Sqft	CDOM
543287300	04/26/2022	629 N River Street	Ypsilanti	1,020	3	2.0	\$260,000	\$254.90	4
2210060625	01/12/2022	1638 Golfview Drive	Ypsilanti	2,009	4	2.1	\$305,530	\$152.08	169
Averages:				1,515	4	2.0	\$282,765	\$203.49	87

Status: Sold

MLS#	Stat Date	Address	City	Sqft	Bds	Bth	L/S Price	\$/Sqft	CDOM
543283461	12/01/2021	615 N River Street	Ypsilanti	1,372	5	2.1	\$195,000	\$142.13	47
2210098227	12/28/2021	705 Dwight Street	Ypsilanti	1,214	4	2.0	\$261,000	\$214.99	9
543286396	04/21/2022	711 Hemphill Street	Ypsilanti	1,404	3	2.0	\$264,900	\$188.68	11
2210088044	12/13/2021	118 Maple Street	Ypsilanti	2,412	6	3.1	\$285,000	\$118.16	2
543285889	03/04/2022	702 Stanley Street	Ypsilanti	1,423	3	1.0	\$299,800	\$210.68	6
543286150	04/08/2022	712 Stanley Street	Ypsilanti	1,470	3	1.0	\$330,000	\$224.49	5
543286304	04/27/2022	18 S Normal Street	Ypsilanti	2,088	4	1.1	\$385,000	\$184.39	4
Averages:				1,626	4	1.7	\$288,671	\$183.36	12

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261253



Comparative Market Analysis

Tuesday, May 3, 2022

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACTIVE	3	\$210,933	\$184.79	\$213,000	\$199,800	\$220,000	0
Coming Soon							
Contingent-CCS							
Accepting BO	1	\$169,900	\$163.05	\$169,900	\$169,900	\$169,900	2
PENDING	2	\$282,765	\$203.49	\$282,765	\$260,000	\$305,530	87
SOLD	7	\$288,671	\$183.36	\$285,000	\$195,000	\$385,000	12
EXPIRED							
Cond WTHDRWN							
Uncl WTHDRWN							
Total	13	\$288,671	\$183.36	\$261,000	\$169,900	\$385,000	20

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261253



Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		543287631	543287626
Property Type		Residential	Residential
Status		Active	Accepting Backup Offers
Street Address		890 E Grand Boulevard	511 Charles Street
Town		Ypsilanti	Ypsilanti
ZIP		48198	48198-3810
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,258	1,042
Acreage		0.16	0.21
Lot Features			
Year Built		1950	1951
Beds		3	2
Baths (F/H)		1 / 0	1 / 0
Style		Ranch	Ranch
Original Price	\$0	\$199,800	\$169,900
Listing Date		04/27/2022	04/28/2022
Listing Price	\$0	\$199,800	\$169,900
Price per SqFt	\$0.00	\$158.82	\$163.05
Sold Date			
Sold Price	\$0		
CDOM		0	2
Taxes Paid	(W)	\$1,517 (S)/\$819 (W)	\$4,383 (S)/\$232 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Central Air	Ceiling Fan(s), Central Air
Heating		Other	Forced Air, Other
Garage		No	Yes
Basement		Yes	No
Basement Type			
Fireplace		No	No
Remarks		Showings will start Saturday April 30th. Tucked away off E Grand Blvd you will find this well-maintained three bedroom one bath spacious ranch home that is perfect for first floor living. Once you walk into the door you feel the cozy living room with a huge front window that looks out on your front yard that could be perfect for gardening, yard games or any other fun outdoor activity. The kitchen is brightly lit with granite counters and a bay window nook provides a spot for eating in and prep space for chef's helpers! Your	ALL OFFERS DUE SUNDAY MAY 1ST @ 5 P.M. Walk to Depot Town and have a home with almost a quarter acre fenced yard. This starter ranch is ready for a new owner. Featuring a large living room/dining room combination. Updates include, bath, most windows and carpet. The fully fenced, private, deep back yard faces Prospect Park. There's a one car detached garage. Location Location, Location! Walk to the elementary school and Depot Town. 3 minutes to Eastern Michigan University, St. Joseph's

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		543287528	543287300
Property Type		Residential	Residential
Status		Active	Pending
Street Address		609 Norris	629 N River Street
Town		Ypsilanti	Ypsilanti
ZIP		48198	48198-2820
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		873	1,020
Acreage		0.27	0.15
Lot Features			
Year Built		1920	1830
Beds		2	3
Baths (F/H)		1 / 0	2 / 0
Style		Ranch	Ranch
Original Price	\$0	\$220,000	\$260,000
Listing Date		04/23/2022	04/20/2022
Listing Price	\$0	\$220,000	\$260,000
Price per SqFt	\$0.00	\$252.00	\$254.90
Sold Date			
Sold Price	\$0		
CDOM		1	4
Taxes Paid	(W)	\$2,750 (S)/\$145 (W)	\$3,228 (S)/\$170 (W)
School District		Ypsilanti	Ypsilanti
Cooling			Ceiling Fan(s), Central Air
Heating		Forced Air, Other	Forced Air, Other
Garage		No	No
Basement		Yes	Yes
Basement Type			Walkout Access
Fireplace		Yes	No
Remarks		OFFER DEADLINE Tuesday, 5/3 at 5pm. This adorable two bedroom ranch in Depot Town has the perfect location! Just two blocks to everything on Cross Street in Depot Town and backing to Frog Island Park, you can take advantage of everything that Depot Town has to offer! You'll love the open floor plan with a dedicated dining room, spacious kitchen with room for a breakfast bar, and the cozy brick fireplace in the living room. You'll have loads of storage or a flex space in the basement. Hang out on the	**Highest and Best deadline of 5p on 4/25** Located in Ypsilanti's Depot Town, this charming home is steps from Arbor Brewing's Microbrewery. This home features 3 bedrooms and two full baths, with a finished, walkout basement. Entering the home from the covered porch, the combined family/dining room offers plenty of light for entertaining. The kitchen features maple hardwood floors, granite countertops, stainless appliances, and recessed lighting. Downstairs, a finished basement extends your living

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Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		543286396	543286304
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		711 Hemphill Street	18 S Normal Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3076	48197-4702
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,404	2,088
Acreage		0.17	0.20
Lot Features			
Year Built		1928	1922
Beds		3	4
Baths (F/H)		2 / 0	1 / 1
Style		Farmhouse	Tudor
Original Price	\$0	\$264,900	\$364,900
Listing Date		03/04/2022	03/02/2022
Listing Price	\$0	\$264,900	\$364,900
Price per SqFt	\$0.00	\$188.68	\$184.39
Sold Date		04/21/2022	04/27/2022
Sold Price	\$0	\$264,900	\$385,000
CDOM		11	4
Taxes Paid	(W)	\$4,046 (S)/\$214 (W)	\$5,054 (S)/\$267 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Central Air	Ceiling Fan(s), Wall Unit(s)
Heating		Forced Air, Other	Hot Water, Other
Garage		Yes	Yes
Basement		Yes	Yes
Basement Type			
Fireplace		Yes	Yes
Remarks		All offers due Tuesday March 8th by 7pm. Charming 3 bedroom 2 bathroom steps away from Depot Town is a gem for the buyer that sees its incredible potential. This farmhouse-style home with lots of history is surprisingly spacious with hardwood floors throughout the main floor. The first floor also has an open flow and plenty of natural light. The kitchen features custom-created tile work and stainless-steel appliances, with potential to expand the space. Enjoy your meals in the dining room while taking in the view of	You won't want to miss the opportunity to walk through the front door of one of our communities most beautiful homes featured in Ypsilanti's 2018 Historic Architectural Home Tour. Original woodwork and hardwood floors throughout. Coved ceilings and leaded glass door handles. The first floor has both a generous living room and formal dining room. Fireplace with a wood burner. Updated kitchen with cherry cabinets, quartz countertops, tile backsplash, and heated terrazzo floors.

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Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		543286150	543285944
Property Type		Residential	Residential
Status		Sold	Active
Street Address		712 Stanley Street	107 N Normal Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3013	48197-2710
County		Washtenaw	Washtenaw
Subdivision			
Sq Ft		1,470	1,484
Acreage		0.35	
Lot Features			
Year Built		1942	1844
Beds		3	4
Baths (F/H)		1 / 0	2 / 0
Style		Cape Cod	Other
Original Price	\$0	\$290,000	\$213,000
Listing Date		02/28/2022	02/11/2022
Listing Price	\$0	\$290,000	\$213,000
Price per SqFt	\$0.00	\$224.49	\$143.53
Sold Date		04/08/2022	
Sold Price	\$0	\$330,000	
CDOM		5	0
Taxes Paid	(W)	\$3,670 (S)/\$191 (W)	\$6,564 (S)/\$271 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Ceiling Fan(s), Central Air	Wall Unit(s)
Heating		Forced Air, Other	Forced Air, Other
Garage		Yes	No
Basement		Yes	Yes
Basement Type		Partially Finished	
Fireplace		No	No
Remarks		Highest and best due by 6pm on Friday, March 4! Tucked in a quiet neighborhood just north of Depot Town, this Cape Cod on a spacious double lot is the perfect mix of historic character and modern comfort. The updates have already started (newer roof, furnace/AC, and water heater) but there are still opportunities to make it your own. Welcome friends in the large living room with coved ceilings and ample natural light. Next door is an efficient kitchen with pass-through and a cozy dining room with bay window and built-in	Great residential OR income property! Walk to EMU! This 4 bed 2 full bath home offers spacious living room and hardwood throughout most of the entry level. Two bedrooms on the main floor share one bath & the two bedrooms upstairs share the 2nd full bath. The electric panel is newer and carpet replaced in 2019. The shared driveway leads to off street parking with room for 3-4 cars behind the house. Lease runs through mid-Aug 2022. Showings Tues 12-5, Thurs 4-7, Sat 12-5 only. 48 Hour

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Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		543285889	2210098227
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		702 Stanley Street	705 DWIGHT Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-3013	48198-3072
County		Washtenaw	Washtenaw
Subdivision			PROSPECT PARK SUB
Sq Ft		1,423	1,214
Acreage		0.18	0.17
Lot Features			Level, Native Plants, Wooded
Year Built		1942	1943
Beds		3	4
Baths (F/H)		1 / 0	2 / 0
Style		Other	Bungalow
Original Price	\$0	\$279,800	\$255,900
Listing Date		01/31/2022	11/29/2021
Listing Price	\$0	\$279,800	\$255,900
Price per SqFt	\$0.00	\$210.68	\$214.99
Sold Date		03/04/2022	12/28/2021
Sold Price	\$0	\$299,800	\$261,000
CDOM		6	9
Taxes Paid	(W)	\$4,627 (S)/\$244 (W)	\$6,573 (S)/\$153 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Wall Unit(s)	Ceiling Fan(s), Central Air
Heating		Forced Air, Other	Forced Air
Garage		Yes	Yes
Basement		Yes	Yes
Basement Type		Partially Finished	Daylight
Fireplace		Yes	No
Remarks		HIGHEST & BEST DUE MONDAY 2/7 @ NOON. Charming 1.5 Story Home on Quiet Street in Sought After Ypsilanti Neighborhood is just Steps from Depot Town, Eastern Michigan University and Downtown Ypsilanti. Living Room with Gorgeous Hardwood Floor, Cove Ceiling and Arched Doorway. Updated Kitchen with White Raised Panel Cabinets, Stainless Steel Refrigerator and Range/Oven and Island. Huge 2nd Floor Master Bedroom with Wide Open Space, Dual Walk-in Closets and Study/Sitting	ABSOLUTELY CUTE & UPDATED THIS 1 1/2 STORY BUNGALOW STANDS OUT AND SCREAMS "SEE ME"! PLASTER COVE CEILINGS, ARCHED DOORWAYS & REFINISHED WOOD FLOORS THROUGHOUT WON'T DISAPPOINT. UPDATED KITCHEN W/ CUSTOM BUTCHER BLOCK C. TOPS, REDONE CABINETS, CERAMIC BK SPLASH, NEW FLOORING & LIGHTING TOO! UPSTAIRS MASTER BOOSTS 24X12 FT. OF SPACE W/ LARGE WALK-IN CLOSET AND BUILT INS. THE TWO ENTRY LEVEL BEDROOMS ARE A

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

			
MLS #		2210088044	543283461
Property Type		Residential	Residential
Status		Sold	Sold
Street Address		118 MAPLE Street	615 N River Street
Town		Ypsilanti	Ypsilanti
ZIP		48198-2981	48197-2820
County		Washtenaw	Washtenaw
Subdivision		MARK NORRIS ADD	
Sq Ft		2,412	1,372
Acreage		0.19	0.25
Lot Features			
Year Built		1920	1880
Beds		6	5
Baths (F/H)		3 / 1	2 / 1
Style		Colonial	Colonial, Early American
Original Price	\$0	\$285,000	\$245,000
Listing Date		10/20/2021	08/18/2021
Listing Price	\$0	\$285,000	\$199,900
Price per SqFt	\$0.00	\$118.16	\$142.13
Sold Date		12/13/2021	12/01/2021
Sold Price	\$0	\$285,000	\$195,000
CDOM		2	47
Taxes Paid	(W)	\$5,207 (S)/\$207 (W)	\$3,683 (S)/\$169 (W)
School District		Ypsilanti	Ypsilanti
Cooling		Forced Air	Forced Air, Other
Heating		No	Yes
Garage		No	Yes
Basement		No	No
Basement Type		Unfinished	
Fireplace		No	
Remarks		Good money maker!! One block from depot town and two houses from "Rosie the Riveters" personal home. Updates include newer roof, stairs on outside, newer washer and dryer. Owner is rental certified. Also, the rents could go up to 800, 1200, 1500 as they haven't been raised in a while.	HERE IS YOUR CHANCE TO MOVE INTO YPSILANTI'S HISTORIC DEPOT TOWN!!! JUST A SHORT WALK DOWN THE STREET AND YOU ARE THERE! THIS IS A WELL CARED FOR AND CHARMING, MOVE IN READY HOME WITH 5 BEDROOMS 2 FULL BATHS, SPACIOUS SUN DRENCHED KITCHEN, LOVELY FRONT LIVING AREA AND SO MANY GREAT BUILT-INS FROM THAT ERA TOO! THIS LOVELY HOME IS ON A LARGE RARE LOT (66 X 165) WITH A DETACHED 2 CAR CARPORT & SECOND GARAGE W/ WORKSHOP, AND AN IN

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc



Comparative Market Analysis

Tuesday, May 3, 2022

CMA 3-Up Comparison w/ Subject

This page outlines the subject property versus comparables in a 3-column format.

MLS # Property Type Status Street Address Town ZIP County Subdivision Sq Ft Acreage Lot Features Year Built Beds Baths (F/H) Style Original Price Listing Date Listing Price Price per SqFt Sold Date Sold Price CDOM Taxes Paid School District Cooling Heating Garage Basement Basement Type Fireplace Remarks		 2210060625 Residential Pending 1638 Golfview Drive Ypsilanti 48198 Washtenaw 2,009 2021 4 2 / 1 Colonial \$323,530 07/27/2021 \$305,530 \$152.08 169 \$321 (S)/\$96 (W) Ypsilanti Central Air Forced Air Yes Yes Unfinished No Don't miss this opportunity to own a BEAUTIFUL NEW 2 Story home in the Fairway Glens Community! The elegant 2002 Plan offers flex room on the main floor. The kitchen features gorgeous cabinets, granite countertops, and stainless-steel appliances (includes, range, microwave, and dishwasher). All bedrooms including the laundry room are on the 2nd floor. The primary suite has a private bath with dual vanity sinks and a walk-in closet. This desirable plan also comes complete with a 2-car garage and
--	---	---

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc





Comparative Market Analysis

Tuesday, May 3, 2022

Pricing Recommendation

This page suggests an estimated value based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

Researched and prepared by **Joseph Kollins**
Gold House Realty Inc



Ypsilanti, MI Segmentation and Movership Report and Sales and Marketing Plan



March, 2022

220 Park Street Ypsilanti Sales and Marketing Plan

Renovare Development's Managing Partner Shannon Morgan has been a licensed Realtor for 27 years and has lead sales teams throughout the country in her former position as Senior Vice President of Crosswinds Communities and Home Renewal Systems. Shannon has completed various affordable housing projects that focused on down payment assistance and homeownership in distressed communities in partnership with local units of government, state agencies and local Public Housing Authorities. She managed (for sale) Neighborhood Stabilization for the cities of Ferndale, Oak Park, Hazel Park, Pontiac, Keego Harbor, Ortonville, Lake Orion, Ecorse, River Rouge, Inkster, Redford, Westland, Toledo, Highland Park, Hamtramck, Harper Woods, Detroit, East Pointe, Roseville, and Mt. Clemens.

Renovare Development is currently working in partnership with the Michigan Association of Realtors and will have a sales team assigned with specific expertise in affordable for sale housing including:

1. A project designated website, that will incorporate full site plans, lot information, architectural layouts, building plans, a detailed list of the material specifications, and a project narrative
2. A virtual reality tour of each floor plan (Townhome, D Row and Duplex)
3. An online waitlist will be available for interested candidates who will be processed on a first come, first serve basis in accordance with all Fair Housing regulations. Any candidates that are interested in the affordable units will have to complete an application process for income certification and will be required to complete homebuyers counseling through an approved non-profit to be approved
4. The development team will work with the City of Ypsilanti, Washtenaw County, The Michigan Association of Realtors, and the Michigan Association of Homebuilders to market the development through a series of press releases, public platforms, social media posts, and email blasts
5. The Developer has completed a Market and Segmentation Study and Movership Report to identify the buyer profile and demographics. That information will be utilized to create a geo-fence marketing campaign through social media platforms
6. The sales team will host multiple open house events in partnership with the city at designated community centers. The open house will include local community lenders, home counselors, the development team, and sales staff

6. Available units will be marketed through the Multiple Listing Service
7. The developer will cooperate and pay full commissions to licensed buyer's agents
8. The sales team will work with all buyers to coordinate the closing process timely and effectively
9. The development team will be working with Fidelity Title to facilitate the closing process and work with the city during the administration of the deed restrictions

Ypsilanti & Park Street Area Demographic Snap Shot

- After a decade of declining population and households from 2000 to 2010 in Ypsilanti, both are estimated to have increased from 2010 to 2020; 8% for population and 5% for households. 2025 projections show further increases.
- Median household income is currently at \$37,941 and is projected to increase to \$42,124 by 2025 in Ypsilanti. An increase of 11%. Median household income close to the Park Street area is very similar at \$37,251 and are also projected to increase by a similar percentage to 41,349 by 2025.
- Median age is 24.6 for Ypsilanti. Closer to the Park Street area, median age is somewhat older at 33.3. Movership data shows that while a younger population is moving to Ypsilanti as a whole, the Park Street area is also attracting slightly older households.
- Of the 18,705 total households in Ypsilanti, 66% are never married and 21% are married. In the Park Street area, 52% are never married and 29% are married.
- 39.3% have either a bachelors or graduate degree from college in Ypsilanti. 33% have had some experience going to college. In the Park Street area, 31% have a college degree while 31% have some college experience.

What is Mosaic Segmentation...

- MOSAIC is a geodemographic system developed by Experian
- Each of the nearly one quarter million block groups were classified into 71 segments on the basis of a wide range of demographic characteristics
- The basic premise of geodemographic segmentation is that people tend to gravitate towards communities with other people of similar backgrounds, interests, and means

Ypsilanti Segmentation Breakdown – Primary (60% of the market)

49% of the top part of the Ypsilanti Market is dominated by well educated young singles.

Category	# HH	% Share
Colleges and Cafes	2,916	34%
Family Funtastic	563	7%
Ambitious Singles	501	6%
Passionate Parents	410	5%
Influenced by Influencers	375	4%
Consummate Consumer	336	4%
TOTAL	5,101	60%

In comparing this to the Park Street Area, Colleges and Cafes also dominate at 21% but you are also seeing more white collar older households aged 50 to 65 at 9%. The majority of the other major groups for Park Street is made up of young groups called Singles and Starters (under 35 years old with upwardly mobile aspirations) and Significant Singles (diversely aged singles earning mid-scale incomes supporting active city styles of living).

Colleges and Cafes – Predominate Income: \$15K to \$35K

- 19 to 30 years old
- Well educated and employed in entry level sales and service jobs
- Many (64%) are never married singles without children
- Incomes are mostly under \$50K
- Mostly renters (67%)
- Includes recent college graduates working in college communities

Family Funtastic – Predominate Income: \$125K to \$149K

- Upscale middle aged families with younger children
- Well educated with at least a college degree (61%)
- High incomes from professional and technical positions
- Most are homeowners who have lived in their homes 10 years or more (58%)

Ambitious Singles – Predominate Income: \$75K to \$99K

- Younger middle class singles, in their 30s or late 20s, without children mostly
- Most are college educated with white collar jobs

Passionate Parents – Predominate Income: \$15K to \$35K

- Young single parents
- Majority under 35 years old (55%)
- Lower Income and education levels
- Majority renters (90%)

Influenced by Influencers – Predominate Income: \$15K to \$50K

- Predominately young singles
- Educated and employed in entry level professional jobs
- 72% under 30 years old
- 75% are renters and have lived in their residence less than 3 years

Consummate Consumer – Predominate Income \$75K to \$99K

- Upper middle class about to or have retired
- Mostly aged 51 to 65
- College educated with comfortable incomes

Source: Experian Mosaic Segments

Ypsilanti & Park Street Area- Movership

Summary:

- The majority of the movers to Ypsilanti in the past year have come from within Washtenaw County (58%).
- 29% have come from outside Washtenaw County but within the same state
- 12% came from a different state
- 2% came from abroad

Stats for those coming from the same county:

- 48% had at least a bachelors degree, 37% had some college or associates
- 87% were never married
- 46% were from 20 to 24 years old
- 13% were from 25 to 29 years old
- Only 8% were over 45 years old
- \$17,785 median individual income

Stats for those coming from outside Washtenaw County but within Michigan reflect more of student population

- 38% had at least a bachelors degree, 54% had some college or associates
- 92% were never married
- 43% were from 18 or 19 years old
- 33% were from 20 to 24 years old
- Only 4% were over 45 years old
- \$15,603 median individual income

Summary: So on a whole, we are seeing a younger group move into Ypsilanti. Those coming from within Washtenaw County are young, educated, and mostly single. Those coming from outside the county but within Michigan are more of a student population – Very young, not married, and not as educated as of yet.

In looking at the area closer to the Park Street, a majority (68%) of movers to that area are 18 to 34 years old but in addition you are also seeing a good percentage (12%) move to this area that are 35 to 54. The percentage of movers in this older age group declines as you mover further out from Park Street and for Ypsilanti as a whole.

Source:
2019
American
Community
Survey

Month	Months of Inventory 2020	Months of Inventory 2021	Months of Inventory 2022
Jan			
Feb			
Mar		5	2
Apr			1.33
May	4	0.75	
Jun		1	
Jul	1.33	3.5	
Aug	5	1	
Sep	1.67	3	
Oct	1.67	0.5	
Nov	2.5		
Dec	0.67	0.33	

Month	Sale Price, Median 2012	Sale Price, Median 2013	Sale Price, Median 2014	Sale Price, Median 2015	Sale Price, Median 2016	Sale Price, Median 2017	Sale Price, Median 2018	Sale Price, Median 2019	Sale Price, Median 2020	Sale Price, Median 2021	Sale Price, Median 2022
Jan				\$152,700		\$212,500		\$171,000			
Feb					\$189,000			\$192,450	\$176,500		
Mar					\$160,000	\$155,450				\$181,000	\$299,800
Apr							\$299,900				\$330,000
May					\$190,500		\$220,000	\$174,250	\$249,346	\$224,000	
Jun				\$212,000	\$187,000	\$155,000	\$206,450	\$225,000		\$266,325	
Jul		\$177,000		\$157,000	\$173,450	\$220,000	\$200,200		\$270,300	\$193,000	
Aug			\$232,000	\$217,600	\$154,500	\$170,000	\$188,000	\$202,500	\$220,000	\$242,550	
Sep				\$179,000	\$156,930	\$166,700	\$214,900	\$200,000	\$196,250	\$270,000	
Oct				\$170,000		\$235,308	\$156,000	\$182,568	\$178,900	\$235,500	
Nov					\$245,000	\$170,500	\$177,500		\$216,700		
Dec			\$165,000		\$224,900	\$152,000		\$211,000	\$214,000	\$261,000	



PHASE II ENVIRONMENTAL SITE ASSESSMENT

220 N. Park Street, Ypsilanti, Michigan

PREPARED FOR Downriver Community Conference Brownfield Consortium
15100 Northline Road
Southgate, MI 48195

and

City of Ypsilanti
1 S. Huron Street
Ypsilanti, Michigan 48197

FUNDED BY USEPA 2020 Brownfields Assessment Grant
Cooperative Agreement No. BF-00E02888-0

PROJECT # 10627F2-2-20

DATE September 1, 2021

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Figure 2	Site Map with Soil Boring Locations
Figure 3	Site Map with Soil Analytical Results Exceeding Part 201 Generic RCC

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Table 1.....	Summary of Soil Analytical Results
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APPENDICES

Appendix A.....	Soil Boring Logs
Appendix B.....	Analytical Laboratory Report and Chain of Custody Documentation

PHASE II ENVIRONMENTAL SITE ASSESSMENT

220 N. Park Street, Ypsilanti, Michigan
AKT Peerless Project No. 10627F2-2-20

1.0 Introduction

On behalf of City of Ypsilanti, Downriver Community Conference Brownfield Consortium (DCCBC; the Client and Grantee) retained AKT Peerless to conduct a Phase II Environmental Site Assessment (ESA) of the property located at 220 N. Park Street in Ypsilanti, Washtenaw County, Michigan (the subject property). This Phase II ESA was conducted in accordance with (1) AKT Peerless' Work Order for Environmental Consulting Services (Work Order Number PF-27560-1), dated May 6, 2021, and (2) AKT Peerless' Work Plan/Sampling and Analysis Plan (SAP), dated May 14, 2021, and is based on ASTM International Standard Practice E 1903-11, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

This Phase II ESA was completed under DCCBC's United States Environmental Protection Agency (USEPA) Brownfields Assessment Grant (Cooperative Agreement BF-00E02888-0). On May 5, 2021, AKT Peerless submitted an eligibility determination letter to the USEPA Region 5 Brownfields Project Manager to allow for an assessment of the subject property under the hazardous substance assessment grant. USEPA accepted the eligibility determination on May 5, 2021.

The Phase II ESA scope of work was intended to evaluate the recognized environmental conditions (RECs) presented in Section 2.4.

AKT Peerless' Phase II ESA report documents the field activities, sampling protocols, and laboratory results associated with this assessment. AKT Peerless' Phase II ESA was performed for the benefit of DCCBC and City of Ypsilanti, who may rely on the contents and conclusions of this report.

2.0 Background

2.1 Site Description and Physical Setting

The subject property is located in the northeast ¼ of Section 9 (Township 3 South, Range 7 East), Ypsilanti, Washtenaw County, Michigan. The subject property is bordered to the west by N. Park Street, to the north by High Street, to the east by N. Grove Street, and to the south by a railroad. See the following table for additional subject property details:

Subject Property Identifiers

Address	Tax Identification Number	Owner of Record	Approximate Acreage
220 N. Park Street	11-11-09-111-004	City of Ypsilanti	4.46 acres

Refer to Figure 1 for a topographic site location map. See Figure 2 for a site map.

2.2 Subject Property History and Land Use

The subject property was owned by John Gilbert by 1859. John Gilbert constructed the existing mansion on the northern adjoining property at 227 N. Grove Street during his ownership and appears to have maintained the subject property as undeveloped grounds around the mansion until the mansion was vacated around 1928. The Gilbert mansion was briefly occupied by Arm of Honor Fraternity in the 1930s. In 1938, City of Ypsilanti acquired the subject property and Gilbert mansion through tax foreclosure and subsequently maintained the subject property as a recreational park. The Boys Club of Ypsilanti (later the Boys and Girls Club) appears to have begun using and/or maintaining the subject property by 1963. In the early 1970s, the Boys and Girls Club constructed the original portion of the former Club building, which was expanded in the 1990s. The Boys and Girls Club continued to occupy and maintain the subject property until vacating the former building in 2010. The former building and exterior basketball court and baseball diamond features were demolished in 2016. City of Ypsilanti has since kept the subject property in maintained lawn with no significant or obvious use.

2.3 Adjacent Property Land Use

The adjoining properties have included residential, light industrial, and industrial developments since at least 1916. The eastern adjoining property at 206 N. Grove Street was used for light industrial operations and oil storage between the 1950s and 1980s; the southern adjoining property at 103 N. Grove Street has been used for industrial operations since at least 1916; the southern adjoining property at 204 N. Park Street was used as a coal storage yard and bulk oil storage facility from at least 1927 until the 1970s; and the western adjoining property at 223 N. Park Street was used as a coal storage yard from at least 1916 until the 1960s.

2.4 Previous Environmental Investigations

In October 2015, AKT Peerless completed a Phase I ESA of the subject property. The Phase I ESA was conducted in accordance with USEPA Standards and Practices for All Appropriate Inquiries [(AAI), 40 Code of Federal Regulations (CFR) Part 312] and ASTM International Standard Practice E 1527-13. At the time of the assessment, the subject property was improved with one two-story commercial building formerly used as the Boys and Girls Club recreation center and associated exterior baseball diamond, basketball court, and landscaped and parking areas. The commercial building was unoccupied and not used for a significant or obvious purpose at that time.

AKT Peerless identified the following RECs in connection with the subject property:

REC 1 - During AKT Peerless' Site Reconnaissance, fill material (soil and concrete) was observed within the thick vegetation located along the southern property boundary. The nature and extent of this fill material is unknown.

REC 2 - A southeastern adjoining property (206 N. Grove Street) was identified as an oil distributor which utilized a bulk oil storage yard from the mid-1950s until the late 1970s. This site was also listed as a State Hazardous Waste Site (SHWS) and was identified on the Baseline Environmental Assessment (BEA) database. In AKT Peerless' opinion, the past use of this adjoining property and identification on the SHWS and BEA databases represents an REC.

REC 3 - A southern adjoining property (204 N. Park Street) was utilized as a coal storage yard and bulk oil and gasoline storage facility in the 1920s until the early 1970s. No information regarding any current or former underground storage tanks (USTs), aboveground storage tanks (ASTs),

installation and removal dates, business practices, or other environmental data was identified. In AKT Peerless' opinion, the past use of this adjoining property represents an REC.

REC 4 - A southern adjoining property (103 N. Grove Street) has been utilized for various industrial operations (including manufacturing, machine shop, foundry, and plating operations) from at least 1916 until the present day. This site was also listed on the Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) databases with multiple hazardous waste violations identified. In AKT Peerless' opinion, the current and past use of this adjoining property represents an REC.

REC 5 - A western adjoining property (223 N. Park Street) historically operated as a coal storage yard from at least 1916 until the mid-1960s. In AKT Peerless' opinion, the past use of the western adjoining property represents an REC.

3.0 Phase II ESA Activities

The following sections summarize the subsurface investigation activities conducted by AKT Peerless.

3.1 Scope of Assessment

To further evaluate the above-identified RECs, AKT Peerless conducted a subsurface investigation at the subject property that included: (1) the advancement of four soil borings, and (2) the collection of five soil samples and one duplicate soil sample. The soil samples were submitted for laboratory analyses of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PNAs), Michigan 10 Metals,¹ arsenic, cadmium, chromium, lead, and/or hexavalent chromium. Groundwater was not encountered during subsurface investigation activities.

AKT Peerless also collected additional quality assurance/quality control (QA/QC) samples (e.g., trip, field, and equipment blanks, and matrix spike samples) for laboratory analyses, as discussed in Section 3.2.5 below.

The following table summarizes each REC, the site investigation activities performed to address each REC, and the laboratory parameters used to address each REC.

Summary of Investigation Activity

REC #	Environmental Concern	Investigation Activity	Analytical Parameters
1	Fill material on the southern portion of the subject property.	PS-SB-1 (1'-3') Soil Duplicate (PS-SB-1, 1'-3')	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium

¹ Michigan 10 Metals include arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc.

REC #	Environmental Concern	Investigation Activity	Analytical Parameters
2	Historical use of the southeastern adjoining property (206 N. Grove Street) as an oil distributor/bulk oil storage yard.	PS-SB-2 (17'-19')	VOCs, SVOCs, Michigan 10 Metals, and hexavalent chromium
3	Historical use of the southern adjoining property (204 N. Park Street) as a coal storage yard and bulk oil and gasoline facility.	PS-SB-1 (10'-12') PS-SB-3 (16'-18')	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium
4	Current and historical use of the southern adjoining property (103 N. Grove Street) for industrial operations.	PS-SB-1 (10'-12') PS-SB-2 (17'-19')	VOCs, SVOCs, PNAs, Michigan 10 Metals, arsenic, cadmium, chromium, lead, and/or hexavalent chromium
5	Historical use of the western adjoining property (223 N. Park Street) as a coal storage yard.	PS-SB-4 (6'-8')	VOCs, PNAs, arsenic

3.1.1 Soil Evaluation

On June 17, 2021, AKT Peerless advanced four soil borings at the subject property. AKT Peerless used hydraulic drive/direct-push (Geoprobe®) techniques and followed the guidance outlined in ASTM International Standard Practice E1903-11, *Standard Practice of Environmental Site Assessments: Phase II Environmental Site Assessment Process*. AKT Peerless collected continuous soil samples from the soil borings in four-foot intervals to the maximum depth explored of 32 feet below ground surface (bgs). AKT Peerless personnel inspected, field-screened, and logged the samples collected at each soil boring location.

Refer to Figure 2 for a site map with soil boring locations. Boring logs are provided in **Appendix A**.

3.1.2 Groundwater Evaluation

AKT Peerless did not encounter groundwater during subsurface investigation activities at the subject property.

3.1.3 Deviations from the Sampling and Analysis Plan

This Phase II ESA was completed under a USEPA Brownfields Assessment Grant awarded to DCCBC. On May 14, 2021, AKT Peerless prepared a Work Plan/SAP on behalf of DCCBC. On the same date, the Work Plan/SAP was approved by the USEPA Region 5 Brownfields Project Manager.

AKT Peerless did not deviate from the Work Plan/SAP, except for the following:

- Groundwater was not encountered during subsurface investigation activities at the subject property and was therefore not sampled. In addition, groundwater QA/QC samples were also not prepared and/or collected. Consistent with the Work Plan/SAP, soil samples were collected from soil borings PS-SB-1 through PS-SB-4 in lieu of groundwater samples to evaluate the RECs associated with adjoining properties.

3.2 Quality Assurance/Quality Control

To ensure the accuracy of data collected during on-site activities, AKT Peerless implemented proper QA/QC measures. The QA/QC procedures included, but were not limited to, the following: (1) decontamination of sampling equipment before and between sampling events; (2) calibration of field equipment; (3) documentation of field activities; and (4) sample preservation techniques.

3.2.1 Decontamination of Equipment

During sample collection, AKT Peerless adhered to proper decontamination procedures. Sampling equipment was decontaminated using the following methods to minimize potential cross-contamination of soil samples:

- Steam-cleaning or washing and scrubbing the equipment with non-phosphate detergent;
- Rinsing the equipment;
- Air-drying the equipment.

3.2.2 Calibration of Field Equipment

During subsurface investigation activities, a photoionization detector (PID) was used to screen all soil samples. The PID was maintained in a calibrated condition using 100 ppm isobutylene span gas prior to subsurface investigation activities.

3.2.3 Documentation of Activities

During subsurface investigation activities, subject property conditions (i.e., soil boring locations, weather conditions) were documented. AKT Peerless visually inspected soil samples and prepared a geologic log for each soil boring. The logs include soil characteristics such as (1) color, (2) composition (e.g., sand, clay, or gravel), (3) soil moisture and water table depth, and (4) signs of possible contamination (i.e., stained or discolored soil, odors). Soil types were classified in accordance with ASTM International Standard Practice D-2488, *Unified Soil Classification System*. All soil samples were delivered to ALS Environmental's analytical laboratory in Holt, Michigan under chain-of-custody documentation.

See **Appendix A** for AKT Peerless' soil boring logs. See Figure 2 for site map with soil boring locations.

3.2.4 Sample Preservation Techniques

AKT Peerless collected soil samples according to USEPA Publication SW-846, *Test Methods for Evaluating Solid Waste*. Soil samples were collected in laboratory-supplied containers, stored on ice or at approximately four degrees Celsius, and submitted under chain-of-custody documentation.

Soil samples collected for VOCs analyses were field preserved with methanol in accordance with USEPA Method 5035. Soil samples collected for SVOCs, PNAs, PCBs and metals analyses were stored in unpreserved, eight-ounce wide-mouth jars.

3.2.5 QA/QC Sample Collection

During subsurface investigation activities conducted at the subject property on June 17, 2021, AKT Peerless collected various QA/QC samples for the soil medium, as summarized in the following table.

Summary of QA/QC Sampling

QA/QC Samples						
Matrix	Duplicate	Matrix Spike (MS)	Matrix Spike Duplicate (MSD)	Trip/Methanol Blank	Field Blank	Equipment Blank
Soil	1	1	1	1	1	1

The duplicate sample was submitted for laboratory analyses of VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium. The MS and MSD samples were submitted for laboratory analyses of VOCs, SVOCs, Michigan 10 Metals, and PCBs. The trip blank, methanol blank, and field blank were submitted for laboratory analyses of VOCs. The equipment blank was submitted for laboratory analyses of VOCs, SVOCs, and Michigan 10 Metals.

Analytical results associated with the soil duplicate sample is summarized and discussed in Section 4.2.1. Analytical results associated with the remaining QA/QC samples are summarized and discussed in Section 4.2.2.

3.3 Laboratory Analyses and Methods

AKT Peerless submitted five soil samples and one soil duplicate sample for laboratory analyses. The following table summarizes the location, depth, matrix, and laboratory analyses for each sample.

Sample Collection Summary

Sample Identification	Sample Matrix	Sample Interval (feet bgs)	Target Parameter(s)
PS-SB-1	Soil	(1'-3')	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium
Soil Duplicate (PS-SB-1)	Soil	(1'-3')	VOCs, SVOCs, Michigan 10 Metals, PCBs, and hexavalent chromium
PS-SB-1	Soil	(10'-12')	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium
PS-SB-2	Soil	(17'-19')	VOCs, SVOCs, Michigan 10 Metals, and hexavalent chromium
PS-SB-3	Soil	(16'-18')	VOCs, PNAs, arsenic, cadmium, chromium, lead, and hexavalent chromium

Sample Identification	Sample Matrix	Sample Interval (feet bgs)	Target Parameter(s)
PS-SB-4	Soil	(6'-8')	VOCs, PNAs, and arsenic

The laboratory analyzed the soil samples for: (1) VOCs in accordance with USEPA Method SW8260C; (2) mercury in accordance with USEPA Method SW7470A/SW7471B, (3) remaining Michigan 10 Metals in accordance with USEPA Method SW6020B, (4) SVOCs in accordance with USEPA Method SW846/8270D, (5) PNAs in accordance with USEPA Method SW8270E, (6) PCBs in accordance with USEPA Method SW8082, and (7) hexavalent chromium in accordance with USEPA Method SW7196A. Remaining QA/QC samples were analyzed in accordance with the same respective methods.

4.0 Evaluation and Presentation of Results

4.1 Subsurface Conditions

The following sections summarize the physical soil and groundwater conditions at the subject property.

4.1.1 Soil and Groundwater Conditions based on Published Material

According to the United States Department of Agriculture (USDA) Soil Conservation Service's (SCS's) publication, *Soil Survey of Washtenaw County, Michigan*, the soil in the area of the subject property consists of the Spinks-Boyer-Wasepi association, described as "nearly level to moderately steep, well drained and somewhat poorly drained soils that have a coarse textured or moderately coarse textured subsoil and coarse textured underlying material; on outwash plains, terraces, lake plains, and deltas." Photo Sheet 34 of the soil survey depicts the subject property within an area described as "Boyer loamy sand."

According to the Michigan Department of Natural Resources (MDNR) Geological Survey Division's publication, *Quaternary Geology of Southern Michigan*, the soil in the area of the subject property consists of lacustrine sand and gravel, described as pale brown to pale reddish brown, fine to medium sand, commonly including beds or lenses of small gravel, chiefly quartz sand but gravel is rich in igneous and metamorphic rocks. These soils occur chiefly as former beach and near-offshore littoral deposits of glacial Great Lakes and may include intercalated lacustrine clay. Locally veneered by discontinuous sheets or small dunes of eolian sand and may include areas of organic soils. In the eastern part of the northern peninsula of Michigan these sands commonly grade upstream (north- or northwest- ward) into outwash deposits. Soil thickness ranges from three to 100 feet. Typically, lacustrine sand and gravel are associated with moderate hydraulic permeability and may allow the movement of contaminants through groundwater.

No site-specific groundwater information was identified in published material.

4.1.2 Soil and Groundwater Conditions based on Field Observations

During drilling activities, AKT Peerless encountered the following soil types:

- FILL was encountered from ground surface to two to two and half feet bgs at soil boring locations PS-SB-1 and PS-SB-4. This fill material consisted of sand, gravel, and organics.
- Alternating layers of SAND and CLAY from ground surface to 32 feet bgs, the maximum depth explored. Typically, a surficial sand unit extending to an approximate depth of six feet bgs was

underlain by a clay unit of varying thickness, followed by an additional sand unit extending to 32 feet bgs, except at soil boring location PS-SB-4, where the clay unit extended to the boring termination depth of 20 feet bgs. The sand was brown, fine-grained, and contained varying amounts of silt, clay, and gravel, while the clay was brown/gray, medium-stiff, and contained varying amounts of sand and silt.

Groundwater was not encountered during subsurface investigation activities at the subject property.

With the exception of the surficial fill material encountered at soil boring locations PS-SB-1 and PS-SB-4, subsurface soils encountered at the subject property are generally consistent with the descriptions of the Spinks-Boyer-Wasepi association and lacustrine sand and gravel as described in *Soil Survey of Washtenaw County, Michigan* and *Quaternary Geology of Southern Michigan*, respectively.

See Figure 2 for a site map with soil boring locations. See **Appendix A** for AKT Peerless' soil boring logs.

4.2 Analytical Laboratory Results

AKT Peerless collected soil samples to evaluate subsurface conditions at the subject property. Analytical results were compared to Part 201 Generic Residential Cleanup Criteria (RCC) provided in Michigan Administrative Rules 299.1 through 299.50.

4.2.1 Soil Analytical Results

AKT Peerless submitted five soil samples and one soil duplicate sample for laboratory analysis of VOCs, SVOCs, PNAs, Michigan 10 Metals, PCBs, arsenic, cadmium, chromium, lead, and/or hexavalent chromium. The results of the laboratory analyses of the soil samples are summarized in the table below:

Summary of Soil Analytical Results

Parameter	Chemical Abstract Service (CAS) Number	Sample Identification with Criteria Exceedance (depth)	Part 201 Generic RCC Exceeded / Established Criteria (µg/kg)	Maximum Concentration Detected (µg/kg) / Sample Location
Arsenic	7440-38-2	PS-SB-1 (1'-3') Soil Duplicate (PS-SB-1, 1'-3')	DWP / 4,600 GSIP / 4,600	6,100 / PS-SB-1
Selenium	7440-49-2	PS-SB-1 (1'-3')	GSIP / 400	460 / PS-SB-1

Notes:

Sample identification: PS-SB-# indicates soil boring location and (#-#) indicates sample depth interval in feet bgs.

µg/kg – micrograms per kilogram

DWP – Drinking Water Protection Criteria

GSIP – Groundwater to Surface Water Interface Protection Criteria

In addition to the Part 201 Generic RCC exceedances listed above, concentrations of benzo(a)anthracene, benzo(a)pyrene, benzo(a)fluoranthene, chrysene, fluoranthene, and pyrene were detected in the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1 at concentrations above analytical laboratory method detection limits (MDLs) but below Part 201

Generic RCC. As noted in Section 3.1, the shallow soil sample and soil duplicate sample were collected from soil boring location PS-SB-1 to evaluate on-site fill material.

Total chromium was identified in five soil samples (PS-SB-1, 1'-3'; Soil Duplicate; PS-SB-1, 10'-12'; PS-SB-2, 17'-19'; and PS-SB-3, 16'-18') at concentrations above Part 201 GSIP Criteria. AKT Peerless submitted these soil samples for laboratory analyses of hexavalent chromium. According to Michigan Department of Environment, Great Lakes, and Energy (EGLE), hexavalent chromium and trivalent chromium are the only forms of chromium found in the environment, and concentrations of trivalent chromium can be calculated by subtracting hexavalent chromium results from total chromium results. The laboratory analytical results indicate that hexavalent chromium was not present in the selected soil samples. Therefore, the identified total chromium concentrations in soil samples collected from the subject property is in trivalent form. The identified total chromium concentrations in soil samples collected from the subject property are below Part 201 Generic RCC.

Arsenic was detected at a concentration of 6,000 µg/kg in soil sample PS-SB-2 (17'-19'). This soil sample was collected from native sand. While this concentration exceeds Generic Part 201 RCC for DWP and GSIP, no obvious evidence of contamination (e.g., visual, olfactory observations, PID readings, or the presence of VOCs or SVOCs) that could be attributed to the current or historical uses of the southeastern and/or southern adjoining properties was identified at this soil boring location. In AKT Peerless' opinion, it does not appear that the concentration of arsenic detected in soil sample PS-SB-2 (17'-19') is indicative of a release and is likely representative of naturally occurring, or "background," conditions. According to Guide Sheet 10 of EGLE's July 2006 *Part 201 Training Manual*, "background" is defined as the concentration or level of a hazardous substance which exists in the environment at – or regionally proximate to – a "facility" that is not attributable to any release at or regionally proximate to the "facility." Guide Sheet 10 allows for the calculation of alternative background concentrations using the methods described in the EGLE's Sampling Strategies and Statistics Training Materials (S³TM). Of the methods described in the S³TM, AKT Peerless evaluated arsenic concentrations using the Michigan Background Soil Survey (Updated 2015; MBSS), which is included as Appendix C to EGLE's September 2019 *Soil Background and Use of the 2005 Michigan Background Soil Survey, Resource Materials* publication. The MBSS is meant to provide a resource regarding the concentration of naturally occurring metals that can be expected in various soil types and geographic areas of Michigan.

AKT Peerless compared the concentration of arsenic detected in soil sample PS-SB-2 (17'-19') to the MBSS arsenic background concentrations for native sand calculated from (1) statewide data and (2) Huron-Erie Glacial Lobe data. The concentration of arsenic detected in soil sample PS-SB-2 (17'-19'; i.e., 6,000 µg/kg) does not exceed either the statewide background arsenic concentration (i.e., 16,500 µg/kg) or the Huron-Erie Glacial Lobe background arsenic concentration (i.e., 26,300 µg/kg). Therefore, in AKT Peerless' opinion, the concentration of arsenic detected in soil sample PS-SB-2 (17'-19') is not indicative of a release of a hazardous substance and should not be used to qualify the subject property as a "facility," as defined in Part 201 of the Natural Resources and Environmental Protection Act, Michigan Public Act 451 of 1994, as amended (NREPA). AKT Peerless notes that, because the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1 consisted of fill material, and due to the presence of low concentrations of other hazardous substances (e.g., PNAs) in these samples, the analytical results for these samples are still valid for qualifying the subject property as a "facility" despite the detection of similar concentrations of arsenic (i.e., 6,100 µg/kg and 5,900 µg/kg, respectively) to the concentration of arsenic identified in soil sample PS-SB-2 (17'-19').

Barium, cadmium, copper, lead, and zinc were also identified in various soil samples collected from the subject property at concentrations above analytical laboratory MDLs, but below Part 201 Generic RCC. PCBs, SVOCs (other than low concentrations of the PNAs identified above), and VOCs were not detected in soil samples collected from the subject property at concentrations above analytical laboratory MDLs or Part 201 Generic RCC.

Refer to Figure 3 for a site map with soil analytical results exceeding Part 201 Generic RCC. Refer to Table 1 for a summary of soil analytical results.

4.2.2 QA/QC Sample Analytical Results

Beyond the soil duplicate sample, AKT Peerless submitted one trip blank, one methanol blank, one soil equipment blank, one soil field blank, one soil MS sample, and one soil MSD sample for laboratory analyses.

Target parameters were not identified at concentrations above analytical laboratory MDLs in the blanks. The recovery of three SVOCs, and five to six VOCs, and four to five metals were reported as being outside control limits in the MS and MSD samples. No other spike results were qualified.

Refer to **Appendix B** for a complete analytical laboratory report.

5.0 Summary, Conclusions, and Recommendations

The following sections summarize the subsurface investigation activities conducted by AKT Peerless at the subject property.

5.1 Summary of Environmental Concerns

Based on AKT Peerless' October 2015 Phase I ESA, the following RECs were identified:

- Fill material on the southern portion of the subject property;
- Historical use of the southeastern adjoining property (206 N. Grove Street) as an oil distributor/bulk oil storage yard;
- Historical use of the southern adjoining property (204 N. Park Street) as a coal storage yard and bulk oil and gasoline facility;
- Current and historical use of the southern adjoining property (103 N. Grove Street) for industrial operations; and
- Historical use of the western adjoining property (223 N. Park Street) as a coal storage yard.

5.2 Summary of Subsurface Investigation

On June 17, 2021, AKT Peerless conducted a subsurface investigation at the subject property to evaluate the above-identified RECs. The subsurface investigation included: 1) the advancement of four soil borings, and (2) the collection of five soil samples and one duplicate soil sample. The soil samples were submitted for laboratory analyses of VOCs, SVOCs, PCBs, PNAs, Michigan 10 Metals, arsenic, cadmium, chromium, lead, and/or hexavalent chromium.

5.3 Conclusions

AKT Peerless conducted soil sampling in areas most likely to be impacted by contaminants based on the location of observed on-site fill material at the subject property and the current and/or historical uses of select adjoining properties. The results of the investigation indicate the following:

- Arsenic was detected in one shallow subsurface soil sample and one soil duplicate sample collected from soil boring location PS-SB-1, which was advanced in part to evaluate on-site fill material, at concentrations exceeding the Part 201 Generic RCC, including GSIP and DWP criteria.
- Selenium was also detected in one shallow subsurface soil sample collected from soil boring location PS-SB-1, which was advanced in part to evaluate on-site fill material, at a concentration exceeding the Part 201 Generic GSIP criteria.

Based on the laboratory analytical results associated with the shallow soil sample and soil duplicate sample collected from soil boring location PS-SB-1, the subject property meets the definition of a “facility,” as defined in Part 201 of the NREPA.

5.4 Recommendations

AKT Peerless recommends any future owner(s)/operator(s) prepare a BEA. Section 26(1)(c) of Part 201 provides certain liability protections to a person who becomes an owner or operator of a “facility” on, or after June 5, 1995 if they comply with both of the following, or unless other defenses apply: a BEA is conducted prior to or within 45 days after the earlier of the date of purchase, occupancy, or foreclosure, and the owner or operator discloses the results of the BEA to EGLE Remediation and Redevelopment Division (RRD) and subsequent purchaser(s) or transferee(s).

In addition, because the subject property meets the definition of a “facility,” AKT Peerless recommends the property owner comply with Due Care obligations. Due Care obligations include:

- Undertaking measures to prevent exacerbation of existing contamination.
- Exercising Due Care by undertaking response activities to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the subject property in a manner that protects health and safety.
- Taking reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that could result from those acts or omissions.
- Provide notifications to EGLE and others in regard to mitigating fire and explosions hazards, discarded or abandoned containers, contamination migrating beyond property boundaries, as applicable.
- Comply with any land use or resource use restrictions established or relied on in connection with the response activities at the facility.
- Not impede the effectiveness or integrity of any land use or resource use restrictions employed at the facility in connection with response activities.

6.0 Limitations

The information and opinions obtained in this report are for the exclusive use of DCCBC and City of Ypsilanti. No distribution to or reliance by other parties may occur without the express written permission of AKT Peerless. AKT Peerless will not distribute this report without your written consent or as required by law or by a Court order. The information and opinions contained in the report are given in

light of that assignment. The report must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed upon by the parties and as limited therein. Any third parties who have been extended the right to rely on the contents of this report by AKT Peerless (which is expressly required prior to any third-party release), expressly agrees to be bound by the original terms and conditions entered into by AKT Peerless and DCCBC.

Subject to the above and the terms and conditions, AKT Peerless accepts responsibility for the competent performance of its duties in executing the assignment and preparing reports in accordance with the normal standards of the profession, but disclaims any responsibility for consequential damages. Although AKT Peerless believes that results contained herein are reliable, AKT Peerless cannot warrant or guarantee that the information provided is exhaustive or that the information provided by DCCBC, City of Ypsilanti, or third parties is complete or accurate.

7.0 Signatures of Environmental Professionals

The following individuals contributed to the completion of this report.



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MARX
WETLANDS
LLC

October 26, 2021

Ms. Kate Bond
MIDWESTERN CONSULTING
3815 Plaza Drive
Ann Arbor, MI 48108
734.995.0200

**Re: Wetland Delineation Report: 220 North Park Street (#11-11-09-111-004)
City of Ypsilanti, Washtenaw County, Michigan**

Dear Ms. Kate Bond:

Pursuant to your request, Marx Wetlands LLC (MW) conducted a wetland determination for the above-referenced approximately 4.46-acre property ("Site"), comprised of one (1) parcel (#11-11-09-111-004) in Ypsilanti, Michigan. The Site is located at 220 North Park Street, which is southeast of the intersection of High Street and N. Park Street in the City of Ypsilanti, Michigan and in Section 9 of Ypsilanti Township (T3S, R7E) in Washtenaw County, Michigan.

The intent of this wetland determination is to provide a report of the character of any wetland areas within the Site and an opinion as to the possible jurisdiction of the Michigan Department of Energy, Great Lakes, and Environment (EGLE) and/or local governances over wetland areas identified on-site.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation of any wetland depends on three basic parameters. These parameters are: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are inter-related and present in wetland systems. The wetland delineation and determination consisted of desktop review of available background documentation and mapping followed by a site visit conducted on September 14, 2021. A review of the findings is provided below.

Background Research & Desktop Review

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the Site contains two (2) soil types: Boyer loamy sand, 1 to 6 percent slopes (SpB; 0% hydric rating). The on-site soil types are not likely considered hydric with such low ratings (0% hydric rating) (**Enclosure 1A**).

The National Wetlands Inventory (NWI) map does not indicate any wetlands or streams are likely present within the Site (**Enclosure 1B**).

According to Washtenaw County's Drain Map, there are no county drains identified within the Site (**Enclosure 1C**). The Huron River is further than 1,000 feet west of the Site.

Aerial Imagery Interpretation

Aerial photograph and imagery interpretation suggests that a building and access drive to N. Park Street were demolished, and extensive site grading occurred between April of 2016 and April of 2017. Therefore, aerial photographs prior to April of 2016 indicate that existing building and access drive were present within the Site (refer to **Enclosure 2**).

Site Characteristics & Existing Conditions

Based on the review of aerial photographs, available on-line resources, and an on-site visit (September 14, 2021), the Site primarily contains undeveloped land, consisting of areas of upland mowed lawn, upland scrub-shrub/forest, and wetland. The Site is bounded by North Park Street to the west, High Street and a residence to the north, North Grove Street to the east, and an existing railroad to the south.

Most of the Site contains upland mowed lawn/upland disturbed field. Prevalent herbaceous species include bluegrasses (*Poa compressa* and *P. pratensis*), spotted knapweed (*Centaurea stoebe*), wild carrot (*Daucus carota*), tall goldenrod (*Solidago altissima*), white clover (*Trifolium repens*), chicory (*Cichorium intybus*), horseweed (*Conyza canadensis*), ribwort plantain (*Plantago lanceolata*), smooth brome (*Bromus inermis*), and orchard grass (*Dactylis glomerata*).

The scrub-shrub/forest areas generally contain non-native weedy species including common buckthorn (*Rhamnus cathartica*), black walnut (*Juglans nigra*), tree-of-heaven (*Ailanthus altissima*), scattered with black locust (*Robinia pseudoacacia*), box-elder (*Acer negundo*), Norway spruce (*Picea abies*), Siberian elm (*Ulmus pumila*), American elm (*Ulmus americana*), and ash (*Fraxinus spp.*) trees. Upland herbaceous understory species include strawberry (*Fragaria virginiana*), pokeweed (*Phytolacca americana*), and Pennsylvania sedge (*Carex pennsylvanica*). Observed shrubs included Eurasian honeysuckles (*Lonicera maackii* & *L. tatarica*), blackberry (*Rubus alleghaniensis*), and autumn-olive (*Elaeagnus umbellata*). Common woody vines observed include Virginia creeper (*Parthenocissus quinquefolia*) and riverbank grape (*Vitis riparia*).

The overall Site contained several non-native, invasive species, or weedy native species that are tolerant of human land uses. The weedy aspect of the Site is likely due to previous site disturbance on-site. Loose gravel/stones were observed throughout the Site, including in the delineated wetland area. Refer to the *Site Photographs Log* provided in **Enclosure 3**.

Wetland Determination & Delineation

One (1) main wetland area (Wetland A) was identified within the Site. Refer to the enclosed *Wetland Location Map* for the location of the on-site wetland and Wetland Data Forms in **Enclosure 4**. No streams or ponds were identified within the Site. Refer to *Table 1. Wetland Inventory Table* (next page), which includes feature name, type, and anticipated regulatory status for the on-site feature.

Table 1. Wetland Inventory Table

Feature Name	Type*	On-site Acreage	Distance to a regulating feature (Feet)	Regulated by the State of Michigan? †
Wetland A	PEM	0.10	>1,000 feet west of Huron River	Not Likely Regulated†

*PEM: Emergent; PSS: Scrub-shrub; PFO: Forested

†EGLE has the final authority on the extent of wetlands in the state of Michigan.

Wetlands

One (1) wetland (Wetland A) was identified within the Site. No ponds or streams were identified within the Site. This marginal wetland was likely incidentally created as a result of poor onsite drainage, compacted soils, and/or historic site disturbance associated with the demolition and removal of the previous building and access road. Wetland A appears to lie within a low-lying depression situated within the approximate location of the previous access road. A gravelly restricted layer was observed at an approximate depth of six (6) inches below the ground surface.

Vegetation

Wetland A is an emergent wetland identified within the southwest quadrant of the Site. Herbaceous vegetation observed include narrowleaf cattail (*Typha angustifolia*; OBL—obligate wetland), Torrey's rush (*Juncus torreyi*; FACW—facultative wetland), willow-herb (*Epilobium ciliatum*, FACW), common reed (*Phragmites australis* var. *australis*; FACW), path rush (*Juncus tenuis*; FAC—facultative), awned cyperus (*Cyperus squarrosus*; OBL), and rough barnyard grass (*Echinochloa muricata*; OBL). Vine species observed within the 30-foot radius of the sample plot include river-bank grape (FAC). Overhanging tree species observed within the 30-foot radius of the sample plot include buckthorn (FAC), box-elder (FAC), and weeping willow (*Salix babylonica*; FAC). The species identified within these wetlands range in wetland indicator statuses from obligate (OBL) to facultative (FAC), indicating species that typically occur in wetlands.

Hydrology

Wetland hydrology indicators observed generally include standing water, saturation, water-stained leaves, water marks, geomorphic position, and FAC Neutral Test. The wetland appears to receive hydrology from precipitation, runoff from adjacent developed areas and roadways. The wetland appears to have a water regime that ranges from seasonally saturated to seasonally inundated. Refer to the *Wetland Location Map* and *Wetland Data Forms* (**Enclosure 4**).

Soils

Hydric soil indicators were observed in soil sample pits within the on-site wetland. An adjacent upland sample plot was also taken to confirm wetland boundary. Please refer to enclosed *USACE Wetland Determination Data Forms* (**Enclosure 4**).

Summary of Regulations & Recommendations

Inland Lakes and Streams Part 301 Regulations

Part 301, Inland Lakes and Streams, states that a feature is considered a regulated watercourse by the EGLE if it possesses a defined bed, bank, and evidence of continued flow or a continued occurrence of water. **Based on the site visit, no watercourses were identified within the Site.**

Part 303 Wetland Regulations

Part 303, Wetlands Protection, of the NREPA states wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Marx Wetlands, LLC has the professional opinion that Wetland A is not likely regulated because it is further than 500 feet from any regulating water features and less than five (5) acres in size. The westernmost edge of Wetland A is approximately 1,000 feet east of the Huron River. In addition, Wetland A is marginal in quality and is also likely to be considered nonessential by EGLE. This is because Wetland A is a relatively low-quality wetland, lies within a low-lying depression situated within the approximate location of the previous access road, and appears to have been incidentally created as a result of poor onsite drainage, compacted soils, and runoff from adjacent properties, roadways, including the railway. **Therefore, Marx Wetlands LLC has the professional opinion that Wetland A does not appear to meet the requirements of Part 303, Wetlands Protection, of the NREPA, and therefore is not anticipated to be a regulated wetland by EGLE (refer to Enclosure 5, Preliminary Jurisdictional Determination).** Please note that the EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan.

According to the EGLE's MiWaters website (EGLE 2021), the City of Ypsilanti does not have its own wetland protection ordinance.

A permit or approval is likely required by the EGLE for any proposed work that takes place within the boundaries of a regulated wetland. Most construction activities that take place outside of these boundaries do not require a wetland permit from the EGLE.

October 26, 2021

220 North Park Street
City of Ypsilanti, Washtenaw County, MI
Page 5 of 5

Please be advised that the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the EGLE and/or local government, and, in some cases, the federal government. Therefore, there may be adjustments to boundaries based upon review by a regulatory agency. An agency determination can vary depending on various factors including, but not limited to, experience of the agency representative making the determination and the season of the year. Wetland evaluations performed outside the growing season from late-October/November until late-April may not be consistent with the official EGLE wetland assessment program and therefore are subject to increased potential for change than those performed during the growing season. The physical characteristics of the site can change over time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature and/or extent of wetlands on the site.

Thank you for the opportunity to provide this wetland delineation and determination. If you have any questions, please contact me at your convenience.

Sincerely,

Marx Wetlands LLC



Bryana J. Guevara, Principal/Owner
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist. Ecological Society of America

Enclosures:

1. Hydric Soils Map, National Wetlands Inventory, & Washtenaw County Drain Map
2. Aerial Interpretation
3. Site Photographs
4. Wetland Location Map & USACE Wetland Determination Data Forms
5. Preliminary Jurisdictional Determination



3815 Plaza Drive
Ann Arbor, Michigan 48108
734-995-0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

MEMORANDUM

TO: Renovare Development
FROM: Kate Bond, Senior Project Manager
RE: 220 N Park Street, Ypsilanti
DATE: 2022-05-02
MC Project No.: 21264A

The following information is provided to identify the existing ground, topographic and soils conditions of the site located at 220 North Park Street in the City of Ypsilanti as well as clarify the existing drainage patterns to identify the potential for on-site springs.

Existing conditions are such that the property takes on stormwater runoff from surrounding properties from the northeast, north and northwest. The site has significant topography and falls approximately 29' from northeast to southwest. Soils on the site are considered to be generally permeable, well drained and predominately sandy loam with gravel. Drainage on the site flows from northeast to southwest and water that is not absorbed in to the ground tends to pond at two low pocket areas just north of the railroad beds. Water can, and has, collected in these areas and during periods of high seasonal precipitation there can be standing water. Above average levels of precipitation over the last 5-10 years has caused an increased occurrence of water on the site and the appearance of water draining across the site and collecting in the low areas.

AKT Peerless performed four soil borings on the property in June of 2021 at depths of 20' – 32'. Groundwater was not encountered in any of the four boring locations. Their study further indicated that no available information on identified groundwater for the area was located. The soils in the area of the site were identified as typically lacustrine sand and gravel which are associated with moderate hydraulic permeability. The USDA Soil Conservation Service's publication describes the area as coarse textured with a soils series identified as 'Boyer loamy sand.' The Boyer series consists of very deep, well drained soils formed in sandy and loamy drift underlain by sand or gravelly sand outwash.

Based on the information compiled by AKT Peerless the description of soils on the site does not support the presence of water. The permeability of the soil is such that it would be unlikely that water would travel upward from a pressurized aquifer to break the ground's surface. The spring flows because the pressure in the aquifer (water bearing soil or rock), which is covered by a confining layer (clay or other impervious material), is greater than atmospheric pressure at the land. A spring is formed when the water reaches the surface through a fracture or porous layer. These types of springs usually occur along faults (a fracture in the earth).

Springs require a confining layer, typically clay, but largely impermeable that act as directional pathways for water to flow against until the water breaks through to the surface. The historical and

Memorandum

Page 2

existing soils information of the site does not support a scenario by which a clay or impermeable layer exists on the site drawing water to be forced in any particular direction. The only such possibility that could exist on-site would be a scenario that mimics a gravity spring. Gravity springs are formed by water soaking into the ground until the water encounters a confining layer that will not let the water seep further down. The water then flows across the top of the confining layer until it reaches the ground surface. As described previously, the topography of the site and surrounding area is such that the site receives stormwater runoff from the surrounding area. Since the water then either percolates through the ground or travels along the slope toward the southern border of the property, if during percolation, the water encountered a confining layer beneath the service it could cause the water to travel laterally until it breached the surface midway along the slope. But it is doubtful, and supported by soil borings, that a confining layer exists that is not permeable. Therefore, a spring even a gravity spring, is not likely to be encountered on the site due to lack of groundwater, lack of an impermeable confining layer and the presence of permeable, well drained soils.



City of Ypsilanti

Community and Economic Development Department

Memo

To: Joe Meyers, Economic Development Director
From: Christopher Jacobs, Community Development Manager
Date: May 6, 2022
Subject: 220 N Park CBO Committee Benefits List for Prioritization

Background:

The following community benefits were proposed at the meeting Wednesday May 4, 2022. Committee Members have been asked to rank their top 10 priorities with 1 being the most important and 10 the least. The results will be tabulated and reviewed at the next meeting.

City Code Section 30-515 (a)

1. Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.
 - Resilience fund for yard supplies and storage facilities.
 - Shared green space such as community garden.
 - Didactic learning space.
 - Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.
 - Fence at south end of the site.
 - One additional covered bicycle ramp/loop at northwest corner of the site.
 - Dog Park.
 - Crosswalks at northern two pocket parks proposed.
 - Benches wherever possible.
 - Drop off USPS Mailbox.
 - Mailboxes directly in front of home instead of consolidated.
 - Sound barriers for train noise.
 - Train Station/Crossing/Pedestrian Bridge.
 - Public kiosks.
 - Covered bus stop.
 - Post Project Street Repairs/Assessment.

2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.

- Public on street recycling containers.
- Low environmental impact and resilience structures.
- Solar Power.
- No gas stoves or furnaces.
- Water runoff solutions like raingardens, natural and native landscaping and sound barriers.
- Low environmental impact and resilience structures.

3. Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.

4. Other

- Inquire about train speed at Grove and Park to ensure consistency.
- Minimal HOA governance.
- Expressly allowing yard signs, political signs and canvassing signs within HOA.
- HOA membership input requested.
- Specific amenities list requested at pocket parks proposed.
- Documentation of herbicides used at railroad tracks.

1. Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.

2. Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

- Limit purchase to those who are current renters/residents or those without a home in Ypsi.
- Restricting purchase to 1 home per 1 family.
- Long term affordability and local definition of affordability.
- Prevent collection of school taxes on TIF
- No rentals and negotiating additional affordability/density.
- City wide ban on short term rentals.



Michigan Association of Planning
A Chapter of the American Planning Association

May 2, 2022

Mr. Joe Meyers
Director of Economic Development
City of Ypsilanti
1 North Huron Street
Ypsilanti, Michigan 48198

Dear Joe,

I am writing to share my strong support for the 220 North Park Street Planned Unit Development, located just east of Depot Town, and very close to downtown Ypsilanti. As the Executive Director of the Michigan Chapter, American Planning Association, I lead our organization's advocacy and training initiatives and we've had a near-singular focus over the last two years on housing accessibility, and expanding the supply of a range of housing options in communities. Many communities are struggling to overcome neighborhood opposition to residential developments that are not typical single family developments, and residents that are density resistant. We are working hard to help municipal planners overcome this resistance, and to help them make the case for more innovative housing solutions.

Ypsilanti leaders are uniquely positioned to embrace housing projects that include increasingly more desirable elements and prescient in your vision to understand housing demand, and why creating a variety of housing types – beyond just single family detached dwellings or, conversely multiple family apartment complexes. This “missing middle” housing typology is desirable to the very residents you wish to attract – AND maintain – in your city, but will likely lose to other municipalities who *are* providing a variety of housing options. The housing type proposed in the 220 North Park Street project is appropriate for so many markets, from recent college grads and young families to empty nesters and retirees. Michigan municipalities can only remain competitive if they plan for and build the housing products that are needed and desired by a demographic that might not find what they are looking for in your municipality otherwise.

Beyond filling a distinct housing niche market, adding dwelling units can increase population, add taxable properties to your rolls, increase the number of young children who will attend local schools, bring talent and money, and residents with disposable incomes to support local businesses.

I was thrilled to see the 220 North Park Street project come through the planning department, and I urge the planning commission and city council to approve this innovative project that will help the City advance many community goals.

Sincerely,

A black rectangular box redacting the signature of Andrea Brown.

Andrea Brown, AICP
Executive Director

Michigan Association of Planning

1919 West Stadium Blvd. Suite 4 | Ann Arbor, Michigan 48103 | 734.913.2000 | www.planningmi.org



Jeremy Morgan
President

Richard Kligman
First Vice President

Jeff Grantham
Treasurer

Aaron Hovestadt
Secretary

Michael Tribble
Associate Senior
Officer

Jason Orvosh
Immediate Past
President

Robert Filka
Chief Executive
Officer

6427 Centurion Drive
Suite 100
Lansing, MI 48917
(517) 322-0224
hbaofmichigan.com

May 3, 2022

Mr. Joe Meyers
Director of Economic Development
City of Ypsilanti
1 North Huron Street
Ypsilanti, Michigan 48198

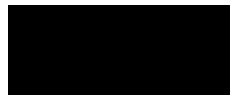
Dear Joe,

The National Association of Homebuilders has continued to dive into ongoing concerns over housing affordability addressed in its “Diversifying Housing Options with Smaller lots and Smaller Homes” report. The report provides an overview of regulatory and design options for communities and builders to use. It identifies projects that are helping to fill the “missing middle” in housing developments across the nation and recognizes ordinances and codes that enable constructions of more varied housing types and smaller more affordable homes meeting the overwhelming demand that can be ideal for single-person households or for baby boomers and other households that are choosing to downsize. Missing middle is a transformative concept that highlights the need for diverse, affordable, housing choices in sustainable walkable places, like the City of Ypsilanti. The Home Builders Association of Michigan commends the City of Ypsilanti for working with Renovare Development to create a “missing middle” development and demonstrating how communities and developers/builders can work in partnership to address issues such as housing affordability, housing choice and neighborhood compatibility by overcoming zoning and other regulatory barriers. Mixing incomes and integrating a blend of uses such as townhomes, detached row homes and duplexes as reflected in the Park Street Development, is an effective tool to expand affordability.

Safe, decent, and affordable housing stock is fundamental to the economic and physical well-being of families, communities, and regional economics. Housing stability leads to greater financial stability and freedom, reduced stress, improved health, and longer-term economic stability. Yet many households and families encompass an increasingly diverse demographic that has changed over time and now spans a broad income range of needs. Nearly half the U.S. adults are single. An aging population is living in homes that aren’t very accessible. And a record 41% of young adults live with their parents. The challenge to affordable housing is a multidimensional problem. The City of Ypsilanti leadership has the opportunity to address these challenges by creating a long-lasting community asset and expanding the city’s housing options.

We are writing to share our support for the 220 North Park Street Planned Unit Development. We urge the planning commission and city council to approve this much needed project and set a statewide precedent for other communities to follow.

Sincerely,



Robert Filka
CEO

Community Benefits: 220 N Park

Community Benefits Agreement with Renovare

The Citizen Commission and the Community

Co-Chairs

- Amber Fellows
- Marc Arthur

Commissioners

- Roderick Johnson
- Grant Tillman
- Bryan Foley
- Annie Somerville
- Jen Eastridge
- Amanda Smith
- Jack Lark

The Community

- 66% renter households
- 34% homeowner households
- 63% are white residents
- 27% are Black residents
- Ypsilanti AMI is \$40k
- 30% living under the poverty line
- 23-26% of students at YCS are experiencing homelessness



Housing for Ypsilantians:
the CBA citizen
commission's primary goal

2022 Area Median Income (AMI) for Washtenaw County as calculated by HUD

2011 PIS - 2021 PIS 04/18/2022 INCOME AND RENT LIMITS

(PIS 05/31/2011-04/17/2022)

County: 81 Washtenaw

Effective Date: 4/18/2022

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,500	18,860	21,220	23,560	25,460	27,340	29,220	31,100
25%	20,625	23,575	26,525	29,450	31,825	34,175	36,525	38,875
30%	24,750	28,290	31,830	35,340	38,190	41,010	43,830	46,650
35%	28,875	33,005	37,135	41,230	44,555	47,845	51,135	54,425
40%	33,000	37,720	42,440	47,120	50,920	54,680	58,440	62,200
45%	37,125	42,435	47,745	53,010	57,285	61,515	65,745	69,975
50%	41,250	47,150	53,050	58,900	63,650	68,350	73,050	77,750
55%	45,375	51,865	58,355	64,790	70,015	75,185	80,355	85,525
60%	49,500	56,580	63,660	70,680	76,380	82,020	87,660	93,300
70%	57,750	66,010	74,270	82,460	89,110	95,690	102,270	108,850
80%	66,000	75,440	84,880	94,240	101,840	109,360	116,880	124,400
100%	82,500	94,300	106,100	117,800	127,300	136,700	146,100	155,500
120%	99,000	113,160	127,320	141,360	152,760	164,040	175,320	186,600
125%	103,125	117,875	132,625	147,250	159,125	170,875	182,625	194,375
140%	115,500	132,020	148,540	164,920	178,220	191,380	204,540	217,700
150%	123,750	141,450	159,150	176,700	190,950	205,050	219,150	233,250

What is in the CBA

46 total units at 100% Principal Residence Exemption (PRE)

50% units at market rate and 50% deed restricted in perpetuity as affordable as follows:

40% AMI (for an individual making \$33k annually, \$105k unit cost)

- 4 Cottages

60% AMI (for an individual making \$49.5k annually, \$140k unit cost)

- 4 Cottages
- 4 Duplexes

80% AMI

- 7 Cottages
- 4 Duplexes



What is in the CBA - continued

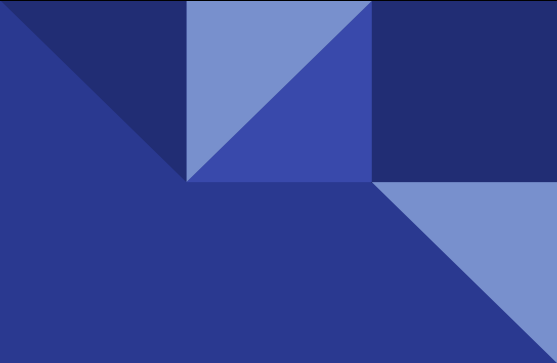
- Prioritization and/or targeted marketing for City of Ypsilanti renters, first-time home buyers, and those who do not otherwise own a home.
- Minimal governance HOA with affordable units paying no more than 10% of HOA fees.
- High quality living experience including:
 - A shed/storage unit on single family and duplex units,
 - Double-paned windows,
 - Energy efficient appliances and construction,
 - Vegetative sound barriers,
 - An additional bike rack on the grounds,
 - Rain garden/stormwater management, and
 - Native landscaping.
- City Council will take public input on street naming.

220 N. Park CBA Commission recommendations to City Council

- 1) The City contribute at least \$50,000 into the Housing Trust Fund annually
- 2) Update and renew the Community Benefits Ordinance with community input
- 3) Create City-wide short term rental restriction
- 4) Create an affordability ordinance to set City Area Median Income Standards
- 5) Create a process for a Tenant Right of First Refusal for units built prior to 2005
- 6) Research a progressive income property tax to fund the Housing Trust Fund
- 7) The City create an educational process for first time home buyers.
- 8) The City evaluate all streets potentially affected by the development for repair

Loose Ends - follow-up for City Council

- 1) Labor standards during construction
- 2) Public input for street naming
- 3) Demographer recommended by Fair Housing Act
- 4) Deciding how to handle the HOA



Thank you

Questions/Comments?



Resolution No. 2022-133
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider the Community Benefits Agreement for the proposed 220 N Park Development be officially closed.

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 7 day of June 2022

#Resolution No. 2022-133



MEMORANDUM
June 7, 2022

To: Mayor and City Council

From: Joe Meyers, Director of Economic Development and Administrative Services

Subject: Summary of the Community Benefits Ordinance Process for 220 N. Park.

Over the past three months, the Community Benefits Ordinance Committee has met five times and had many productive discussions ranging on all aspects of the development on 220 N. Park site. Over the process, the committee focused primarily on affordability but also spoke on how the property would be sold, discussion of the HOA language and expense payment breakdown, amenities to the houses and green infrastructure.

The committee is recommending waiving the purchase price of the development of \$250,000 to move two 80% AMI units to 40% AMI Units. The reason for the increase is the developer will need to subsidize the units at a much greater expense to have additional 40% units.

Once the committee completed the work, legal counsel, and staff went to work developing the agreement. The only issue that staff found was in section 4 of the agreement, if the local priority was found not to be legal, there was no “fall back” option. Staff decided to add language as a fallback option to local advertising which was in the Clark Rd CBA if it was determined not legal.

In addition to the requests of the developer, the Committee made requests of the city to do the following as a part of this development a City to update and renew the Community Benefits Ordinance with community input, short term rental restriction for parcels, create an affordability ordinance to set City Area Median Income Standards, create a process for a Tenant Right of First Refusal for units built prior to 2005, research the potential for a progressive income property tax to fund the Housing Trust Fund, create an educational process for first time home buyers, evaluate all streets potentially affected by the development for repair, and budget \$50,000 each fiscal year for five years to the Housing Trust Fund earmarked specifically for this development.

Attached are the minutes of the Community Benefits Ordinance Committee and memorandums that were given to the committee many of the attachments given to the committee are in the PUD agenda item. As always, please let me know if you have any questions.

220 N. Park
COMMUNITY BENEFITS COMMITTEE
RECOMMENDATIONS TO CITY COUNCIL

The 220 N. Park Street Community Benefits Committee, pursuant their final meeting on May 23, 2022 voted to submit recommendations to City Council along with their proposed Community Benefits Agreement. These recommendations would not be part of the agreement with the property developer, but are items that the Committee would like City Council to Consider.

The Recommendations are as follows:

- 1) The City to update and renew the Community Benefits Ordinance with community input.
- 2) The City create short term rental restriction for parcels.
- 3) The City create an affordability ordinance to set City Area Median Income Standards.
- 4) The City create a process for a Tenant Right of First Refusal for units built prior to 2005
- 5) The City research the potential for a progressive income property tax to fund the Housing Trust Fund.
- 6) The City create an educational process for first time home buyers.
- 7) The City evaluate all streets potentially effected by the development for repair.
- 8) The City budget \$50,000 each fiscal year for five years to the Housing Trust Fund earmarked specifically for this development.

220 N. Park

COMMUNITY BENEFITS AGREEMENT

This agreement is made this ____ day of _____, 2022, by and between **THE CITY OF YPSILANTI**, a Michigan municipal home rule CITY of One South Huron Street, Ypsilanti, MI, hereinafter referred to as “CITY,” and **RENOVARE** a _____ Company of _____(address), hereinafter referred to as RENOVARÉ

Common Recitals:

Whereas CITY, has an ordinance titled Community Benefits which provides for public input and a citizen commission to be formed in order to evaluate proposals for public support, and

Whereas RENOVARÉ has requested to purchase City Property located as 220 N. Park Street, and furthermore requested City assistance in creating and selling affordable units, using Brownfield Tax Increment Financing (TIF), to help fund the buildout of units so they may be sold for less than the build costs, and

Whereas the Ordinance also requires a Community Benefits Agreement between CITY and RENOVARÉ prior to CITY Council’s final approval of public support, and

Whereas CITY has formed the Commission, the Commission has met five times, along with CITY Staff, as well as representative from RENOVARÉ and worked through a list of Benefits to the Community, of which are outlined below in this agreement, and

Whereas this agreement sets forth expectations on behalf of both the CITY and RENOVARÉ as to some, but not all of the legal requirements to this project, and

Whereas nothing in this agreement shall be interpreted as relaxing or obviating any other provision of CITY Code, the Building, Codes, or any related codes, and

Whereas CITY and RENOVARÉ agree that RENOVARÉ will provide the following benefits to the CITY of Ypsilanti:

- 1) RENOVARÉ will build residential dwelling units on the subject property commonly known as 220 N. Park St, Ypsilanti, MI 4819. The number and type of units to be as follows:
 - a. Cottages: 29
 - b. Duplex: 14
 - c. Townhouses:13
- 2) RENOVARÉ shall cause 50% the units to be deed restricted as affordable as follows:
 - a. 40% AMI (Area Median Income for Washtenaw County as calculated by HUD.
 - i. 4 Cottages
 - b. 60% AMI
 - i. 4 Cottages
 - ii. 4 Duplexes

- c. 80% AMI
 - i. 7 Cottages
 - ii. 4 Duplexes
- 3) RENOVARE will cause the above units to be deed restricted, both in their master deed, as well as in each individual deed issued to buyers whereas they can only be owned as a principal residence, as defined in the Michigan General Property Tax Act (MCL 211.7). Said deed restriction shall also be in the form of a covenant in the deed (or deeds) from the City of Ypsilanti to RENOVARE or successor grantee.
- 4) RENOVARE shall prioritize sales to residential renters in the City of Ypsilanti, that do not otherwise own real property and first-time home buyers for the first ninety days of unit sales, if allowable by the Fair Housing Act, Sections 42 and 142(d) and of the Internal Revenue Code and local ordinances. If not allowable by law, the developer will provide targeted marketing to city residents.
- 5) RENOVARE shall create the Homeowners Association(s) (HOA) and
 - a. Said HOA governance be as minimal as possible and not above and beyond what is outlined in City Ordinances,
 - b. Said HOA shall maintain the affordable unit fees as low as possible, with a goal of the affordable units paying not more than 10% of the fees of the total HOA expenses.
- 6) RENOVARE shall cause the development to have:
 - a. A shed/storage unit on single family and duplex units.
 - b. Double painted windows
 - c. Energy efficient appliances and be built using energy efficiency practices
 - d. Vegetative Sound Barriers
- 7) RENOVARE shall be required to install a bike rack, rain garden/storm water management and native landscaping.
- 8) RENOVARE shall allow CITY Council to take public comment on naming the streets created through the development.
- 9) RENOVARE, and its contractors will comply with the City's Employment Discrimination Ordinance currently located in Chapter 58 of the City Code.

CITY WILL PROVIDE:

CITY will waive the purchase price of this property.

CITY will approve a brownfield plan on the property to assist in cleaning up the contamination on the site, providing affordable units and infrastructure on the site.

TERM:

This agreement will continue until the development is completed and the HOA is turned over to the resident led HOA board.

Notice and Opportunity to Cure.

RENOVARE, or its heirs and assigns, shall not be deemed in default of this Agreement if, within thirty (30) days after the date of receipt of written notice by the CITY of said default to the RENOVARE, the RENOVARE has submitted materials to the CITY, which are reasonably satisfactory to the CITY, that it has cured such default. If the default is not reasonably susceptible of being cured within said thirty (30) day period, RENOVARE shall have an additional period of up to sixty (60) days to cure such default and no default shall be deemed to exist hereunder so long as the RENOVARE diligently and continuously prosecutes a curing of such default and shall nevertheless in any event demonstrate to the CITY's reasonable satisfaction that it has cured the default within ninety (90) days after the date of Owner's receipt of the notice of default, or such longer time as may be required by any third-party whose approval is required. In event a default remains uncured beyond the cure period provided herein,

- A) the CITY may assess a monetary not to exceed \$100 per day until such default is cured;
or
- B) for defaults arising out of section 2 and 3 above, revoke public benefits associated with the Project.

Interpretive Provisions.

This Agreement will inure to the benefit and constitute a binding obligation of the parties and their respective successors and assigns. This Agreement may not be assigned without the written consent of the City; provided, however, that the Agreement may be assigned to an affiliate of either Owner without the consent of the City.

Entire Agreement.

This Agreement constitutes the entire agreement between the City and RENOVARE with respect to Community Benefits. No change will be valid unless made by supplemental written agreement executed and approved by all of the parties and approved by the Ypsilanti City Attorney; except that any change which affects only one Project may be agreed upon and made by the City and the Owner of that Project, to be approved by the Ypsilanti City Attorney.

Notice.

Any notice, request or other communication which either party hereto may be required or may desire to give hereunder shall be in writing and shall be deemed to have been properly given if (a) mailed by United States Certified Mail (postage prepaid, return receipt requested), three business days after mailing, or (b) if by Federal Express or other reliable overnight courier service, on the next business day after delivered to such courier service, provided to the party at the address set forth in the introductory paragraph of this Agreement.

Recording.

Following (1) execution of this Agreement, this Agreement shall be recorded with the Washtenaw County Register of Deeds in accordance with Section 30-512(e) of the City Code.

In the presence of:

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

_____ BY: _____
Lois Richardson, Mayor

_____ BY: _____
Andrew Hellenga, City Clerk

_____ **RENOVARE**, a _____ Company
_____ BY: _____

_____ BY: _____

APPROVED AS TO FORM:

JOHN M. BARR P-10475
Ypsilanti City Attorney



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING**

**APRIL 7, 2022 @ 6:00 PM
CITY HALL - COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197**
[VIRTUAL ACCESS](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Grant Tillman
Marc Arthur
Roderick Johnson
Jen Eastridge
Amanda Smith
Jack Lark
Brian Foley
Annie Somerville

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. COMMITTEE BUSINESS

- A. Election of Committee Officers
- Chair
 - Vice-Chair

- B. Adoption of Committee Meeting Schedule

- 2**
- C. Discussion of Proposed Community Benefits with Developer
[March 7th 220 N Park Community Benefits Meeting Proposed Benefits](#)

VI. ADJOURNMENT

March 7th 220 N Park Community Benefits Meeting Proposed Benefits

- Walkability
- Sidewalks... non-existing currently. Is this in the master plan for lighting and to make it safe.
- Crossing at grove or park street.
- Safety with the train tracks (install a walkway).
- Create an environment for small families to help grow the neighborhood.
- Asking for houses along High & Grove Street.
- Maintain greenspace
- Open to compromise for density
- Widen locust street, with accessibility for two emergency vehicles.
- local developers over the outside group
- Funding the existing housing trust
- Working with the county for community land trust
- Covered bus stop
- Recycling in the area
- Negotiate the length of the affordability= 99 years
- Public Kiosks in the city
- Designated trash facilities.
- wetlands area... wildlife considered
- water runoff
- NO ROAD- MAYBE A GARDEN
- Athletics – i.e., basketball courts, baseball diamonds, etc....
- Amenities for children to be active in the area.
- Car charging ports that are available to the wider public
- Houses that will retain their values
- Public bathrooms
- grocery stores



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING**

**APRIL 25, 2022 @ 6:00 PM
Council Chambers - City Hall
One South Huron, Ypsilanti, MI 48197**
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Grant Tillman
Marc Arthur
Roderick Johnson
Jen Eastridge
Amanda Smith
Jack Lark
Bryan Foley
Annie Somerville

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

2 - 3

A. Approving the minutes of the April 7, 2022 meeting
[Minutes](#)

4

B. Discussion of the Proposed Community Benefits with the Developer
[March 7th Meeting Proposed Benefits](#)

VI. ADJOURNMENT



MINUTES

220 N Park Community Benefits Committee Meeting

6:00 PM - Thursday, April 7, 2022
Council Chambers

The SPECIAL of the City of Ypsilanti was called to order on Thursday, April 7, 2022, at 6:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 6:06 pm

II ROLL CALL

Present: Amber Fellows, Marc Arthur, Roderick Johnson, Jen Eastridge, Amanda Smith, Jack Lark, Annie Somerville

Absent: Grant Tillman, Bryan Foley

III AGENDA APPROVAL

The agenda was approved as submitted

IV PUBLIC COMMENT (3 MINUTES)

One member of the public spoke

V COMMITTEE BUSINESS

a) Election of Committee Officers

- Chair
- Vice-Chair

A. Fellows nominated themselves for Chair

M. Arthur nominated themselves for Chair

After discussion the Committee determined to have Co-Chairs.

On a voice vote, the Committee Elected A. Fellows and M. Arthur as Co-Chairs

Yes - 7: No - 0: Absent - 2 (Foley, Tillman)

b) Adoption of Committee Meeting Schedule

M. Arthur moved, seconded by A. Fellows to approve the Committee Meeting Schedule as follows:

Monday, April 25, 2022 from 6:00 pm to 8:00 pm

Wednesday May 4, 2022 from 6:00 pm to 8:00 pm

Wednesday, May 11, 2022 from 6:00 pm to 8:00 pm

Monday, May 23, 2022 from 6:00 pm to 8:00 pm
On a voice vote, the motion carried and the schedule was approved
Yes - 7: No - 0: Absent - 2 (Foley, Tillman)

- c) Discussion of Proposed Community Benefits with Developer

VI ADJOURNMENT
The meeting adjourned at 8:05 pm

March 7th 220 N Park Community Benefits Meeting Proposed Benefits

- Walkability
- Sidewalks... non-existing currently. Is this in the master plan for lighting and to make it safe.
- Crossing at grove or park street.
- Safety with the train tracks (install a walkway).
- Create an environment for small families to help grow the neighborhood.
- Asking for houses along High & Grove Street.
- Maintain greenspace
- Open to compromise for density
- Widen locust street, with accessibility for two emergency vehicles.
- local developers over the outside group
- Funding the existing housing trust
- Working with the county for community land trust
- Covered bus stop
- Recycling in the area
- Negotiate the length of the affordability= 99 years
- Public Kiosks in the city
- Designated trash facilities.
- wetlands area... wildlife considered
- water runoff
- NO ROAD- MAYBE A GARDEN
- Athletics – i.e., basketball courts, baseball diamonds, etc....
- Amenities for children to be active in the area.
- Car charging ports that are available to the wider public
- Houses that will retain their values
- Public bathrooms
- grocery stores



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING**

**APRIL 25, 2022 @ 6:00 PM
Council Chambers - City Hall
One South Huron, Ypsilanti, MI 48197**
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Grant Tillman
Marc Arthur
Roderick Johnson
Jen Eastridge
Amanda Smith
Jack Lark
Bryan Foley
Annie Somerville

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

2 - 3

A. Approving the minutes of the April 7, 2022 meeting
[Minutes](#)

4

B. Discussion of the Proposed Community Benefits with the Developer
[March 7th Meeting Proposed Benefits](#)

VI. ADJOURNMENT



MINUTES

220 N Park Community Benefits Committee Meeting

6:00 PM - Thursday, April 7, 2022
Council Chambers

The SPECIAL of the City of Ypsilanti was called to order on Thursday, April 7, 2022, at 6:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 6:06 pm

II ROLL CALL

Present: Amber Fellows, Marc Arthur, Roderick Johnson, Jen Eastridge, Amanda Smith, Jack Lark, Annie Somerville

Absent: Grant Tillman, Bryan Foley

III AGENDA APPROVAL

The agenda was approved as submitted

IV PUBLIC COMMENT (3 MINUTES)

One member of the public spoke

V COMMITTEE BUSINESS

a) Election of Committee Officers

- Chair
- Vice-Chair

A. Fellows nominated themselves for Chair

M. Arthur nominated themselves for Chair

After discussion the Committee determined to have Co-Chairs.

On a voice vote, the Committee Elected A. Fellows and M. Arthur as Co-Chairs

Yes - 7: No - 0: Absent - 2 (Foley, Tillman)

b) Adoption of Committee Meeting Schedule

M. Arthur moved, seconded by A. Fellows to approve the Committee Meeting Schedule as follows:

Monday, April 25, 2022 from 6:00 pm to 8:00 pm

Wednesday May 4, 2022 from 6:00 pm to 8:00 pm

Wednesday, May 11, 2022 from 6:00 pm to 8:00 pm

Monday, May 23, 2022 from 6:00 pm to 8:00 pm

On a voice vote, the motion carried and the schedule was approved

Yes - 7: No - 0: Absent - 2 (Foley, Tillman)

- c) Discussion of Proposed Community Benefits with Developer

VI ADJOURNMENT

The meeting adjourned at 8:05 pm

March 7th 220 N Park Community Benefits Meeting Proposed Benefits

- Walkability
- Sidewalks... non-existing currently. Is this in the master plan for lighting and to make it safe.
- Crossing at grove or park street.
- Safety with the train tracks (install a walkway).
- Create an environment for small families to help grow the neighborhood.
- Asking for houses along High & Grove Street.
- Maintain greenspace
- Open to compromise for density
- Widen locust street, with accessibility for two emergency vehicles.
- local developers over the outside group
- Funding the existing housing trust
- Working with the county for community land trust
- Covered bus stop
- Recycling in the area
- Negotiate the length of the affordability= 99 years
- Public Kiosks in the city
- Designated trash facilities.
- wetlands area... wildlife considered
- water runoff
- NO ROAD- MAYBE A GARDEN
- Athletics – i.e., basketball courts, baseball diamonds, etc....
- Amenities for children to be active in the area.
- Car charging ports that are available to the wider public
- Houses that will retain their values
- Public bathrooms
- grocery stores



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING**

**MAY 4, 2022 @ 6:00 PM
COUNCIL CHAMBERS - CITY HALL
1 S HURON, Ypsilanti, MI 48197**
[VIRTUAL ACCESS](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Grant Tillman
Marc Arthur
Roderick Johnson
Jen Eastridge
Amanda Smith
Jack Lark
Bryan Foley
Annie Somerville

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

2

- A. Approving the minutes of the April 5, 2022 meeting.
[220 N Park Community Benefits Committee - 25 Apr 2022 - Regular Minutes](#)
- B. Discussion with the Fair Housing Center of Washtenaw County
- C. Presentation by the developer: Modeling projected recipients of down payment assistance.
 - Debt to income ratio and purchase price

3

- D. Brainstorming potential community benefits
[March 7th 220 N Park Community Benefits Meeting Proposed Benefits](#)

VI. ADJOURNMENT

Page 1 of 3



CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING
MAY 11, 2022 @ 6:00 PM
COUNCIL CHAMBERS - CITY HALL
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

2

- A. Approving the minutes of the May 4, 2022 Meeting
[Minutes](#)
- B. Centering Ypsilanti residents who are first-time homebuyers
- Memo from Fair Housing Center
 - NDO: Clarification of legal opinion from the City Attorney's Office
 - Housing Trust to fund city, or tenant right of first refusal

3 - 19

- C. Prioritization of potential benefits
[Memo](#)
[Scored List](#)
- D. Discussion with Renovare
- Review data regarding AMI & Brownfield TIF.
 - Update on business model/options to promote long-term affordability
 - Co-creating achievable community benefits

VI. PUBLIC COMMENT (3 MINUTES)

VII. ADJOURNMENT



MINUTES

220 N Park Community Benefits Committee Meeting

6:00 PM - Wednesday, May 4, 2022

Council Chambers

All meetings of this committee may be viewed on the City of Ypsilanti's YouTube Page

The SPECIAL of the City of Ypsilanti was called to order on Wednesday, May 4, 2022, at 6:04 PM, in the Council Chambers:

I CALL TO ORDER

The meeting was called to order at 6:04 pm

II ROLL CALL

PRESENT:

Amber Fellows (6:07PM), Marc Arthur, Roderick Johnson, Jen Eastridge, Amanda Smith, Jack Lark, Annie Somerville

ABSENT: Bryan Foley, Grant Tillman

III AGENDA APPROVAL

J. Eastridge moved, seconded by A. Smith to approve the agenda as submitted. On a voice vote, the motion carried, and the agenda was approved.

IV PUBLIC COMMENT (3 MINUTES)

V RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Approving the minutes of the April 5, 2022 meeting.

R. Johnson moved, seconded by A. Fellows to approve the minutes as submitted.

On a voice vote, the motion carried, and the minutes were approved.

- b) Discussion with the Fair Housing Center of Washtenaw County
- c) Presentation by the developer: Modeling projected recipients of down payment assistance.
- Debt to income ratio and purchase price
- d) Brainstorming potential community benefits

VI ADJOURNMENT

The meeting adjourned at 8:29 pm



City of Ypsilanti

Community and Economic Development Department

Memo

To: Joe Meyers, Economic Development Director
From: Christopher Jacobs, Community Development Manager
Date: May 6, 2022
Subject: 220 N Park CBO Committee Benefits List for Prioritization

Background:

The following community benefits were proposed at the meeting Wednesday May 4, 2022. Committee Members have been asked to rank their top 10 priorities with 1 being the most important and 10 the least. The results will be tabulated and reviewed at the next meeting.

City Code Section 30-515 (a)

1. Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.
 - Resilience fund for yard supplies and storage facilities.
 - Shared green space such as community garden.
 - Didactic learning space.
 - Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.
 - Fence at south end of the site.
 - One additional covered bicycle ramp/loop at northwest corner of the site.
 - Dog Park.
 - Crosswalks at northern two pocket parks proposed.
 - Benches wherever possible.
 - Drop off USPS Mailbox.
 - Mailboxes directly in front of home instead of consolidated.
 - Sound barriers for train noise.
 - Train Station/Crossing/Pedestrian Bridge.
 - Public kiosks.
 - Covered bus stop.
 - Post Project Street Repairs/Assessment.

2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.

- Public on street recycling containers.
- Low environmental impact and resilience structures.
- Solar Power.
- No gas stoves or furnaces.
- Water runoff solutions like raingardens, natural and native landscaping and sound barriers.
- Low environmental impact and resilience structures.

3. Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.

4. Other

- Inquire about train speed at Grove and Park to ensure consistency.
- Minimal HOA governance.
- Expressly allowing yard signs, political signs and canvassing signs within HOA.
- HOA membership input requested.
- Specific amenities list requested at pocket parks proposed.
- Documentation of herbicides used at railroad tracks.

1. Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.

2. Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

- Limit purchase to those who are current renters/residents or those without a home in Ypsi.
- Restricting purchase to 1 home per 1 family.
- Long term affordability and local definition of affordability.
- Prevent collection of school taxes on TIF
- No rentals and negotiating additional affordability/density.
- City wide ban on short term rentals.

Tier 1

Amber Rod Grant Marc Amanda Annie

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	16	4	10	13	2	2	47
Shared green space such as community garden.	5	12	12	17	7	3	56
Didactic learning space.	15	13	5	6	10	16	65
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	13	2	12	1	4	1	33
Fence at south end of the site.	18	1	18	7	11	15	70
One additional covered bicycle ramp/loop at northwest corner of the site.	3	5	2	5	6	4	25
Dog Park.	14	16	10	14	18	14	86
Crosswalks at northern two pocket parks proposed.	11	6	10	2	13	5	47
Benches wherever possible.	10	7	10	8	12	7	54
Drop off USPS Mailbox.	7	9	5	16	14	6	57
Mailboxes directly in front of home instead of consolidated.	6	10	3	9	9	8	45
Sound barriers for train noise.	12	8	5	15	15	18	73
Train Station/Crossing/Pedestrian Bridge.	8	17	1	18	1	10	55
Public kiosks.	1	18	1	10	17	9	56
Covered bus stop.	2	11	5	12	8	11	49
Post Project Street Repairs/Assessment.	17	3	18	3	5	13	59
Edible Landscaping	9	14	5	11	16	17	72
Shared community space/storage shed	4	15	5	4	3	12	43

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4	2	5	5	3	4	23
Low environmental impact and resilience structures.	2	3	3	2	1	3	14
Solar Power.	3	4	5	4	5	2	23
No gas stoves or furnaces.	5	5	1	3	4	1	19
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1	1	10	1	2	5	20

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	4	5	1	6	5	6	27
Minimal HOA governance.	2	6	1	2	1	1	13
Expressly allowing yard signs, political signs and canvassing signs within HOA.	5	3	1	1	2	2	14
HOA membership input requested.	1	1	1	3	6	3	15
Specific amenities list requested at pocket parks proposed.	3	4	12	4	3	4	30
Documentation of herbicides used at railroad tracks.	6	2	1	5	4	5	23

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1	1	1	4	2	1	10
Restricting purchase to 1 home per 1 family/owner occupied	2	2	1	1	3	5	14
Long term affordability and local definition of affordability.	3	4	18	2	1	2	30
Prevent collection of school taxes on TIF	5	5	1	6	6	6	29
No rentals and negotiating additional affordability/density.	2	6	18	5	4	3	38
City wide ban on short term rentals	4	3	2	3	5	4	21

Tier 1 Amber Fellows

Amber

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	16
Shared green space such as community garden.	5
Didactic learning space.	15
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	13
Fence at south end of the site.	18
One additional covered bicycle ramp/loop at northwest corner of the site.	3
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	11
Benches wherever possible.	10
Drop off USPS Mailbox.	7
Mailboxes directly in front of home instead of consolidated.	6
Sound barriers for train noise.	12
Train Station/Crossing/Pedestrian Bridge.	8
Public kiosks.	1
Covered bus stop.	2
Post Project Street Repairs/Assessment.	17
Edible Landscaping	9
Shared community space/storage shed	4

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4
Low environmental impact and resilience structures.	2
Solar Power.	3
No gas stoves or furnaces.	5
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	4
Minimal HOA governance.	2
Expressly allowing yard signs, political signs and canvassing signs within HOA.	5
HOA membership input requested.	1
Specific amenities list requested at pocket parks proposed.	3
Documentation of herbicides used at railroad tracks.	6

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1
Restricting purchase to 1 home per 1 family/owner occupied	2
Long term affordability and local definition of affordability.	3
Prevent collection of school taxes on TIF	5
No rentals and negotiating additional affordability/density.	2
City wide ban on short term rentals	4

Tier 1 Rodrick Johnson

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	4
Shared green space such as community garden.	12
Didactic learning space.	13
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	2
Fence at south end of the site.	1
One additional covered bicycle ramp/loop at northwest corner of the site.	5
Dog Park.	16
Crosswalks at northern two pocket parks proposed.	6
Benches wherever possible.	7
Drop off USPS Mailbox.	9
Mailboxes directly in front of home instead of consolidated.	10
Sound barriers for train noise.	8
Train Station/Crossing/Pedestrian Bridge.	17
Public kiosks.	18
Covered bus stop.	11
Post Project Street Repairs/Assessment.	3
Edible Landscaping	14
Shared community space/storage shed	15

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	2
Low environmental impact and resilience structures.	3
Solar Power.	4
No gas stoves or furnaces.	5
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	5
Minimal HOA governance.	6
Expressly allowing yard signs, political signs and canvassing signs within HOA.	3
HOA membership input requested.	1
Specific amenities list requested at pocket parks proposed.	4
Documentation of herbicides used at railroad tracks.	2

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1
Restricting purchase to 1 home per 1 family/owner occupied	2
Long term affordability and local definition of affordability.	4
Prevent collection of school taxes on TIF	5
No rentals and negotiating additional affordability/density.	6
City wide ban on short term rentals	3

Tier 1 Grant Tillman

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	10
Shared green space such as community garden.	12
Didactic learning space.	5
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	12
Fence at south end of the site.	18
One additional covered bicycle ramp/loop at northwest corner of the site.	2
Dog Park.	10
Crosswalks at northern two pocket parks proposed.	10
Benches wherever possible.	10
Drop off USPS Mailbox.	5
Mailboxes directly in front of home instead of consolidated.	3
Sound barriers for train noise.	5
Train Station/Crossing/Pedestrian Bridge.	1
Public kiosks.	1
Covered bus stop.	5
Post Project Street Repairs/Assessment.	18
Edible Landscaping	5
Shared community space/storage shed	5

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	5
Low environmental impact and resilience structures.	3
Solar Power.	5
No gas stoves or furnaces.	1
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	10

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	1
Minimal HOA governance.	1
Expressly allowing yard signs, political signs and canvassing signs within HOA.	1
HOA membership input requested.	1
Specific amenities list requested at pocket parks proposed.	12
Documentation of herbicides used at railroad tracks.	1

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1
Restricting purchase to 1 home per 1 family/owner occupied	1
Long term affordability and local definition of affordability.	18
Prevent collection of school taxes on TIF	1
No rentals and negotiating additional affordability/density.	18
City wide ban on short term rentals	2

Tier 1 Marc Arthur

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	13
Shared green space such as community garden.	17
Didactic learning space.	6
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	1
Fence at south end of the site.	7
One additional covered bicycle ramp/loop at northwest corner of the site.	5
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	2
Benches wherever possible.	8
Drop off USPS Mailbox.	16
Mailboxes directly in front of home instead of consolidated.	9
Sound barriers for train noise.	15
Train Station/Crossing/Pedestrian Bridge.	18
Public kiosks.	10
Covered bus stop.	12
Post Project Street Repairs/Assessment.	3
Edible Landscaping	11
Shared community space/storage shed	4

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	5
Low environmental impact and resilience structures.	2
Solar Power.	4
No gas stoves or furnaces.	3
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	6
Minimal HOA governance.	2
Expressly allowing yard signs, political signs and canvassing signs within HOA.	1
HOA membership input requested.	3
Specific amenities list requested at pocket parks proposed.	4
Documentation of herbicides used at railroad tracks.	5

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	4
Restricting purchase to 1 home per 1 family/owner occupied	1
Long term affordability and local definition of affordability.	2
Prevent collection of school taxes on TIF	6
No rentals and negotiating additional affordability/density.	5
City wide ban on short term rentals	3

Tier 1 Amanda Smith

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	2
Shared green space such as community garden.	7
Didactic learning space.	10
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	4
Fence at south end of the site.	11
One additional covered bicycle ramp/loop at northwest corner of the site.	6
Dog Park.	18
Crosswalks at northern two pocket parks proposed.	13
Benches wherever possible.	12
Drop off USPS Mailbox.	14
Mailboxes directly in front of home instead of consolidated.	9
Sound barriers for train noise.	15
Train Station/Crossing/Pedestrian Bridge.	1
Public kiosks.	17
Covered bus stop.	8
Post Project Street Repairs/Assessment.	By this, I mean - the city will ensure the street is functional as compared to surrounding streets 5 after the project is completed
Edible Landscaping	16
Shared community space/storage shed	3

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	3
Low environmental impact and resilience structures.	1
Solar Power.	5
No gas stoves or furnaces.	4
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	2

Unbundling of construction work into bid sizes that will allow local small businesses level competition. Oh! I love this. Please consider.

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	5
Minimal HOA governance.	1
Expressly allowing yard signs, political signs and canvassing signs within HOA.	2
HOA membership input requested.	6
Specific amenities list requested at pocket parks proposed.	3
Documentation of herbicides used at railroad tracks.	4

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment Please partner with YCSI

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	2 Renters/those without a home specifically
Restricting purchase to 1 home per 1 family/owner occupied	3
Long term affordability and local definition of affordability.	1

Prevent collection of school taxes on TIF
No rentals and negotiating additional affordability/density.
City wide ban on short term rentals

6
4
5

If we were prioritizing these across the board, and not by section, the items in this last section would far outweigh the items in other sections for me.

Tier 1 Annie Sommerville

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	2
Shared green space such as community garden.	3
Didactic learning space.	16
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	1
Fence at south end of the site.	15
One additional covered bicycle ramp/loop at northwest corner of the site.	4
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	5
Benches wherever possible.	7
Drop off USPS Mailbox.	6
Mailboxes directly in front of home instead of consolidated.	8
Sound barriers for train noise.	18
Train Station/Crossing/Pedestrian Bridge.	10
Public kiosks.	9
Covered bus stop.	11
Post Project Street Repairs/Assessment.	13
Edible Landscaping	17
Shared community space/storage shed	12

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4
Low environmental impact and resilience structures.	3
Solar Power.	2
No gas stoves or furnaces.	1
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	5

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	6
Minimal HOA governance.	1
Expressly allowing yard signs, political signs and canvassing signs within HOA.	2
HOA membership input requested.	3
Specific amenities list requested at pocket parks proposed.	4
Documentation of herbicides used at railroad tracks.	5

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1
Restricting purchase to 1 home per 1 family/owner occupied	5
Long term affordability and local definition of affordability.	2
Prevent collection of school taxes on TIF	6
No rentals and negotiating additional affordability/density.	3
City wide ban on short term rentals	4



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFIT COMMITTEE
MEETING**

**MAY 23, 2022 @ 6:00 PM
CITY HALL - COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)**

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Marc Arthur
Roderick Johnson
Grant Tillman
Bryan Foley
Annie Somerville
Jen Eastridge
Amanda Smith
Jack Lark

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

3 - 4

- A. Approval of the May 11, 2022 Minutes.
[Minutes](#)
- B. Updates
1. Renovare and Staff
 - 40/60/80% AMI housing ratios
 - HOA restrictions
 - General contractor labor standards
 - MSHDA employer-assistance match program
 2. Committee
 - employer partners
 - labor standards during construction
- C. Street Name Discussion
- input from Staying Power
 - Mattie Dorsey article

D. Approval of the Community Benefits Agreement of the 220 N Park Proposed Development.

1. CBA for Renovare

- TIF use
- 100% PRE development
- # and ratio of affordable units
- Resident and first-time homebuyer prioritization window
- Long-term affordability: City Right of First Refusal trigger for 220 N

Park property sales

- HOA fee ratio
- HOA governance and membership
- Unit standards: sq feet, shed/storage, energy star, double-paned windows, sound barriers
- Labor standards
- Covered bicycle ramp
- Rain garden, native landscaping
- Street naming

2. CBA for City of Ypsilanti

- Update and renew CBO with community input
- 220 N Park purchase price allocated to Housing Trust Fund
- Short-term rental restriction except for PRE
- Affordability Ordinance to set City AMI standards
- Crosswalk stripes on Cross St at Park St, Grove St
- Tenant Right of First Refusal for units built before 2005
- Progressive Income Property Tax to fund Housing Trust Fund
- Education for resident first-time homebuyers
- Evaluate street repair after completion

3. Enforceability

- Clawback article

VI. COMMUNICATIONS

A. [Stand on her Shoulder's: Ypsilanti's First Black Woman on City Council Inspires Leaders Today - Lucas Somolcic](#)

[Tracking Subsidies, Promoting Accountability in Economic Development](#)

VII. PUBLIC COMMENT (3 MINUTES)

VIII. ADJOURNMENT



MINUTES SPECIAL Meeting

6:00 PM - Wednesday, May 11, 2022

Council Chambers

All Committee meetings may be viewed on the City of Ypsilanti's YouTube Page

The 220 N Park Community Benefits Committee of the City of Ypsilanti was called to order on Wednesday, May 11, 2022, at 6:00 PM, in the Council Chambers.:

1 CALL TO ORDER

The meeting was called to order at 6:05 PM

2 ROLL CALL

PRESENT:

Amber Fellows, Marc Arthur, Roderick Johnson, Amanda Smith, Annie Somerville

ABSENT:

Grant Tillman (attended virtually), Jennifer Eastridge, Jack Lark, Bryan Foley

3 AGENDA APPROVAL

R. Johnson moved, seconded by A. Somerville to approve the agenda as submitted. On a voice vote, the motion carried and the agenda was approved.

4 PUBLIC COMMENT (3 MINUTES)

2 members from the public spoke

5 RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approving the minutes of the May 4, 2022 Meeting

A. Somerville moved, seconded by Marc Arthur to approve the minutes as submitted.

On a voice vote, the motion carried and the minutes were approved.

b) Centering Ypsilanti residents who are first-time homebuyers

- Memo from Fair Housing Center
- NDO: Clarification of legal opinion from the City Attorney's Office
- Housing Trust to fund city, or tenant right of first refusal

c) Prioritization of potential benefits

d) Discussion with Renovare

- Review data regarding AMI & Brownfield TIF.
- Update on business model/options to promote long-term affordability
- Co-creating achievable community benefits

A. Somerville moved, seconded by Marc Arthur to extend the meeting to 8:30 PM. On a voice vote, the motion carried.

A. Somerville moved, seconded by A. Smith to extend the meeting to 8:45 PM. On a voice vote, the motion carried.

6 PUBLIC COMMENT (3 MINUTES)
1 member from the public spoke

7 ADJOURNMENT
A. Somerville moved, seconded by Marc Arthur to adjourn the meeting. On a voice vote the meeting was adjourned. The meeting adjourned at 8:34 PM



Resolution No. 2022-134
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-135, approving the minutes of May 24, 2022.**
2. **Resolution No. 2022-136, approving Special Assessments for the 2022 Summer Tax Bills.**

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
7 day of June 2022

#Resolution No. 2022-134



Resolution No. 2022-135
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of May 24, 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
7 day of June 2022

#Resolution No. 2022-135



MINUTES REGULAR COUNCIL Meeting

6:00 PM - Tuesday, May 24, 2022
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, May 24, 2022, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Council Member Jennifer Symanns (6:17 PM), Council Member Steven Wilcoxon, Mayor Pro-Tem Nicole Brown, Mayor Lois Richardson, Council Member Anthony Morgan, Council Member Annie Somerville, and Council Member Brian Jones-Chance (7:10)

ABSENT:

1 CALL TO ORDER

The meeting was called to order at 6:05 PM

2 ROLL CALL

Mayor Pro Tem Nicole Brown moved, seconded by Council Member Annie Somerville to excuse Mr. Brian Jones-Chance and Jennifer Symanns. On a voice vote, the motion carried.

3 PLEDGE OF ALLEGIANCE

A. I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

4 AGENDA APPROVAL

Council Member Steve Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown to approve the agenda as submitted. On a voice vote, the motion carried.

5 PUBLIC COMMENT (3 MINUTES)

5 members from the public spoke

6 PRESENTATIONS

- A. Proclamation in honor of Memorial Day - Mayor Richardson
- B. Proclamation of gun safety from "Moms Demand Action" - Council Member Somerville

7 PUBLIC HEARINGS

- A. Community Benefits Agreement for the proposed 945 Clark Development.
1. Presentation
 2. Resolution No. 2022-103, close the public hearing. **6 members from the public spoke**

Council Member Steve Wilcoxon moved, seconded by Council Member Anthony Morgan to approve Resolution No. 2022-103. On a voice vote, the motion carried.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider the Community Benefits Agreement for the proposed 945 Clark Development be officially closed.

8 CONSENT AGENDA

- A. Resolution No. 2022-113, approving the Consent Agenda.

Council Member Steven Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-113

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-114, approving the minutes of May 10, 2022.**
2. **Resolution No. 2022-115, adopting Ordinance 1393, an Ordinance entitled, "Child Care Center as Permissible Use in CN-SF, CN-Mid, and CN Zoning Districts". (Second Reading)**

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

- B. Resolution No. 2022-114, approving the minutes of May 10, 2022.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of May 10, 2022 be approved.

- C. Resolution No. 2022-115, adopting Ordinance 1393, an Ordinance entitled, "Child Care Center as Permissible Use in CN-SF, CN-Mid, and CN Zoning Districts". **(Second Reading)**

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has an interest in protecting the economic diversity and image of the community; and

WHEREAS, the City has an adopted Master Plan that reflects the policy goals of the City; and

WHEREAS, the Planning Commission held a public hearing, reviewed the proposed amendment, and recommended the City Council adopt the proposed ordinance amendment;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council adopt the ordinance entitled Child Care Centers in Core Neighborhoods on Second and Final Reading.

9 RESOLUTIONS/MOTIONS/DISCUSSIONS

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown to move item N to follow 2022-116

- A. Resolution No. 2022-129, approving the Solar Rebate Grant Program and allocate \$80,000 for funding.

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-129

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Grace Sweeney and Pete Murdock were long-time Ypsilanti residents and leaders in the community leaving behind a total of \$73,149.50 to support new solar installations in the City; and

WHEREAS, Dave Strenski has served as a leader in solar adoption and installation across the City of Ypsilanti and has volunteered to assist in the development and application of a solar rebate grant program aimed at boosting solar arrays on residential homes in the City; and

Now therefore be it resolved that the Ypsilanti City Council approves the Solar Rebate Grant Program allocating \$80,000 for this purpose under the proposed rules as recommended.

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

- B. Resolution No. 2022-116, supporting the community that has been affected by the Buffalo shooting, and denouncing white supremacy that caused it.

Council Member Steven Wilcoxon moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-116

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, on May 14, 2022 at roughly 2:30 pm an armed white supremacist forever changed the fabric of so many Buffalo, New York families; and

WHEREAS, a gunman opened fire killing ten, and injuring another three; and

WHEREAS, Aaron Salter, Ruth Whitfield, Pearly Young, Katherine Massey, Deacon Heyward Patterson, Celestine Chaney, Roberta Drury, Margus Morrison, Andre Mackneil, and Geraldine Talley lost their lives; and

WHEREAS, the gunman was intertwined in white supremacist ideology becoming indoctrinated through online content; and

WHEREAS, white supremacy is an illness that must be destroyed, and cannot be allowed to prosper in this country and abroad; and

WHEREAS, all of humanity must focus on what brings us together as people and denounce those that are driving us apart; and

WHEREAS, common sense gun laws must be enacted making it more difficult for those that have made violent threats from accessing the tools to carry out these atrocious crimes.

WHEREAS, we put forth to our commitment to sensible legislation to stem gun violence, including; universal background checks, banning civilian ownership of assault/military type weapons, blocking access to guns by those who have been found in a court of law to be dangerous to themselves, or others, limiting the number of rounds that an ammunition magazine will fire and requiring a three-day waiting period to purchase a gun, creating a national registry of gun ownership to aid law enforcement in tracking guns used illegally, and studying the impact, causes, and cures of gun violence,

NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Ypsilanti mourn today with those grieved by this heinous act, and vow to fight against those that wish to further propagate the goals of white supremacy.

BE IT FURTHER RESOLVED, That the City Council of the City of Ypsilanti direct the City Clerk to forward this resolution to the City's state and national representatives.

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

- C. Resolution No. 2022-117, approving sponsorship of the Washington Street Closure for the purposes of repainting the Black Lives Matter Mural.

Council Member Annie Somerville moved, seconded by Council Member Brian Jones-Chance, to amend Resolution No. 2022-117 to add the amount of \$935.

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

Council Member Anthony Morgan moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-117 as amended

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti adopted a Special Events Policy, and pursuant to the policy, the City may co-sponsor an event if it is of general interest to the public and advances the City's public image; and

Whereas, this year the repainting of the Black Lives Matter mural will take place Saturday, June 4th and Sunday, June 5th on Black Lives Matter Blvd.; and

Whereas, the event organizer for the repainting of the Black Lives Matter mural is requesting that the City be a co-sponsor of the street closure; and

WHEREAS, City Council agrees that becoming a co-sponsor of the street closure to repaint the Black Lives Matter mural on Black Lives Matter Blvd. would be in the general interest of the public and advance the City's public image;

Now therefore be it resolved that the Ypsilanti City Council approves the request to be a sponsor of the street closure to repaint the Black Lives Matter mural on Black Lives Matter Blvd. in the amount of \$935.

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

- D. Resolution No. 2022-118, approving the request for sponsorship of the 2022 Ypsilanti Cruise Nights.

Council Member Steven Wilcoxon moved, seconded by Council Member Jennifer Symanns, to amend Resolution No. 2022-118 to add the amount of \$935

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

Council Member Anthony Morgan moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-118 as amended

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti adopted a Special Events Policy, and pursuant to the policy, the City may co-sponsor an event if it is of general interest to the public and advances the City's public image; and

Whereas, this year the Ypsilanti Cruise Nights will take place Wednesdays, June 1st through August 24th on Cross Street in Depot Town; and

Whereas, the Ypsilanti Cruise Nights event organizer is requesting that the City be a co-sponsor of the 2022 event series; and

WHEREAS, City Council agrees that becoming a co-sponsor of the 2022 Ypsilanti Cruise Nights would be in the general interest of the public and advance the City's public image;

Now therefore be it resolved that the Ypsilanti City Council approves the request to be a sponsor of the 2022 Ypsilanti Cruise Nights in the amount of \$935.

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

- E. Resolution No. 2022-119, approving sponsorship of the 2022 Ypsilanti Jazz Festival.

Council Member Jennifer moved, seconded by Council Member Anthony Morgan to make a friendly amendment to change the amount to 2129.50

Council Member Anthony Morgan moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-119

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti adopted a Special Events Policy, and pursuant to the policy, the City may co-sponsor an event if it is of general interest to the public and advances the City's public image; and

Whereas, this year the Ypsilanti Jazz Festival will take place Saturdays July 2nd through July 30th in Riverside Park; and

Whereas, the Ypsilanti Jazz Festival event organizer is requesting that the City be a co-sponsor of the 2022 concert series; and

WHEREAS, City Council agrees that becoming a co-sponsor of the 2022 Ypsilanti Jazz Festival would be in the general interest of the public and advance the City's public image;

Now therefore be it resolved that the Ypsilanti City Council approves the request to be a sponsor of the 2022 Ypsilanti Jazz Festival in the amount of \$2129.50.

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

- F. Resolution No. 2022-120, approving sponsorship of the 2022 Ypsilanti Orphan Car Show

Council Member Anthony Morgan moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-120

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti adopted a Special Events Policy, and pursuant to the policy, the City may co-sponsor an event if it is of general interest to the public and advances the City's public image; and

Whereas, this year the Ypsilanti Orphan Car Show will take place Sunday, September 18th at Riverside Park; and

Whereas, the Ypsilanti Orphan Car Show event organizer is requesting that the City be a co-sponsor of the 2022 event; and

WHEREAS, City Council agrees that becoming a co-sponsor of the 2022 Ypsilanti Orphan Car Show would be in the general interest of the public and advance the City's public image;

Now therefore be it resolved that the Ypsilanti City Council approves the request to be a sponsor of the 2022 Ypsilanti Orphan Car Show in the amount of \$1385.

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

Council recessed from 9:09 PM to 9:19 PM

Council Member Steve Wilcoxon moved, seconded by Council Member Annie Somerville to extend the meeting to 11:30 PM. On a voice vote, the motion carried.

- G.** Resolution No. 2022-124, approving Ordinance 1392, An Ordinance entitled, "Research & Development and Similar Uses as Permissible Uses in Center Zoning District". **(Second Reading)**

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-124

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has an interest in protecting the economic diversity and image of the community; and

WHEREAS, the City has an adopted Master Plan that reflects the policy goals of the City; and

WHEREAS, the Planning Commission held a public hearing, reviewed the proposed amendment, and recommended the City Council adopt the proposed ordinance amendment;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council adopt the ordinance entitled Research & Development in Center on Second and Final Reading.

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

- H.** Resolution No. 2022-121, adopting Ordinance 1389 an ordinance entitled "Budget appropriations by department and major organizational unit for 2022-2023 and 2023-2024 Fiscal Years **(Second Reading)**.

Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to removed the .5 parking enforcement officer

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

Council Member Annie Somerville moved, seconded by Council Member Steven Wilcoxon, to amend the budget to remove three police officers from the budget

RESULT:	DEFEATED.
MOVER:	Council Member Annie Somerville
SECONDER:	Council Member Steven Wilcoxon
AYES:	Steven Wilcoxon and Annie Somerville
NAYS:	Jennifer Symanns, Nicole Brown, Lois Richardson, Anthony Morgan, and Brian Jones-Chance

Council Member Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to remove expenditure program from account 101-7-7470-836-00; 101-7-7470-836-01; 101-7-7470-836-02; 101-7-7470-836-003; 101-7-7470-836-03

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

Council Member Steven Wilcoxon moved, seconded by Council Member Brian Jones-Chance, to reallocate 500,000 for the Pen Dam CIP to FY 23-24

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

Council Member Jennifer Symanns moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-121 as amended

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled, “An Ordinance to Adopt Budget Appropriations by Department and Major Organizational Unit for the Fiscal Years 22-23 and 23-24”, be approved Second and Final Reading.

		Column Labels			
		ORIGINAL 22-23		ORIGINAL 23-24	
FUND #	FUND NAME	REVENUE	EXPENDITURE	REVENUE	EXPENDITURE
101	General Fund	16,251,784	(18,146,566)	16,775,088	(17,150,651)
202	Major Street	2,208,458	(2,967,055)	1,856,560	(2,314,066)
203	Local Street	617,764	(757,859)	563,631	(767,792)
205	Public Safety	430,000	(430,000)	430,000	(430,000)
226	Garbage and Rubbish Collection	1,669,263	(1,669,263)	1,377,048	(1,377,048)
248	West Cross	142,488	(87,353)	146,683	(87,053)
265	Police Special Revenue	67	(11,265)	67	(11,265)
275	Depot Town Development	127,925	(88,168)	131,576	(88,852)
304	2016 GOLT Bonds	893,580	(893,580)	900,895	(900,895)
342	2012 UTGO Refunding Bonds	4	0	4	0
364	2002B W&S Debt \$485 DWRF	0	0	0	0
413	Down Town Authority	411,991	(311,627)	418,242	(309,987)
414	Capital Improvement	1,684,432	(1,744,432)	686,014	(686,014)
415	Economic Development Authority	36,094	0	37,175	0
469	2003D W&S \$3.5M DWRF	337,313	(337,313)	334,125	(334,125)
471	2003C W&S \$785K DWRF	51,875	(51,875)	50,625	(50,625)
473	2004 A Series DDA Cons \$995K	87,360	(87,360)	83,680	(83,680)
474	2004B W&S Sew \$6.3M DWRF	390,081	(390,081)	387,166	(387,166)
477	(blank)	0	0	0	0
479	2007 W&W Rev DWRF \$375K	17,044	(17,044)	21,672	(21,672)
480	2008 W&S Disp. Rev \$435K	29,044	(29,044)	28,419	(28,419)
481	2009 W&S Bonds 7249-01	11,601	(11,601)	11,351	(11,351)
482	2012 W&S Factory Pump	186,000	(186,000)	182,500	(182,500)
483	2013 Rev Refunding Bond	342,650	(342,650)	335,750	(335,750)
485	Water Main DWRF 7320-01	26,116	(26,116)	25,616	(25,616)
486	2016 W&S Rev Refunding Bonds	1,262,700	(1,262,700)	1,275,200	(1,275,200)
495	Sidewalk Improvement	115,227	(147,417)	115,227	(147,889)
514	Parking Fund	370,767	(365,094)	440,029	(380,550)
588	Public Transit	322,863	0	332,548	0
640	DPS Service	1,894,972	(1,894,972)	1,957,263	(1,957,263)
641	Motorpool	1,273,849	(1,270,633)	1,283,719	(1,280,740)
677	Worker's Compensation Fund	140,544	(233,313)	145,177	(244,965)
732	Fire and Police Pension	5,024,999	(4,632,820)	5,027,786	(4,632,820)
736	Retiree Benefits	872,081	(1,308,139)	865,897	(1,308,139)
	OTHER FEDERAL FUNDS	374,832		373,618	
Grand Total		37,605,768	(39,701,340)	36,600,351	(36,812,093)

Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.

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

Council Member Anthony Morgan moved, seconded by Council Member Steve Wilcoxon to extend the meeting to 12 PM. On a voice vote, the motion carried.

- I. Resolution No. 2022-122, adopting Ordinance 1390, an Ordinance entitled, "An Ordinance to Amend Budget Appropriations by Department and major Organization Unit for FY 2021-2022. **(Second Reading)**

Council Member Jennifer Symanns moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-122

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled, “An Ordinance to Amend Budget Appropriations by Department and Major Organizational Unit for the Fiscal Years 2021-2022”, be approved on Second and Final Reading

FUND #	FUND NAME	Column Labels	
		REVENUE	EXPENDITURE
101	General Fund	15,948,135.00	(16,634,525.00)
202	Major Street	1,924,018.00	(1,808,144.00)
203	Local Street	569,316.00	(541,725.00)
205	Public Safety	375,000.00	(346,400.00)
226	Garbage and Rubbish Collection	1,135,688.00	(1,178,859.00)
248	West Cross	214,545.00	(106,272.00)
265	Police Special Revenue	1,832.00	(452.00)
275	Depot Town Development	130,549.00	(104,005.00)
304	2016 GOLT Bonds	893,350.00	(889,137.00)
342	2012 UTGO Refunding Bonds	2,750.00	0.00
364	2002B W&S Debt \$485 DWRF	30,375.00	(30,375.00)
413	Down Town Authority	386,196.00	(323,130.00)
414	Capital Improvement	379,608.00	(379,608.00)
415	Economic Development Authority	40,228.00	(40,045.00)
469	2003D W&S \$3.5M DWRF	335,313.00	(335,313.00)
471	2003C WS&SW \$785K DWRF	48,063.00	(48,063.00)
473	2004 A Series DDA Cons \$995K	86,613.00	(86,613.00)
474	2004B WS& Sew \$6.3M DWRF	387,838.00	(387,838.00)
479	2007 W&W Rev DWRF \$375K	17,363.00	(17,363.00)
480	2008 W&S Disp. Rev \$435K	29,669.00	(29,669.00)
481	2009 W&S Bonds 7249-01	11,851.00	(11,851.00)
482	2012 W&S Factory Pump	184,438.00	(184,438.00)
483	2013 Rev Refunding Bond	746,400.00	(746,400.00)
485	Water Main DWRF 7320-01	26,616.00	(26,616.00)
486	2016 W&S Rev Refunding Bonds	839,250.00	(839,250.00)
495	Sidewalk Improvement	116,634.00	(179,763.00)
514	Parking Fund	450,000.00	(500,448.00)
588	Public Transit	316,671.00	(313,606.00)
640	DPS Service	0.00	0.00
641	Motorpool	1,119,022.00	(1,134,075.00)
677	Worker's Compensation Fund	126,031.00	(186,415.00)
732	Fire and Police Pension	3,871,694.00	(4,659,173.00)
736	Retiree Benefits	916,162.00	(4,422,790.00)
	OTHER FEDERAL FUNDS	376,274.00	
Grand Total		32,037,492.00	(36,492,361.00)

Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.

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

- J. Resolution No. 2022-123, adopting Ordinance 1391, An Ordinance entitled, "2022-2023 Tax Levy Ordinance". **(Second Reading)**

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-123

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:
That the proposed ordinance entitled “2022-2023 Tax Levy Ordinance”, be approved on Second Reading

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

- K. Resolution No. 2022-125, declaring June as PRIDE Month in the City of Ypsilanti.

Council Member Jennifer Symanns moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-125

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, President Bill Clinton declared June “Gay and Lesbian Pride Month” in June of 2000 to commemorate the June 1969 Stonewall riots in Lower Manhattan; and

Whereas, President Barack Obama expanded the commemoration further by declaring June Lesbian, Gay, Bisexual, and Transgender Pride Month; and

Whereas, Pride Month is not only a time of celebration, it is also an opportunity to peacefully protest and raise political awareness of current issues facing the LGBTQ+ community, and

WHEREAS, much ground has been gained since the 1969 Stonewall Riots, however, injustice and negative attitudes remain that threaten the LGBTQ+ community; and

WHEREAS, The City of Ypsilanti has a proud place in the history of LGBTQ+ equality in the successful passing of our Inclusive Non-Discrimination Ordinance in 1998, a historic victory that received national attention and acclaim; and

WHEREAS, while the City of Ypsilanti has a long and proud tradition of being an inclusive community, it recognizes as long as injustice exists it threatens all that has been accomplished.

Now therefore be it resolved that the Ypsilanti City Council of the City of Ypsilanti declare June as “Pride Month” and direct staff to fly the Pride Flag, from a window in Council Chambers viewable from Huron St., through the duration of the month.

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

- L. Resolution No. 2022-126, honoring the Juneteenth Holiday declared by Resolution No. 2021-068 in the City of Ypsilanti.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-126

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

Whereas, Juneteenth was recognized as a City Holiday, by passage of Resolution No. 2021-068, on April 6, 2021; and

Whereas, Ypsilanti, Michigan has a proud record of fighting bigotry, slavery and racism, including, prior to the Civil War being a part of the underground railway to help slaves to freedom, and sending soldiers, black and white to fight and die for the Union in the Civil War to free the slaves, and passing ordinances to prohibit discrimination, and

Whereas, June 19, 1865 marks when the final group of Black Americans understood that they were free, when Union Army General Gordon Granger landed in Galveston, where he read General Order #3, stating that all slaves were free, and that former masters and slaves were absolutely equal in personal and property rights. And

Whereas, Juneteenth, June 19, 1865, acting as the date of emancipation, became a long-standing day of celebration, meant to honor Black Americans resilience and the end of slavery, and

Whereas, it is fitting and proper for the City of Ypsilanti to honor and celebrate June 19 of every year as Juneteenth; and

Whereas, we must work together to continue to build a just Ypsilanti, free from prejudice, bigotry and racism.

NOW THEREFORE, it is hereby RESOLVED BY THE YPSILANTI CITY COUNCIL, that June 19th be recognized by the City of Ypsilanti, and display the Juneteenth Flag from a window in Council Chambers viewable from Huron St., through the duration of the month.

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

- M. Resolution No. 2022-127, approving appointments to Boards and Commissions.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-127

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>
<u>Stefan Szumko</u> <u>232 N River St Apt 1</u> <u>Ypsilanti, MI 48198</u>	<u>Bicentennial Committee</u>	<u>Until Bicentennial</u>

<u>Liz Ratzloff</u> <u>1429 Collegewood</u> <u>Ypsilanti, MI 48197</u>	<u>Sustainability Commission</u>	<u>5/1/2025</u>
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RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Nicole Brown
SECONDER:	Council Member Annie Somerville
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Anthony Morgan, Annie Somerville, and Brian Jones-Chance

- N. Resolution No. 2022-128, approving a Memorandum of Understanding with University of Musical Society for the use of the Freighthouse.

Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-128

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City owns the Ypsilanti Freighthouse Plaza, located at 100 Market Place; and

WHEREAS, University Musical Society has established itself as a premier arts organization in southeast Michigan and expressed interest in a pilot program to offer 8 weeks of programming at the Ypsilanti Freighthouse in 2023 and 8 weeks in 2024; and

WHEREAS, the City is interested in cooperating with University Musical Society to ensure equitable and prioritized access for Ypsilanti residents to enjoy programming during the proposed residency periods and the proposed agreement meets the financial interests of the City while protecting its priorities including the ability to generate revenue from private events, offer the Freighthouse as a daytime warming center, and organize community event programming during the months UMS is not in residency; and

NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Ypsilanti enter the attached Memorandum of Understanding with University Musical Society for use of the Freighthouse during the months of April and September in 2023 and 2024.

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

10 BOARD AND COMMISSION - NOMINATIONS

A. Downtown Development Authority

Jen Eastridge - Reappointment (Exp. 7/1/2025)
1144 Roosevelt
Ypsilanti, MI 48197

Valory Brown - New Appointment (Exp. 7/1/2025) (added 5/24/22)
453 Ainsworth Circle
Ypsilanti, MI 48197

B. Arts Commission (added 5/20/2022)

Kimmie Wolfe - Reappointment (Exp. 2/1/2023)
808 Young St.
Ypsilanti, MI 48198

C. Planning Commission (added 5/20/2022)

Amanda Smith - New applicant (Exp. 5/1/2025)
523 Fairview Cir
Ypsilanti, MI 48197

D. Human Relations Commission - (added 5/23/2022)

Brit Doulos - New Appointment (Exp. 7/1/2025)
515 Maus Ave
Ypsilanti, MI 48198

E. Bicentennial Committee (added 5/24/22)

Bryan Foley - New Appointment (Exp. 7/1/2025)
425 Ainsworth Circle
Ypsilanti, MI

11 BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission. **Civilian Oversight**
2. Human Relations Commission. **None**
3. Arts Commission. **Meeting tomorrow**
4. Parks and Recreation Commission. **Last meeting presentation on awards service MPARKS Program and Kiwanis**
5. Sustainability Commission. **None**
6. Historic District Commission. **None**
7. Planning Commission. **None**
8. Zoning Board of Appeals **None**

12 LIAISON REPORTS

1. SEMCOG Update **None**
2. Washtenaw Area Transportation Study **None**
3. Urban County **None**
4. Ypsilanti Downtown Development Authority **A movie will be held in the downtown district.**

5. Friends of Rutherford Pool **looking for another company to drain and fill the pool**

13 COUNCIL PROPOSED BUSINESS

Morgan

- Thanked new commissioners and staff for their work on the budget
- Apologized for not having more to present regarding the budget
- He spoke about potentially combining commissions to facilitate greater efficiency.

Symanns

- Thanked Mr. Akers and DPS for a quick resolution to a community members issue.

Brown

- Thanked staff for all their work.
- Stated that no kid child should die in school. She added something must change to stop similar scenarios as that just experienced in Texas.

Somerville

- Spoke towards the shooting and security in government institutions.
- Excited to utilize the money for the solar project
- Thanked staff for work on the budget
- Might be helpful to have a budget work session prior to approval.
- Shared the sentiments of Council Member Morgan in combining some boards and commissions.

Council Member Annie Somerville moved, seconded by Mayor Pro Tem Nicole Brown to appoint Bryan Foley to the Bicentennial Committee.

Roll Call Vote: 7 - YES; 0 - NO; 0 - ABSENT CARRIED

Wilcoxon

- None

Brian Jones-Chance

- Presentation from the violence intervention group. It is a nuanced, and will include more than one solution

14 COMMUNICATIONS FROM THE MAYOR

- Stated there is a clean-up at Parkridge scheduled for Saturday that was canceled as a result of rain, but it will be rescheduled
- Asked about street sweepers in the downtown.

15 COMMUNICATIONS FROM THE CITY MANAGER

- Thanked for the support following the loss of her mom
- Pointed out memo for the 206- 210 Washington development.

16 COMMUNICATIONS

17 PUBLIC COMMENT (3 MINUTES)

1 member from the public spoke

18 REMARKS FROM THE MAYOR

19 ADJOURNMENT

A. Resolution No. 2022-130, adjourning the City Council Meeting.

Mr. Brian Jones-Chance moved, seconded by Council Member Annie Somerville to adjourn the meeting at 11:52 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.



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Rheagan Basabica
DATE: June 7, 2022
SUBJECT: Summer 2022 Special Assessment

DESCRIPTION:

Summer 2022 Special Assessment

SUMMARY:

Bi-annually, all bills that remained unpaid for at least 30 days after the billing date, are to be added to the July or December tax roll as special assessments. These unpaid bills include board ups, trash removal, weed removal, rental inspections, dangerous building escrow, dangerous building inspection, graffiti removal snow removal, drains, water, and other miscellaneous bills.

Once these items are added to the tax roll, they become a lien on the property in accordance with the City Charter, Special Assessments, and Section 8.01 Article VIII.

Further, at tax settlement, in March the County pays the city for any unpaid items. Washtenaw County Treasurer's Office serves as the collection agent for the city.

Attachments: Summary and detail list of Summer 2022 Special Assessments
Brief Description of unpaid bills

Recommended Action: City Council authorizes the City Treasurer to levy and assess the Summer 2022 Special Assessments.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-136
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That, the City Treasurer be authorized to levy and assess on the July 2022 tax roll the attached listing of unpaid bills totaling \$205,270.55.

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
7 day of June 2022

#Resolution No. 2022-136



June 7, 2022

Frances McMullan
City Manager
1 South Huron
Ypsilanti, MI 48197

RE: Special Assessments

In accordance with the City Charter Chapter, Special Assessments, Chapter 8.01. Article VIII. I hereby certify that the attached is a true copy of all installments on Special Assessment Rolls, which are due and have remained unpaid as of April 30, 2022.

The City Council, at their next meeting, can authorize me to levy these unpaid bills on the July 2022 Tax Roll.

Sincerely,

Rheagan Basabica, CPA, CGFM
Finance Director/Treasurer

Special Assessment Summary

Code	Description
AHB	unpaid Administrative Hearings Bureau Lien
Board up	delinquent bill for a boarded-up house
Business Inspection	unpaid bill for business inspection fee
Dangerous Escrow	delinquent bill for dangerous building escrow account
Dangerous Inspection	delinquent bill for dangerous building inspection fee
Delinquent Water	unpaid resident bills from YCUA for water and sewer service
Drain	drain maintenance work from Washtenaw County Water Resources Commissioner's Office
Graffiti	unpaid Graffiti abatement from last year
Inspect fee	delinquent bill for building inspection fee
Leaf Removal	unpaid code enforcement leaf removal abatement from last year
Rental Inspect	delinquent bill for rental inspection fee
Snow Removal	unpaid code enforcement snow removal abatement from last year
Trash	unpaid code enforcement Trash abatement from last year
Weeds	unpaid code enforcement Weeds abatement from last year

CITY OF YPSILANTI
2022 Summer Special Assessment

Code	DESCRIPTION	ADDRESS	Amount
103	Delinquent Water		
	11-11-09-131-007	315 N RIVER ST	166.25
	11-11-09-496-004	319 S GROVE ST	1,661.01
	11-11-37-131-009	869 MONROE ST	398.29
	11-11-37-131-016	880 MADISON ST	299.30
	11-11-39-130-022	200 W AINSWORTH BLVD	3,145.77
	11-11-39-160-023	436 FIRST AVE	247.44
	11-11-39-214-006	1010 W MICHIGAN AVE	133.38
	11-11-39-440-023	838 HARRIET ST	250.90
	11-11-39-465-011	525 SECOND AVE	418.23
	11-11-39-465-029	502 FIRST AVE	337.28
	11-11-40-430-009	122 N NORMAL ST	970.11
	11-11-37-131-014	898 MADISON ST	712.89
	11-11-37-151-022	464 JEFFERSON ST	1,362.35
	11-11-39-403-023	454 CHIDESTER ST	216.54
	11-11-39-482-003	433 S HURON ST	1,662.02
	11-11-40-107-003	207 ARCADE ST	576.68
	11-11-37-203-009	1026 JEFFERSON ST	372.79
	11-11-09-192-011	30 S GROVE ST	404.37
	11-11-03-354-006	612 VOUGHT ST	1,374.40
	11-11-10-330-007	107 ARNET ST	467.90
	11-11-09-182-004	309 E MICHIGAN AVE	7,147.67
	11-11-10-355-014	592 DAVIS ST	581.82
	11-11-09-405-045	136 S PROSPECT ST	449.85
	11-11-09-112-008	212 N GROVE ST	832.52
	11-11-09-183-005	114 N PARK ST	1,438.56
	11-11-03-330-021	701 E FOREST AVE	1,748.16
	11-11-10-234-010	113 MILES ST	1,351.15
	11-11-39-178-012	202 S ADAMS ST	1,137.62
	11-11-39-413-002	305 S ADAMS ST	1,411.13
	11-11-39-415-028	432 S ADAMS ST	1,250.95
	11-11-39-177-023	111 E AINSWORTH BLVD	2,214.10
	11-11-39-416-007	307 E AINSWORTH BLVD	403.43
	11-11-39-175-020	310 E AINSWORTH BLVD	822.05
	11-11-39-425-005	457 AINSWORTH CIR	650.05
	11-11-39-175-009	107 MIDDLE DR	760.68
	11-11-39-426-010	445 BURTON CT	853.70
	11-11-39-427-009	656 HARRIET ST	221.61
	11-11-39-440-030	790 HARRIET ST	155.59
	11-11-37-151-006	515 MADISON ST	215.63
	11-11-37-130-016	956 MADISON ST	1,204.19
	11-11-37-127-004	544 MONROE ST	974.04

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Code	DESCRIPTION	ADDRESS	Amount
103	11-11-37-131-013	897 MONROE ST	1,144.28
	11-11-37-129-006	948 MONROE ST	299.59
	11-11-37-202-004	1061 MONROE ST	996.95
	11-11-39-165-002	311 FIRST AVE	677.87
	11-11-37-151-012	566 JEFFERSON ST	324.46
	11-11-37-152-023	810 JEFFERSON ST	640.81
	11-11-37-152-020	834 JEFFERSON ST	991.44
	11-11-37-152-019	842 JEFFERSON ST	1,907.00
	11-11-37-155-007	869 JEFFERSON ST	1,139.95
	11-11-37-153-021	938 JEFFERSON ST	417.34
	11-11-37-155-004	835 JEFFERSON ST	537.59
	11-11-37-153-014	976 JEFFERSON ST	281.21
	11-11-39-301-016	530 SECOND AVE	689.58
	11-11-37-154-020	956 WATLING BLVD	552.66
	11-11-39-166-009	832 FRANKLIN ST	158.57
	11-11-39-440-003	817 FREDERICK ST	1,166.34
	11-11-39-465-002	1029 FREDERICK ST	192.88
	11-11-39-302-017	570 HART PL	953.24
	11-11-39-430-015	430 HAWKINS ST	1,430.29
	11-11-39-483-001	20 BELL RD	2,729.56
	11-11-37-101-002	201 539 S HURON ST	1,460.92
	11-11-40-183-008	201 531 W CROSS ST	854.22
	11-11-40-415-022	110 BALLARD ST	2,034.95
	11-11-40-480-001	19 N HAMILTON ST	1,216.73
	11-11-40-108-007	510 N HAMILTON ST	1,709.77
	11-11-05-466-004	1021 WASHTENAW AVE A	513.36
	11-11-05-466-003	1021 WASHTENAW AVE B	1,301.32
	11-11-05-466-001	1021 WASHTENAW AVE D	351.18
	11-11-40-401-009	201 12 N HURON ST	853.36
	11-11-05-245-010	1503 HURON RIVER DR	749.30
	11-11-39-145-011	921 PLEASANT DR	1,214.27
	11-11-40-463-016	717 N CONGRESS ST	1,128.53
	11-11-37-226-010	612 S MANSFIELD AVE	943.62
	11-11-05-308-021	721 CORNELL RD	967.86
	11-11-39-426-040	408 AINSWORTH CIR	976.60
	11-11-05-351-016	1510 WASHTENAW AVE	553.47
	11-11-40-183-007	523 W CROSS ST	2,177.83
	11-11-40-185-003	317 W CROSS ST	85.45
	11-11-09-405-008	11 S GROVE ST	630.91
	11-11-39-130-036	316 W AINSWORTH BLVD	539.19
	11-11-04-403-011	802 DWIGHT ST	107.98
	11-11-04-401-002	820 STANLEY ST	206.35
	11-11-10-234-020	213 MILES ST	775.80
	11-11-03-327-017	503 THOMAS ST	89.95
	11-11-03-330-002	520 THOMAS ST	300.05
	11-11-39-179-004	211 S ADAMS ST	105.02

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Code	DESCRIPTION	ADDRESS	Amount
103	11-11-39-415-026	436 S ADAMS ST	85.99
	11-11-39-177-015	214 S HAMILTON ST	749.52
	11-11-39-416-018	324 S HAMILTON ST	3,252.24
	11-11-39-175-033	202 E AINSWORTH BLVD	828.57
	11-11-39-177-017	205 E AINSWORTH BLVD	186.30
	11-11-39-416-008	309 E AINSWORTH BLVD	275.82
	11-11-39-425-002	451 AINSWORTH CIR	125.03
	11-11-39-175-013	207 MIDDLE DR	120.22
	11-11-39-426-002	413 BURTON CT	328.71
	11-11-39-427-018	422 BURTON CT	933.76
	11-11-39-426-005	425 BURTON CT	300.34
	11-11-39-426-006	429 BURTON CT	93.31
	11-11-39-427-015	434 BURTON CT	142.79
	11-11-39-468-003	725 HARRIET ST	187.24
	11-11-39-440-029	794 HARRIET ST	448.44
	11-11-39-440-026	816 HARRIET ST	604.00
	11-11-39-440-025	824 HARRIET ST	608.11
	11-11-37-126-009	536 MADISON ST	192.86
	11-11-37-126-007	558 MADISON ST	160.04
	11-11-37-126-019	564 MADISON ST	207.97
	11-11-37-131-025	812 MADISON ST	367.00
	11-11-37-153-001	909 MADISON ST	548.62
	11-11-37-130-022	916 MADISON ST	302.00
	11-11-37-126-020	565 MONROE ST	444.51
	11-11-37-128-001	802 MONROE ST	560.04
	11-11-37-129-002	918 MONROE ST	5,396.36
	11-11-37-130-008	955 MONROE ST	628.32
	11-11-37-156-003	485 JEFFERSON ST	163.30
	11-11-37-154-007	943 JEFFERSON ST	467.00
	11-11-37-204-001	1005 JEFFERSON ST	201.36
	11-11-39-285-006	430 SECOND AVE	885.67
	11-11-39-285-011	450 SECOND AVE	390.19
	11-11-39-465-004	471 SECOND AVE	1,031.37
	11-11-39-301-019	484 SECOND AVE	384.16
	11-11-37-154-028	904 WATLING BLVD	1,338.19
	11-11-37-154-024	930 WATLING BLVD	103.47
	11-11-39-440-012	913 FREDERICK ST	932.32
	11-11-39-165-018	435 FIRST AVE	669.82
	11-11-39-160-019	1026 FREDERICK ST	143.42
	11-11-39-302-014	558 HART PL	692.39
	11-11-37-151-011	703 HAWKINS ST	454.48
	11-11-39-166-008	350 ORCHARD ST	256.76
	11-11-39-168-006	347 WORDEN ST	378.44
	11-11-39-167-012	352 WORDEN ST	162.38
	11-11-39-431-017	410 WORDEN ST	192.64
	11-11-37-100-004	123 BELL RD	459.60

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Code	DESCRIPTION	ADDRESS	Amount
103	11-11-40-184-003	201 421 W CROSS ST	1,143.82
	11-11-40-183-004	513 W CROSS ST	88.77
	11-11-05-465-015	1012 W CROSS ST	313.16
	11-11-08-227-002	1503 W CROSS ST	135.87
	11-11-40-180-008	618 EMMET ST	202.47
	11-11-40-414-005	212 BALLARD ST	479.10
	11-11-40-111-008	424 BALLARD ST	100.78
	11-11-40-415-011	105 N HAMILTON ST	1,087.03
	11-11-40-482-011	108 N HAMILTON ST	2,256.66
	11-11-40-109-005	422 N HAMILTON ST	878.68
	11-11-40-183-011	304 PERRIN ST	129.94
	11-11-40-134-027	930 SHERIDAN ST	234.55
	11-11-40-164-014	126 N SUMMIT ST	106.34
	11-11-40-163-025	207 N SUMMIT ST	1,116.86
	11-11-05-363-001	1483 WASHTENAW AVE	185.96
	11-11-04-361-013	202 W FOREST AVE	870.63
	11-11-05-307-016	812 N MANSFIELD AVE	296.69
	11-11-04-361-014	615 N HURON ST	762.08
	11-11-05-220-012	1234 HURON RIVER DR	242.55
	11-11-05-260-013	1079 MARK AVE	202.61
	11-11-39-102-006	217 W MICHIGAN AVE	608.20
	11-11-40-480-013	432 W MICHIGAN AVE	352.07
	11-11-39-125-011	703 W MICHIGAN AVE	1,154.38
	11-11-40-462-026	16 S NORMAL ST	165.92
	11-11-40-462-024	20 S NORMAL ST	199.03
	11-11-40-461-003	4 S SUMMIT ST	435.53
	11-11-40-462-015	49 S SUMMIT ST	156.25
	11-11-40-357-005	31 W WARNER AVE	334.22
	11-11-40-432-021	912 N CONGRESS ST	891.85
	11-11-40-285-010	1117 PEARL ST	172.49
	11-11-10-345-012	307 ARNET ST	135.56
	11-11-10-355-018	540 DAVIS ST	91.11
	11-11-10-267-005	92 ECORSE RD	292.15
	11-11-10-345-001	304 ECORSE RD	115.36
	11-11-09-480-007	143 SPRING ST	821.66
	11-11-10-356-016	516 MAUS AVE	126.92
	11-11-10-355-032	701 MAUS AVE	456.59
	11-11-10-355-033	703 MAUS AVE	709.52
	11-11-10-356-010	706 MAUS AVE	231.56
	11-11-10-356-009	708 MAUS AVE	84.00
	11-11-10-335-014	723 MILDRED ST	853.23
	11-11-10-345-004	766 MILDRED ST	300.01
	11-11-10-345-003	776 MILDRED ST	596.95
	11-11-09-405-007	7 S GROVE ST	158.99
	11-11-09-112-021	412 HIGH ST	177.86
	11-11-09-191-009	312 PARSONS ST	307.55

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Code	DESCRIPTION	ADDRESS	Amount
103	11-11-10-235-005	328 GARLAND AVE	757.61
	11-11-04-463-009	33 E CROSS ST	245.03
	11-11-09-131-011	40 E CROSS ST	622.58
	11-11-03-371-011	703 E CROSS ST	91.04
	11-11-10-261-001	120 N PROSPECT ST	307.94
	11-11-04-411-012	207 E FOREST AVE	217.53
	11-11-04-497-001	404 MAPLE ST	248.97
	11-11-03-353-010	625 OAK ST	318.45
	11-11-03-376-016	831 OAK ST	229.13
	11-11-03-376-023	846 OAK ST	756.04
	11-99-33-017-040	201 N PARK ST	235.04
	11-11-39-465-036	522 FIRST AVE	109.33
	11-11-40-486-029	105 N HURON ST	194.61
	11-11-40-463-043	709 N CONGRESS ST	190.67
	Delinquent Water Total		132,754.55
109	Trash		
	11-11-39-440-023	838 HARRIET ST	50.00
	11-11-40-484-010	224 W MICHIGAN AVE	50.00
	Trash Total		100.00
110	Weeds		
	11-11-39-160-027	396 FIRST AVE	455.00
	11-11-39-440-023	838 HARRIET ST	450.00
	11-11-39-482-001	423 S HURON ST	360.00
	11-11-40-484-010	224 W MICHIGAN AVE	150.00
	11-11-03-371-010	701 E CROSS ST	180.00
	11-11-09-108-001	223 N PARK ST	180.00
	11-11-10-262-005	601 E MICHIGAN AVE	180.00
	11-11-40-136-017	205 OAKWOOD AVE	180.00
	11-11-40-280-013	1123 GRANT ST	180.00
	11-11-40-463-044	616 W MICHIGAN AVE	130.00
	Weeds Total		2,445.00
112	Rental Inspection		
	11-11-37-203-009	1026 JEFFERSON ST	185.00
	11-11-05-466-004	1021 WASHTENAW AVE A	185.00
	11-11-05-466-003	1021 WASHTENAW AVE B	185.00
	11-11-05-100-006	831 GREEN RD	11,716.00
	11-11-05-308-021	721 CORNELL RD	155.00
	11-11-05-460-012	1002 WASHTENAW AVE	523.00
	11-11-05-465-002	1007 WASHTENAW AVE	375.00
	11-11-05-466-002	1021 WASHTENAW AVE C	185.00
	11-11-06-450-031	2292 TOUCHDOWN CT 7	220.00
	11-11-10-260-001	810 YOUNG ST	608.00
	11-11-10-330-015	144 ECORSE RD	166.00
	11-11-10-335-004	766 FORD ST	155.00
	11-11-39-131-008	866 HILL ST	232.00
	11-11-39-174-027	202 MIDDLE DR	155.00

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Code	DESCRIPTION	ADDRESS	Amount
112	11-11-39-403-007	401 S HURON ST	270.00
	11-11-39-413-010	306 S WASHINGTON ST	298.00
	11-11-39-426-040	408 AINSWORTH CIR	185.00
	11-11-39-427-021	410 BURTON CT	631.00
	11-11-39-468-005	739 HARRIET ST	530.00
	11-11-40-134-010	955 W CROSS ST	370.00
	11-11-40-414-013	201 N HAMILTON ST	332.00
	11-11-40-430-014	710 PEARL ST	464.00
	11-11-40-430-036	118 COLLEGE PL	122.00
	11-11-40-464-028	702 N CONGRESS ST	498.00
	Rental Inspection Total		18,745.00
116	Graffiti Removal		
	11-11-40-463-044	616 W MICHIGAN AVE	50.00
	Graffiti Removal Total		50.00
124	Dangerous-Escrow		
	11-11-04-360-001	2 W FOREST AVE	300.00
	11-11-09-106-009	302 E CROSS ST	2,400.00
	11-11-37-130-002	919 MONROE ST	2,400.00
	11-11-37-131-009	869 MONROE ST	1,200.00
	11-11-39-160-023	436 FIRST AVE	2,400.00
	11-11-40-480-010	410 W MICHIGAN AVE	2,400.00
	11-11-40-482-005	315 WASHTENAW AVE	2,400.00
	11-11-37-130-003	925 MONROE ST	1,500.00
	Dangerous-Escrow Total		15,000.00
125	Dangerous-Insp.		
	11-11-04-360-001	2 W FOREST AVE	150.00
	11-11-09-106-009	302 E CROSS ST	1,200.00
	11-11-37-130-002	919 MONROE ST	1,200.00
	11-11-37-131-009	869 MONROE ST	600.00
	11-11-39-160-023	436 FIRST AVE	1,200.00
	11-11-40-480-010	410 W MICHIGAN AVE	1,200.00
	11-11-40-482-005	315 WASHTENAW AVE	1,200.00
	11-11-37-130-003	925 MONROE ST	750.00
	Dangerous-Insp. Total		7,500.00
128	Snow Removal		
	11-11-10-267-002	50 ECORSE RD	150.00
	11-11-39-130-013	723 W MICHIGAN AVE	100.00
	11-11-40-484-001	29 N WASHINGTON ST	150.00
	11-11-40-484-012	212 W MICHIGAN AVE	150.00
	Snow Removal Total		550.00
138	Business Inspection		
	11-11-39-165-001	201 915 W MICHIGAN AVE	155.00
	11-11-10-267-002	50 ECORSE RD	280.00
	11-11-04-462-002	9 E CROSS ST	464.00
	11-11-04-463-013	37 E CROSS ST	250.00
	11-11-05-351-016	1510 WASHTENAW AVE	808.00

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Code	DESCRIPTION	ADDRESS	Amount
138	11-11-09-130-002	306 N RIVER ST	350.00
	11-11-09-131-037	34 E CROSS ST	250.00
	11-11-09-405-039	28 S PROSPECT ST	166.00
	11-11-39-103-010	301 W MICHIGAN AVE	2,155.00
	11-11-39-182-010	15 W MICHIGAN AVE	166.00
	11-11-40-131-008	201 729	190.00
	11-11-40-131-009	731 W CROSS ST	190.00
	11-11-40-183-007	523 W CROSS ST	190.00
	11-11-40-185-003	317 W CROSS ST	190.00
	11-11-40-185-014	201 301	190.00
	11-11-40-486-030	124 PEARL ST	867.00
	11-11-40-489-001	208 W MICHIGAN AVE	155.00
	Business Inspection Total		7,016.00
230	AHB		
	11-11-04-413-010	401 E FOREST AVE	410.00
	11-11-09-496-004	319 S GROVE ST	1,070.00
	11-11-39-168-023	122 HAWKINS ST	910.00
	11-11-39-440-023	838 HARRIET ST	410.00
	11-11-40-164-034	213 N NORMAL ST	410.00
	11-11-40-430-009	122 N NORMAL ST	920.00
	11-11-40-480-010	410 W MICHIGAN AVE	410.00
	11-11-39-485-001	505 S HURON ST	460.00
	11-11-39-175-020	310 E AINSWORTH BLVD	410.00
	11-11-37-153-006	945 MADISON ST	410.00
	11-11-37-155-004	835 JEFFERSON ST	820.00
	11-11-39-426-040	408 AINSWORTH CIR	610.00
	11-11-10-267-002	50 ECORSE RD	460.00
	11-11-09-191-007	104 FARMER ST	1,120.00
	11-11-09-405-008	11 S GROVE ST	870.00
	11-11-39-130-008	115 HAWKINS ST	410.00
	11-11-40-430-010	118 N NORMAL ST	820.00
	11-11-40-430-007	130 N NORMAL ST	820.00
	11-11-40-411-004	202 N WASHINGTON ST	410.00
	11-11-39-177-011	206 S HAMILTON ST	410.00
	11-11-39-130-036	316 W AINSWORTH BLVD	460.00
	11-11-39-167-013	346 WORDEN ST	410.00
	11-11-40-480-007	402 W MICHIGAN AVE	410.00
	11-11-39-426-001	409 BURTON CT	820.00
	11-11-39-160-015	411 SECOND AVE	560.00
	11-11-40-480-012	424 W MICHIGAN AVE	1,680.00
	11-11-39-427-011	450 BURTON CT	410.00
	11-11-39-425-003	453 AINSWORTH CIR	410.00
	11-11-10-262-007	501 E MICHIGAN AVE	410.00
	11-11-04-410-028	712 N RIVER ST	460.00
	11-11-10-330-003	730 TOWNER ST	820.00
	11-11-37-155-005	843 JEFFERSON ST	410.00

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Code	DESCRIPTION	ADDRESS	Amount
230	11-11-37-155-008	871 JEFFERSON ST	870.00
	11-11-37-153-003	925 MADISON ST	410.00
	AHB Total		21,110.00
Grand Total			205,270.55



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Wendy Estey
DATE: June 7, 2022
SUBJECT: Application for Co-Sponsorship for the 2022 Parkridge Summer Festival and Joe Dulin Community Day

DESCRIPTION:

Application for Co-Sponsorship for the 2022 Parkridge Summer Festival and Joe Dulin Community Day

SUMMARY:

The Parkridge Summer Festival and Joe Dulin Community Day event organizer has requested that the city co-sponsor this year's event. According to the City's Special Events Policy, "the City may jointly sponsor certain events with other organizations when City Council determines that the event is of general interest to the public and advances the City's public image. The City will provide financial support to these events as determined in the annual budget appropriation. These events must meet the other requirements of the Special Events Policy and must reimburse the City for any costs in excess of the support level authorized by the budget appropriation."

The yearly event is a partnership with the Washtenaw County Community Action Board and Office of Community and Economic Development. The Parkridge Summer Festival and Joe Dulin Community Day provides access to local non-profits, resources, food and entertainment to residents city-wide. The festival benefits residents by demonstrating the City of Ypsilanti's commitment to supporting the physical environment (parks), historical significance of the southside, and renewed ability to provide financial resources to serve the citizenry. This grassroots event began in 2011 as an effort to bring unity to the community. The organizer feels that, as they kick off the twelfth year, the best way to guarantee the future success of the event is to have it be sponsored by the City of Ypsilanti.

This resolution allows the City of Ypsilanti to lend support to the organizers of this year's Ypsilanti Jazz Festival in their endeavors to promote the City of Ypsilanti as a friendly, safe and hospitable city with a long and notable historical heritage.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Proposed Resolution

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-137
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti adopted a Special Events Policy, and pursuant to the policy, the City may co-sponsor an event if it is of general interest to the public and advances the City's public image; and

WHEREAS, this year the Parkridge Summer Festival and Joe Dulin Community Day will take place Saturday, August 27th in Parkridge Park; and

WHEREAS, the Parkridge Summer Festival and Joe Dulin Community Day event organizer is requesting that the City be a co-sponsor of the 2022 event; and

WHEREAS, City Council agrees that becoming a co-sponsor of the 2022 Parkridge Summer Festival and Joe Dulin Community Day would be in the general interest of the public and advance the City's public image;

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the request to be a sponsor of the 2022 Parkridge Summer Festival and Joe Dulin Community Day by waiving fees in the amount of \$585.

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 7 day of June 2022

#Resolution No. 2022-137

Estey, Wendy

From: noreply@civicplus.com
Sent: Tuesday, May 17, 2022 4:18 PM
To: Estey, Wendy
Subject: Online Form Submittal: Special Event Application

Attention: This email was sent to the City of Ypsilanti from an **external source**. Please be extra vigilant when opening attachments or clicking links.

Special Event Application

Step 1

Contact Information

Applicant/ Organization's Name	Parkridge Summer Festival Committee
Street Address	591 Armstrong
City	Ypsilanti
State	MI
Zip Code	48197
Phone	734-635-5246
Fax	Field not completed.
Organization Website	Field not completed.
Form of Ownership	Field not completed.
Applicant Organization is	Located or resident of the City
Brief Description of Organization or Applicant (350 characters or less)	Parkridge Summer Festival and Joe Dulin Community Day
Person(s) Principally Responsible for Event	Anthony Williamson
Title	Volunteer President
Contact Number	7346355246
Email	awill@wccnet.edu

Event Info

Proposed date of event 8/27/2022

Will it be a recurring event
weekly, biweekly, monthly,
etc? No

Proposed Location Parkridge Park

Event set up time 7am

Event start time 11am

Additional days required for
set up 1

Event end time 6pm

Event break down time 7pm

Additional days required for
clean up 1

Has this event occurred in
Ypsilanti before? Yes

Is this an annual event
expected to occur next
year? Yes

Proposed date for next
year... 8/26/2023

Note

If an event will run recurrently, the City may issue one permit per month so long as the event will run for 30 days or longer (for weekly events), 60 days or longer (for biweekly events), or 90 days or longer (for monthly events).

Type of Event Festival

Event Classification & Requirements

Event Category

(City of Ypsilanti Special Events Policy, Section 3)

Note

All events held in Riverside or Frog Island park are automatically categorized as Class 3 or Class 4

Event Class Category Class 2 Event

Total # of Participants
Expected 1000

Full Description & Purpose
of Event (include all
activities, attach additional
documents if necessary) Parkridge Summer Festival and Joe Dulin Community Day is a
yearly event providing county resources, live music and food

Security Deposit

(City of Ypsilanti Special Events Policy, Sections 2.5 and 3)

Select Event Class Class 2 Event (\$500)

Note

Permit and utility fees may also be required up front with the security deposit.

Food

(City of Ypsilanti Special Events Policy, Section 3.5)

Will any food be prepared,
distributed, or sold at
event? Yes

Note

*If food will be prepared on site, distributed or sold each vendor must apply for and
receive a permit from the Washtenaw County Environmental Health Department,
705 Zeeb Rd, PO Box 8645, Ann Arbor, or 734-222-3800.*

Alcohol

(City of Ypsilanti Special Events Policy, Section 3.6)

Will alcohol be served? No

Attach a copy of your proof
of liquor liability insurance. *Field not completed.*

Alcohol Training

The City requires that all event staff handling alcohol receive appropriate training.

Is your event staff trained
to handle alcohol? No

If no, when will your event
staff be trained? *Field not completed.*

Describe how event staff is trained, or will be trained, to handle alcohol N/A

How will persons of legal driving age be identified? *Field not completed.*

Parking

(City of Ypsilanti Special Events Policy, Section 4.1)

Attach a detailed description of the parking available Summer Festival.pptx

Will your event use public lots? No

Note

The City does not permit paid parking in any public lots without a license

Will your event use private lots? Yes

Note

Written authorization from the property owner is required and must be attached if using school, church, or other private parking lots.

Are you requesting unlimited parking or capped meters? No

Please list why unlimited parking is being requested, and the specific locations *Field not completed.*

Street Closure

Street Closure

(City of Ypsilanti Special Events Policy, Sections 3.7 and 4.1)

Does your event require a street closure? No

Note

Major street closure permits are \$1,000/per street/per day.

Local street permits are \$200/street/day.

Note

Insurance will be required for all Street Closures in the amount of \$250,000 per occurrence, naming the City of Ypsilanti as an additional insured.

Event Map

(City of Ypsilanti Special Events Policy, Section 4.1)

Does your event require an Event Map? No

Upload your event map *Field not completed.*

Event Signs

(City of Ypsilanti Special Events Policy, Section 4.2)

Are event signs required? No

Security

(City of Ypsilanti Special Events Policy, Section 4.3)

Will your event have private security? No

Will your event have volunteer security/crowd control services? No

List the name and contact information for the private security company *Field not completed.*

Describe your plan for ejecting unruly/disorderly persons from the event *Field not completed.*

Note

The Police Department may require private bonded security for events. The City will assign police officers as necessary and charge the permit holder for these services. The need for private security and/or police officers will be determined at or before

the pre-event meeting. The numbers will be determined by the Police Department liaison.

Temporary Apparatus

(City of Ypsilanti Special Events Policy, Section 4.1)

Will your event include any of the following ? (check all that apply) Tents, Grills, Portable Stage(s), Portable Tables

Note

Please include placement of all apparatus listed above in your attached event site plan. Bleachers, benches, picnic tables, and charcoal grills are available for rental in City parks.

Noise

(City of Ypsilanti Special Events Policy, Section 3.8)

Will amplified sound be used at the event? Yes

List the days and times sound will be used August 27, 2022 11am - 6pm

What type of sound will be at the event? (check all that apply) P.A. System, Live Band, Disc Jockey

Other *Field not completed.*

Note

Event coordinators are responsible for ensuring compliance with permissible noise levels. Please review the Special Events Policy to determine if a noise permit is required for your event.

Restrooms

(City of Ypsilanti Special Events Policy, Section 4.1)

Note

No city parks have restroom facilities; Riverside park is the only city park with water service available.

Does your event require restroom facilities? Yes

If yes, how many portable
restrooms are you
supplying? 4-6

Trash

(City of Ypsilanti Special Events Policy, Section 4.1)

Do you intend to provide
your own trash receptacles? Yes

If yes, how many trash
receptacles do you intend
to provide? 10 - 15

Provide the trash disposal
plan for your event YHC and Parkridge dumpster

Note

Waste Management sells event trash boxes (55 gallons each, 1 box is equal to 1/4 cubic yard). You can contact them at 1-800-796-9696.

Site Restoration

(City of Ypsilanti Special Events Policy, Section 4.4)

Note

Site restoration and equipment removal are required by 1 p.m. the day following your event.

Do you agree to restore the
location(s) to the condition
in which you found it? Yes

Insurance

(City of Ypsilanti Special Events Policy, Sections 1.4 and 3)

Have you reviewed the
prerequisite insurance
requirements for your
event and agree to submit
proof of liability and/or
property damage insurance
with your application? Yes

City Services & Equipment

Permits

Permits required for your event (check all that apply)

Electricity, Noise Permit

Other

Field not completed.

City Services Requested

(City of Ypsilanti Special Events Policy, Section 5.1)

Check all that apply

None of these

City Equipment Requested

(City of Ypsilanti Special Events Policy, Section 5.3)

Check all that apply

Electricity

Attestation

(City of Ypsilanti Special Events Policy, Attachment D)

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit(s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution. I hereby agree to comply with all Federal and State Statutes and with all City of Ypsilanti Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Manager or their designee. I authorize the Fire Marshal to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event. By typing my name below, I attest that this application represents my intent for the proposed event to the best of my knowledge. I am authorized to submit this application on behalf of the organization:

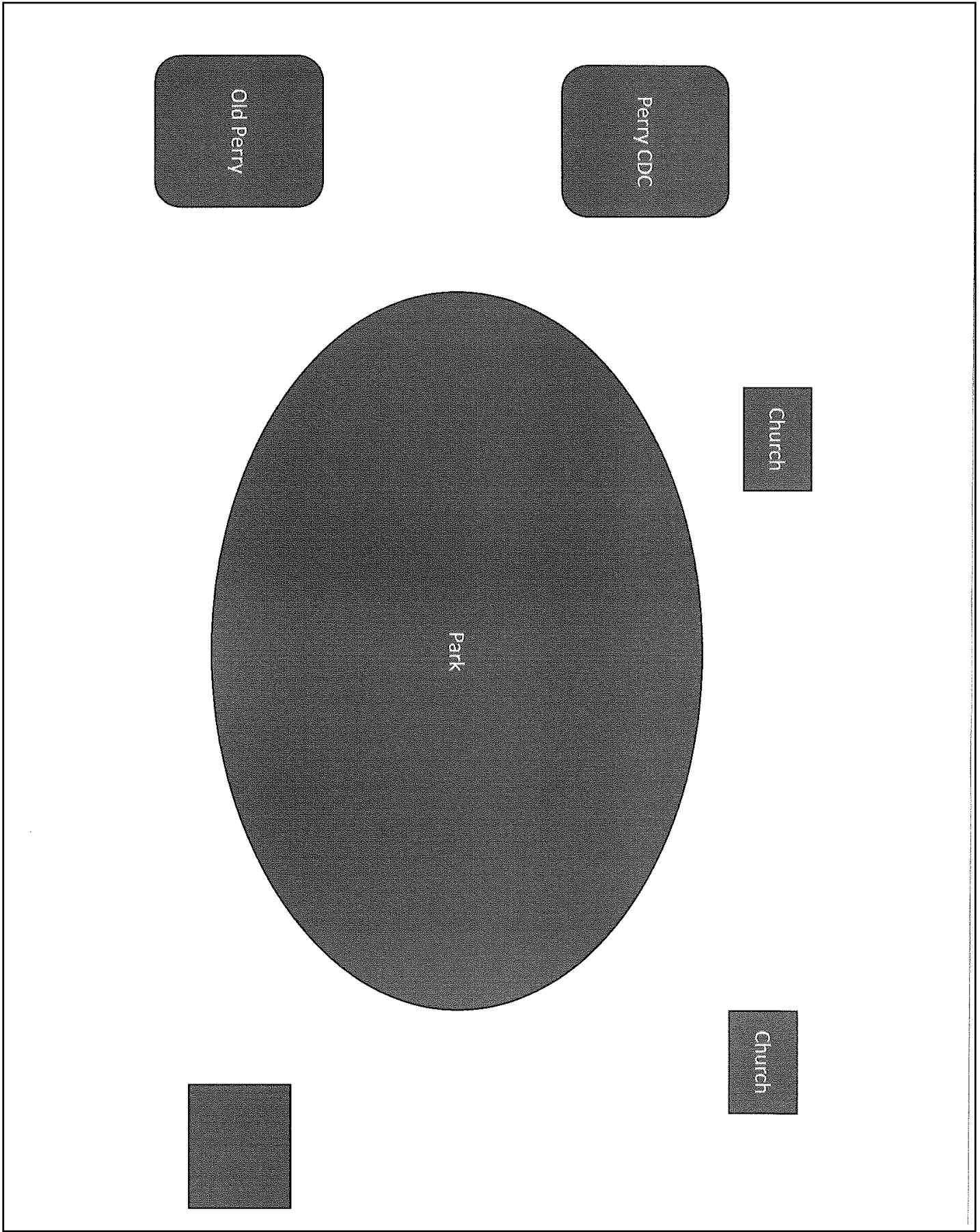
Applicant Full Name

Anthony Williamson

Date

5/17/2022

Email not displaying correctly? [View it in your browser.](#)



Special Events Sponsorship & Financial Hardship Request



Please complete the form below. The City may provide support to Special Events on the following basis:

- Merit of the request
- Request is received no less than 30 days prior to the event
- Funds are budgeted and available to support the event

Event Name

Parkridge Summer festival and Joe Dulin Community Day

Event Start Date

08/27/2022

Event Location

Parkridge Park

Event Organizer

Parkridge Summer Festival Committee

Event Contact Person

First name:

Anthony

Last name:

Williamson

Phone number:

734-635-5246

E-mail:

awill@wccnet.edu

Is your organization a non-profit or public tax-exempt organization as defined under Section 501(c)(3) of the Internal Revenue Code?

☐ Yes

☒ No

How is this event of general interest to the public?

This yearly event is a partnership with the Washtenaw County Community Action Board and Office of Community and Economic Development, The Parkridge Summer Festival and Joe Duin Community Day provides access to local non-profits, resources, food and entertainment to residents city wide.

Is your organization requesting City Co-Sponsorship or a Financial Hardship waiver?

- ☒ City Co-Sponsorship
☐ Financial Hardship Waiver

City Co-Sponsorship: The City may jointly sponsor certain events with other organizations when City Council determines that the event is of general interest to the public and advances the City's public image. The City will provide financial support to these events as determined in the annual budget appropriation. These events must meet the other requirements of the Special Events Policy, and must reimburse the City for any costs in excess of the support level authorized by the budget appropriation [reference City of Ypsilanti Special Events Policy, Section 1.3(b)]

Financial Hardship Waiver (only applicable for non-profit corporations): City may, in its discretion, contribute the park rental fee to assist other Special Events operated by non-profit organizations with good cause shown or hardship (See City Code Section 10-270). For the purposes of this policy, good cause or hardship may be demonstrated by startup organizations, charitable events, or any other reasonable cause for lacking in operating capital.

Park fee contributions must be approved by City Council no less than 30 days prior the event. City Council may, in its discretion, waive park rental on a per day basis, up to three (3) days. City Council may also impose conditions and/or require repayment terms after completion of the event. These events must meet the all requirements of the Special Event Policy, and must reimburse the City for any City costs in excess of this support level. Non-Profit Organizations must submit a current IRS 501 C3 Statement.

List the benefits provided by the event to the City of Ypsilanti (e.g., advertisement materials, ticket sales, park improvements, etc...)

The festival benefits residents by demonstrating the City of Ypsilanti's commitment to supporting the physical environment (parks), historical significance of the southside, and renewed ability to provide financial resources to serve its citizenry. This grass root event began in 2011 as a effort to bring unity to the community. As we kick off year 12 the best way to guarantee the future success of the this event is to have it be sponsored by the city of Ypsilanti

How many days of park rental are requested to be waived?

1

Please describe the financial hardship (may include a list of the major operating expenses, financial obligations, etc...)

Our challenges include funding for a national level act for the shows Headliner

When do you need to receive the funds?

05/18/2022

By typing my name below, I attest that this application represents my intent for the proposed event to the best of my knowledge. I am authorized to submit this application on behalf of the organization:

Applicant Full Name

Anthony Williamson

Date

05/18/2022

Please save document and send to the Special Events Coordinator Wendy Estey at westey@cityofypsilanti.com.

**Event: Parkridge Summer Festival****Date: Saturday, August 27, 2022 from 11 a.m. to 6 p.m.****Location: Parkridge Park****Class 2 Event**

Application fee	\$	35.00
Park Rental	\$	200.00
Capital Park Improvement	\$	-
Street Closure permit	\$	-
Street Closure security deposit	\$	-
Security Deposit	\$	500.00
Utilities (Electricity)	\$	250.00
Sign permit	\$	-
Noise permit	\$	100.00
Non-refundable fees	\$	585.00
Total Upfront Fees (permit and security deposit)	\$	1,085.00

Class 2 Insurance Requirements

Insurance will be required for all Class 2 Events in the amount of \$250,000 per occurrence, naming the City of Ypsilanti as additionally insured. Property damage insurance may be required up to \$5,000.



Resolution No. 2022-138
June 7, 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>
Jen Eastridge 1144 Roosevelt Ypsilanti, MI 48197	DDA	7/1/2025
Amanda Smith (New Appointment) 523 Fairview Cir Ypsilanti, MI 48197	Planning	5/1/2025
Brit Doulos (New Appointment) 515 Maus Ave Ypsilanti, MI 48198	HRC	7/1/2025
Kimmie Wolfe 808 Young St Ypsilanti, Mi 48198	Arts	2/1/2025

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

#Resolution No. 2022-138

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

#Resolution No. 2022-138



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Joe Meyers
DATE: June 7, 2022
SUBJECT: Clark Road Development - Community Benefits Agreement and
Emergency Services Agreements

DESCRIPTION:

Clark Road Development - Community Benefits Agreement and Emergency Services Agreements

SUMMARY:

The City of Ypsilanti passed a Community Benefits Ordinance, currently located at Section 30-500 of the Ypsilanti City Code which provided for the appointment of a Citizen Committee to negotiate with a Developer who has requested public support from the Community, namely in terms of a PILOT (Payment in Lieu of Taxes) of 3% of Annual Shelter Rents. After reviewing the information staff is recommending approving a pilot with a nominal fee and adopting Emergency Service Agreements (ESA) with the amount of the agreement tied to the percentage of the pilot to allow for the city to collect the funds paid by the developer.

The following Citizens were appointed by City Council: Chair Desirae Simmons, Alyssa Newsome, Lisa Voelker, John Lusk, Tegwyn John, Alice Elliott, Steve Wilcoxon.

Pursuant the CBO, the goal of the Committee was to negotiate a proposed agreement with the Developer which outlines what the benefits to the Community are that justify the financial (and other) incentives that have been requested from the Community. The committee met five times and, by motion, agreed on several points of which they believe satisfy the CBO and believe are in the best interests of the Community, a copy of those points being attached as Exhibit A. After said process, staff from the City, City Attorney, the Developer and the Developer's attorney prepared the form of agreement for the Community Benefits Agreement (Hereinafter CBA), of which is attached as Exhibit B.

A public hearing was held on May 24, 2022 at City Council on the CBA.

In furtherance of the CBO and on behalf of the Committee and the Developer, I present the attached Community Benefits Agreement and Emergency Services Agreement for consideration by Council. Council may choose to adopt this agreement in whole, or in the alternative direct staff to negotiate changes in whole or in part to the agreement proposed, or reject said agreement and proposed development. If this passes, there will be a public hearing in the near future on the PILOT ordinance.

RECOMMENDED ACTION:

I request city council to: Hold a public hearing on the CBA. and:

1. Recognize and thank the members of the Committee, and
2. Adopt the CBA and ESA Agreements as presented by resolution, amend the CBA and ESA's at the table, or give staff direction on Council's priorities with regards to the project proposal so that staff may seek to negotiate an agreement (and corresponding PILOT and Emergency Services Agreements) that meets council's priorities.

ATTACHMENTS:

- A. Proposed CBA
- B. Emergency Services agreement for the Family and the Senior Affordable development on Clark Rd

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-140
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The City of Ypsilanti passed a community benefits ordinance in 2018 to allow the community to negotiate benefits when an incentive is requested; and

WHEREAS, an incentive was requested in November 2021 by Lincoln Avenue Capital; and

Whereas, the CBO Committee met five times over the past two months to negotiate a community benefits with the developer; and

Whereas, a public hearing was held on May 24, 2022 on the Community Benefits Agreement; and

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve Community Benefits Agreement and Emergency Services agreement for 845-945 Clark Rd with Clark Road Senior Limited Dividend Housing Association Limited Partnership and direct the Mayor and City Clerk to sign the agreements.

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 7 day of June 2022

#Resolution No. 2022-140

EMERGENCY SERVICES AGREEMENT

This Emergency Services Agreement is made this ____ day of _____, 2022, by and between Clark Road Family Limited Dividend Housing Association Limited Partnership (the "Partnership"), a Michigan limited partnership, whose address is 401 Wilshire Boulevard, Suite 1070, Santa Monica, California 90401, and the City of Ypsilanti, a Michigan municipal home rule city, whose address is One South Huron Street, Ypsilanti, Michigan 48197 (the "City").

Background

A. The Partnership is in the process of acquiring and constructing a multi-family housing development to be known as 945 W Clark (the "Housing Development"), which is located within the City and is more fully described in Exhibit A, which is attached hereto and incorporated herein as Exhibit A. The Housing Development will consist of one hundred fifty-six (156) units which will be leased to low- and moderate- income families. The parties recognize that due to the high concentration of low- and moderate-income households at the Housing Development that the City will be providing a higher level and greater amount of Emergency Services, as defined below, to the Housing Development.

B. The Partnership has executed a Community Benefits Agreement dated as of _____ (the "CBA") with the City, the terms of which are incorporated by reference. The City, acting by and through its Police and Fire Departments and otherwise, provides public safety and emergency services within the City. It is anticipated that Housing Development will have special needs for these types of Emergency Services to low- and moderate-income families and acknowledges that such needs may be greater than typically situated residential developments. The parties to this Agreement wish to set forth their understanding of the obligation of the Partnership to compensate the City for its costs of providing emergency services to the Housing Development.

NOW THEREFORE, in consideration of the premises, the parties agree as follows:

1. Definitions. For purposes of this Agreement, the following terms are defined as:

a. "Emergency Services" are police, fire, and other emergency services and any other responses by the City to events constituting an emergency or presenting a threat to public health and safety or to property.

b. The "Emergency Services Fee" is an annual payment intended to compensate the City for Emergency Services to the Housing Development, which for the first year of the Payment Period shall be \$65,013 and for each subsequent year in the Payment Period, as defined

below, the prior year's payment amount shall be increased by the lesser of three (3%) percent of the annual average or the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department of labor, bureau of labor statistics (the "CPI"). Notwithstanding the foregoing, if the final year of the Payment Period is less than a full year, the Emergency Services Fee for that partial year shall be that proportion of the fee which would have been applicable to a full year which the number of days of such partial year bears to 365.

c. The "Payment Period" shall commence in full on January 1st of the year following the year in which the Senior Project receives its Certificate of Occupancy, and shall end on the day the PILOT for the Senior Project expires or is terminated. In the event portions of the project receive a Certificate of Occupancy, but the entire project has yet to receive a Certificate of Occupancy in a given calendar year, payment will be due in the next year based on the pro rata share of units that have received a Certificate of Occupancy in relation to the total number of units planned to be built.

2. Payment. The Partnership shall pay the Emergency Services Fee to the City for each year of the Payment Period, in one (1) installment, on or before July 1 of each year. The Emergency Services Fee is based on the City's estimate of the annual cost of providing Emergency Services to the Housing Development but in order to afford the parties a stable and predictable level of expense and income, the Emergency Services Fee shall not be subject to adjustment except as provided for herein.

3. Guaranty. The Partnership unconditionally guarantees the full, faithful, and timely performance of all the covenants of the Agreement. The Partnership agrees that if it does not perform its obligations under this Agreement the City is entitled to pursue any and all remedies, legal or equitable, that it is entitled to under Michigan law. The Partnership agrees to be liable for all costs of collection including reasonable attorney fees and costs incurred by the City in the enforcement of the terms of this Agreement.

4. Exclusive Benefit. The obligations of the Partnership hereunder are imposed solely and exclusively for the benefit of the City and no other person or entity shall have the standing to enforce such obligations or be deemed to be beneficiaries of such obligations.

5. Scope of Services/ Limit of Liability. Nothing in this agreement shall give rise to an expectation that the Partnership, or its residents will receive preferential services over those needed by other City residents. The nature and extent of the services and the timing and method of the application of the service fee shall be in the sole, final and absolute discretion of the City. Both the City and Partnership agree that this agreement in no way changes any legal standards of providing services or governmental immunity.

6. Run with Land. The City and Partnership agree that the terms and conditions of this Agreement will run with the land of the Housing Development and be binding on any successors to title to the Partnership.

7. Assignment. Upon the written consent of the City, the Partnership may transfer or assign its rights and obligations under this Agreement to a buyer ("Transferee") of the Housing Development. The Transferee must agree to assume the Partnership's obligations under this Agreement and the Development Agreement which has been executed by the Partnership with the City. Upon assignment and assumption of this Agreement by the Transferee, the Partnership and the Guarantor shall be relieved of any further liabilities or obligations accruing under this Agreement or the Development Agreement

8. Headings. The headings in this Agreement have only been inserted for convenience and shall not affect the meaning or interpretation of this Agreement. No heading shall have any legal significance of any nature whatsoever.

9. Binding Effect. This Agreement shall be binding on the parties, their heirs, successors, and assigns.

10. Recording of Agreement. The City and the Partnership agree that either party may record this Agreement with the Ottawa County Register of Deeds.

11. Complete Agreement. This Agreement contains the entire agreement between the parties and there is no other prior oral or written agreement on the part of any party to do anything other than as expressly stated in this Agreement. The parties make no reliance on any verbal representations. There shall be no modification or amendments to this Agreement unless they are in writing and signed by all of the parties to this Agreement.

12. No Waiver. No delay, omission, or failure of the City to act under this Agreement or to insist upon strict compliance with any term and condition of this Agreement, and no custom or practice of the parties at variance with the terms and conditions of this Agreement shall constitute a waiver of City's right to demand exact compliance with this Agreement. No waiver of any right or remedy of City shall be construed as a bar to or a waiver of any such right or remedy on any future occasion.

13. Severability. If any term or condition of this Agreement is found to be void, invalid, or unenforceable, the validity or enforceability of the remaining terms and conditions shall not be affected or impaired and will continue in full force and effect.

14. Notice. Any notice, request or other communication which either party hereto may be required or may desire to give hereunder shall be in writing and shall be deemed to have been properly given if (a) mailed by United States Certified Mail

(postage prepaid, return receipt requested), three business days after mailing, or (b) if by Federal Express or other reliable overnight courier service, on the next business day after delivered to such courier service, provided to the party at the address set forth in the introductory paragraph of this Agreement.

[Signatures appear on the following page.]

In the presence of:

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

BY: _____
Lois Richardson, Mayor

BY: _____
Andrew Hellenga, City Clerk

CLARK ROAD SENIOR LIMITED
DIVIDEND HOUSING ASSOCIATION
LIMITED PARTNERSHIP, a Michigan
limited partnership

BY: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

—

JOHN M. BARR P-10475
Ypsilanti City Attorney

Exhibit A

Legal Description of Housing Development

The land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan, is described as follows:

EMERGENCY SERVICES AGREEMENT

This Emergency Services Agreement is made this ____ day of _____, 2022, by and between Clark Road Senior Limited Dividend Housing Association Limited Partnership (the "Partnership"), a Michigan limited partnership, whose address is 401 Wilshire Boulevard, Suite 1070, Santa Monica, California 90401, and the City of Ypsilanti, a Michigan municipal home rule city, whose address is One South Huron Street, Ypsilanti, Michigan 48197 (the "City").

Background

A. The Partnership is in the process of acquiring and constructing a multi-family housing development to be known as 845 W Clark (the "Housing Development"), which is located within the City and is more fully described in Exhibit A, which is attached hereto and incorporated herein as Exhibit A. The Housing Development will consist of one hundred fifty-two (152) units which will be leased to elderly households of low and moderate income. The parties recognize that due to the high concentration of elderly persons residing at the Housing Development that the City will be providing a higher level and greater amount of Emergency Services, as defined below, to the Housing Development.

B. The Partnership has executed a Community Benefits Agreement dated as of _____ (the "CBA") with the City, the terms of which are incorporated by reference. The City, acting by and through its Police and Fire Departments and otherwise, provides public safety and emergency services within the City. It is anticipated that Housing Development will have special needs for these types of emergency services in particular due to its low income, elderly residents and acknowledges that such needs may be greater than typically situated residential developments. The parties to this Agreement wish to set forth their understanding of the obligation of the Partnership to compensate the City for its costs of providing emergency services to the Housing Development.

NOW THEREFORE, in consideration of the premises, the parties agree as follows:

1. Definitions. For purposes of this Agreement, the following terms are defined as:

a. "Emergency Services" are police, fire, and other emergency services and any other responses by the City to events constituting an emergency or presenting a threat to public health and safety or to property.

b. The "Emergency Services Fee" is an annual payment intended to compensate the City for Emergency Services to the Housing Development, which for the first year of the Payment Period shall be \$55,808 and for each subsequent year in the Payment Period, as defined below, the prior year's payment amount shall be increased by the lesser of three (3%) percent of the annual average or the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department of

labor, bureau of labor statistics (the "CPI"). Notwithstanding the foregoing, if the final year of the Payment Period is less than a full year, the Emergency Services Fee for that partial year shall be that proportion of the fee which would have been applicable to a full year which the number of days of such partial year bears to 365.

c. The "Payment Period" shall commence in full on January 1st of the year following the year in which the Senior Project receives its Certificate of Occupancy, and shall end on the day the PILOT for the Senior Project expires or is terminated. In the event portions of the project receive a Certificate of Occupancy, but the entire project has yet to receive a Certificate of Occupancy in a given calendar year, payment will be due in the next year based on the pro rata share of units that have received a Certificate of Occupancy in relation to the total number of units planned to be built.

2. Payment. The Partnership shall pay the Emergency Services Fee to the City for each year of the Payment Period, in one (1) installment, on or before July 1 of each year. The Emergency Services Fee is based on the City's estimate of the annual cost of providing Emergency Services to the Housing Development but in order to afford the parties a stable and predictable level of expense and income, the Emergency Services Fee shall not be subject to adjustment except as provided for herein.

3. Guaranty. The Partnership unconditionally guarantees the full, faithful, and timely performance of all the covenants of the Agreement. The Partnership agrees that if it does not perform its obligations under this Agreement the City is entitled to pursue any and all remedies, legal or equitable, that it is entitled to under Michigan law. The Partnership agrees to be liable for all costs of collection including reasonable attorney fees and costs incurred by the City in the enforcement of the terms of this Agreement.

4. Exclusive Benefit. The obligations of the Partnership hereunder are imposed solely and exclusively for the benefit of the City and no other person or entity shall have the standing to enforce such obligations or be deemed to be beneficiaries of such obligations.

5. Scope of Services/ Limit of Liability. Nothing in this agreement shall give rise to an expectation that the Partnership, or its residents will receive preferential services over those needed by other City residents. The nature and extent of the services and the timing and method of the application of the service fee shall be in the sole, final and absolute discretion of the City. Both the City and Partnership agree that this agreement in no way changes any legal standards of providing services or governmental immunity.

6. Run with Land. The City and Partnership agree that the terms and conditions of this Agreement will run with the land of the Housing Development and be binding on any successors to title to the Partnership.

7. Assignment. Upon the written consent of the City, the Partnership may transfer or assign its rights and obligations under this Agreement to a buyer ("Transferee") of

the Housing Development. The Transferee must agree to assume the Partnership's obligations under this Agreement and the Development Agreement which has been executed by the Partnership with the City. Upon assignment and assumption of this Agreement by the Transferee, the Partnership and the Guarantor shall be relieved of any further liabilities or obligations accruing under this Agreement or the Development Agreement

8. Headings. The headings in this Agreement have only been inserted for convenience and shall not affect the meaning or interpretation of this Agreement. No heading shall have any legal significance of any nature whatsoever.

9. Binding Effect. This Agreement shall be binding on the parties, their heirs, successors, and assigns.

10. Recording of Agreement. The City and the Partnership agree that either party may record this Agreement with the Ottawa County Register of Deeds.

11. Complete Agreement. This Agreement contains the entire agreement between the parties and there is no other prior oral or written agreement on the part of any party to do anything other than as expressly stated in this Agreement. The parties make no reliance on any verbal representations. There shall be no modification or amendments to this Agreement unless they are in writing and signed by all of the parties to this Agreement.

12. No Waiver. No delay, omission, or failure of the City to act under this Agreement or to insist upon strict compliance with any term and condition of this Agreement, and no custom or practice of the parties at variance with the terms and conditions of this Agreement shall constitute a waiver of City's right to demand exact compliance with this Agreement. No waiver of any right or remedy of City shall be construed as a bar to or a waiver of any such right or remedy on any future occasion.

13. Severability. If any term or condition of this Agreement is found to be void, invalid, or unenforceable, the validity or enforceability of the remaining terms and conditions shall not be affected or impaired and will continue in full force and effect.

14. Notice. Any notice, request or other communication which either party hereto may be required or may desire to give hereunder shall be in writing and shall be deemed to have been properly given if (a) mailed by United States Certified Mail (postage prepaid, return receipt requested), three business days after mailing, or (b) if by Federal Express or other reliable overnight courier service, on the next business day after delivered to such courier service, provided to the party at the address set forth in the introductory paragraph of this Agreement.

[Signatures appear on the following page.]

In the presence of:

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

BY: _____
Lois Richardson, Mayor

BY: _____
Andrew Hellenga, City Clerk

CLARK ROAD SENIOR LIMITED DIVIDEND
HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

BY: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

—

JOHN M. BARR P-10475
Ypsilanti City Attorney

Exhibit A

Legal Description of Housing Development

The land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan, is described as follows:



MEMORANDUM
May 24, 2022

To: Mayor and City Council

From: Joe Meyers, Director of Economic Development and Administrative Services

Subject: Summary of the Community Benefits Ordinance Process for 845/945 Clark Rd

Over the past three months, the Community Benefits Ordinance Committee has met five times and had many productive discussions ranging on all aspects of the development on Clark Rd. Over the process, the committee focused primarily on tenant's rights, usage of community space, hiring of individuals with previous felony records, targeted promotion of City of Ypsilanti residents, and adjustments to the PILOT calculation to allow for additional affordable housing.

Once the committee completed the work, legal counsel, and staff went to work developing the agreement. In reviewing the agreement, it appears that the staff was misinformed on how PILOTs are distributed. Every PILOT must be distributed proportionally to the taxing jurisdictions. With this being said, if the city passes a PILOT with a nominal fee (\$100), we can enter into an emergency services agreement for the amount of the PILOT that would go just to the city in the amount of the projected PILOT. With this being understood, staff would recommend that City Council alter the agreement to reduce the amount of the PILOT to a nominal fee and enter into an emergency services agreement at the amount of the PILOT request and tied to the increase in rents. The city currently has an emergency services agreement with Chidester Place.

In addition to the requests of the developer, the Committee made requests of the city to do the following as a part of this development a covered bus stop, Leforge corridor beautification, maintenance, and safety; including bike lanes and pedestrian barriers, information on Pen Dam and ecological impacts. Additionally, they encourage City Council to invest in new affordable housing for our full community to counter the effects of gentrification (low-income people who live alone or with unrelated adults, families, and seniors).

Attached are the minutes of the Community Benefits Ordinance Committee and memorandums that were given to the committee. As always, please let me know if you have any questions.



CITY OF YPSILANTI
COMMUNITY BENEFITS Ad Hoc MEETING
MARCH 3, 2022 @ 7:00 PM
City Hall
One South Huron, Ypsilanti, MI 48197
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Alyssa Newsome
Desirae Simmons
Kara Landstrom
Lisa Voelker
Jon Lusk
Tegwyn John
Alice Elliot

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. COMMITTEE INTRODUCTIONS

VI. OPERATING PROCEDURES FOR THE COMMITTEE

- A. Approve Committee Structure
- B. Approve Committee Rules of Operation
- C. Approve Committee meeting schedule/meeting length.

VII. REVIEW OF DOCUMENTS / DISCUSSION

<https://cityofypsilanti.com/819/945-Clark-Rd>

3 - 10

- A. Community Benefits Ordinance
[ARTICLE VII - COMMUNITY BENEFITS](#)

11 - 25

- B. Site Plan:
 - The link in this header has another link to the presentation by the developer which includes the site plan
 - The site plan was presented to the Planning Commission and has conditions to be met before submission to Council.[2022-02-09 Architectural Site Plans REDUCED](#)

Page 1 of 27

[February 2022 PC Action Minutes](#)

- C. Pilot Program: Overview and Specifics

VIII. COMMUNITY BENEFITS

26 - 27

- A. City Code Section 30-515 (a) - Listed Benefits
[City Code Section 30 Benefits from Community meeting](#)
- B. Additional Unlisted Benefits

IX. COMMITTEE PROPOSED BUSINESS

X. ADJOURNMENT

ARTICLE VII. COMMUNITY BENEFITS

DIVISION 1. GENERALLY

Sec. 30-500. Purpose.

- (a) It shall be the policy of the City of Ypsilanti to require, wherever feasible, proportional community benefits as a condition of significant public support for development in the form of subsidies, tax abatements, below-market priced land, or other enhanced public resources.
 - (b) This article shall be known as the "City of Ypsilanti Community Benefits Ordinance."
- (Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-501. Definitions.

The following words, terms, and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Community benefits mean the amenities, benefits, commitments, or promises to the City of Ypsilanti by a developer, as discussed further in section 30-515 of this article.

Community benefits agreement means a voluntary contract negotiated and agreed to by the City of Ypsilanti and a developer to provide community benefits in return for the receipt of a public support.

Department means the City of Ypsilanti Economic and Community Development Department, or its successor department.

Developer means any person, firm, partnership, limited liability company, corporation, joint venture, proprietorship, or other entity that is the purchaser or lessee in the sale or lease of city-owned land, the recipient of a financial incentive, or any combination thereof, including sub-contractors.

Financial incentive means cash or near-cash assistance provided on the discretionary basis of the City of Ypsilanti to attract or retain a project. These benefits principally encompass tax and economic incentives provided by federal, state, or local governmental bodies, as discussed further in section 30-514 of this article.

Interested councilmember means a member of the Ypsilanti City Council representing the ward in which a project is proposed to be located.

Project means either a tier 1 project or tier 2 project.

Public support means a financial incentive of \$50,000.00 or more or the sale or lease of city-owned land for a price of at least \$10,000.00 below market value, as determined by the city assessor. Public support shall not include incentives through the Neighborhood Enterprise Zone Act, Public Act 147 of 1992 (MCL 207.771 et seq.).

Quadruple bottom line philosophy means the effect a project may have on the well-being of the community in terms of cultural vitality, social equity, economic prosperity, and environmental sustainability. This includes the public support and community benefits agreed to as part of the project.

Registered group means any group or organization with at least one member that is a resident of the City of Ypsilanti that files their contact information with the department to receive notification under this article. The

department shall keep this information on file. The registered group shall be responsible for the accuracy of the information submitted to the department.

Sale or lease of city-owned land means the conveyance of title of real property from the city or other public entity to a purchaser or a lease of city or other public property to a lessee. The conveyance of city rights-of-way, conveyances under the property disposition policy, and the conveyance or lease of properties less than one-quarter of an acre in size are not included in this definition.

Tier 1 project means any project, development, or redevelopment in which the developer is requesting public support in the form of a financial incentive in an amount of \$50,000.00 or more and less than \$250,000.00.

Tier 2 project means any project, development, or redevelopment in which the developer is requesting public support in the form of a financial incentive in an amount greater than \$250,000.00 or in the form of the sale or lease of city-owned land.

(Ord. No. 1325 , § 1, 9-11-2018)

Secs. 30-502—30-510. Reserved.

DIVISION 2. COMMUNITY BENEFITS AGREEMENT REQUIRED

Sec. 30-511. Agreement required.

A community benefits agreement is required between the City of Ypsilanti and a developer prior to city council's final approval of public support. City council may grant preliminary approval of public support subject to the execution of a community benefits agreement.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-512. Minimum standards.

The following minimum standards shall be required of any community benefits agreement:

- (a) Legally enforceable and the result of the procedure specified under division 3 of this article.
- (b) The community benefits provided reflect the scale of and be in proportion to the public support approved.
- (c) Identify specific methods with regard to monitoring and compliance with the provisions of the community benefits agreement.
- (d) Provide for enforcement terms and specific remedies upon the breach or non-compliance of a party. Such remedies may include, without limitation, specific performance, liquidated damages, claw backs, or revocation or withdrawal of public support.
- (e) The provisions of a community benefits agreement shall be binding upon all parties, including their agents, successors, and assigns. After approval and execution by the parties, community benefits agreements shall be recorded against the property in which a project is located and run with the land.
- (f) Where possible, provide a means to measure, value, and assess the factors discussed in section 30-513 of this division.

(Supp. No. 13)

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- (g) Inclusion of local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations in pre-bid meetings and conferences with advance notice.
 - (h) Compliance of developer with the living wage or prevailing wage requirements, as applicable, provided for in chapter 2, article VI of this Code of Ordinances.
 - (i) No outstanding back taxes, fines, or liens are owed to the city.
 - (j) Compliance of developer with the provisions contained in chapter 58, article III, division 1 of this Code, regarding employment discrimination.
 - (k) Provide for the cleanup of contamination on site, as required by the Michigan Department of Environmental Quality

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-513. Quadruple bottom line philosophy.

Guided by a quadruple bottom line philosophy, the following factors should be considered in the consideration, deliberation, and approval of a community benefits agreement:

- (a) The potential value a project may bring to the community.
- (b) The potential impact a project will have on the community.
- (c) The profitability of a project.
- (d) Identification of potential sites of cultural, historical, or archeological significance, as well as the protection and preservation of such sites.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-514. Potential programs.

The following is a non-exhaustive list of potential programs in which financial incentives may derive:

- Brownfield Redevelopment Financing Act 381 of 1996 (MCL 125.2651 et seq.).
- Commercial Redevelopment Act 255 of 1978 (MCL 207.651).
- Commercial Rehabilitation Act 210 of 2005 (MCL 207.841 et seq.).
- Corridor Improvement Authority Act 280 of 1995 (MCL 125.2871 et seq.).
- Historical Neighborhood Tax Increment Finance Authority Act 530 of 2004 (MCL 125.2841 et seq.).
- Local Development Financing Act 281 of 1986 (MCL 125.2151 et seq.).
- Obsolete Property Rehabilitation Act 146 of 2000 (MCL 125.2781 et seq.).
- Plant Rehabilitation and Industrial Development Districts Act 198 of 1974 (MCL 207.551 et seq.).
- Principal Shopping Districts and Business Improvement Districts Act 120 of 1961 (MCL 125.981 et seq.).

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-515. Potential community benefits.

The following is a non-exhaustive list of potential community benefits that could be included in a community benefits agreement:

- (a) Tier 1:
 - (1) Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.
 - (2) Incorporation of green or sustainable energy elements into the project or the promotion of such investments throughout the city.
 - (3) Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.
- (b) Tier 2:
 - (1) Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.
 - (2) Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.
 - (3) Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-516. Classification of businesses.

Classification of a business as local, small, minority-owned business enterprise, or women-owned business enterprise shall be guided by the provisions of chapter 2, article VI, division 2, section 2-303 of this Code with regard to local businesses and the U.S. Small Business Administration eligibility criteria for small businesses, minority-owned business enterprises, women-owned business enterprises. For the purposes of this article, minority-owned business enterprises shall include LGBTQ (lesbian, gay, bisexual, transgender, queer)-owned business enterprises. Businesses discussed in this section may file their contact information with the department. The department shall keep this information on file to be shared with developers for the purposes of engagement as discussed in this division. Such businesses shall be responsible for the accuracy of the information submitted to the department. The department shall also provide developers with information regarding other organizations and agencies that the department knows to track and keep information similar to that discussed in this section.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-517. Compliance requirements.

Community benefits agreements for tier 1 projects must meet the minimum standards discussed in section 30-512 of this article and provide for at least two community benefits contained in section 30-515(a) of this division or one community benefit contained in section 30-515(b) of this division. Community benefits agreements

(Supp. No. 13)

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for tier 2 projects must comply with all of the requirements of tier 1 projects and provide for at least two community benefits contained in section 30-515(b) of this division. Projects may provide for direct funding, to the City of Ypsilanti or other relevant stakeholders, for the purposes of meeting community benefits requirements.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-518. Alternative community benefits.

City council has the discretion to approve a community benefits agreement that provides for one or more community benefit not described in section 30-515 of this division in substitution for one or more community benefit that is so described. If exercising its discretion under this section, city council shall determine under which tier in section 30-515 the alternative community benefit would qualify.

(Ord. No. 1325 , § 1, 9-11-2018)

Secs. 30-519—30-525. Reserved.

DIVISION 3. PROCEDURE

Sec. 30-526. Request for public support.

Upon a developer's request for public support, developer shall meet with the department to review the request and determine the information needed and the procedure required for compliance with this article. This may include the review or request of any plans, investigations, studies, or inspections. Particularly, plans, sketches, drawings, etc.; pro forma or financial statements; environmental, geotechnical, or property surveys or reports; studies, assessments, or reports regarding impacts on public services and infrastructure, traffic and land use, and potential sites of cultural, historical, or archeological significance; or any other information deemed relevant by the department may be reviewed if such exists or may be requested if the department deems it appropriate.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-527. Procedures for development.

The following procedure is required for the development of community benefits agreements for all projects.

- (a) The department shall coordinate with the developer and interested councilmembers to call and hold a community participation meeting, which shall be chaired by an interested councilmember. The purpose of this meeting shall be to inform the community about the project and to allow the community to discuss potential community benefits. Particularly, the scope of the request for public support, the information discussed in section 30-526 of this division, and the provisions and procedures of this article shall be shared with the community. There shall be time at this meeting for those present to ask questions, discuss and identify among themselves potential community benefits, and recommend resident members for the ad-hoc committee discussed in section 30-527(b) of this division. Applications for appointment shall be made available for resident members of the ad-hoc committee discussed in section 30-527(b) of this division. The developer shall be present at this meeting to present information and answer questions. Notice of this meeting shall be provided as required by this division no less than 30 days in advance. This meeting shall be subject to the Open Meetings Act and its records subject to the Freedom of Information Act. If this meeting is held on a weekday, it shall not begin prior to 6:00 p.m.

(Supp. No. 13)

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-
- (b) Within 15 days of the community participation meeting discussed in section 30-527(a) of this division, city council shall establish an ad-hoc committee consisting of one interested councilmember; and five to eight residents of the City of Ypsilanti. City council shall select the interested councilmember among themselves to serve on the committee. The mayor, subject to the approval of city council, shall appoint the remaining members of the committee with at least three members being selected from those recommended at the community participation meeting identified above. In making such appointments, the mayor and city council should be guided by the relevant community interests with regard to the specific aspects of the project. Such interests could include, but are not limited to, the geographic location of the project as well as relevant demographic and socio-economic factors. Residents who have competing affiliations or interests that may result in the perception or the reality of an increased risk of bias or poor judgment in upholding the committee member responsibility to prioritize the interests of community residents should be restricted from serving on the committee. This may include current or past employment affiliated with the developer. This committee is subject to the Open Meetings Act and its records subject to the Freedom of Information Act.
 - (c) Once established, the city manager shall designate a staff liaison to the committee described in section 30-527(b) of this division. Additionally, the city attorney's office should be available to advise and assist the committee. The staff liaison will provide ad hoc committee members with all documentation necessary for compliance with this article, as identified in section 30-526 of this division, within 48 hours of their selection. All other documents requested by the ad hoc committee during the process should be provided within 48 hours of such requests.
 - (d) After the committee described in section 30-527(b) of this division is established, it shall meet at least twice within 60 days. The purpose of these meetings is to identify community benefits mutually agreed upon with the developer and make a recommendation to city council. Within these 60 days, the committee shall provide a recommended community benefits agreement for consideration by city council. The developer may produce and deliver a response for consideration by city council within 15 days of the issuance of the recommendation. Upon the request of the committee or the developer, respectively, city council may grant an extension to the deadlines described herein. The city manager, in his or her sole discretion, may direct employees and departments of the city to review and report to the committee concerning specific aspects of a proposed community benefits agreement. Likewise, the city manager may direct employees and departments of the city to review a recommended community benefits agreement issued by the committee and report to city council. Notice for meetings of the committee shall be provided as required by this division no less than seven days in advance.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-528. Public hearings.

After the procedures discussed in this division, city council shall hold a public hearing regarding the proposed community benefits agreement no less than 15 days prior to its consideration by city council.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-529. City council decision.

City council may accept, reject, or amend a proposed community benefits agreement by resolution.

(Ord. No. 1325 , § 1, 9-11-2018)

(Supp. No. 13)

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Sec. 30-530. Public notice.

Notice of all meetings discussed in this division shall be published according to section 11.13 of the City Charter. In addition, such notice shall be sent by mail or personal delivery to all registered groups; the developer; to all persons to whom real property is assessed within 1,000 feet of the property boundary of where the project is located; and to the occupants of all structures within 1,000 feet of where the project is located. If the name of an occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses, or organizations, one occupant of each unit or special area shall receive notice. Such notice shall include the following:

- (a) Description of the nature of the meeting. This description shall include a brief summary of the project and the public support requested, the relevant requirements and procedures of this article, and the purpose for which the particular meeting is being held.
- (b) A legal description or address of the property which the project is located.
- (c) Statement of when and where the meeting will be held.
- (d) Statement of when and where comments will be received.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-531. Public participation policy.

The procedure provided for in this division shall comply with the City of Ypsilanti Public Participation Policy when applicable.

(Ord. No. 1325 , § 1, 9-11-2018)

Secs. 30-532—30-545. Reserved.

DIVISION 4. MISCELLANEOUS PROVISIONS

Sec. 30-546. Exemptions.

Upon the request of a developer, city council may adopt a resolution exempting the developer from the requirement of entering into a community benefits agreement. Such resolution shall require five affirmative votes by city council for adoption. In requesting such an exemption, the developer shall demonstrate that the project and execution of a community benefits agreement is infeasible or impractical. To request such an exemption, the developer shall:

- (a) Provide city council, in writing, the basis of its request.
- (b) State, with particularity, the good-faith efforts the developer has made to engage in the process of developing and executing a community benefits agreement.
- (c) Document how the developer will otherwise seek to implement the purpose of this article.

The developer's request, including any supporting material, and notice shall be published according to section 11.13 of the City Charter seven days prior to consideration by city council.

(Ord. No. 1325 , § 1, 9-11-2018)

(Supp. No. 13)

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Sec. 30-547. Funding limitations, monitoring, reporting.

If a community benefits agreement provides for direct funding, either to the City of Ypsilanti or another relevant stakeholder, the community benefits agreement recommended or approved shall provide for the limitations of spending such funding and the methods for monitoring, reporting, and approving its use. If a community benefits agreement provides for direct funding to an entity other than the City of Ypsilanti, the community benefits agreement recommended or approved shall particularly identify such entity. Additionally, such an entity should be engaged in the process of developing a recommended or approved community benefits agreement and possibly execute the community benefits agreement as a third-party beneficiary.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-548. Required conditions for public support.

The provisions of this article are prescriptive in nature and are set forth as required conditions for the requesting, provisioning, and receiving of public support for a project. Material failure to comply with the provisions of this article may result in denial, suspension, termination, revocation, or withdrawal of public support, but shall not be subject to the penalties, sanctions, or remedies set forth in section 1-15 of this Code. Except when obtained through substantial and material misrepresentation or fraud, the resolution of city council approving the public support for a project shall be evidence of compliance with the provisions of this article. Thereafter, remedies shall be limited to enforcement of the community benefits agreement.

(Ord. No. 1325 , § 1, 9-11-2018)

Sec. 30-549. Article review; termination.

This article shall be revisited and reviewed by city council after adoption. If not renewed by city council, this article shall terminate three years after adoption and shall not be enforceable.

(Ord. No. 1325 , § 1, 9-11-2018)

Secs. 30-550—30-575. Reserved.

845 & 945 W CLARK RD. FAMILY & SENIOR APARTMENTS

PLANNED UNIT DEVELOPMENT FEBRUARY 9, 2022



Project Team

Owner:
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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Cover Sheet
Project Information

A1.0

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945 W CLARK RD. FAMILY APT.

Project Narrative

The proposed development is an affordable residential development located at 945 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The southwestern portion of the site abuts the Huron river with approximately 270 feet of river frontage. The proposed development will consist of six buildings; two - 24 Unit, 3 story walk-up apartment buildings, three 36 unit, 3 story walk up apartment buildings and a single story clubhouse building. The total number of units divided amongst the five buildings is 156 units with a mixture 1BR, 2BR and 3BR units. The clubhouse will provide residents access to the swimming pool, fitness room, club room and will also serve as the development's leasing office. 218 surface parking stalls are located throughout the site. Access to the site is provided from Clark Rd and the proposed Green Road extension. These access points are connected through the site. The project amenities will also include a playground, bike parking and outdoor green space dedicated for resident use. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

Transit Stop

A new Bus stop is proposed between the 2 sites on Green Road close to the intersection with Clark Rd. The bus stop will allow the required off street parking of both sites to be reduced. The proposed reduction in parking is 9%.

Project Recap

Current Primary Zoning:
MD - Multiple Dwelling Residential District

Total Area 308,722 SF (7.09acres)
*Pervious and Impervious calculations - See Civil

Building recap	
(2) 24 unit building	30,047 SF each
(3) 36 unit building	42,326 SF each
Club House	4,928 SF
Total	192,000 SF

Unit Recap	
1 BR	18
2 BR	78
3 BR	60
Total Units	156

Bike parking	
Required	45
Proposed	45

Building Height	
Proposed	3 Stories, 48' -3"

Parking	
1.5 Stall per Unit	
Guest parking 1 per 10	
Total Required	250 Stalls
Parking Provided	225 Stalls

845 W CLARK RD. SENIOR APT.

Project Narrative

The proposed development is an affordable residential senior development located at 845 West Clark Road in Ypsilanti, MI. The site is currently zoned MD – Multiple Dwelling Residential District. The lot is currently vacant and contains no existing structures. The eastern portion of the site is adjacent to the Arbor One Apartments and southern property line abuts Green Road. The proposed development is a 3-story senior apartment building with an enclosed underground parking garage. The building has 152 units with a mixture of 1BR and 2BR units. The amenity spaces include a theater and craft room, a club room and fitness center that overlook the courtyard. The outdoor amenities are a pool, grill station and pickleball courts located in the building courtyard. Leasing offices are located on the first floor close to the building entry and lobby. The main entry faces Clark Road and features a Porte cochere. The underground parking garage access is from the southern legs of the building and are accessed from Green Road and Clark Road. The underground parking garage will provide 154 stalls and surface parking will provide an additional 70 stalls for total of 224 parking stalls. Bicycle parking will be located in the garage. Access to the site is provided from Clark Rd and the proposed Green Road extension. If approved the project would break ground summer of 2022 with an anticipated completion in fall of 2023.

Project Recap

Current Primary Zoning:
MD - Multiple Dwelling Residential District

Total Area 279,877 SF (6.42acres)
*Pervious and Impervious calculations - See Civil

Building recap	
P1	56,789 SF
L1	53,857 SF
L2	52,655 SF
L3	52,655 SF
Total	215,976 SF

Unit Recap	
1BR	88
2 BR	64
Total Units	152

Bike parking	
Required	44
Proposed	44

Building Height	
Proposed	3 Stories, 54' -2'

Parking	
Parking Required	243 Stalls
1.5 Stall per Unit	
Guest parking 1 per 10	

Parking Provided	
Enclosed Stalls	154 Stalls
Surface Stalls	70 Stalls
Total	224 Stalls

PUBLIC BENEFITS

W. Clark Road and Green Road Extensions

Green Road will be extended through the site to connect with W. Clark Road as part of the development of both 945 and 845 West Clark Road. West Clark Road is currently a gravel drive bordering the site to the north. The development team is working with the City of Ypsilanti and Washtenaw County Road Commission to improve W. Clark Road and the extension of Green Road.

Public Benefits

- 100% Affordable housing- 308 Total Units
- High density housing vs low density
- Green Road Extension.
- Preservation of existing trees
- W. Clark road extension
- 50 foot conservation easement
- Pedestrian Connections - sidewalks along entire site and Clark Rd.
- Public Utility Improvements
- Proposed new bus stop

Application

Site Plan Review
Planned Unit Development

PUD Application Project Data		
845 and 945 W. Clark Rd- Family and Senior Apartments		
Total Site Area - 588,599 sf. (13.5 Acres)		
Usable Floor Area - 351, 187 sf		
Density: 22.7 Units per acre		
Density: 874 rooms / 588,599 sf lot area		
Dwelling Units		
Quantity	Type	Usable Floor Area / Unit
106	1 Bedroom	750 sf, 702 sf
142	2 Bedroom	1,012 sf, 977 sf, 1,025 sf
60	3 Bedroom	1,197 sf
308	Total Units	
Building Ground Coverage - 120,864 sf. - (see sheet C-100- site data)		



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945
W Clark Rd

Senior & Family
Apartments

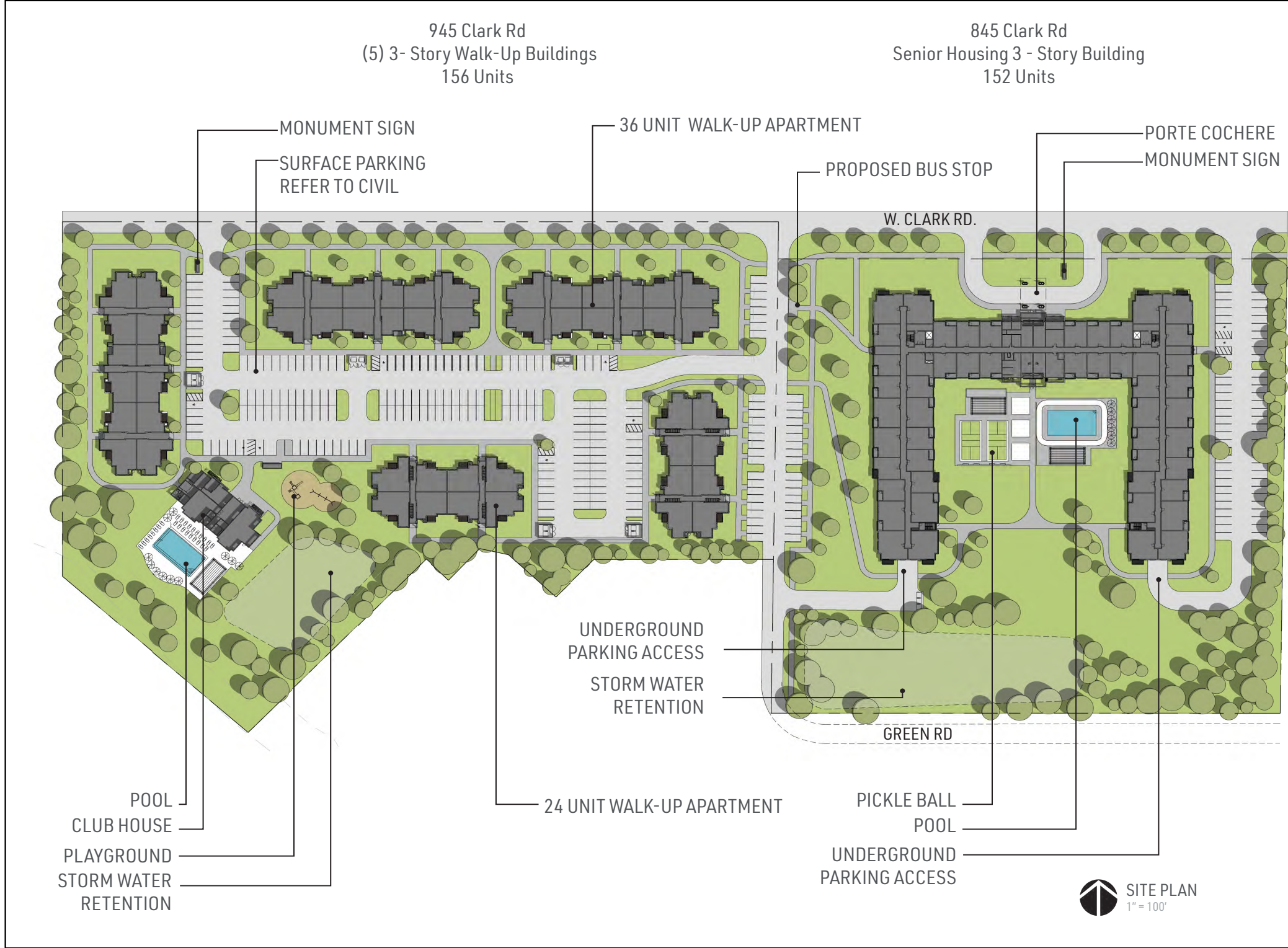
845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Project Information

A1.0

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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

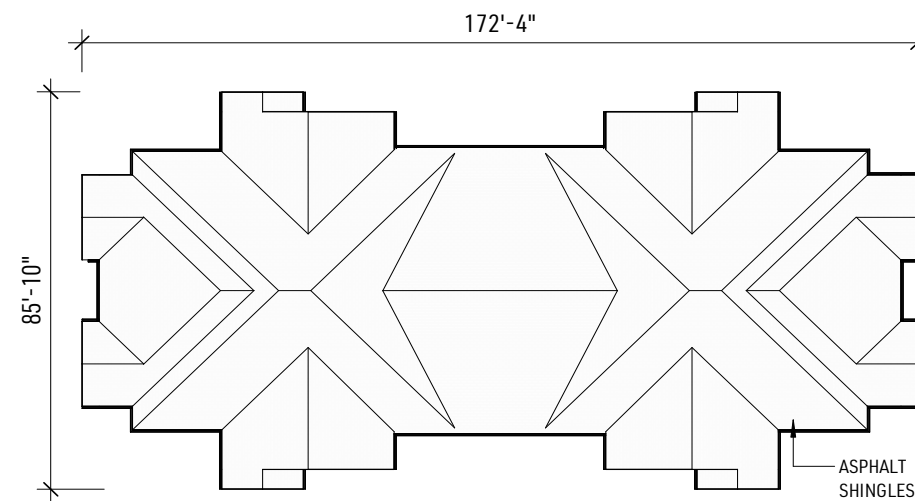
845 & 945 West Clark Rd
Ypsilanti, Michigan

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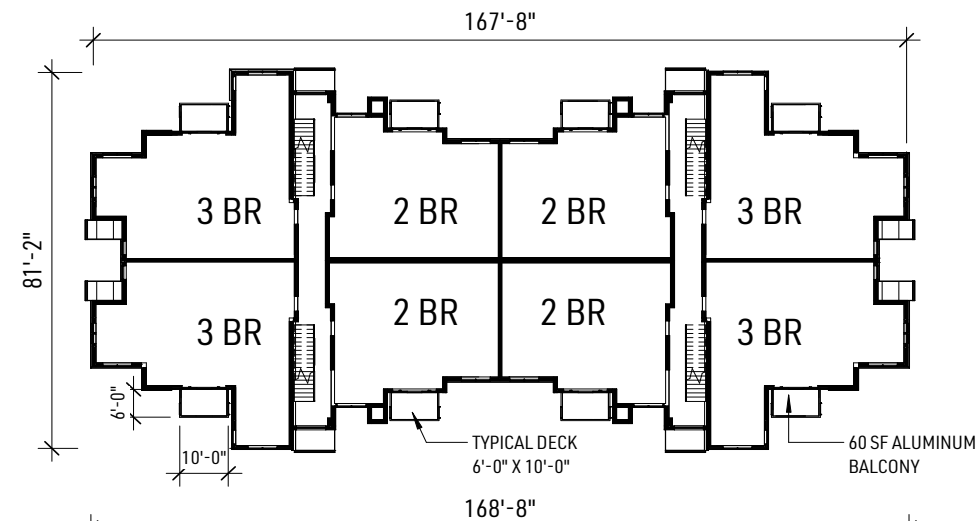
Site Plan

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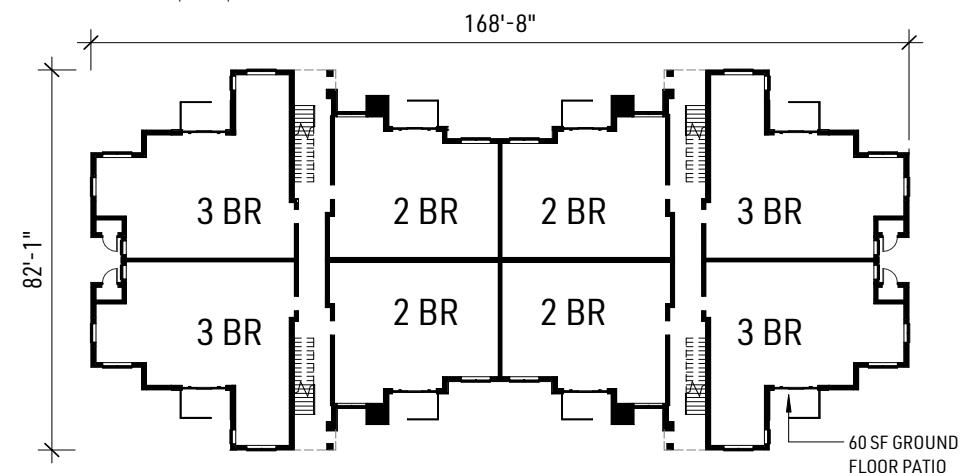
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 FLOOR PLANS - ROOF
1/20" = 1'-0"
9,976 SF



 FLOOR PLANS - LEVEL 2-3
1/20" = 1'-0"
9,976 SF PER FLOOR



 FLOOR PLANS - LEVEL 1
1/20" = 1'-0"
9,976 SF



PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment

24 Unit Building

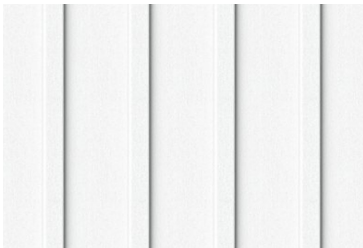
Floor Plan

A4.0

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Brick - Dusty Grey Ironspot



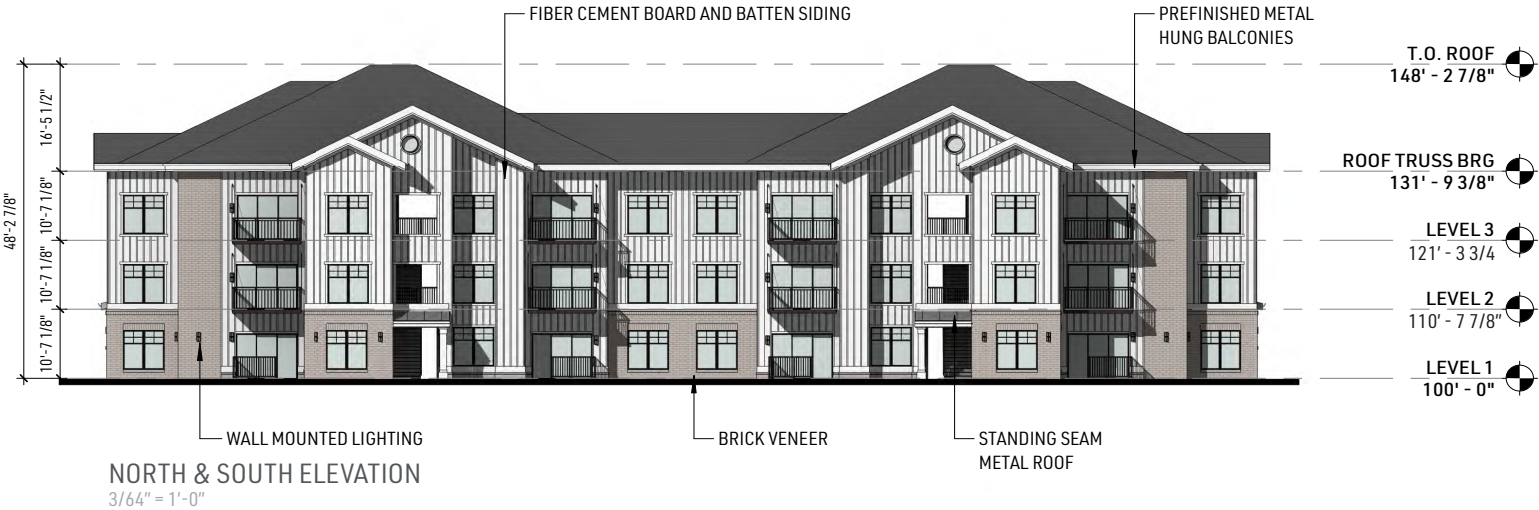
Board and Batten - Bone White



Asphalt Shingles - Oyster Grey



Aluminum Balcony



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945
W Clark Rd

Senior & Family
Apartments

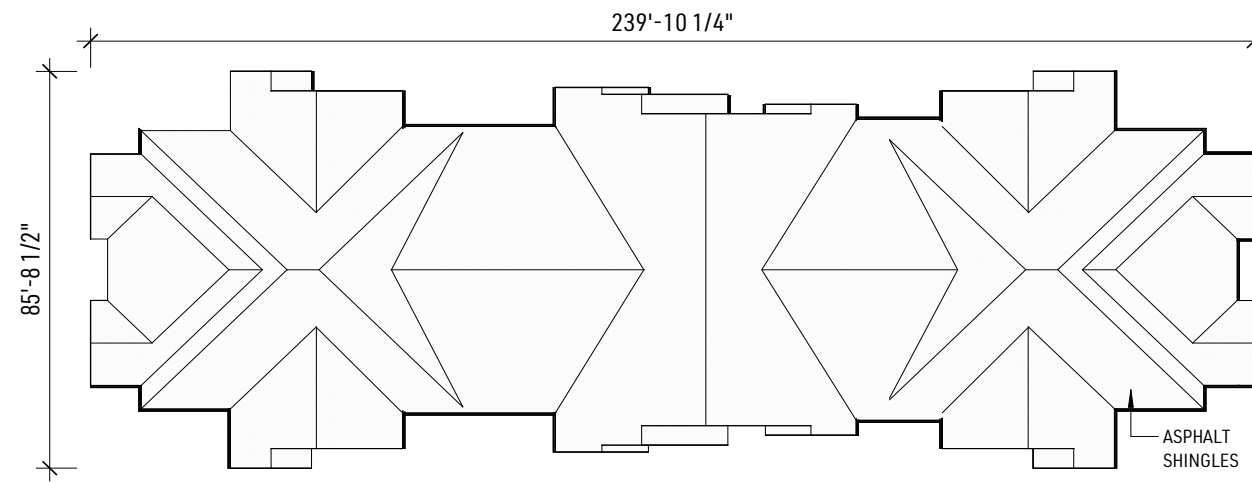
845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

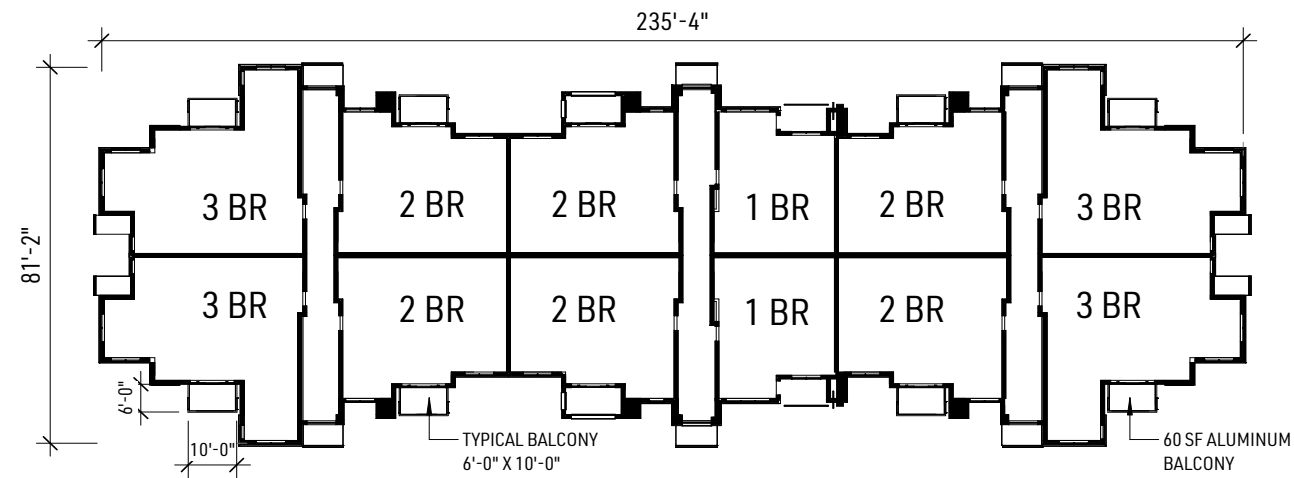
Family Apartment
24 Unit Building
Elevations

A5.0

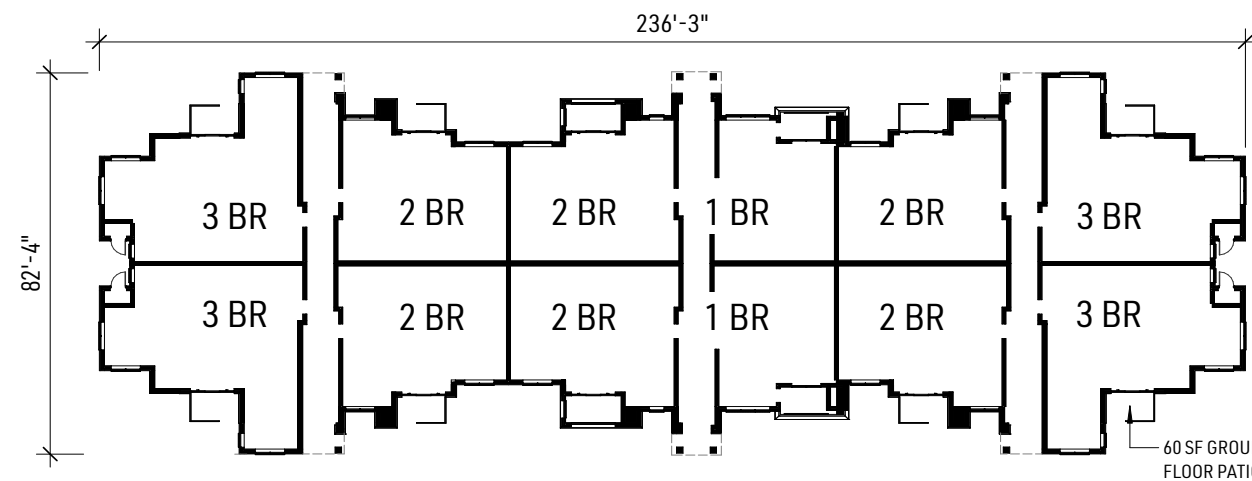
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 FLOOR PLANS - ROOF
1/20" = 1'-0"



 FLOOR PLANS - LEVEL 2-3
1/20" = 1'-0" 14,115 SF PER FLOOR



 FLOOR PLANS - LEVEL 1
1/20" = 1'-0" 14,115 SF



PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
36 Unit Building

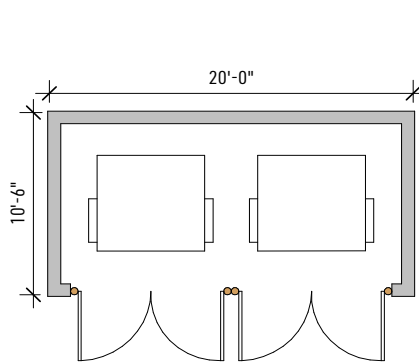
Floor Plans

A6.0

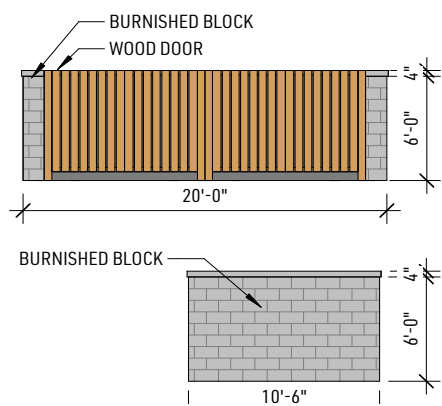
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NORTH & SOUTH ELEVATION
3/64" = 1'-0"



TRASH ENCLOSURE PLAN
1/8" = 1'-0"



TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



EAST & WEST ELEVATION
3/64" = 1'-0"



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
36 Unit Building

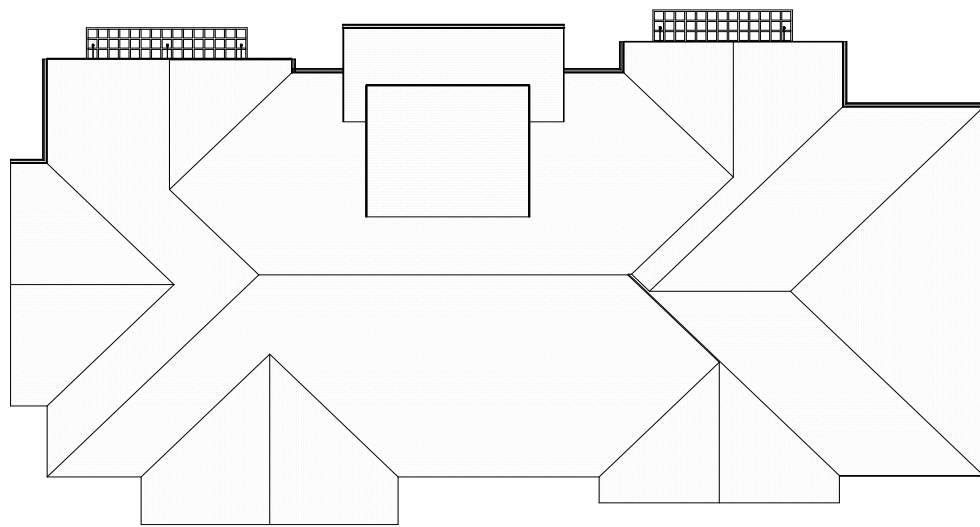
Elevations

A7.0

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NORTH ELEVATION
1/20" = 1'-0"



FLOOR PLAN - ROOF
1/20" = 1'-0"



FLOOR PLAN - LEVEL 1
1/20" = 1'-0"



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945
W Clark Rd

Senior & Family
Apartments

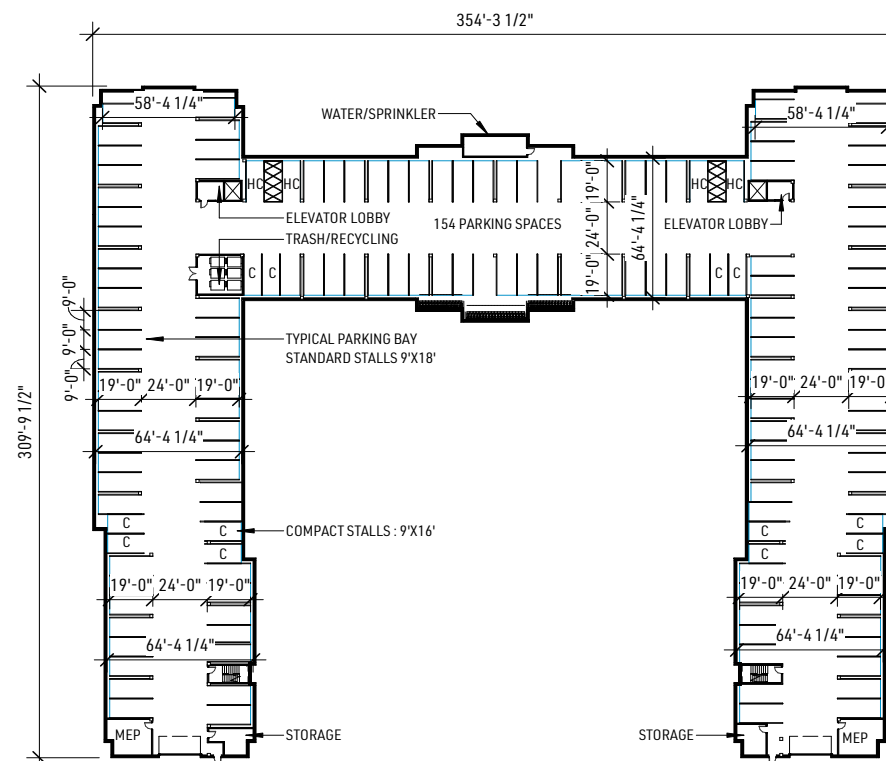
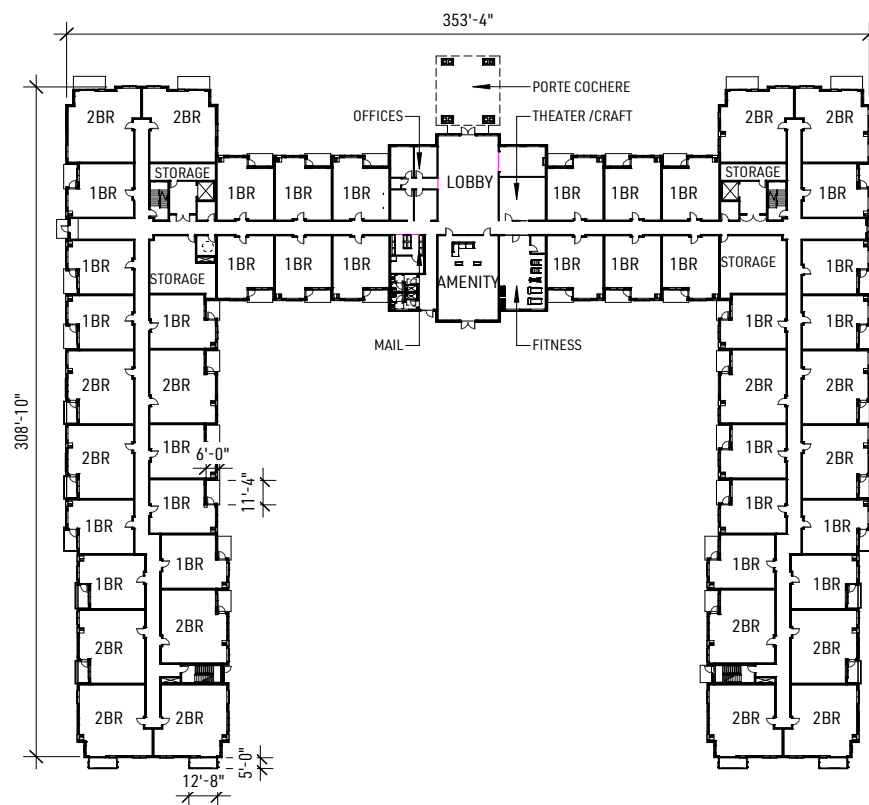
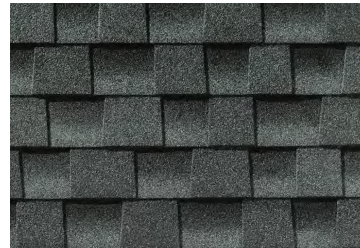
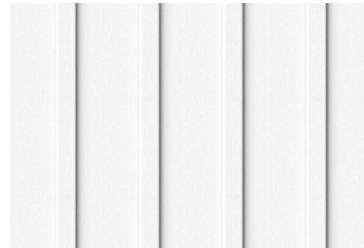
845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Family Apartment
Club House
Plans & Elevations

A8.0

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PLANNED UNIT DEVELOPMENT

SITE PLAN REVIEW

12.22.2021

**845 & 945
W Clark Rd**

Senior & Family Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

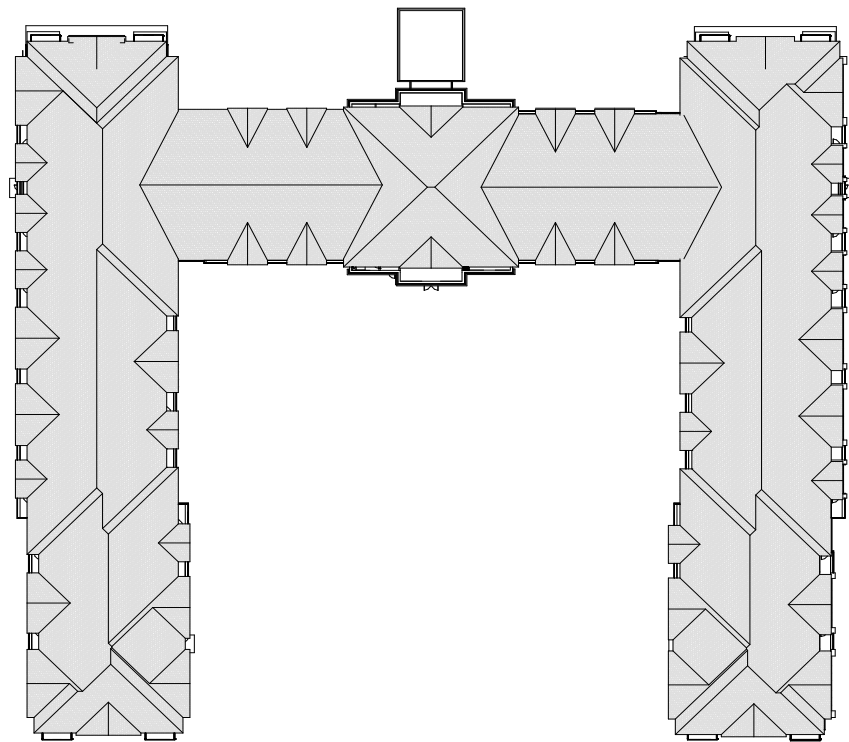
21-082.00

Senior Building

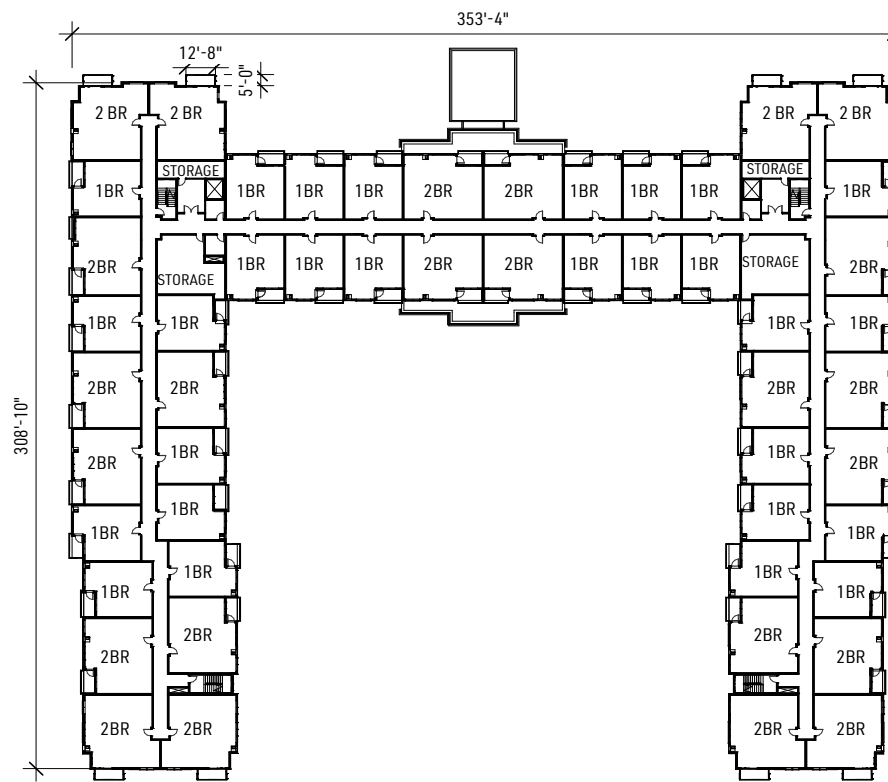
Floor Plans

A9.0

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 FLOOR PLANS - ROOF
1"= 60'



 FLOOR PLANS - 2-3
1"= 60'
52,493 SF



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Senior Building

Floor Plans

A6.0

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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

845 & 945
W Clark Rd

Senior & Family
Apartments

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Senior Building
Elevations

A11.0

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AERIAL VIEW FROM NE



PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Rendering

A12.0

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AERIAL VIEW FROM NW



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PLANNED UNIT
DEVELOPMENT

SITE PLAN REVIEW

02.09.2022

**845 & 945
W Clark Rd**

**Senior & Family
Apartments**

845 & 945 West Clark Rd
Ypsilanti, Michigan

21-082.00

Rendering

A13.0

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**Action Minutes
Planning Commission
Wednesday, February 16, 2022 – 7:00 P.M.**

**City Hall- Council Chambers
1 S Huron St, Ypsilanti, MI 48197**

I. Call to Order

II. Roll Call

Matt Dunwoodie, Chair	P
Michael Simmons, Vice-Chair	P
Marc Arthur	P
Eric Bettis	P
Mike Davis Jr.	P
Jessica Donnelly	P
Phil Hollifield	P
Carl Schier	P

III. Approval of Minutes

- January 2022 Meeting
 - Motion to approve the January 2022 meeting minutes.
 - Offered By: Commissioner Davis Jr; Seconded By: Hollifield**
 - Approved: Yes – 8; No – 0**

IV. Audience Participation

*Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.
Please limit to three minutes.*

Motion to open audience participation.

Offered By: Commissioner Hollifield; Seconded By: Simmons
Approved: Yes – 8; No – 0

No one spoke.

Motion to close audience participation.

Offered By: Commissioner Donnelly; Seconded By: Simmons
Approved: Yes – 8; No – 0

V. Committee Reports

- Non-motorized Advisory Committee

VI. Presentations and Public Hearing Items

- Planned Unit Development – 845 & 945 W Clark Road
 - *Public Hearing*

Motion to open the public hearing.

Offered By: Commissioner Hollifield; Seconded By: Commissioner Davis Jr
Approved: Yes – 8; No – 0

One letter was acknowledged and summarized by the Commission.

Motion to close the public hearing.

Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly

Approved: Yes – 8; No – 0

Motion to **approve** the Planned Unit Development at 845 & 945 W Clark Road with the following findings, departures, and conditions:

Findings:

1. The application, site plan, and multiple family dwelling land use substantially complies with §122-311, 122-702, and 122-706.

Departures:

1. Departure 1: from the maximum lot area to room ratio requirement (§122-427(b)(2)).
2. Departure 2: from the minimum required parking spaces requirement (§122-691).

Conditions:

1. The applicant obtain land control for the Green Road extension.
2. Site plans shall undergo detailed engineering review.
3. The 50' public easement along river shall be recorded at Register of Deeds.
4. Applicant shall submit revised lighting plan for administrative approval.
5. Tree protection plan shall be provided to identify trees to remain for administrative review.
6. Tree and shrub list shall be further narrowed to identify exact trees and shrubs used for administrative review.
7. Foundation landscaping area shall be confirmed at least 4' in horizontal depth measured perpendicularly from the edge of the building.
8. Applicant shall provide a fee in lieu in place of a sidewalk along the full stretch of Green Road requirement in §122-672.

Friendly amendment offered by Commissioner Davis Jr that the following condition be added: the site plan shall be revised to have no more than 360 parking spaces as it is a public benefit under §122-706(e) and (f). **Friendly amendment rejected by Commissioner Simmons.**

Friendly amendment offered by Commissioner Dunwoodie to clarify that the motion is to recommend City Council approval of the Planned Unit Development. **Friendly amendment accepted by Commissioner Simmons.**

Offered By: Commissioner Simmons; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 1 (Davis Jr)

Motion Carried

VII. Old Business

VIII. New Business

IX. Future Business Discussion / Updates

X. Adjournment

Motion to adjourn.

Offered By: Commissioner Hollifield; Seconded By: Donnelly

Approved: Yes – 8; No – 0

City Code Section 30-515 (a)

1. Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.
 - Bathrooms for the park
 - Pedestrian crossing
 - Bus stop – Covered Shelter
 - Community access to the river
 - Amtrak Depot
 - Boardwalk along the river
 - Offside Sidewalks
2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.
 - Rain Gardens or other mitigation opportunities similar, demonstration sites for green infrastructure.
 - Trash Receptacles
 - Planting of trees offsite
 - Recycling for multi family
 - Solar
 - Resiliency hubs
 - Water Resource Commission Water Retention hubs
 - Small Local Businesses to supply native Plants
 - Insulation program
3. Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.
 1. Brainstorming

Other

- Greater accountability for landlords
- Tenant union

- Public Kiosks
- Public Grocery Store
- Visiting Nurse Programs

1. Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.

1. Working with local businesses for jobs

2. Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.

1. Brainstorming

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

1. Change metric for affordable

2. 99 year affordability

3. Housing Trust Fund



DRAFT MINUTES SPECIAL Meeting

7:00 PM - Friday, March 18, 2022
Council Chambers

The 945 Clark Community Benefits Committee of the City of Ypsilanti was called to order on Friday, March 18, 2022, at 7:00 PM, in the Council Chambers, with the following members present:

I CALL TO ORDER

The meeting was called to order at 7:06 PM

II ROLL CALL

Alyssa Newsome	Present (7:08 pm)
Desirae Simmons	Present
Lisa Voelker	Present
Jon Lusk	Absent (attended virtually)
Tegwyn John	Present
Alice Elliott	Present
Steve Wilcoxon	Present

III AGENDA APPROVAL

The agenda was approved as submitted.

IV PUBLIC COMMENT (3 MINUTES)

None

V DISCUSSION ITEMS

- a) Approving the minutes of the March 3, 2022 Meeting

S. Wilcoxon moved, seconded by A Elliott, to approve the minutes.

On a voice vote, the motion carried

Yes - 6; No - 0; Absent - 1

- b) Potential Community Benefits

- CBO Meeting List
- Additional Potential Incentives

- c) Discussion Regarding Proposed Development

- Property Management/Resident Dynamic
- Environmental Impact
- Development Design
 - Spatial
 - Senior Specific - Age in Place
- Affordability

- AMI Calculation
- Span of PILOT
- Contractors/Sub-Contractor - Hire Local
- Entities involved in Development

VI COMMITTEE PROPOSED BUSINESS

- AMI Calculation
- Hiring practices
- Management company alternatives
- Prioritization/criteria of benefits

VII ADJOURNMENT

The meeting adjourned at 9:20 pm



CITY OF YPSILANTI
945 Clark Community Benefits MEETING
April 6, 2022 @ 7:00 pm
Council Chambers - City Hall
One South Huron, Ypsilanti, MI 48197
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. DISCUSSION OF COMMUNITY BENEFITS

2 - 3 A. Approval of the March 29, 2022 Committee meeting minutes
 [945 Clark Community Benefits - 29 Mar 2022 - Minutes](#)

4 B. Discussion and prioritization of proposed community benefits
 [Non-Exhaustive List of Benefits](#)

VI. ADJOURNMENT



MINUTES

945 Clark Community Benefits Committee Meeting

7:00 PM - Tuesday, March 29, 2022
Council Chambers

The 945 Clark Community Benefits Committee of the City of Ypsilanti was called to order on Tuesday, March 29, 2022, at 7:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 7:05 pm

II ROLL CALL

Alyssa Newsome Present
Desirae Simmons Present
Lisa Voelker Absent (attended virtually)
Jon Lusk Absent
Tegwyn John Present (7:23 pm)
Alice Elliott Present
Steve Wilcoxon Present

III AGENDA APPROVAL

The agenda was approved as submitted

IV PUBLIC COMMENT (3 MINUTES)

None

V DISCUSSION ITEMS

a) Approving the minutes of the March 18, 2022 Meeting.

A. Elliott moved, seconded by S. Wilcoxon to approve the minutes, the motion carried and the minutes were approved.
Yes - 4; No - 0; Absent - 3 (John, Lusk, Voelker)

b) Potential Benefits

- AMI Calculation
- Hiring Practices
- Property Management/Entities Involved in Development

c) Benefit Prioritization/Criteria

VI COMMITTEE PROPOSED BUSINESS

The committee discussed potential benefits and allocated additional research to members for the next meeting of the committee.

VII ADJOURNMENT

The meeting adjourned at 9:27 pm

Benefits for People Living at Development	Could be a Benefit to Both	Benefits for the City-at-Large
upkeep/maintenance/street presence	Onsite tutoring/activities for children	Support for pedestrian crossing elsewhere in city (i.e. N. Huron etc)
Electric appliances	Food pantry/free store	Easement Agreement (Pen Park)
Residents/Tenants Committee	More affordable units/units for incomes at lower AMI	Staffing- local, formerly incarcerated, amount of permanent staff
Property Management relationship accountability	Recycling pilot for large multi-unit households	



CITY OF YPSILANTI
945 COMMUNITY BENEFITS COMMITTEE MEETING
MARCH 29, 2022 @ 7:00 PM
CITY HALL - COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Alyssa Newsome
Desirae Simmons
Lisa Voelker
Jon Lusk
Tegwyn John
Alice Elliott
Steve Wilcoxon

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. DISCUSSION ITEMS

2 - 3

- A. Approving the minutes of the March 18, 2022 Meeting.
[945 Clark Community Benefits Committee - 18 Mar 2022 - Minutes](#)
- B. Potential Benefits
- AMI Calculation
 - Hiring Practices
 - Property Management/Entities Involved in Development

4

- C. Benefit Prioritization/Criteria
[Benefits](#)

VI. COMMITTEE PROPOSED BUSINESS

VII. ADJOURNMENT



DRAFT MINUTES SPECIAL Meeting

7:00 PM - Friday, March 18, 2022
Council Chambers

The 945 Clark Community Benefits Committee of the City of Ypsilanti was called to order on Friday, March 18, 2022, at 7:00 PM, in the Council Chambers, with the following members present:

I CALL TO ORDER

The meeting was called to order at 7:06 PM

II ROLL CALL

Alyssa Newsome	Present (7:08 pm)
Desirae Simmons	Present
Lisa Voelker	Present
Jon Lusk	Absent (attended virtually)
Tegwyn John	Present
Alice Elliott	Present
Steve Wilcoxon	Present

III AGENDA APPROVAL

The agenda was approved as submitted.

IV PUBLIC COMMENT (3 MINUTES)

None

V DISCUSSION ITEMS

- a) Approving the minutes of the March 3, 2022 Meeting

S. Wilcoxon moved, seconded by A Elliott, to approve the minutes.

On a voice vote, the motion carried

Yes - 6; No - 0; Absent - 1

- b) Potential Community Benefits

- CBO Meeting List
- Additional Potential Incentives

- c) Discussion Regarding Proposed Development

- Property Management/Resident Dynamic
- Environmental Impact
- Development Design
 - Spatial
 - Senior Specific - Age in Place
- Affordability

- AMI Calculation
- Span of PILOT
- Contractors/Sub-Contractor - Hire Local
- Entities involved in Development

VI COMMITTEE PROPOSED BUSINESS

- AMI Calculation
- Hiring practices
- Management company alternatives
- Prioritization/criteria of benefits

VII ADJOURNMENT

The meeting adjourned at 9:20 pm

Benefits for People Living at Development	Could be a Benefit to Both	Benefits for the City-at-Large
upkeep/maintenance/street presence	Onsite tutoring/activities for children	Support for pedestrian crossing elsewhere in city (i.e. N. Huron etc)
Electric appliances	Food pantry/free store	Easement Agreement (Pen Park)
Residents/Tenants Committee	More affordable units/units for incomes at lower AMI	Staffing- local, formerly incarcerated, amount of permanent staff
Property Management relationship accountability	Recycling pilot for large multi-unit households	



CITY OF YPSILANTI
945 Clark Community Benefits Committee MEETING
April 21, 2022 @ 7:00 pm
Council Chambers - City Hall
One South Huron, Ypsilanti, MI 48197
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Alyssa Newsome
Desirae Simmons
Lisa Voelker
Jon Lusk
Tegwyn John
Alice Elliott
Steve Wilcoxon

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 2** A. Approval of the minutes of April 6, 2022
[945 Clark Community Benefits Committee Meeting - 06 Apr 2022 - Regular Minutes](#)
- 3 - 4** B. Discussion, prioritization, and final approval of agreed upon community benefits for the 954 Clark Rd Development. (not listed in prioritized order)
- 1) Property Management Relationship Accountability
 - 2) More units for lower AMI
 - 3) Food Pantry/Free Store
 - 4) Onsite Tutoring/Community Space
 - 5) "Resident Governance Committee"
 - 6) Ypsi-Area Targeted Promotions
 - 7) Energy/Air Quality/Radon/Mold
 - 8) Sponsor Formerly Incarcerated/Those with Felony Charges
 - 9) Easement Agreement
 - 10) City of Ypsilanti
 - 11) Cover Letter and Presentation Logistics
- [945 Clark Tiered Benefits](#)

VI. ADJOURNMENT

Page 1 of 4



MINUTES

945 Clark Community Benefits Committee Meeting

7:00 PM - Wednesday, April 6, 2022
Council Chambers

The 945 Clark Community Benefits Committee of the City of Ypsilanti was called to order on Wednesday, April 6, 2022.

I CALL TO ORDER

The meeting was called to order at 7:10 pm

II ROLL CALL

Present: S. Wilcoxon, D, Simmons, T. John, L. Voelker

Absent: A. Elliott (attended virtually), Jon Lusk (attended virtually), Alyssa Newsome

III AGENDA APPROVAL

S. Wilcoxon moved, seconded by T. John to approve the agenda. On a voice vote, the motion carried and the agenda was approved.
Yes - 4: No - 0: Absent - 3 (Lusk, Elliott, Newsome)

IV PUBLIC COMMENT (3 MINUTES)

None

V DISCUSSION OF COMMUNITY BENEFITS

a) Approval of the March 29, 2022 Committee meeting minutes

S. Wilcoxon moved, seconded by T. John to approve the minutes. On a voice vote, the motion carried and the minutes was approved.
Yes - 4: No - 0: Absent - 3 (Lusk, Elliott, Newsome)

b) Discussion and prioritization of proposed community benefits

VI ADJOURNMENT

The meeting adjourned at 9:56 pm

945 Clark Rd. Community Benefits by Tiers

Tier 1

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.	● Food Pantry/Free Store Space ● Easement Agreement for Peninsular Park
Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.	● Energy Efficiency Audits ● Air Quality Assessments ● Radon Mitigation ● Mold Mitigation and Remediation
Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.	
Additional	

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.	• Employer Sponsor for Formerly Incarcerated and those with Felony Convictions
Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.	• On-site Tutoring/Community Space
Creation or financial support of, either on-site or off-site, mixed or low income housing units.	• Affordable Housing Development • Added Units at 40% and 50% AMI • More units at 1 and 2 BR • Affordability Clawback
Additional	• Resident Governance Committee • Property Management Accountability • Ypsi-Area Targeted Promotions

City of Ypsilanti

- Corridor Beautification and Maintenance
- Covered Bus Stop on LeForge (TheRide Long-Range Plan?)
- Pedestrian Barriers (CDBG?)
- Info about the Peninsular Dam Project
- **Investment in new affordable housing for our full community to counter effects of gentrification (low-income people who live alone or with unrelated adults, families, seniors) (Accepting 3% PILOT)**



REQUEST FOR LEGISLATION
Date May 24, 2022

For: Mayor and City Council

From: Karl A. Barr, Ypsilanti City Attorney

Subject: Clark Road Development - Community Benefits Agreement

SUMMARY & BACKGROUND:

The City of Ypsilanti passed a Community Benefits Ordinance, currently located at Section 30-500 of the Ypsilanti City Code which provided for the appointment of a Citizen Committee to negotiate with a Developer who has requested public support from the Community, namely in terms of a PILOT (Payment in Lieu of Taxes) of 3% of Annual Shelter Rents. For anyone reading who may be unfamiliar, PILOT's are paid instead of ad valorem real estate taxes, and are usually a great savings to the property owner. Upon receipt by the City, said PILOT is by law (MCL 125.415a(4)) to be distributed by the municipality to the several units levying the general property tax in the same proportion as taxes (unless coupled with an Emergency Services Agreement).

The following Citizens were appointed by City Council: Chair Desirae Simmons, Alyssa Newsome, Lisa Voelker, John Lusk, Tegwyn John, Alice Elliott, Steve Wilcoxon.

Pursuant the CBO, the goal of the Committee was to negotiate a proposed agreement with the Developer which outlines what the benefits to the Community are that justify the financial (and other) incentives that have been requested from the Community. The committee met five times and, by motion, agreed on several points of which they believe satisfy the CBO and believe are in the best interests of the Community, a copy of those points being attached as Exhibit A.. After said process, staff from the City, City Attorney, Developer and the Developer's attorney prepared the form of agreement for the Community Benefits Agreement (Hereinafter CBA), of which is attached as Exhibit B.

Prior to the Council's consideration of the CBA, a public hearing must be held pursuant the CBO section 30-528 no less than 15 days prior to consideration of City Council. Said public hearing is scheduled for Tuesday May 24th. The CBA is currently scheduled for consideration by City Council on June 7th, 2022.

In furtherance of the CBO and on behalf of the Committee and the Developer, I present the attached Community Benefits Agreement for consideration by council. Council may choose to adopt this agreement in whole, or in the alternative direct staff to negotiate changes in whole or in part to the agreement proposed, or reject said agreement and proposed development.

RECOMMENDED ACTION:

I request city council to: Hold a public hearing on the CBA. and:

- 1) Recognize and thank the members of the Committee, and
- 2) Adopt the CBA as presented by resolution, *or in the alternative*, give staff direction on council's priorities with regards to the project proposal so that staff may seek to negotiate an agreement (and corresponding PILOT) that meets council's priorities.

ATTACHMENTS:

- A) 945 Clark CBO Action Minutes April 21, 2022
- B) Proposed CBA.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

**COMMUNITY BENEFITS AGREEMENT
(845 and 945 West Clark Road)**

This Agreement is made as of the ____ day of _____, 2022, by and among **THE CITY OF YPSILANTI**, a Michigan municipal home rule city whose address is One South Huron Street, Ypsilanti, Michigan 48197, hereinafter referred to as the "City," **CLARK ROAD SENIOR LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP**, a Michigan limited partnership, hereinafter referred to as the "Senior Owner," and **CLARK ROAD FAMILY LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP**, a Michigan limited partnership, hereinafter referred to as the "Family Owner," and together with Senior Owner, "Owners" and each an "Owner". The address of each Owner is 401 Wilshire Boulevard, Suite 1070, Santa Monica, California 90401.

Recitals

Whereas, the Senior Owner and the Family Owner are affiliates of Lincoln Avenue Capital Management, LLC, a Delaware limited liability company;

Whereas, the Senior Owner was created for the purpose of constructing, owning, and operating a 152-unit, senior housing development to be located at 845 West Clark Road in the City of Ypsilanti, Michigan (the "Senior Project");

Whereas, the Family Owner was created for the purpose of constructing, owning, and operating a 156-unit, multi-family housing development to be located at 945 West Clark Road in the City of Ypsilanti, Michigan (the "Family Project", and together with the Senior Project, the "Projects" and each a "Project");

Whereas, the City has adopted the Community Benefits Ordinance (the "Ordinance") which provides for public input and a citizen commission (the "Commission") to be formed in order to evaluate proposals for public support;

Whereas, each Owner has requested public support in the form of a payment in lieu of taxes pursuant to Section 15a of the Act 346 of the Public Acts of 1966, as amended (the "PILOT");

Whereas, the Ordinance requires that a Community Benefits Agreement be negotiated between City and each Owner prior to approval of a PILOT ordinance by the City;

Whereas, pursuant to the Ordinance, the City formed the Commission;

Whereas, the Commission met five times, along with City staff and a representative from the Owners, and worked through a list of proposed benefits to the City, which benefits are more fully outlined below;

Whereas, this Agreement sets forth the expectations on behalf of the City and the Owners as to some, but not all, of the City's requirements related to the Project; and

Whereas, nothing in this Agreement shall be interpreted as relaxing or obviating any other provision of Code of Ordinances of the City ("City Code"), City building code, or any related codes.

Agreement

Now, Therefore, In Consideration of the promises, covenants, representations, warranties, and agreements as set forth herein, the receipt and sufficiency of which are hereby acknowledged, the City and the Owners agree that the Owners and the Projects will provide certain benefits to the City of Ypsilanti.

A. Public Benefits

1) The Projects.

- a. The Senior Owner will cause to be constructed a senior affordable housing project for low- and moderate-income households to be located at 845 West Clark Road, Ypsilanti, Michigan 48198.
- b. The Family Owner will cause to be constructed a multi-family affordable housing project for low- and moderate-income households to be located at 945 West Clark Road, Ypsilanti, Michigan 48198.

2) Types of Units.

- a. The Senior Project will contain 152 units of affordable housing and will be available to low- and moderate-income households as follows:

SENIOR	Units	1BR	2BR	3BR	Totals
	60% AMI	79	57	0	136
	40% AMI	9	7	0	16
		88	64	00	152

- b. The Family Project will contain 156 units of affordable housing and will be available to low- and moderate-income households as follows:

FAMILY	Units	1BR	2BR	3BR	Totals
	60% AMI	5	65	50	120
	50% AMI	5	3	2	10
	40% AMI	8	10	8	26
		18	78	60	156

Definitions:

- A. AMI – Area Median Income for Washtenaw County as calculated by HUD.
 - B. 1BR – One bedroom unit.
 - C. 2BR – Two bedroom unit.
 - D. 3BR – Three bedroom unit.
- 3) Each Owner shall employ a qualified property manager to manage its Project and shall ensure that any property manager of its Project will maintain such units as safe, decent, sanitary and affordable housing as governed by the property maintenance code of the City. Each Owner will exceed the requirements of the property maintenance code of the City (the "Property Code") to the extent reasonably requested by the City, provided that the costs associated with exceeding any standard of the Property Code shall not unduly burden the Project as determined in the Owner's reasonable discretion. Additionally, each Owner shall ensure that the property manager is accountable to the residents of the project by causing the property manager to interact and engage with residents in positive and timely manner through the following means:
- a. Residents of a Project may form a resident council for such Project as provided in Section 4, or at their discretion, residents may organize such council in a different manner than provided in Section 4 and shall not be penalized for doing so.
 - b. Residents may request a repair to the Project in which such Resident resides and expect that such repair will be made in a timely manner and with notice communicating a timeline for such repair.

- c. Residents may request from time-to-time reasonable accommodations and modifications to individual units as provided by the 42 U.S.C. § 3601 et seq. and Mich. Comp. Laws Ann. § 37.2101 et seq. (together, the ("Fair Housing Act") and the Americans with Disabilities Act ("ADA")). Residents will receive a communication from the property manager acknowledging the receipt of the request within two business days and a response within one week. If approved in accordance with the Fair Housing Act, the property manager shall endeavor to install such accommodation or modification within fifteen business days or provide further notification when the accommodation or modification will be installed.
 - d. At the time of the initial lease up, the property manager will provide residents with a copy of a City handbook that it has received from the City and additional information including, but not limited to, a copy of the Community Benefits Agreement and protections for tenants provided by the City. The property manager will, in conjunction with making the annual PILOT payment, submit an affidavit indicating this information was provided to tenants. [City to confirm where this is to be sent.]
- 4) Each Owner shall cause the property manager to encourage and facilitate the formation of a resident council for the Owner's Project (the "Resident Council"). The Senior Project Resident Council must consist of five residents. The Family Project Resident Council must consist of six residents, including one youth seat. Each Owner shall cause the Resident Council to receive an annual stipend of \$1,000 for programming activities. This Council may hold regular meetings with representatives of the property manager and owner and may make from time-to-time suggestions regarding future capital improvements to the Project. The residential council may seek additional guidance and inspiration on methods of formation.
- 5) The Family Owner shall cause to be provided space within the Family Project for a "free store." The purpose of the free store is to assist Family Project residents, Senior Project residents, and community residents with free food and other living essentials. The free store may be managed by a local non-profit with demonstrated experience and capacity to operate and manage such a facility. The Family Owner will provide interior space with a wall, ceiling and flooring finishes, heat and electricity, shelving, refrigeration, and shall have a separate external entrance. The free store shall not be less than 75 square feet. The Family Owner will budget \$8,000 to finish and furnish the free store. Hours, final staffing and operating plan shall be agreed upon by the Family Project Resident Council, property manager, and Family Owner.

- 6) Each Project shall provide community space for use by residents of each respective Project. Each Owner shall cause its property manager, in partnership with its respective Resident Council, to survey residents from time-to-time regarding community programming that may take place within a portion of the Project's community space. Local non-profits or other community-based organizations may be invited to provide services and programming for residents of the Project at such events, subject to the property manager's approval. All residents will be informed of such programming through monthly communications from such Project's Resident Council. Communication regarding community programming will be provided to residents and such services or programming will take place within 15 months of issuance of a certificate of occupancy for each respective Project. No unauthorized commercial activity shall take place at the Projects.
- 7) Each Owner shall cause its property manager to engage in a targeted marketing plan to City residents, provided that such plan shall at all times comply with, and be subject to, the requirements of the Fair Housing Act, Sections 42 and 142(d) and of the Internal Revenue Code, and any lender of the Project.
- 8) Each Owner shall cause its general contractor to provide all energy efficient appliances and will build to the National Green Building Standard at a minimum of Bronze Level. Each Owner shall cause its property manager to perform an energy audit every ten years and shall provide residents of the Project with information on how to maintain the energy efficiency and testing available to them.
- 9) Each Owner shall cause its general contractor, property manager, and any vendor or subcontractor thereof to make reasonable attempts to hire previously incarcerated individuals, not excluding those with felony charges, to work on or at its Project. This shall be done in partnership with one or more organizations that specialize in placing such individuals, and in providing an environment that allows candidates to succeed and thrive through sponsorship, mentorship, apprenticeship, GED services, transportation, and other challenges an such employee might face, while respecting an individual's privacy.
- 10) Upon of the removal of the Peninsular Dam (the "Dam"), the Family Owner shall grant an easement to the City for public use of the uncovered land that will be exposed upon such removal.. The Family Owner shall grant an easement to the City for public use of the area of the property at and below 718 feet above sea level, including any and all riparian rights, for non-motorized public use such as walking trails and/or biking trails. Said easement shall be granted upon purchase, transfer or assignment of the property to Family Owner. The parties

acknowledge the easement property is currently submerged under the Huron River due to the impoundment. The Family Owner shall not be responsible for the construction or maintenance of any improvements to be constructed within the easement area.

- 11) Family Owner shall not be responsible for the construction or maintenance of any improvements to be constructed within the easement area. The Family Owner and the City acknowledge that the legal description for such exposed land is unable to be developed currently and the amount of land will be revealed upon the impoundment waters lowering upon the removal of the Dam.
- 12) Subject to the approval of the Ann Arbor Area Transit Authority, the Senior Owner shall provide and maintain a covered bus stop for the benefit of the Projects and residents.
- 13) Each Owner shall cause its general contractor and any subcontractor to comply with (1) the City's Employment Discrimination Ordinance currently located in Chapter 58 of the City Code and (2) the Living Wage provisions currently located in City Code Section 2-346 et seq.

B. PILOT.

The City will adopt a PILOT ordinance for each Project (the "PILOT Ordinances," each a "PILOT Ordinance"). The PILOT Ordinance for the Senior Project will be adopted in the form and substance as provided in Exhibit A and the PILOT Ordinance for the Family Project will be adopted in the form and substance as provided in Exhibit B; both exhibits are attached hereto and included by reference. The PILOT Ordinances shall exempt the Projects from all ad valorem taxes and provide in lieu thereof payment of an amount not to exceed three percent of Annual Shelter Rents, as such term is defined the PILOT Ordinance (the "Annual Service Charge"). The Annual Service Charge shall be paid in the same manner and at the same time as property taxes in the City.

A PILOT Ordinance shall not terminate so long as the related Project remains subject to the rent and income restrictions of the low-income housing tax credit program or the Michigan State Housing Development Authority has any interest in the Project; provided, however, that City may terminate the PILOT, upon written notice and opportunity to cure as set forth below, in the event the Annual Service Charge is not paid or the Project is in material violation of the City Code, the Building Code, or any related codes.

C. Term.

This agreement will continue for the term of the affordability restrictions as outlined in this Agreement; provided, however, that this Agreement shall automatically expire, with respect to each Project, in the event that (1) construction of the Project does not commence with one year from the date of the Agreement or (2) the related PILOT Ordinance is discontinued.

D. Notice and Opportunity to Cure.

An Owner shall not be deemed in default of this Agreement if, within thirty (30) days after the date of receipt of written notice by the City of said default to the Owner, the Owner has submitted materials to the City, which are reasonably satisfactory to the City, that it has cured such default. If the default is not reasonably susceptible of being cured within said thirty (30) day period, the Owner shall have an additional period of up to sixty (60) days to cure such default and no default shall be deemed to exist hereunder so long as the Owner diligently and continuously prosecutes a curing of such default and shall nevertheless in any event demonstrate to the City's reasonable satisfaction that it has cured the default within ninety (90) days after the date of Owner's receipt of the notice of default, or such longer time as may be required by any third-party whose approval is required. In event a default remains uncured beyond the cure period provided herein, the City may: (1) for defaults arising out of Section A(3) through A(12) above, assess a monetary not to exceed \$100 per day until such default is cured; or (2) for defaults arising out of Section A(2) above, revoke public benefits associated with the Project. Notwithstanding anything herein to the contrary, the City's ability to terminate the PILOT shall be limited to the terms and conditions for terminating the PILOT as provided in the PILOT ordinance.

Notwithstanding anything to the contrary herein, the obligations of each Owner shall be limited to the Project which it owns and in no event shall an Owner incur any liability as a result of any default arising out of the Project that it does not own. In the event that an Owner defaults hereunder and is subject to the remedies set forth in Section D hereof, such remedies shall be limited to the Owner and Project from which the default arises. In the event either that one of the developments described herein is not constructed, the Family Owner, or in the alternative the Senior Owner, shall be responsible to provide the free store, the bus stop, and the easement as part of the development to be constructed upon the same terms and conditions as provided herein. Nothing in this Agreement, however, shall be construed to bind or obligate the Family Owner to construct the senior development or the Senior Owner to construct the family development.

E. Interpretive Provisions.

This Agreement will inure to the benefit and constitute a binding obligation of the parties and their respective successors and assigns. This Agreement may not be assigned

without the written consent of the City; provided, however, that the Agreement may be assigned to an affiliate of either Owner without the consent of the City.

G. Entire Agreement.

This Agreement constitutes the entire agreement between the City and the Owners with respect to Community Benefits. No change will be valid unless made by supplemental written agreement executed and approved by all of the parties and approved by the Ypsilanti City Attorney; except that any change which affects only one Project may be agreed upon and made by the City and the Owner of that Project, to be approved by the Ypsilanti City Attorney.

H. Notice.

Any notice, request or other communication which either party hereto may be required or may desire to give hereunder shall be in writing and shall be deemed to have been properly given if (a) mailed by United States Certified Mail (postage prepaid, return receipt requested), three business days after mailing, or (b) if by Federal Express or other reliable overnight courier service, on the next business day after delivered to such courier service, provided to the party at the address set forth in the introductory paragraph of this Agreement.

I. Recording.

Following (1) execution of this Agreement, (2) the Senior Owner's acquisition of real property upon which the Senior Project is to be constructed, and (3) the Family Owner's acquisition of the real property upon which the Family Project is to be constructed, this Agreement shall be recorded with the Washtenaw County Register of Deeds in accordance with Section 30-512(e) of the City Code. Upon the sale of the Project, the successor owner(s) shall record an acknowledgment of this Agreement stating the name and address of the new owner and agreeing to the terms hereof, provided that failure to do so will not constitute a default hereunder. This Agreement shall be recorded at the earlier of the construction loan and equity closing with the Family Owner or the Senior Owner.

23999196v3

[SIGNATURES FOLLOW]

In the presence of:

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

BY: _____
Lois Richardson, Mayor

BY: _____
Andrew Hellenga, City Clerk

CLARK ROAD SENIOR LIMITED DIVIDEND
HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

BY: _____
Name: _____
Title: _____

CLARK ROAD FAMILY LIMITED DIVIDEND
HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

BY: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

JOHN M. BARR P-10475
Ypsilanti City Attorney



ACTION MINUTES

945 Clark Community Benefits Committee Meeting

7:00 PM - Thursday, April 21, 2022
Council Chambers

The SPECIAL of the City of Ypsilanti was called to order on Thursday, April 21, 2022, at 7:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 7:05 pm

II ROLL CALL

Present: Desirae Simmons, Lisa Voelker, Tegwyn John (7:14), Alice Elliott, Steve Wilcoxon

Absent: Alyssa Newsome, Jon Lusk (virtually)

III AGENDA APPROVAL

A. Elliot moved, seconded by S. Wilcoxon to approve the agenda

On a voice vote, the motion carried, and the agenda was approved

IV PUBLIC COMMENT (3 MINUTES)

One member of the public spoke

V RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approval of the minutes of April 6, 2022

S. Wilcoxon moved, seconded by A. Elliot to approve the minutes.

On a voice vote the motion carried, and the minutes were approved.

Yes - 4; No - 0; Absent - 3 (John, Lusk, Newsome)

b) Discussion, prioritization, and final approval of agreed upon community benefits for the 954 Clark Rd Development. (not listed in prioritized order)

1) Property Management Relationship Accountability

A. Elliott moved, seconded by T. John, to to require the developer to require property management accountability in the following:

- Residents may request an accessibility improvement and receive a receipt communication within two business days and a response within one week and have the amenity installed within fifteen days, or be provide further communication on when the amenity will be installed.
- Residents will not be penalized for forming a resident committee in a different manner then outlined in this agreement.

- Residents may request a repair and expect that repair to be made in a timely manner and be communicated a timeline for said repair.
- Residents will be provided the city created handbook and additional information including a copy of the the community benefits agreement, protections for tenants provided by the city, and upon payment of the PILOT the owner must submit an affidavit indicating this information was provided to tenants.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

2) More units for lower AMI

T. John moved, seconded by L. Voelker to approve a 3% blended PILOT as indicated in the following chart:

Family	1 Bedroom	2 Bedroom	3 Bedroom	Total
60%	12	60	48	120
50%	5	3	2	10
40%	8	10	8	26
	25	73	58	156

Senior	1 Bedroom	2 Bedroom	3 Bedroom	Total
60%	79	58	0	137
40%	9	7	0	16
	88	65	0	153

Approved: Yes - 4; No - 1 (Wilcoxon); Absent (Newsome, Lusk)

3) Food Pantry/Free Store

S. Wilcoxon moved, seconded by T. John to require the owner ensure a free store be provided with shelving, refrigeration, and outside access. And that the Resident Council, when and if residents choose to organize in that manner, dictate hours of operation and specifications of shelving and other amenities of the free store within a budget of \$8,000.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

4) Onsite Tutoring/Community Space

A. Elliott moved, seconded by S. Wilcoxon to require the developer provide a community space and survey resident regarding programming. Property management will be required to provide scheduling, engage in providing services and programming for the resident community. All residents must be informed of this amenity upon signing of their lease and be provided monthly communications regarding programming. This program will be fully implemented within fifteen months of the beginning of leasing and the owner must provided an affidavit of compliance upon payment of the PILOT.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

5) "Resident Governance Committee"

A. Elliott moved, seconded by T. John to require that the developer encourage and facilitate the formation of a resident council with six members for the family unit, including one youth seat and five members from the senior unit. The council will be provided \$1,000 annually for programming. This council shall hold regular meetings with ownership and property management and have authority to make suggestions regarding capital improvements. This council will be provided resources and inspiration on methods of formation.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

6) Ypsi-Area Targeted Promotions

T. John moved, seconded by A. Elliott to require the developer to engage in targeted promotion for city residents, and preferential leasing for Ypsilanti residents if allowable by law.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

7) Energy/Air Quality/Radon/Mold

A. Elliott moved, seconded by T. John to require the developer to have all energy efficient appliances and built to the National Green Building Standard at a minimum of Bronze Level. Ownership is required to preform an energy audit every ten years and provide residents information on how to maintain energy efficiency and testing available to them. Ownership must also provide mold mitigation when necessary.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

8) Sponsor Formerly Incarcerated/Those with Felony Charges

L. Voelker moved, seconded by A. Elliott to require the developer make every attempt to hire previously incarcerated individuals with felony charges and provide an environment that allows these individuals to succeed and thrive through sponsorship; such examples as mentorship, apprenticeship, GED services, transportation, and other challenges the employee might face, while respected people's privacy.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

9) Easement Agreement

S. Wilcoxon moved, seconded by A. Elliott require the developer to agree to an easement to the city for uncovered land because of the removal of the Pen Dam.

Approved: Yes - 4; No - 0; Absent - 3 (Newsome, Lusk, John)

10) City of Ypsilanti

T. John moved, seconded by A. Elliott to request the City provide as a part of this development a covered bus stop, Leforge corridor beatification, maintenance and safety; including bike lanes and pedestrian barriers, information on Pen Dam and ecological impacts. Encourage City Council to invest in new affordable housing for our full

community to counter effects of gentrification (low-income people who live alone or with unrelated adults, families, and seniors).
Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

11) Cover Letter and Presentation Logistics

VI ADJOURNMENT

The meeting adjourned at 11:55 pm



Resolution No. 2022-141A
June 7, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, there is a vacancy for Council Member in Ward 3; and

WHEREAS, per Section 2.05(d)(3) of the City Charter requires that a Council Member to represent Ward 1 be appointed on or before the third Regular Council Meeting following the vacancy.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the application and application process for the Ward 3 Vacancy.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

OVERVIEW OF PROCESS

Ypsilanti City Council Ward 3 Appointment

1. Propose and agree to timeline and process (During 06/07/2022 Regular Meeting)
2. City Clerk will send out press release and publicly post timeline, process, and application materials. Send directly to any persons already having expressed interest in the position. Materials to be posted by 5pm on Wednesday, June 8th. Include or reference in these materials:
 - a. Vacancy has occurred for Ward 3 seat
 - b. City Council member duties, expectations, and compensation.
 - c. Basic requirements of candidates (age, residency)
 - d. Candidate Application form
 - e. Overview of Process and Summary of Timeline
3. Application packets to be turned in by 4 pm on Thursday, June 16, 2022 to City Clerk, either in person or in hard copy at City Hall or electronically to City Clerk. Clerk will confirm receipt of application in writing via email.
4. City Clerk will verify identity and eligibility of each candidate. (*Affidavit of Identity*)
5. Clerk will compile all applicant materials and distribute to Council members by 5pm on Thursday, June 16, 2022. Council application materials will also be made available for public viewing on the city's website and at the City Clerk's office. Council Members will review materials and make selections for interview.
6. Council will inform the Clerk's Office their preferred top three applicants to interview. The City Clerk will communicate to all applicants whether they have been selected for an interview.
7. Council members can submit up to 2 questions to be asked of all candidates by 5 pm Monday, June 20, 2022. The Clerk will compile these and make a list of a total 12 questions for all candidates to be prepared to address during their interview.

SUMMARY OF TIMELINE

Ypsilanti City Council Ward 3 Appointment

Tuesday, June 7, during Council	Council decides on process & timeline
Wednesday, June 8, 5 pm	Council candidate application packet/information released
Thursday, June 16, 4 pm	Deadline for Council candidate application materials
Thursday, June 16, 5 pm	Compiled candidate application materials distributed to Council and posted for public
Monday, June 20, 5 pm	Deadline for Council members to submit interview questions to Clerk
Wednesday, June 29, 5 pm	City Clerk informs Council of ranking results, including top 3 candidates
Tuesday, July 5, 6 pm	Council will hold Special Meeting to deliberate and possibly vote on choice among top three candidates. Potential Appointment
Tuesday, July 12, 7 pm	Council will deliberate and vote on choice among top candidates. New Council member sworn in. If Necessary

8. Candidates selected for interviews will come before Council at 6 pm on Tuesday July 5th. Each candidate will have 1 minute to introduce themselves, and then one minute each to address the questions they've been provided in advance. Council may deliberate and if appoint.
9. If needed Council will vote at its Regular Meeting of Tuesday, July 12th. Deliberation will conclude when voting is complete. Council member appointee is confirmed when there are 4 of the 6 votes voting for a candidate in the affirmative.



APPLICATION FOR APPOINTMENT TO THE YPSILANTI CITY COUNCIL WARD #2

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, June 16, 2022:	Applications due to City Clerk by 5:00 p.m.
Tuesday, July 5, 2022:	Candidate interviews
Tuesday, July 12, 2022:	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, July 16, 2022.** 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 #3 position, you:

- Must have continuously resided within the City of Ypsilanti Ward 3 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 3.

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 #3 POSITION

Applicant Information

(Please type or print)

Applicant Name _____

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:

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, June 16, 2022.**

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**

Contact: City Clerk Andrew Hellenga
City of Ypsilanti Clerk Office
1 S. Huron Street
Ypsilanti, MI 48197
Phone: (734) 483-1100
Fax: (734) 487-8742
ahellenga@cityofypsilanti.com



Press Release

City Council Accepting Applications for Ward 3 Council Member Vacancy

Ypsilanti MI, June 8, 2022. The Ypsilanti City Council is accepting applications to fill the Council Member – Ward 3 vacancy. Applications are available on the city's website at www.cityofypsilanti.com and at the City Clerk's office, 1 S. Huron Street, Ypsilanti, MI.

To be eligible to be appointed to this position, you must have resided within the City of Ypsilanti Ward 3 for a minimum of 30 days prior to your appointment to Council; and you must have been a registered voter in Ward 3 on or before June 12, 2022.

All applications must be completed on the application form and received by the City Clerk **in person** at Ypsilanti City Hall **no later than 5:00 p.m. on Thursday, June 16, 2022**. Candidate interviews will take place Tuesday, July 5, 2022 with a **possible** Council vote and swearing in shortly thereafter.



Resolution No. 2022-141
June 7, 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
7 day of June 2022

#Resolution No. 2022-141