



**CITY OF YPSILANTI
REGULAR COUNCIL MEETING
Tuesday, December 20, 2022 @ 6:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197
[VIRTUAL MEETING](#)
REVISED DECEMBER 20, 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. WARD 3 COUNCIL SEAT INTERVIEWS 6:00 PM TO 7:00 PM

- 4 - 11** A. Even Sweet - (added)
[Application](#)
- 12 - 18** B. Ashanti Harris - (added)
[Application](#)
- 19 - 27** C. Amber Fellows - (added)
[Application](#)
- 28 - 33** D. Paul Adams - (added)
[Application](#)

VI. PUBLIC COMMENT (3 MINUTES)

VII. ORDINANCES FIRST READING

- 34 - 56** A. Ordinance 1404, an Ordinance Entitled "Zoning Text Amendment: Temporary Mobile Healthcare Establishments".
1. Resolution No. 2022-281, determination
 2. Public Hearing
 3. Resolution No. 2022-282, closing the public hearing
- [Supporting Documents - Pdf](#)

VIII. CONSENT AGENDA

- 57** A. Resolution No. 2022-283, approving the Consent Agenda.

[2022-283 - Pdf](#)

- 58 - 65** B. Resolution No. 2022-284, approving the minutes of the December 6, 2022 City Council Meeting.
[2022-284 - Pdf](#)
- 66 - 72** C. Resolution No 2022-285, approving the revised Community Benefits Agreement with Renovare Developers for 220 N Park.
[2022-285 - Pdf](#)

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 73 - 87** A. Resolution No. 2022-286, approving an amendment to the Community Benefits Agreement with Lincoln Capital for the Development of 845 and 945 Clark Road.
[2022-286 - Pdf](#)
- 88 - 95** B. Resolution No. 2022-287, approving the budget amendment for water street activities and approve the proposal form AKT Peerless .
[2022-287 - Pdf](#)
- 96** C. Resolution No. 2022-288, approving appointments to boards and commissions.
[2022-288 - Pdf](#)
- 97 - 104** D. Resolution No. 2022-289, approving a Budget Amendment for Parkridge Community Center for application to the AACF Grant Program.
[2022-289 - Pdf](#)

X. BOARD AND COMMISSION - NOMINATIONS

- 105 - 107** A. **Historic District Commission**
Alexander Petit (Reappointment) Exp. 12/31/2025
945 Sheridan
Ypsilanti, MI 48197
- James Chesnut (Reappointment) Exp. 12/31/2025
1223 Sherman St.
Ypsilanti, MI 48197
[Alex Petit Application](#)
[James Chesnut Application](#)

XI. 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

XII. LIAISON REPORTS

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

XIII. COUNCIL PROPOSED BUSINESS

XIV. COMMUNICATIONS FROM THE MAYOR

XV. COMMUNICATIONS FROM THE CITY MANAGER

- A. Manager Proposed Goal Setting Dates:
 1. January 10, 2023 at 6:00 pm, in Conjunction with the Regular Meeting.
 2. January 17, 2023 at 6:00 pm, Special Meeting.
 3. January 24, 2023 at 6:00 pm, in conjunction with the regular meeting (if needed).

XVI. COMMUNICATIONS

- A. Council Goals are due by close of Business December 21st.

XVII. PUBLIC COMMENT (3 MINUTES)

XVIII. REMARKS FROM THE MAYOR

XIX. ADJOURNMENT

108

- A. Resolution No. 2022-290, adjourning the City Council Meeting.
[2022-290 - 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.



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #3 POSITION

Applicant Information

(Please type or print)

Applicant Name Evan Sweet
Residence Address 731 Charles St, Ypsilanti, MI 48198
Home Phone [REDACTED] Work Phone [REDACTED]
E-Mail [REDACTED]

Cover Letter & Resume

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

Supplemental Questions

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

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

Please return (*in person*) this form, your cover letter, resume, and answers to the supplemental questions to the City Clerk, at Ypsilanti City Hall (1 S. Huron St.) **no later than 4:00 p.m. on Thursday, December 15, 2022.**

Applications received after 4:00 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

Evan Sweet

731 Charles St Ypsilanti MI, 49198 [REDACTED]

Dear Ypsilanti City Council,

Thank you for reviewing my application for the Ypsilanti City Council, Ward 3 position. I believe I would be an ideal candidate for city council, as I have been a resident of the City of Ypsilanti for almost seven years, with six of those years being a homeowner within the city. As such, I feel that I have a good understanding of the operation of the city as well as what is expected to be a successful city council member. Since December of 2015, I have served on the Parks and Recreation Commission for the city, with the past five years being in the role of Commission Chair. I have had a good working relationship with city council, serving on this advisory commission. I have also developed a good working relationship with many staff members from several departments. In addition to my role on the Parks and Recreation Commission, I have served the on the Senior Center Board of Directors, and was heavily involved on the Ypsi Proud Day committee for several years.

I believe my work experience has laid a strong foundation for me to be successful as a city council member. I have worked for several large municipal organizations over the past several years, including Canton Township, the City of Ann Arbor, Oakland County, and the City of Taylor. I am currently employed with Canton Township, and have been employed there for the past nine years.

From working in these large municipal organizations, I have seen the different functions of municipal government, which has provided me with many skills that I feel will assist me in being an engaged member of city council. This skillset includes experience in municipal budgeting, project management, mass public communication, revenue generation, facility operations and management, and staff development among many others.

It is clear that you are looking for a council member that is extremely familiar with the City of Ypsilanti and municipal government operations in general. Given these expectations, I am certain that I have the necessary skills to successfully contribute to the City of Ypsilanti as a city council member. Especially given my short-term appointment on City Council from July-November 2022, I believe I can pick up very quickly

After reviewing my resume, I hope you recognize my previous accolades and my devotion to my community, which I feel makes me a exceptional candidate for city council. I look forward to elaborating on how my specific skills and abilities will benefit the City of Ypsilanti.

Thank you for your consideration, and I look forward to hearing from you soon.

Sincerely,

Evan Sweet

EVAN SWEET

731 Charles St, Ypsilanti MI, 48198

Education:

Eastern Michigan University- Ypsilanti, MI

Bachelors of Science: April 2016

Major: Public Administration. Minor: Recreation and Park Management.

Employment:

Community Center Specialist

Canton Township Leisure Services Department – Canton, MI

May 2016 – Present

- Assists with facility operations within the Leisure Services Department, including providing supervision of the overall operation of the community center, and all programs and classes within the facility
- Involved in planning, organizing, and supervising the community center operations for over 10,000 members and 500,000 annual visitors.
- Oversees membership creation, retention, recruitment, and promotion to ensure revenue goals are met, (in excess of \$1.1 million annually).
- Responsible for Summit room rentals, both internal and external, necessitating interdepartmental coordination for maintenance, setup and cleanup resulting in \$150,000 in annual revenue.
- Plans, organizes and supervises the Birthday Party Program. Develops themes, party packages, secures staff etc., resulting in \$50,000 in annual revenue.
- Serves as the Departmental Lead with registration software and mobile applications, including working with tech support on troubleshooting, implementation, updates, and provides department-wide training for all staff including full-time, clerical, part-time, and seasonal employees. This software is utilized by the Summit on the Park, Village Theater at Cherry Hill, Canton Sports Center, and for all recreational programs - including online.
- Coordinate with Facility Services staff on facility capital projects, including identifying current projects and planning for future projects.
- Assist with marketing facility, including facility amenities, memberships, and content for bi-yearly program guide using print, website, and social media tools
- Develop partnerships with local business and organizations.
- Recruits, interviews, trains, schedules, and evaluates over 50 part-time and seasonal staff.
- Makes budget, purchasing, facility rules, regulation and policy recommendations.
- Assists with planning and implementing special events in the Summit and in the community, assisting the Recreation Division team with outdoor special events.

Assistant Volunteer & Outreach Coordinator

City of Ann Arbor Parks and Recreation Services – Ann Arbor MI

April 2015 – April 2016

- Planning volunteer service projects within city parks and facilities
- Working with universities and colleges, student groups, non-profit groups, corporate groups, and individuals on scheduling and planning service projects and events.
- Assisting with volunteer staffing for large city special events.
- Assisting with coordination of the Adopt-A-Park program.
- Working with staff from all city recreation facilities and evaluating needs of facility that volunteers can assist with.
- Creating and designing volunteer events and activities for different interests.
- Coordinating and planning for department special events.

Recreation Programs & Services Intern**Oakland County Parks – Recreation Programs & Services Division – Waterford MI****May 2015 – September 2015**

- Working within Oakland County Parks, Recreation Programs & Services Division.
- Planning and assisting in part-time and seasonal staff orientation.
- Assisting in the preparation and leading of part-time and seasonal staff training.
- Assisting in the execution of special events in county parks.
- Planning and leading special events in county parks.
- Responsible for packet preparations for Special Parks District Forum.
- Planning and preparing for annual Michigan Recreation and Park Association Conference.
- Developing an online application form for Oakland County Park's volunteer program.
- Assisting with operation of Mobile Recreation Division

Volunteer Experience / Activities:**Commission Chair, Parks and Recreation Commission****City of Ypsilanti****December 2015 – Present**

- Ensuring recreational programs and activities are available to all citizens,.
- Working with community partners, such as local businesses and non-profit organizations.
- Coordinating partnerships with neighboring municipalities for recreation programs and events.
- Responsible for communication to city staff and city council regarding parks and recreation.

Secretary, Board of Directors**City of Ypsilanti Senior Center****November 2016 – March 2022**

- Advising Senior Center Administrative staff on financial decisions.
- Promoting Senior Center programming and activities
- Ensuring stable continued operation of Senior & Community Center.
- Creating goals to improve Senior Center through programming, facility enhancements, financial benefits, and increased attendance and participation.

Ypsilanti Community Clean Up Day Committee**Ann Arbor / Ypsilanti Regional Chamber****October 2015 – May 2019**

- Ypsilanti Community Clean Up Day is a community-wide event intended to foster community pride and encourage local business growth by creating a clean and welcoming environment.
- Recruiting volunteers
- Lead volunteer site on day of event.
- Fundraising and seeking sponsorships
- Working with community groups to promote event and encourage participation

Certifications:

- **Certified Parks & Recreation Professional**
National Recreation and Park Association
May 2017 – September 2023

Evan Sweet – City of Ypsilanti, City Council Ward Three – Questionnaire

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

My main interest for serving as a Councilmember is to give back to the city that has been home to me since the fall of 2012, when I began my college career at Eastern Michigan University. I enjoyed Ypsilanti so much, that I immediately knew I wanted to settle down here and buy a home in the city that I had grown to love. I was able to do this in the summer of 2016 and have not looked back since. In 2015, I began immersing myself into the city government by becoming a member of the Parks and Recreation Commission. Within the same timeframe, in 2015, I joined the Ypsi Proud Day Committee, and served on the Board of Directors for the Ypsilanti Senior Center from November 2016 – March 2022. Most recently, I served a short term appointment on City Council from July-November 2022

Due to these previous experiences, I feel like I bring a good understanding and a deep experience for how local government works as well as how government can provide exceptional services to its residents. As someone who has worked in municipal government for several years, I feel my experiences have prepared me to serve as a councilmember to continue to improve city services for all residents and visitors.

2. What strength would you bring to the Council?

I would bring many strengths as a Councilmember. Firstly, is that I currently work in municipal government for Canton Township, and have worked in municipal government for several years. Knowing the operation of a government organization and how local governments in Michigan function will help me be a successful Councilmember.

Having served on the Parks and Recreation Commission for the past several years I have had the chance to see the operations of the city from a different perspective. I have made many connections with current staff members, all of whom I look forward to collaborating with to improve city services for all residents.

Being well connected with many other organizations and resources within the Ypsilanti area and greater Washtenaw County also will be something that I can bring to council. I feel that I have a strong connection with many individuals and organizations that can be helpful to the success of the city.

**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?**

The three largest priorities and issues that I believe the city needs to address are i). Investment in infrastructure, including roads, facilities, and parks. ii) Increasing housing stock within the city. Iii). Organizational structure and streamline services

Starting with priority number one, investment in infrastructure, including roads, facilities, and parks. Opportunities to help address investment in road infrastructure include funding and agreements from the State of Michigan, and Washtenaw County to get key road projects completed. Also prioritizing roads in need of major repair/replacement and increasing preventative maintenance on roads that are in good condition to extend their useful life in good condition.

Evan Sweet – City of Ypsilanti, City Council Ward Three – Questionnaire

In regards to facility investments, partnerships with existing organizations that currently manage city owned facilities, including Friends of Rutherford Pool, and Ypsilanti Senior Center are an opportunity to enhance those facilities. For other facilities, allocating funding towards a capital improvement plan (CIP) would allow future enhancements to other key city facilities, including City Hall, Fire Department, Police Department, Department of Public Services facility, and more.

Moving on to park investment, the opportunity here can come in the form of a dedicated parks millage to make needed improvements and investments in the city's park system. Many other local Michigan communities have successful park millages that allows for revenue and investment in the parks system, and decreases the burden on the general fund.

Priority number two is increasing the available housing stock within the city. It is well known that the housing stock within the city is older and well established. But, there are some opportunities to expand the housing stock. Selling any currently held land that is owned by the city to a developer to build homes or apartments would benefit the city and its residents.

Priority number three is organizational support to streamline services. The city, or any organization, is nothing without its employees. An organizational would help evaluate current city services and job responsibilities, that includes one on one interviews and focus groups with city employees. This assessment should include an evaluation of city services, to determine what might be able to be refocused or moved to a different department to enhance services to all residents. Also, to continue to attract top talent employees a review of the wage scale for all union and non-union employees should be conducted to review where the city stands in comparison to other municipalities and local employers for similar work.

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.

I have been involved since 2015 on the City's Parks and Recreation Commission and have served as Commission Chair for the past five years. This position has given me a closer look into the operations of the city and the connections between city council and city commissions. I have also been able to connect with many residents of the city through the commission as well as many other local organizations throughout the county that work to enhance services for city residents to increase their health and wellness.

I have served on the Ypsilanti Proud Day Committee from 2015-2019 where I played a key role in coordinating needs of the city parks system and improvement projects. This helped me connect with residents while focusing on the beautification of the city park system, which has many touch points with residents and visitors. The role allowed me to serve as a liaison between the planning committee and city staff on projects and working with both groups for coordination.

I also had the opportunity to serve on the Board of Directors for the Ypsilanti Senior Center from November 2016 to March 2022, and was a board member during the transition of the group to an independent 501(c3) organization with a memorandum of understanding (MOU) with the city

Evan Sweet – City of Ypsilanti, City Council Ward Three – Questionnaire

for operation of the facility. Again, with this role, I was able to work with Senior Center staff, and city staff on the coordination of operations and the MOU.

Most recently, I served as a City Council member from July-November 2022, and supported affordable housing developments within the city, and proposed the opportunity to adjust the tax exception status for city residents based upon income levels.

With all of these roles above, a key reoccurring theme is communication and coordination. I believe that as a councilmember I will be able to communicate well with fellow councilmembers, staff, and residents to accomplish the operations and services of the city to serve all residents.

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

With this appointment, I would be dedicated to putting residents first, while balancing the needs of residents with the needs of the city as an organization that provides services to residents. I would like to identify methods to increase direct communication with residents and city government. One thing that has a proven track record in many other communities is the very high readership of a printed monthly newsletter from city government. Working with the Communications Director, other department directors, and the City Manager to improve communication and transparency to residents.

Pursue the implementation of raising the tax exception threshold to keep more residents in their homes, as the cost of living continues to increase in Michigan and across the country is very important.

Lastly, I will say that I look forward to working alongside all elected council members, the mayor, the City Manager, City Clerk, and all city staff to advance the city forward and pursue opportunities to continually improve services provided.

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

My vision for our city is that it serves as i) a place where residents want to be, ii) a place where residents feel as sense of belonging, and iii) a place where residents are proud to call home. I believe the city staff and city council drive the future of the city by managing the city's financial priorities and tackling critical issues that have tremendous impact on residents.

I want to see a place where the neighborhoods are diverse and that residents can enjoy the many amenities that the city has to offer and that they feel safe in the city that they live in.

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

I am very passionate about the City of Ypsilanti and am very dedicated to seeing the city be successful as an organization that can provide high quality services to all residents. I feel I have relevant knowledge regarding government operations from my experience working for Canton Township, City of Ann Arbor, Oakland County, and the City of Taylor. All of these organizations have given me different perspectives to help me serve the residents of Ypsilanti.

✓
Affidavit of Identity

State of Michigan

County of Washtenaw

I, Evan Sweet do hereby affirm the following:

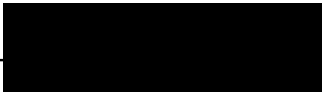
Name: Evan Sweet

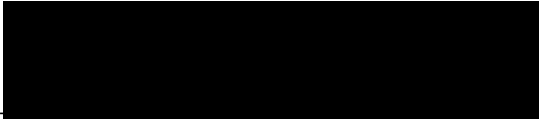
Address: 731 Charles St

Ypsilanti, MI

Date of birth: 01/31/94

I certify under penalty of perjury that the above statements are true and correct.

Signature:  Date: 12/18/22

 Date: 12/18/2022
City of Ypsilanti Clerk Staff



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #3 POSITION

Applicant Information

(Please type or print)

Applicant Name Ashanti Harris

Residence Address 305 East Cross Street

Home Phone [REDACTED] Work Phone [REDACTED]

E-Mail [REDACTED]

Cover Letter & Resume

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

Supplemental Questions

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

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Applications received after 4:00 p.m. will not be accepted.

RECEIVED

DEC 15 2022

CITY OF YPSILANTI
TREASURY DEPARTMENT

The application and any correspondence should be addressed to:

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

Ashanti Harris

305 East Cross Street
Ypsilanti, Michigan 48198

December 14, 2022

Andrew Hellenga
City Clerk City of Ypsilanti
1 S. Huron St
Ypsilanti, MI 48197

Dear Andrew Hellenga,

I am grateful for the opportunity to submit my application for City Council 3rd Ward representative. I am committed and focused on being an advocate for my ward and I will take this responsibility seriously. I plan to seek out and represent the views of 3rd ward residents as well as effectively collaborate with other city council members. My hope is to ensure that my fellow Ward 3 residents have a role in decisions made that affect them. I want an exchange that informs residents of what is happening and/or planned in our city and then solicits their views on the issues that affect them with the goal of representing their opinions in decisions concerning the city as a whole.

I was born and raised in Washtenaw County and I am a graduate of Eastern Michigan University for both my undergraduate and graduate degrees. When I was looking for a city to live in, I immediately started looking in the Ypsilanti area. I explored other cities but I kept returning to Ypsilanti knowing that was where I wanted to buy a home and invest my money for the future. I have lived here for six years now and it has turned out to be one of the best decisions I have made. My neighbors in Ward 3 have been welcoming and contribute to my feeling of "home".

My background in the hospitality, meeting and event planning industry has provided me with the kind of experience that could benefit Ypsilanti City council. I need to plan ahead in a detail oriented way, and I am used to working within specific budget priorities on different topics and formats with widely divergent groups of people.

I want to mention here that I realize the impact local businesses have on our community's tax base, especially in a city where taxable properties are so limited. Therefore I love to see how supportive our local businesses are to each other, and how much they want to be a part of the planning and development of our city as a whole. I fully understand how a city council member for the 3rd ward must work with these businesses and with all aspects of a ward that is not homogenous.

I believe that Ypsilanti needs to be both fiscally responsible and budget creative. In my current position at The University of Michigan I have had vast experience with grant funding and managing budgets that utilize federal funds which are open to auditing.

Thank you for considering me for this vacancy. Please let me know if you or the City Council have any other questions that I can answer.

Sincerely,

Ashanti Harris

ASHANTI ALLONA HARRIS, CMM, CMP, CTA

305 East Cross Street, Ypsilanti, Michigan 48198

<https://www.linkedin.com/in/ashanti-harris-cmm-cmp-cta-7163516/>

Themes

SOLUTIONS – HOSPITALITY MANAGEMENT – COMMUNITY

Experience

2000–Present

Meeting and Special Events Manager University of Michigan - Institute for Social Research (ISR)

Meetings/Event Coordinator – Non Profit (2006-2013)

Staff Development Coordinator (2002-2006)

Conference Facility Assistant (2001-2002)

Program Assistant (2000-2001)

- **MANAGEMENT/STAFFING:** Developed the training team from a group of 2 ½ full time to a team of 5 ½ full time staff. Responsible for the coordination of small and large scale trainings, meetings, travel, and events throughout United States and internationally for groups up to 300 people. Consistently scores exemplary on annual appraisals for work and behavioral competencies.
- **LOGISTICS:** Responsible for planning, contracting, budget, technology, staffing, food & beverage, travel, promotional incentives, documentations/materials, purchasing, tours, group dinners/special events, international travel logistics, evaluation, vendor relationships, and training. Manage over 60 meetings/trainings per year that range from one to 14 days with multiple rooms and locations.
- **GLOBAL:** Managed logistic details for World Mental Health Consortium Annual Meeting for 12 years which was held in different cities throughout the US and four countries including France, The Netherlands, Belgium, and Portugal with participants from over 20 countries.
- **TECHNOLOGY:** Responsible for registration development and coordination for 3MC conference in Germany and Chicago. Skilled in BlueJeans Meeting and Events and Zoom video technologies. Skilled in Qualtrics survey development and implementation in addition to Google forms and programs. Experienced in Canvas Learning Platform. Trains others in Zoom platform skills for staff and trainers. Experienced in using Canva for flyers and brochures.
- **RESEARCH:** Facilitated focus groups and conducted cognitive interviews.
- **PRESENTATION:** Presented training budgets at the 2008 International Field Director's and Technologies Conference.

1995–2000

Restaurant Manager Mainstreet Ventures

- **TRAINING:** Developed new training materials for new restaurant openings, meeting agenda, and bi-yearly all staff meetings.
- **MANAGEMENT:** Management for seven different dining room concept restaurants and kitchens for a staff of up to 80 people.
- **LOGISTICS:** Accountable for all budgets for front and back of the house, food & beverage inventory and audits, special event planning, hiring, employee reviews, disciplinary action, vendor development, food preparation, kitchen supervision, food and beverage ordering, lead trainer, and training development.

Ashanti A Harris

Professional Affiliations

City of Ypsilanti Park and Recreation Commission Commissioner- 2017- 2020
City of Ypsilanti Park and Recreation Commission Commissioner- Vice Chair - 2018 -2019
ISR – Martin Luther King Planning Committee Member – 2019
Institute for Social Research Diversity, Inclusion, Equity Committee Member – Staff Initiatives -2017- 2019
Certified Tourism Ambassador – 2015- Present
Certified Meeting Management Professional (CMM) – 2012 – Present
Meeting Professional International Member. – 2008 – 2020
Certified Meeting Professional (CMP) – 2006- Present
Society of Government Meeting Professionals – 2005-2009
Institute for Social Research Diversity Advisory Committee – Chair – 2003-2004
Institute for Social Research Diversity Committee – 2000-2003

Volunteer

University of Michigan – M-Healthy Wellness Champion – 2014- Present
Running Fit Race Volunteer Team (various events/roles) – 2010 – Present
Laurie Staples Scholarship Fund Auction Committee Member – 2006– Present
Fermenta: Michigan Women’s Craft Collective (Event Planning Committee) – 2016- 2017
University of Michigan Commencement Volunteer – Golf Cart - 2018
University of Michigan Commencement Volunteer – Guest Assistance & Programs Tent Supervisor – 2012-2014
University Event Planners - 2003-2013
ISR Census Video Contest Committee Member - 2010
Institute for Social Research Peer Advisor - 2007-2015
Girls on the Run Southeastern Michigan – Head Coach Angell School – 2006-2014
ISR Take Your Child To Work Day Planning Committee – 2006

Education

Eastern Michigan University, Ypsilanti, Michigan

- Master of Science – Hotel and Restaurant Management

Eastern Michigan University, Ypsilanti, Michigan

- Bachelor of Science – Recreation and Park Management

Ashanti A Harris

Supplemental Questions - 3rd Ward Vacancy - December 2022 - Ashanti Harris

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

I have a strong commitment to be involved in my community in a way that is helpful and can make a real difference. As a council member I know I can contribute to keeping Ypsilanti a city that is inclusive and welcoming; a place that people want to call home.

2. What strength would you bring to the Council?

I am a detail oriented person. I like to work the steps. To accomplish this, I first need to be sure that I ask questions and gather the information needed to make thoughtful and informed decisions. All too often decision makers don't listen as closely as they should and information is missed that could help us make better, more informed decisions. Then I make a clear plan, advocate for it with relevant others, and come up with a mutual decision that we can communicate to our constituents.

In the work that I do at U of M I need to be engaged in and responsible for financial stewardship of my projects. That talent transfers to the work that I would need to do as a council member. I will continually seek to understand funding decisions as they relate to the 3rd ward and the city as a whole. There may be times when quick decisions are needed, but even when time is of the essence, the final result will be better if we have done our homework ahead of time.

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?

Development: Without stable finances we cannot address the many challenges facing the city. We need to develop sustainable ways to bring tax revenue to the city. This must not have a negative impact on our current residents and that includes transferring costs to renters. I would seek proposals that add to the city budget as well as look at alternate ways of funding such as grants and partnerships.

Staffing: Reducing staff shortages and turnover is critical. We have major gaps in the police and fire departments at the same time as the city seeks to solicit new businesses and increase our population with new housing in the 3rd ward and elsewhere. To do this, I suggest encouraging internships with area educational institutions and researching grants to provide funding for police and fire protections. Collaborating with the City Manager and city staff to move forward is essential. We need to hire/retain candidates that intuitively, or through training, understand and appreciate the diversity of our area. We need to know that they are committed to equity for all residents, and support inclusive behavior within their teams and value community relationships. However, we also have to ask this big question: how do we provide salaries and/or benefits to make these police, fire and other city positions competitive?

We need to have our city commissions fully staffed so that needed decisions can move forward efficiently as required by ordinances and policies already in place. It is important to be sure that the charges of the commissions are clear and communicated to BOTH young and older

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

My hope is to develop continuing long and strong communication practices with my fellow Ward 3 neighbors. I believe it is important to encourage as much community participation as possible. Including my neighbors in the governing process and in things such as clean up activities in neighborhoods and parks builds pride and commitment. Making sure people's opinions are solicited and included in decision making is my understanding of the job which is good representative government. Physical involvement in neighborhood activities is icing on the cake and provides further proof that I am committed to being visible and accessible in my job.

During this term I would also like to help explore options and support initiatives that would bring more development and tax revenue into our city. This includes developing the Water Street area as well as other vacant and undeveloped sites in order to bring new housing and businesses to these underserved areas.

Another goal is to be sure that Ward 3 voices are included in the staffing decisions as we hire a chief of police and other crucial staffing positions within the city.

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

I envision a city that is vibrant and unique. It is relatively safe and mostly fiscally stable. Our community has areas for parks, recreation, and community building while being active in sustainable issues. A community that provides a pride of belonging and a welcoming environment for residents and visitors who seek out our businesses and green areas. I believe communication is essential and understand that sticking around and following up is vital to our future success. I am reliable, stable and detail oriented as a person. I will devote all my energies to the task of creating and maintaining this vision.

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

Campaigning for 3rd Ward representative this past election showed me how valuable the connection with my neighbors is in creating and maintaining a vibrant, interactive community. I appreciated all the people who talked to me and shared their thoughts openly and honestly. I heard a wide range of viewpoints that, taken together, can contribute to a stronger, healthy, financially stable, and inclusive city. These experiences and the support from neighbors who jumped in and helped during my campaign solidified my desire to be of service to our city as a Ward 3 representative on city council.

Affidavit of Identity

State of Michigan

County of Washtenaw

I, Ashanti Harris do hereby affirm the following:

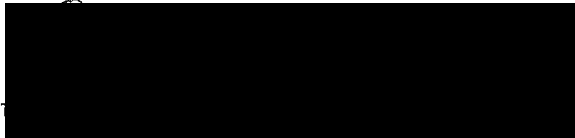
Name: Ashanti Harris

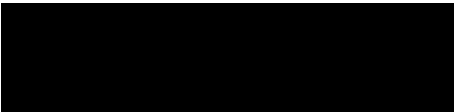
Address: 305 East Cross

Ypsilanti, MI 48198

Date of birth: 01/14/1991

I certify under penalty of perjury that the above statements are true and correct.

Signature:  Date: 12-15-22


City of Ypsilanti Clerk Staff

Date: 12/15/22



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #3 POSITION

Applicant Information

(Please type or print)

Applicant Name Amber Fellows

Residence Address 320 Vinewood Ct.

Home Phone [REDACTED] Work Phone [REDACTED]

E-Mail [REDACTED]

Cover Letter & Resume

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

Supplemental Questions

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

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

Please return (*in person*) this form, your cover letter, resume, and answers to the supplemental questions to the City Clerk, at Ypsilanti City Hall (1 S. Huron St.) **no later than 4:00 p.m. on Thursday, December 15, 2022.**

Applications received after 4:00 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



APPLICATION FOR APPOINTMENT TO THE YPSILANTI CITY COUNCIL WARD #3

Thank you for your interest in serving the community as a Ward 3 Council Member of the Ypsilanti City Council.

The timeline for filling the Council vacancy is as follows:

- | | |
|-------------------------------------|---|
| Thursday, December 15, 2022: | Applications due to City Clerk by 4:00 p.m. |
| Tuesday, December 20, 2022: | Candidate interviews |
| Tuesday, January 10, 2023: | 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 4:00 p.m. on Thursday, December 15, 2022.** Applications received after 4:00 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.

Amber Fellows
320 Vinewood Ct
Ypsilanti, MI 48198



12/14/2022

Hello Council,

I ran an entire mayoral campaign in the general election this fall and was vetted by my team and the greater community to a level that far outstretches this application. This year I earned 1201 votes citywide as a nonpartisan candidate running in a partisan electoral system, and in Ward 3 I received 529 votes, higher than any other candidate who can apply for this position.

The people of this City deserve to have me in this role as shown both by the amount and depth of public support that my campaign received, as well as in consideration of the commitment I have toward dismantling existential threats that our community faces in systemic racism, homelessness, environmental catastrophe, poverty, community violence, and other forms of oppression. To ~~vote for~~ ^{appoint} me is to demonstrate that you care about the results of our democratic process.

I have worked both inside and outside of establishment structures and feel particularly at home within diverse groups resolving practical and ideological sites of tension. I have volunteered my time and labor to the City of Ypsilanti and wielded my limited power as a public official to raise consciousness, build consensus, and pass legislation around issues of housing, transparency, public participation, immigration, and policing, and to elevate the voices and concerns of community members that are rarely heard. A [resolution \(page 9\)](#) I wrote for the repeal of the state-wide ban on rent control was adopted this year to the Michigan Democratic Party platform demonstrating my ability to bridge regional concern to wider sites of institutional power.

I have founded and led multiple grassroots organizations, single issue campaigns, and coalition groups through mission and strategy development, outreach and engagement, membership growth, and direct actions, as well as through media blackouts, membership atrophy, conflictive theories of change, and disinformation campaigns. I have successfully worked with issue stakeholders through political impasse. I have [written articles](#) and co-founded a print and web publication to fill gaps in news coverage. I have organized large events and written speeches that have spurred my community to action.

My professional work in outreach and advocacy is within an ever-changing environment that requires flexibility, patience, and an openness to change. In the 18 years living and engaging in public life in Washtenaw County I have deepened connections with community members, activists, academics, and workers within a variety of industries all over southeast Michigan.

Please see amber4thepeople.com for more information on my campaign and vision.

Amber Fellows

Amber Fellows

WORK EXPERIENCE

Retired & Senior Volunteer Program (RSVP) at CSSW, WashCo — Director

September 2021 - Now

I am the director of a federally-enacted volunteer program to help senior residents maintain connection to community via service opportunities that benefit both the volunteers and the recipients/orgs they serve. In my role I recruit new volunteers and engage with existing membership, establish connections to high-impact community partners, analyze bureaucratic limits and restructure programs to prioritize equity, create promotional materials and events, and support an advisory council to effectively govern.

Avalon Housing, Ann Arbor & Ypsilanti — Support Coordinator for Adult Services

January 2017 - September 2021

I collaborated closely with community partners, families, lawyers, healthcare, immigration, and benefit agencies to support stability and well being of individuals impacted by chronic houselessness. My direct care responsibilities included crisis intervention, safety planning, counseling, and tenant advocacy. Notably, I've organized a wraparound legal team to support a client in ICE detention to leave and gain legal status, and coordinated activists and lawyers to preserve housing for tenants at Arbor One which widened to legal advocacy for tenants in all of Washtenaw County.

Ozone House, Ann Arbor — Youth Specialist

March 2016 - November 2018

I supported young people in developing skills toward interdependence and self-determination through shared domestic work, physical activity, boundary setting and communication, media and financial literacy, and creative exploration. I facilitated group meetings and created lesson plans to support self-esteem, visioning, and family reunification.

Planned Parenthood, Detroit & Ann Arbor — Health Care Educator and Patient Advocate

December 2012 - February 2016

I specialized in patient advocacy for youth navigating the legal system seeking abortion access. My responsibilities included reproductive healthcare counseling, assisting youth in preparing for and attending court hearings, and medical and surgical assisting.

COMMUNITY ORGANIZING

Rising for Economic Democracy in Ypsi (REDY) — Co-Founder

December 2017 - Present

I organized this Ypsilanti-based coalition that ran a public outreach campaign for the Community Benefits Ordinance (CBO) and collaborated with City legal staff and City Council to develop and enact a finalized ordinance in the fall of 2018.

What's Left Ypsi — Co-Founder, Publisher, Writer, and Issue Co-Editor

January 2019 - Present

I co-founded this community-driven quarterly print and web publication to fill a gap in local news coverage. I was the issue co-editor when the pandemic began and transitioned the quarterly print newspaper to a rolling release web publication, bringing underreported news and perspectives to residents including in-depth municipal coverage of events.

SKILLS

Outreach & Recruitment
Campaign Strategy
Grassroots Organizing
Public Speaking
Web and Print Publishing
Education and Counseling
Event Planning
Research and Analysis

EDUCATION

Eastern Michigan University, Ypsilanti — Bachelor of Arts in Social Sciences, Language Studies, and Creative Studies

Fall 2009 - Spring 2013

Washtenaw Community College, Ann Arbor — Associate of Science in Math and Computer Programming

Fall 2003 - Spring 2006

Defend Affordable Ypsi (DAY) — Co-Founder

May 2017 - Present

I co-founded DAY with another renter as a response to growing discontentment in Ypsi around housing affordability. DAY's membership activated around a controversial luxury development proposal slated for one of Ypsi's last remaining city-owned parcels. In 4 years DAY has elevated the issue of gentrification and the housing crisis into the community consciousness. Our accomplishments include:

- Researching, writing, and launching a Tenant Protections Petition in 2020 that included rent control, tenant right of first refusal, a landlord registry, and just-cause renewal policies
- Assisting in two campaigns for City Council seats in 2018
- Mentoring youth in Staying Power, a local anti-gentrification group funded by the National Endowment for the Arts
- Forming a partnership with Legal Services of South Central Michigan for research and guidance for policy strategies

Human Relations Commission (HRC) — Chair

October 2016 - October 2019

I facilitated regular meetings, reviewed community concerns, and created human rights policies for the city of Ypsilanti. In 3 years, our commission elevated the profile and advocacy power for human rights issues in Ypsilanti. Our accomplishments include:

- Democratizing the city commission appointment process by passing two City Charter updates via general election in 2020 by 77%
- Strengthening the Non-Discrimination Ordinance to include 'immigration status' and 'gender expression,' and housing vouchers and student loans as 'sources of income'
- Building intention into our bylaws with language like "The Commission shall study problems in the city relating to prejudice and discrimination and make policy recommendations to the City Council to identify and remove discriminatory structures and practices, and act to remediate the legacy of historical oppression."
- Requiring landlords to provide Tenants' Rights handbooks and voter registration information upon lease signing
- Developing onboarding processes and materials for commissioners, which became boilerplate city-wide
- Passing resolutions for racial equity in recreational marijuana permitting town hall, which turned into multiple social equity townhalls
- Making commission applications a part of public record to increase transparency around racial equity in appointments to public office
- Beginning to integrate historic trauma into discussions of public policy

Housing Affordability & Accessibility Committee — Member and HRC Liaison

January 2018 - December 2020

I advocated for the formation of this committee under the Planning Commission and later joined as a liaison of the HRC. Over the next three years, this group studied housing issues in Ypsilanti, launched a public outreach campaign which culminated in a public forum and two surveys with a response rate of 5% of the city population. The committee analyzed and synthesized results into 11 community-driven recommendations for housing policy change in Ypsilanti, and presented the data and findings to City Council in a 75-page report for inclusion in the Ypsilanti Master Plan update.

Ypsi Immigration Enforcement Forum — Event Leader and Organizer

November 2017

Through the HRC, I proposed and organized a community forum to discuss a new city immigration enforcement policy ('Don't Ask') and created a safer space for residents to engage and question city representatives about the efficacy of current policies, regardless of residency status. I coordinated event promotion, child care, live Spanish translation, and confidentiality measures for the event.

International Village and Affordable Housing Town Hall — Event Leader and Organizer

September 2017

Through the HRC, I proposed and organized a town hall—the largest public meeting in Ypsilanti in 20 years—to discuss a \$30 million development for Water Street called International Village. Hundreds of attendees and dozens of speakers convened on the issue of rising housing costs and public land use, many for the first time, in an impassioned and genuine community dialogue. I coordinated event promotion, sound, video, and leaflet distribution, and I opened the event with a speech framing the details of the development within the context of Ypsilanti's housing crisis. Later meetings organized by Defend Affordable Ypsi nurtured community interest and media coverage that led to an official investigation revealing fraud, and resulting in the eventual dissolution of the development.

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

As a 20 year resident of Ypsilanti, EMU alum, and 18 years experience renting in a majority renter community I am committed to expanding the people's voice in broadening power, reparations, and housing justice in Ypsi and beyond.

I have served 6 years in city government as chair of both the Human Relations Commission and 220 N Park CBA subcommittee, and as a commissioner of the Housing Affordability & Accessibility Subcommittee. I led the largest public meeting in 20 years that spurred discussion on International Village and affordable housing. I helped democratize the commission appointment process by creating two City Charter updates that passed by 77% via city-wide vote in 2020. This summer I led negotiations for affordability and first-time Ypsi homebuyer priority for the new N Park development, and outlined a path for housing justice in the city. In 2021 I wrote a repeal of the state-wide ban on rent control adopted by the MI Democratic Party platform.

I am interested in bringing my track record and commitment to transformative goals to the service of residents in the City of Ypsilanti.

2. What strength would you bring to the Council?

My strength is in advocacy on behalf of community interests for material gain. Time and again I have elevated important issues that residents face to the City government, through commission work and at Council. This summer I led, alongside commission members, the 220 N Park community benefits negotiations to secure deep tangible benefits for the development now referred to as Dorsey Estates.

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?

At nearly 70%, Ypsilanti has the highest percentage of rental households in the state. The rising costs of rent and worsening conditions of rental units in Ypsilanti intersect with every other issue—Black and brown, disabled, queer and trans, immigrants, and fixed-income residents are all overrepresented in Ypsi's rental market. At the same time, 26% of YCS students are experiencing homelessness. I am committed to fight the landlord monopolies, advocate for the end of the state-wide rent control ban, ramp up tenant protections, and create avenues for homeownership to existing residents.

Black and Indigenous residents are owed debts on municipal-level systemic racism including redlining, the destruction of Black neighborhoods and businesses to build I-94, urban renewal, a neglectful Covid-19 response that devastated Black residents here in particular, and land grabs from Indigenous groups. A Reparations Commission could audit resources, conduct surveys, and make policy recommendations.

The municipal government of today does not serve the interests of the vast majority of Ypsilanti residents. The agenda of city hall has followed too closely with the desires of capital owners, with too few making decisions that impact thousands. It doesn't have to be this way. We can begin to expand decision-making power beyond city hall, and we have the tools to do this: city-wide ballot voting for important and controversial issues facing the city like development (Water Street), budget allocations

(police and unarmed crisis response team), and resource distribution would empower thousands more to participate in decision-making.

In order to realize the goal of equity and inclusion of all residents in the political process in a meaningful way, marginalized residents of Ypsilanti must be made politically and economically whole. At a minimum, the federal, state, and city government must repair for past harms and neglect of Black and Indigenous residents in the form of reparations.

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.

I served as a member and eventually chair of the Human Relations Commission, as chair of the 220 N Park Community Benefits Commission, and as a member of the Housing Affordability & Accessibility Committee. On each commission I have ushered in tangible material changes for residents of the City of Ypsilanti and value, in turn validating these commissions' worth and stakes in the community.

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

I am committed to reparations for Black and Indigenous residents, dismantling landlord monopolies, and broadening decision-making power.

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

The strongest leadership happens when the community is able to govern itself without unbalanced power at the top. The people of Ypsilanti are what makes this community special. We can move toward a thriving populace by making life easier for everyone in Ypsi, first focusing on repairing damage to historically harmed communities, while expanding power and voice in critical decision-making to issue stakeholders and everyone.

Ypsilanti also has an incredibly rich green and natural world; together we can support and care for the abundant and biodiverse community among us. Some of the ways this could happen is by relaxing lawn ordinances and encouraging native pollinator gardens on public and private property, by appropriately valuing the city's non-developed land, by improving our infrastructure's climate resilience and municipalize our power grid, by incentivizing tree planting and reforestation, by envisioning ways to reduce the size of parking lots and increase the number of green spaces, by prioritizing the magnificent Huron River and surrounding habitat, and many other possibilities.

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

Most of you know some about me and if not, please do not hesitate to reach out! My email is [REDACTED] and you can find a lot more about me at amber4thepeople.com

Affidavit of Identity

State of Michigan

County of Washtenaw

I, Amber Fellows do hereby affirm the following:

Name: Amber Fellows

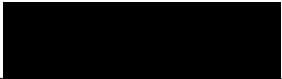
Address: 320 Vinewood Ct.

Ypsilanti MI 48197

Date of birth: 4/28/1983

I certify under penalty of perjury that the above statements are true and correct.

Signature:  Date: 12/15/2022

 Date: 12-15-22
City of Ypsilanti Clerk Staff



APPLICATION FOR APPOINTMENT TO YPSILANTI CITY COUNCIL WARD #3 POSITION

Applicant Information

(Please type or print)

Applicant Name PAUL ADAMS
Residence Address 218 W. Michigan Ave Apt C2 Ypsilanti, MI 48197
Home Phone [REDACTED] Work Phone [REDACTED]
E-Mail [REDACTED]

Cover Letter & Resume

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

Supplemental Questions

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

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

Please return (*in person*) this form, your cover letter, resume, and answers to the supplemental questions to the City Clerk, at Ypsilanti City Hall (1 S. Huron St.) **no later than 4:00 p.m. on Thursday, December 15, 2022.**

Applications received after 4:00 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

Paul Adams

218 W Michigan Ave Apt C2 Ypsilanti, MI 48197 [REDACTED]

12/12/2022

Andrew Hellenga
City Clerk
City of Ypsilanti
1 South Huron St
Ypsilanti, MI 48197

Seasons Greetings Mr Hellenga,

My name is Paul Adams and I am submitting my request for consideration for the vacant City of Ypsilanti City Council seat. Revisiting my college notes from EMU sparked an interest that I've always had, but never had the opportunity to use. My Political Science degree along with my decade of community service work in Ypsilanti and Detroit had me thinking I could be worthy of consideration. I became a resident of Ward 3 in 2004 and after leaving in 2007, I moved back and have been a registered voter for the last 10 years. I understand the residents and the business owners of Ward 3 as well as their needs. This is a position not only for the people, but a position that listens to the people. I hope my humble efforts deem worthy of an opportunity with this wonderful and diverse city. Happy Holidays to you sir and Thank You.

Sincerely,

[REDACTED]

Paul Adams

Paul Adams
218 W Michigan Ave Apt C2
Ypsilanti, MI 48197



OBJECTIVE

To become a team player for an organization that best utilizes my skills, education and experience, to make positive and relevant decisions for the Ypsilanti community.

EXPERIENCE

Media Specialist

Ypsilanti Community Schools, Ypsilanti, MI
07/2022 to Present

Finance Manager

Victory Automotive Group, Canton, MI
10/2010 to 06/2020

Customer Service Representative

Speedway LLC, Ypsilanti, MI
01/2006 to 01/2009

Housing Intake Director

Doorstep West Homeless Shelter, Highland Park, MI
04/2001 to 10/2003

VP of Operations/Logistics

Ferndale Foodland, Ferndale , MI
01/1989 to 01/2000

EDUCATION & TRAINING

B.A., Political Science, Eastern Michigan University, Ypsilanti MI

HONORS, AWARDS, PROFESSIONAL ORGANIZATIONS

Kappa Alpha Psi Fraternity Inc. (Life Member). Two-time Americorp National Service Award winner.

Supplemental Question Answers

1. My interest to serve as a Councilmember comes from my desire to serve the community and my desire to use the political knowledge I acquired in college. I have always wanted to contribute to and analyze policy in a formal and regulated political setting.
2. I would bring strength in the areas of public policy, legal language and political competence, community service, and knowledge of Ward 3.
3. The priority issues that the City needs to address are affordable housing and community recreation, community health and wellness, and public safety and crime prevention.
4. I have never been a representative on any public boards in Ypsilanti. I have however been a member of Kappa Alpha Psi Fraternity Incorporated for 33 years. My organization was formed on the ideals and morals of community service. Membership requires annual amounts of community service hours to stay active with the organization. I have multiple service hours at the Salvation Army, Hope Clinic, YMCA, SOS, Messiahs Temple Church, Ypsilanti Trunk or Treat, EMU Alumni Foundation, Food Gatherers and St Joe Hospital. Each task completed focused on supporting the people in need and being welcome to their concerns. Also, my former employer, Doorstep West Homeless Shelter in Detroit gave me a better understanding of non-profit management. Similarly, I did 2 years of Americorp National Service at Capuchin Soup Kitchen. In those 2 years I received hands on learning with the Volunteer Coordinator, Kitchen Manager, Donations Coordinator, Director of Horticulture and the Director of Children's Programming. It is very important to have experience in community service when serving as a councilmember. A strong connection with the people is important for a successful councilmember term.
5. I wish to gain the trust and respect of the residents of Ypsilanti and represent Ward 3 in a professional manner. I wish to gain the trust and respect of my colleagues and constituents on the council and in other positions throughout City Hall. Lastly, I wish to gain the trust and respect of The City of Ypsilanti Public Safety and Public Works Departments.

6. I envision a city with safe streets, affordable housing, renewable energy options, health and wellness initiatives and facilities, family recreation, and the creation and availability of jobs via economic development.
7. I am currently an employee of Ypsilanti Community Schools. I believe having a YCS employee as a councilmember would be very beneficial to the panel. I think understanding the perspectives of adults and children is important for the growth of any community.

Affidavit of Identity

State of Michigan

County of Washtenaw

I, Paul Adams do hereby affirm the following:

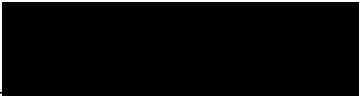
Name: Paul Adams

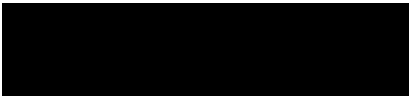
Address: 218 W Michigan Ave Apt C2

Ypsilanti MI 48197

Date of birth: 6/11/1969

I certify under penalty of perjury that the above statements are true and correct.

Signature:  Date: 12/13/2022

 Date: 12/13/2022
City of Ypsilanti Clerk Staff



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Hollie Andrews
DATE: December 20, 2022
SUBJECT: Zoning Text Amendment | Temporary Mobile Healthcare Establishments

DESCRIPTION:

Zoning Text Amendment | Temporary Mobile Healthcare Establishments

SUMMARY:

There is currently no known provision in the zoning ordinance to allow for mobile healthcare establishments. This zoning text amendment applies to Article III: Development Procedures and Administration, Division 2: Permits, Subdivision III: Temporary Use Permits, Se. 122-335 Requirements. As the way people receive healthcare evolves with new technology offerings, we have been approached about permitting a new type of use not previously defined in the zoning ordinance. The closest approximate we must consider is the "temporary mobile food concession" definition which is how this language was modeled. The proposed zoning districts are predominately considered walkable urban districts with the notable exception of HHS. This exception is because health care uses are primarily provided in HHS and would be a good fit for this new type of accessory and temporary use.

RECOMMENDED ACTION

Enact the text amendment to allow for Temporary Mobile Healthcare Establishments in the Center, Parks, GC, NC, HHS and PMD zoning districts.

Findings:

1. The amendment is consistent with the guiding values of the Master Plan.
 - **Diversity is our strength.** This proposed amendment maintains and improves comprehensive access to healthcare services among all of Ypsilanti's diverse communities equitably.
 - **Ypsilanti is sustainable.** This action creates more points of access to healthcare and supports the use of alternative transportation such as biking, walking and public transit.

- **A great place to do business, especially green and creative.** This action is an innovative solution to reduce barriers to medical services, such as time away from work or a small business – and may support a healthier workforce across the board through early detection, education, and prevention.
- 2. The amendment is consistent with the description and purpose of the district.
 - The proposed districts are appropriate for improving access to medical care by creating a location that is tailored to a broad range of populations and reduces a whole host of barriers to access that include time away from work or the need for confidentiality – as well as lack of transportation, connection, or mobility.
 - In summary, the intensity of use associated with temporary mobile healthcare establishment is complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.
 - The proposed amendment will permit a temporary use that provides equitable access to a range of medical services and ensures dignity and comfort for the patient community.
 - The mobile medical service creates a place that is safe to approach in a familiar, confidential, and reachable setting.
 - The temporary mobile healthcare establishment protects the rights of all patients to access preventive care that promotes a quality of life that may be threatened without access to safe, reachable services.
- 3. The proposed amendment is consistent with the intent of the zoning ordinance.
- 4. The proposed amendment will enhance the functionality and character of the future development in the City.
 - Temporary mobile medical service establishments target underserved areas and may be accessed via alternative modes of travel that include walking, biking and public transit.
 - Further, the character of future development may be shaped and positively impacted by the delivery of healthcare services in a more community-focused and locally tailored way.
- 5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
 - Staff anticipates that this amendment will protect and preserve the natural features or environmental sustainability of the City by reducing the need for transportation to centralized medical institutions.
 - Mobile healthcare establishments are well-suited and meet the requirements for patients seeking medical services in walkable urban districts.
- 6. The proposed amendment will protect the health, safety, and general welfare of the public.
 - Staff maintains that the amendment promises to assure comprehensive access healthcare and medical services among all of Ypsilanti's diverse communities equitably.
 - The mobile healthcare establishment amendment may increase public education concerning best health practices by bringing these services to places that are inherently more welcoming or easy to reach for a wider range of communities.
 - This action is also an innovative solution to reduce barriers to medical care and preventive healthcare services, such as time away from work or a small business – and may support a healthier workforce across the board.
- 7. The proposed amendment will address a community need in economic conditions.

- This amendment and action may improve the local economy by preventing illness or health issues through early detection and direct care among communities that have employment and transportation barriers to centralized medical locations.
8. The proposed amendment will not result in the creation of significant nonconformities.

ATTACHMENTS –

Resolution, Ordinance, Planning Commission Minutes, Planning Commission Staff Report,
Applicant's Submitted Application

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-281
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS the City of Ypsilanti recognizes that mobile health clinics serve an important role in the health care system, providing care to some of the most vulnerable populations; and

WHEREAS the City of Ypsilanti recognizes that this action creates access to direct medical care, screening and protective measures that may lead to a more stable and healthier workforce, as well as the prevention of long-term illness, hospitalization, or death; and

WHEREAS the City of Ypsilanti recognizes that protecting our citizens, local employees, entrepreneurs, and service providers from social and physical health difficulties fully addresses the broader community's economic conditions; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the Zoning Text Amendment provision in the zoning ordinance to allow for temporary mobile healthcare establishments in the Center, Parks, GC, NC, HHS and PMD zoning districts.

This zoning text amendment applies to Article III: Development Procedures and Administration, Division 2: Permits, Subdivision III: Temporary Use Permits, Sec. 122-335 Requirements.

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 20 day of December 2022

#Resolution No. 2022-281

City of Ypsilanti
Notice of Adopted Ordinance
Ordinance No. 1404

An Ordinance Entitled "Temporary Mobile Healthcare Establishments"

THE CITY OF YPSILANTI ORDAINS:

ARTICLE III: Development Procedures and Administration

DIVISION 2: Permits

SUBDIVISION 3: Temporary Use Permits

Sec. 122-335 (i) Temporary mobile healthcare establishments. The City Planner may authorize a temporary special permit to temporary mobile healthcare establishments for no more than 365 consecutive days in one calendar year, with the following standards:

- (1) Permits expire on December 31st of each year.
- (2) Temporary mobile healthcare establishments are only permitted in Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacturing Distribution, and Health and Human Services zoning districts.
- (3) The area occupied by temporary mobile healthcare establishments and their accessory materials may not occupy more than 20% of the required parking spaces for the principal/permanent use(s) of the site. This requirement does not apply in Center or in Historic Corridor zoning districts.
- (4) Sanitary facilities shall be provided. This requirement may be met via a temporary sanitary facility such as a port-a-john or via an agreement with a neighboring establishment with the same operating hours as the temporary healthcare establishment.
- (5) Operating hours shall be no later than 10pm Sunday through Thursday, and 11pm Friday and Saturday; nor any earlier than 7am on any day of the week.
- (6) No outdoor amplified music, sound, or noise shall be permitted. Outdoor generators shall be identified on the sketch plan; no outdoor generators shall be permitted within 200 feet of a property line that is not zoned Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacturing Distribution, or Health and Human Services zoning district.
- (7) All outdoor lighting shall be down directed and fully shielded.
- (8) The temporary mobile healthcare establishment and all accessory materials shall be located on a paved surface, or evidence submitted that placement on an unpaved surface will not increase stormwater runoff or pose an accessibility challenge for patrons who may use a mobility assistance device, such as a wheelchair or walker.

(9) A sketch plan of the proposed location shall be provided if and when requested; location of any seating, waste containers, fuel storage, sanitary facilities, lighting, generators, or other accessory materials shall be shown.

(10) The standards in subsection (h) of this section also apply to temporary mobile healthcare establishments.

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

Attest

Andrew Hellenga, City Clerk

I do hereby confirm that the above Ordinance No. 1404 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. 2022-282
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider an ordinance titled "Temporary Mobile Healthcare Establishments" 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 20 day of December 2022

#Resolution No. 2022-282



CITY OF YPSILANTI
Planning Commission MEETING
ACTION MINUTES
Wednesday, November 16, 2022 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197

I. CALL TO ORDER

II. ROLL CALL

Present: Dunwoodie, Simmons (7:06pm), Bettis, Davis Jr, Donnelly (7:03pm), Hollifield, Smith

Absent: Schier

III. AGENDA APPROVAL

Motion to amend the agenda to include Non-motorized Committee reappointments.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Smith

Approved: Yes – 5; No – 0; Absent – 3 (Schier, Donnelly, Simmons)

IV. APPROVAL OF MINUTES

Motion to approve the July 20, 2022 Minutes

Offered By: Commissioner Hollifield.; Seconded By: Commissioner Donnelly

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

V. AUDIENCE PARTICIPATION

Motion to open the audience participation.

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

None.

Motion to close the audience participation.

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VI. COMMITTEE REPORTS

A. Non-Motorized Committee Report

[Nonmotorized Report November 16](#)

Motion to reappoint Bob Krzewinski to the Non-Motorized Committee

Offered By: Commissioner Simmons; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to reappoint Mike Davis Jr. to the Non-Motorized Committee

Offered By: Commissioner Smith; Seconded By: Commissioner Donnelly

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VII. PRESENTATIONS AND PUBLIC HEARING ITEMS

A. 212 N Summit Sketch Plan and Special Approval for 3 unit apartment

Motion to open the Public Hearing

Offered By: Commissioner Simmons.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission deny the Limited Special Use Site Plan for the 212 N Summit for the following reasons:

Considerations for Denial:

- 1. Applicant trash storage area plan does not meet the requirements of §122-608***
- 2. All parking spaces must be accessible to vehicles by means of maneuvering aisles. Except for one-and two-family uses, maneuvering or backing from a parking space directly onto a street or walkway shall be prohibited, and all parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle. The site layout makes the standard for vehicular access required by §122-683 very difficult to meet.***

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons

Approved: Yes – 6; No – 1 (Hollifield) ; Absent – 1 (Schier)

- B. *Zoning Text Amendment to allow for “Temporary Mobile Healthcare Establishments” in Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacture and Distribution, and Health and Human Services zoning districts.*

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Bettis; Seconded By: Commissioner Davis Jr.

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission approve the text amendment with the following findings:

- 1. The amendment is consistent with the guiding values of the Master Plan.***
- 2. The amendment is consistent with the description and purpose of the district.***
- 3. The proposed amendment is consistent with the intent of the zoning ordinance.***
- 4. The proposed amendment will enhance the functionality and character of the future development in the City.***
- 5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.***
- 6. The proposed amendment will protect the health, safety, and general welfare of the public.***
- 7. The proposed amendment will address a community need in economic conditions.***
- 8. The proposed amendment will not result in the creation of significant nonconformities.***

Offered By: Commissioner Davis Jr.; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

- C. *Sketch plan review at 599 S Mansfield for an automobile repair, towing, and vehicle storage facility.*

Motion to open the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion to close the Public Hearing

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

Motion that the Planning Commission approve with conditions the Sketch Plan Review for the 599 S Mansfield for the following reasons:

Conditions:

- 1. Applicant must provide trash storage plan.*
- 2. Applicant must provide photometric / lighting plan.*
- 3. Applicant must provide curbing at landscaped islands and wheel stops in parking spaces.*
- 4. Applicant must provide sidewalk or a fee in lieu of the sidewalk.*
- 5. The entire lot, excluding areas occupied by landscaping and building, must be hard-surfaced with concrete or plant-mixed bituminous material. Curbs of at least six inches in height must be installed around the perimeter of all surfaced areas. Drainage must be provided in accordance with §122-683.*

Offered By: Commissioner Donnelly; Seconded By: Commissioner Hollifield

Approved: Yes – 7; No – 0; Absent – 1 (Schier)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. FUTURE BUSINESS DISCUSSIONS/UPDATES

A. City of Ann Arbor Planning Division Notice

XI. ADJOURNMENT

Motion to adjourn at 9:16pm

Offered By: Commissioner Donnelly; Seconded By: Commissioner Simmons

Approved: Yes – 7; No – 0; Absent – 2 (Schier, Davis Jr.)



City of Ypsilanti

Community & Economic Development Department

November 16, 2022

**Zoning Text Amendment
Temporary Mobile Healthcare Establishment**

GENERAL INFORMATION

Applicant: Stephen Vecchi, 3060 Hilton Road

Application Date: October 28, 2022

Action Requested: Zoning Ordinance Text Amendment to allow temporary mobile healthcare establishment as an accessory use in the Center, Parks, PMD, GC, NC, and HHS zoning districts.

Staff Recommendation: Approval.

BACKGROUND

There is currently no known provision in the zoning ordinance to allow for mobile healthcare establishments. This zoning text amendment application seeks to allow for this new use in the Center, Parks, GC, NC, HHS and PMD zoning districts. This zoning text amendment applies to Article III: Development Procedures and Administration, Division 2: Permits, Subdivision III: Temporary Use Permits, Se. 122-335 Requirements. As the way people receive healthcare evolves with new technology offerings, we have been approached about permitting a new type of use not previously defined in the zoning ordinance. The closest approximate we must consider is the "temporary mobile food concession" definition which is how this language was modeled. The proposed zoning districts are predominately considered walkable urban districts with the notable exception of HHS. This exception is because health care uses are primarily provided in HHS and would be a good fit for this new type of accessory and temporary use.

Figure 1: Where Temporary Mobile Healthcare Establishment Uses shall be permitted

District	Temporary Mobile Healthcare Establishments
Parks	A
R1	--
Multifamily Residential	--
Production, Manufacturing, Distribution	A
Center	A

Core Neighborhoods (all 3 types)	--
Historic Corridor	--
Neighborhood Corridor	A
General Corridor	A
Health & Human Services	A

Zoning text amendments are reviewed by Planning Commission, who then gives a recommendation to City Council. The recommendation is made via motion and involves a report that will be transmitted to City Council. City Council has the ultimate authority to adopt the text amendment.

PROPOSED CHANGED TEXT

Removals are noted in strikethrough (~~strikethrough~~); additions are noted by underline (underline).

DIVISION 2.

SUBDIVISION 3: TEMPORARY USE PERMITS

Sec. 122-335 (i) Temporary mobile healthcare establishments. The City Planner may authorize a temporary special permit to temporary mobile healthcare establishments for no more than 365 consecutive days in one calendar year, with the following standards:

- (1) Permits expire on December 31st of each year.
- (2) Temporary mobile healthcare establishments are only permitted in Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacturing Distribution, and Health and Human Services zoning districts.
- (3) The area occupied by temporary mobile healthcare establishments and their accessory materials may not occupy more than 20% of the required parking spaces for the principal/permanent use(s) of the site. This requirement does not apply in Center or in Historic Corridor zoning districts.
- (4) Sanitary facilities shall be provided. This requirement may be met via a temporary sanitary facility such as a port-a-john or via an agreement with a neighboring establishment with the same operating hours as the temporary healthcare establishment.
- (5) Operating hours shall be no later than 10pm Sunday through Thursday, and 11pm Friday and Saturday; nor any earlier than 7am on any day of the week.
- (6) No outdoor amplified music, sound, or noise shall be permitted. Outdoor generators shall be identified on the sketch plan; no outdoor generators shall be permitted within 200 feet of a property line that is not zoned Center, Parks, General Corridor, Neighborhood Corridor, Production Manufacturing Distribution, or Health and Human Services zoning district.

(7) All outdoor lighting shall be down directed and fully shielded.

(8) The temporary mobile healthcare establishment and all accessory materials shall be located on a paved surface, or evidence submitted that placement on an unpaved surface will not increase stormwater runoff or pose an accessibility challenge for patrons who may use a mobility assistance device, such as a wheelchair or walker.

(9) A sketch plan of the proposed location shall be provided if and when requested; location of any seating, waste containers, fuel storage, sanitary facilities, lighting, generators, or other accessory materials shall be shown.

(10) The standards in subsection (h) of this section also apply to temporary mobile healthcare establishments.”

MASTER PLAN

The City of Ypsilanti Guiding Values state, “We can only achieve our vision by building a community amongst ourselves and with our neighbors”

Relationships are the key to success. While each group and neighborhood need space for themselves, the City thrives when we work together. The community includes not only those who live in the City, but those who work and study here and own businesses as well as Ypsilanti Community Schools, neighboring municipalities, the City of Ann Arbor and Washtenaw County.

The City of Ypsilanti Guiding Values also state, “Anyone can easily walk, bike, drive or take transit from anywhere in Ypsilanti and to anywhere else in Ypsilanti and beyond”

The citizens of Ypsilanti want a complete transportation system with room on the roads for cars, buses, bicycles, and pedestrians, including those in wheelchairs or with strollers. The City is committed to integrating into the emerging regional transit system while enhancing the walkability of the community.

Equity, Race, Ethnicity & Income Ypsilanti is a diverse community in terms of race, ethnicity and disability. The City prides itself on its reputation as welcoming to all.

- The city has a sizable African American population, comprising about 31.9% of the city’s population as of the 2010 Census. Approximately 3.9% of residents identified as Hispanic and 4.3% Asian according to the 2010 Census—while these numbers are relatively small, they have grown somewhat from the 2.5% Hispanic and 3.9% Asian in the 2000 Census.
- African American residents predominantly live in the southwestern portion of the city— Census 2010 data shows around 80% of residents in this area to be African American, though this level is down from 90% in 2000.

- When combined with the data showing this area to have substantially lower educational attainment level and household income, a distinct racial, economic, and educational segregation exists even in a small city like Ypsilanti.
- The City needs to focus on ensuring the residents of challenged areas receive a sufficient share of public resources to maintain equity.

OTHER COMMUNITIES

Mobile health clinics serve an important role in the health care system, providing care to some of the most vulnerable populations.

Mobile healthcare is an innovative model that delivers a wide variety of services to patients. These mobile clinics vary in service mix, patient demographics, and relationships with the fixed health system. Although access to care has increased in recent years through the Affordable Care Act, barriers continue to persist, particularly among populations living in resource-limited areas. Mobile clinics can improve access by serving as a vital link between the community and clinical facilities.

Examples of Mobile Healthcare Establishments Offered in Other Communities –

- Covid-19 Mobile Testing
- Bloodmobiles
- Health Outreach
- Mobile Dental
- Mobile Audiology
- Mobile Mammography
- Mobile Ophthalmology
- Telemedicine
- Laboratory
- Mobile Veterinary
- Simulation Lab

Case Study | Mobile Mammography

According to the Center for Disease Control and Prevention, mobile mammography programs in similar American cities and urban neighborhoods are promoting mammographic screening participation among underserved women. Apart from skin cancers, breast cancer is the most commonly diagnosed cancer in US women, accounting for 15.3% of new cancers (1). Why Ypsilanti's policy to promote equity pertains to breast health and providing resources –

- Although breast cancer deaths are declining, the mortality rate among women from medically underserved (hereafter, "underserved") communities is disproportionately high compared with

rates in the general US female population. For example, breast cancer death rates among African American women (28.7 per 100,000) are 37% higher than the national average (20.9 per 100,000), and women living in poverty are 1.46 times more likely to die from breast cancer than those who are more affluent (1,2).

- Underserved women are defined as women with poor access to health care; compared with women without barriers to health care access, they are disproportionately from racial/ethnic minority groups, have a relatively low income, and have less education (3).
- Low-income women from racial/ethnic minority groups are 1.5 times as likely as their non-Hispanic white counterparts and 1.3 as likely as their higher-income counterparts to be diagnosed with late-stage cancers, which in part explains their lower breast cancer survival compared with the general US female population (4,5).
- Screening mammography is the only proven tool for detecting breast cancer in its early stages, yet many women from underserved communities do not adequately use mammograms (5,6). For example, African American mammographic screening rates are 19% lower than rates for non-Hispanic white women, and women living in high-poverty areas are 50% less likely than women living in higher-income areas to have received a mammogram in the previous 2 years (7,8).
- Multiple factors contribute to the lower screening rates of underserved women, ranging from socioeconomic and cultural factors to health system barriers (9,10).

Mobile mammography is one strategy for improving access to screening mammography. These programs typically provide screening mammograms at no cost or low cost and deliver services to women in their neighborhoods, eliminating cost and transportation barriers. Although mobile mammography has been used for more than 3 decades, little is known about participation among underserved women.

Suzanne Vang, PhD¹; Laurie R. Margolies, MD²; Lina Jandorf, MA¹ Suggested citation for this article: Vang S, Margolies LR, Jandorf L. Mobile Mammography Participation Among Medically Underserved Women: A Systematic Review. *Prev Chronic Dis* 2018;15:180291. DOI: <http://dx.doi.org/10.5888/pcd15.180291>

STANDARDS FOR AMENDMENTS

§122-362(a)

Text Amendment. For a change to the text of the Zoning Ordinance, the Planning Commission shall consider, and the City Council may consider, whether the proposed amendment meets the following standards:

(1) The proposed amendment is consistent with the guiding values of the Master Plan; and

Applicable guiding values of the Master Plan include –

- **Diversity is our strength.** This proposed amendment maintains and improves comprehensive access to healthcare services among all of Ypsilanti's diverse communities equitably. The mobile healthcare establishment model may also improve the overall health of Ypsilanti by bringing disease prevention, screening and a whole host of medical services to places that are inherently more welcoming or easy to reach for a wider range of communities.
- **Ypsilanti is sustainable.** This action creates more points of access to healthcare and supports the use of alternative transportation such as biking, walking and public transit. This action also creates access to direct medical care, screening and protective measures that may lead to a more stable and healthier workforce, as well as the prevention of long-term illness, hospitalization or death.
- **A great place to do business, especially green and creative.** This action is an innovative solution to reduce barriers to medical services, such as time away from work or a small business – and may support a healthier workforce across the board through early detection, education and prevention.

(2) The rezoning is consistent with description and purpose of the proposed district; and

The proposed amendment will be consistent with the uses and permissions that the Center, Parks, PMD, GC, NC, and HHS zoning districts already accommodate and limit. Furthermore, the proposed districts are appropriate for improving access to medical care by creating a location that is tailored to a broad range of populations and reduces a whole host of barriers to access that include time away from work or the need for confidentiality – as well as lack of transportation, connection or mobility.

(3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and

Per §122-100, the intent of the ordinance is to promote the public health, safety, and welfare. In particular to:

- **Create a safe, diverse, and sustainable city;**
This proposed amendment supports meeting the healthcare needs of our diverse city in a safe, sustainable and locally customized way. Allowing for the temporary use of mobile healthcare establishments will promote equitable access to a range of medical services. It will grant the provisions of dignity and comfort for a diverse patient community, as well as a place that is safe to approach in a familiar, confidential and reachable setting.

- **Guide the location of places of residence, recreation, industry, trade, service, and other uses of land;**

This amendment is consistent with these uses by honoring the location and preventing the need to travel to centralized locations for a range of medical services.

- **Ensure that uses of the land shall be situated in appropriate locations and relationships;**

The proposed amendment would permit temporary mobile healthcare establishment as an accessory use in the Center, Parks, PMD, GC, NC, and HHS zoning districts. The intensity of use associated with the temporary mobile healthcare establishment is complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.

- **Limit the inappropriate overcrowding of land and congestion of population and transportation systems and other public facilities;**

This amendment may prevent overcrowding and congestion by reducing the need for residing near or needing to travel to centralized medical institutions. Mobile healthcare establishments are well-suited and meet the requirements for patients seeking medical services in walkable urban districts.

(4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and

The change in the zoning ordinance has the potential to positively impact the City's functionality and transportation network. Temporary satellite medical service establishments target underserved areas and may be accessed via alternative modes of travel that include walking, biking and public transit. Further, the character of future development may be shaped and positively impacted by the delivery of healthcare services in a more community-focused and locally tailored way.

(5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and

Staff does not anticipate that this amendment will negatively affect the historic nature of the City.

(6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and

Staff anticipates that this amendment will protect and preserve the natural features or environmental sustainability of the City by reducing the need for transportation to centralized medical institutions. Mobile healthcare establishments are well-suited and meet the requirements for patients seeking medical services in walkable urban districts.

(7) The proposed amendment will protect the health, safety, and general welfare of the public; or

This proposed amendment maintains and potentially secures comprehensive access healthcare and medical services among all of Ypsilanti's diverse communities equitably. The mobile healthcare establishment amendment may also mitigate a lack of public education concerning best health practices by bringing these services to places that are inherently more welcoming or easy to reach for a wider range of communities. This action is also an innovative solution to reduce barriers to medical care and preventive healthcare services, such as time away from work or a small business – and may support a healthier workforce across the board.

(8) The proposed amendment is needed to correct an error or omission in the original text; or

The amendment does not correct an error.

(9) The proposed amendment will address a community need in physical or economic conditions or development practices; and

While it is not economically feasible or a viable solution to construct health clinics across the city, providing mobile medical stations on wheels is. This amendment and action can further improve the local economy by preventing illness or health issues through early detection and direct care among communities that have employment and transportation barriers to centralized medical locations. Protecting our local employees, entrepreneurs and service providers from social and physical health difficulties fully addresses the broader community's economic conditions. Additionally, the delivery of healthcare services in a more community-focused and locally tailored way may shape and positively impact future development plans.

(10) The proposed amendment will not result in the creation of significant nonconformities in the City.

The proposed amendment will not result in a significant creation of nonconformities.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend **approval** of the text amendment with the following findings:

1. The amendment is consistent with the guiding values of the Master Plan.
 - **Diversity is our strength.** This proposed amendment maintains and improves comprehensive access to healthcare services among all of Ypsilanti's diverse communities equitably.
 - **Ypsilanti is sustainable.** This action creates more points of access to healthcare and supports the use of alternative transportation such as biking, walking and public transit.
 - **A great place to do business, especially green and creative.** This action is an innovative solution to reduce barriers to medical services, such as time away from work or a

small business – and may support a healthier workforce across the board through early detection, education and prevention.

2. The amendment is consistent with the description and purpose of the district.
 - The proposed districts are appropriate for improving access to medical care by creating a location that is tailored to a broad range of populations and reduces a whole host of barriers to access that include time away from work or the need for confidentiality – as well as lack of transportation, connection or mobility.
3. The proposed amendment is consistent with the intent of the zoning ordinance.
 - In summary, the intensity of use associated with temporary mobile healthcare establishment is complementary to abutting single-family or core neighborhoods, including less intense multiple-family residential building types and uses.
 - The proposed amendment will permit a temporary use that provides equitable access to a range of medical services and ensures dignity and comfort for the patient community.
 - The mobile medical service creates a place that is safe to approach in a familiar, confidential and reachable setting.
 - The temporary mobile healthcare establishment protects the rights of all patients to access preventive care that promotes a quality of life that may be threatened without access to safe, reachable services.
4. The proposed amendment will enhance the functionality and character of the future development in the City.
 - Temporary mobile medical service establishments target underserved areas and may be accessed via alternative modes of travel that include walking, biking and public transit.
 - Further, the character of future development may be shaped and positively impacted by the delivery of healthcare services in a more community-focused and locally tailored way.
5. The proposed amendment will enhance the environmental sustainability of the City and not negatively affect its natural features.
 - Staff anticipates that this amendment will protect and preserve the natural features or environmental sustainability of the City by reducing the need for transportation to centralized medical institutions.
 - Mobile healthcare establishments are well-suited and meet the requirements for patients seeking medical services in walkable urban districts.
6. The proposed amendment will protect the health, safety, and general welfare of the public.
 - Staff maintains that the amendment promises to assure comprehensive access healthcare and medical services among all of Ypsilanti's diverse communities equitably.

- The mobile healthcare establishment amendment may increase public education concerning best health practices by bringing these services to places that are inherently more welcoming or easy to reach for a wider range of communities.
 - This action is also an innovative solution to reduce barriers to medical care and preventive healthcare services, such as time away from work or a small business – and may support a healthier workforce across the board.
7. The proposed amendment will address a community need in economic conditions.
- This amendment and action may improve the local economy by preventing illness or health issues through early detection and direct care among communities that have employment and transportation barriers to centralized medical locations.
8. The proposed amendment will not result in the creation of significant nonconformities.

Holli Andrews, MCPD
City Planner
Community & Economic Development Division
Cc File



R. 30394
3657

**City of Ypsilanti
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
www.cityofypsilanti.com

ZONING TEXT AMENDMENT APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Stephen Vecchi, Project and Design Management, LLC		
Address 3060 Hilton Road		
City Ferndale	State Michigan	Zip 48220
Phone / Fax (248) 298-0810		E-Mail svecchi@projectdm.com

Change

Section of Zoning Ordinance (chapter, article, section, subsection format)
Article III: Development Procedures and Administration, Division 2: Permits, Subdivision III: Temporary Use Permits, Sec. 122-335. Requirements
Summarize the change requested (must attach separate sheet for proposed amendment with chapter, article, section, subsection formally cited)
Request a change to the zoning text to allow for a Temporary Mobile Healthcare Establishment. See amendment proposal, Attachment A.
Summarize circumstances, factors, and other relevant information (may continue on a separate sheet)
There is currently no known provision in the zoning ordinance to allow for mobile healthcare establishments.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property, as applicable, for the purposes of preparing staff reports and/or evaluating this application.

Signature:



Date:

October 12, 2022

Print Name:

Stephen Vecchi

*****FOR OFFICE USE ONLY*****

Date:	Amount: \$1,000	Account: 101-4-7210-607-01
☐ Cash		Code: 178 Rezone
☒ Check payable to City of Ypsilanti		Signature of person receiving deposit:
☐ Credit (+ 3.0% surcharge)		
Description of deposit:		

October 12, 2022

**City of Ypsilanti
Planning and Development Department
Zoning Text Amendment Application**

**RE: UofM Health System
Request for Temporary Mobile Healthcare Establishment
Zoning Text Amendment, Attachment A**

Amendment to Article III: Development Procedures and Administration, Division 2: Permits, Subdivision III: Temporary Use Permits, Sec. 122-335. Requirements:

Temporary mobile healthcare establishments. The City Planner may authorize a temporary special permit to temporary mobile healthcare establishments for no more than 365 consecutive days in one calendar year, with the following standards:

- (1) Permits expire on December 31st of each year.
- (2) Temporary mobile healthcare establishments are only permitted in Center, Parks, General Corridor, Neighborhood Corridor, and Health and Human Services zoning districts.
- (3) The area occupied by temporary mobile food establishments and their accessory materials may not occupy more than 20% of the required parking spaces for the principal/permanent use(s) of the site. This requirement does not apply in Center or in Historic Corridor zoning districts.
- (4) Sanitary facilities shall be provided. This requirement may be met via a temporary sanitary facility such as a port-a-john or via an agreement with a neighboring establishment with the same operating hours as the temporary food establishment.
- (5) Operating hours shall be no later than 10pm Sunday through Thursday, and 11pm Friday and Saturday; nor any earlier than 7am on any day of the week.
- (6) No outdoor amplified music, sound, or noise shall be permitted. Outdoor generators shall be identified on the sketch plan; no outdoor generators shall be permitted within 200 feet of a property that is not zoned Center, Parks, General Corridor, Neighborhood Corridor, or Health and Human Services zoning district.
- (7) All outdoor lighting shall be down-directed and fully shielded.
- (8) The temporary mobile healthcare establishment and all accessory materials shall be located on a paved surface, or evidence submitted that placement on an unpaved surface will not increase stormwater runoff or pose an accessibility challenge for patrons who may use a mobility assistance device, such as a wheelchair or walker.
- (9) A sketch plan of the proposed location shall be provided; location of any seating, waste containers, fuel storage, sanitary facilities, lighting, generators, or other accessory materials shall be shown.
- (10) The standards in subsection (h) of this section also apply to temporary mobile food establishments.

(End of Zoning Text Amendment)



Resolution No. 2022-283
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-284, approving the minutes of the December 6, 2022 City Council Meeting.**
2. **Resolution No 2022-285, approving the revised Community Benefits Agreement with Renovare Developers for 220 N Park.**

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
20 day of December 2022

#Resolution No. 2022-283



Resolution No. 2022-284
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of December 6, 2022 City Council Meeting 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
20 day of December 2022

#Resolution No. 2022-284



MINUTES REGULAR COUNCIL Meeting

6:00 PM - Tuesday, December 6, 2022
Council Chambers

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

PRESENT: Council Member Jennifer Symanns, Mayor Pro-Tem Steven Wilcoxon, Mayor Nicole Brown, Council Member Desirae Simmons, Council Member Annie Somerville, Council Member Michelle King, and Council Member Roland Tooson

ABSENT: None

I CALL TO ORDER

The meeting was called to order at 6:01 pm

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

Council Member Symanns moved, seconded by Council Member Somerville to approve the agenda. On a voice vote, the motion carried and the agenda was approved.

V WORK SESSION

- a) Police Chief Search Process Work Session - City Manager Frances McMullan and Joyce Parker, MML Facilitator

VI PUBLIC COMMENT (3 MINUTES)

Four members of the public spoke

VII RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-272, approving the minutes of November 14th and 15th, 2022 City Council Meeting.

Council Member Michelle King moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2022-272

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:
THAT the minutes of November 14 and November 15, 2022 City Council
Meeting be approved.**

RESULT:	CARRIED.
MOVER:	Council Member Michelle King
SECONDER:	Mayor Pro-Tem Steven Wilcoxon
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- b) Resolution No. 2022-273, approving appointment to boards and commissions.

Council Member Roland Tooson moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-273

**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>
Shawn White 118 Bell St Ypsilanti, MI 48197	ZBA	5/1/2025

Brian Jones-Chance 504 Maus Ypsilanti, MI 48198	Planning	5/1/2024
---	----------	----------

RESULT:	CARRIED.
MOVER:	Council Member Roland Tooson
SECONDER:	Council Member Jennifer Symanns
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- c) Resolution No. 2022-274, approving the process to fill the vacancy that will occur in Ward 3.

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2022-274

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, there is soon to be 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 3 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.

RESULT:	CARRIED.
MOVER:	Council Member Annie Somerville
SECONDER:	Mayor Pro-Tem Steven Wilcoxon

AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson
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- d) Resolution No. 2022-275, approving a Memorandum of Understanding with the Washtenaw County Shelter Association for an overnight warming shelter, revenue sharing agreement with the Downtown Development Authority, and subsequent budget amendment.

Council Member Roland Tooson moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-275

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti recognizes the importance of an overnight warming shelter during the cold harsh winter months in Michigan and seeks to assist our most vulnerable; and

WHEREAS, the City operates the Ypsilanti Freighthouse and generates revenue to help support the ongoing maintenance and community purpose of the space; and

WHEREAS, the investment in a warming center at the Freighthouse is part of a broader strategy to prioritize community health collaboration with community partners like the Shelter Association and Ypsilanti Downtown Development Authority; and

WHEREAS, St Luke's Episcopal Church has offered to host an overnight warming shelter at 120 N Huron St and the Shelter Association will provide operational support as detailed in the following memorandum of understanding

Now therefore be it resolved that the Ypsilanti City Council approve the budget amendment as provided, the revenue sharing agreement with the Ypsilanti Downtown Development Authority and the Memorandum of Understanding with the Shelter Association of Washtenaw County and St Luke's Episcopal Church to jointly operate an overnight warming shelter at 120 N Huron beginning in December 2022 and ending by April 2023 and authorize the Mayor and City Clerk to sign on behalf of the city.

RESULT:	CARRIED.
MOVER:	Council Member Roland Tooson
SECONDER:	Council Member Annie Somerville
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- e) Resolution No. 2022-276, approving a budget amendment to support the New Year's Eve Bicentennial Ball Drop on South Washington St.

Council Member Annie Somerville moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-276

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; The Bicentennial Committee has planned the 2023 New Year's Eve event to take place downtown and has chosen TLS Productions to implement the ball drop at midnight; and

WHEREAS; The Bicentennial Committee requests that funds from the Bicentennial account be released upon final invoice for services to not exceed \$15,000 by the City Manager and Finance Director,

Now therefore be it resolved that the Ypsilanti City Council approve the budget amendment as provided to support the New Year's Eve Bicentennial Ball Drop on South Washington Street.

RESULT:	CARRIED.
MOVER:	Council Member Annie Somerville
SECONDER:	Council Member Jennifer Symanns
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- f) Resolution No. 2022-277, approving engineering proposals from OHM for the Leforge and Factory Street Bridges.

Council Member Jennifer Symanns moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2022-277

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti have been allocated funds by the Michigan Department of Transportation to perform rehabilitation work on the Factory and Leforge Street Bridges; and,

Whereas, the City engineer OHM has prepared a proposal to provide design engineering services for the project; and,

Whereas, design engineering is necessary prior to bidding;

Now therefore be it resolved that that the City of Ypsilanti approves the proposal from OHM for design engineering services for an amount of \$88,500

AND FURTHER THAT any change orders may be approved by the City Manager, to facilitate the completion of this work.

RESULT:	CARRIED.
MOVER:	Council Member Jennifer Symanns
SECONDER:	Mayor Pro-Tem Steven Wilcoxon
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- g) Resolution No. 2022-278, approving the construction engineering proposal of OHM for Forest Street.

Council Member Desirae Simmons moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2022-278

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti have been allocated funds by the Michigan Department of Transportation to perform rehabilitation work on the Forest Street Bridge; and,

Whereas, the City engineer OHM has prepared a proposal to provide construction engineering services for the project; and,

Whereas, construction engineering is necessary to begin the project in the 2023 construction season;

Now therefore be it resolved that that the City of Ypsilanti approves the proposal from OHM for construction engineering services for an amount of \$268,210

THAT the City Manager is authorized to sign this proposal and any change orders may be approved by the City Manager, to facilitate the completion of this work.

RESULT:	CARRIED.
MOVER:	Council Member Desirae Simmons
SECONDER:	Mayor Pro-Tem Steven Wilcoxon
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

- h) Resolution No. 2022-279, authorizing the creation and submission of the SPARK Grant Application.**

Mayor Pro-Tem Steven Wilcoxon moved, seconded by Council Member Annie Somerville, to approve Resolution No. 2022-279

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City strongly supports safe nonmotorized transportation and safe access to recreation opportunities for people of all abilities and incomes; and

WHEREAS, the playground at Prospect Park is heavily used by both the neighboring public Ypsilanti International Elementary School and members of the neighborhood; and

WHEREAS, the City is the recipient of a bequest from the estate of Grace Sweeney for the installation of an accessible playground in Prospect Park; and

WHEREAS, the adopted Parks and Recreation Master Plan calls out the need for both accessible pathways into the parks as well as accessible playgrounds; and

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby authorizes the submission of an application to the Michigan Department of Natural Resources Spark Grant Program in the amount of \$600,000 for the Prospect Park Project, matched by the bequest from the estate of Grace Sweeney.

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Steven Wilcoxon
SECONDER:	Council Member Annie Somerville
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Desirae Simmons, Annie Somerville, Michelle King, and Roland Tooson

VIII BOARD AND COMMISSION - NOMINATIONS

- a) **Bicentennial Committee**
Sean Driscoll - New Member
1315 Pearl Street
Ypsilanti, MI 48197
[Application](#)

IX BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission. - None
2. Human Relations Commission.- None
3. Arts Commission.- None
4. Parks and Recreation Commission.- None
5. Sustainability Commission.- None
6. Historic District Commission.- None
7. Planning Commission.- None
8. Zoning Board of Appeals- None

X LIAISON REPORTS

1. SEMCOG Update - None
2. Washtenaw Area Transportation Study - Council Member Symanns stated WATS is creating it's own safety standards above and beyond those created by the state. She stated that data has indicating that people have a more diverse travel program and that more funding will become available in 2023.
3. Urban County - None
4. Ypsilanti Downtown Development Authority - Mayor Brown stated that the DDA recently held their yearly retreat.
5. Friends of Rutherford Pool - None
6. Bicentennial Committee - Council Member Somerville stated that she is excited about the New Year's Even Event.

XI COUNCIL PROPOSED BUSINESS

- a) **King**
1. None
- b) **D. Simmons**
1. Stated concerns regarding the Human Relations Commission not meeting and how can City Council empower the commission.
 2. Stated there are issues, as seen during the Zoning Board of Appeals meeting, with the supportive housing ordinance and reviewing policy requirements for housing and developments.
 3. Stated there is still work to be done on the issue with solar paneling.

c) **Wilcoxon**

1. Stated the Non-Motorized Committee is working to establish routes around the city and creating connectors.
2. Stated applications have been submitted that would provide adequate funding to remove the dam.

d) **Somerville**

1. Encouraged Council to continue to allocate funding for Barrier Busters.
2. Asked for an update regarding the Relocation Ordinance.
3. Requested that the Supportive Housing Ordinance be updated.

e) **Symanns**

1. Stated there are deposits of gravel located on Roosevelt, Courtland and Whittier, and Collegewood and Cambridge.

f) **Tooson**

1. The CREAM Inc. will be having a winter empowerment event at several locations in the city. He will inform Council of the locations at a future meeting.

XII COMMUNICATIONS FROM THE MAYOR

1. Stated several organizations are accepting donations for a Toy Drives.
2. Stated the Mayor's Office located on the fourth floor of City Hall will be for all of Council and times and dates can be worked out.

XIII COMMUNICATIONS FROM THE CITY MANAGER

- a) Update on Resolution No. 2022-253 regarding the City's procurement policy
- b) I am happy to report that the city once again completed our Annual Comprehensive Financial Review and received a Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year ending June 30, 2021.

XIV PUBLIC COMMENT (3 MINUTES)

One Member of the public spoke

XV REMARKS FROM THE MAYOR

XVI ADJOURNMENT

- a) Resolution No. 2022-280, adjourning the City Council Meeting.

The meeting adjourned at 8:26 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: Joe Meyers
DATE: December 20, 2022
SUBJECT: 220 N. Park St - Community Benefits Agreement

DESCRIPTION:

220 N. Park St - Community Benefits Agreement

SUMMARY:

Over the past year, multiple meetings have taken place regarding the CBO, site plan, and land contract for 220 N. Park now known as Dorsey Estates. Over that time, many documents have been approved and during the process of the developer closing on financing and additional eyes being put on these documents, the CBA has an incorrect number in the document.

In the CBA the unit breakdown was put as Cottages: 29, Duplex: 14, and Townhouses: 13. This puts the total unit count at 56. The total unit count per the PUD is Cottages: 19, Duplexes: 14, and Townhouses: 13 or 46 units. Additionally, the affordable units per the CBA account for 50% of the units are 23 units.

As the PUD for this development has been approved at 46 units and the development was always meant to be 46 units and this error is a math oversite.

RECOMMENDED ACTION:

Staff recommends City Council amend the Community Benefits Agreement with Renovare Ypsilanti Homes LLC to change the unit breakdown for cottages from 29 to 19.

ATTACHMENTS:

A. Revised CBA

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-285
December 20, 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 January 2022 by Renovare Ypsilanti Homes LLC; 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 June 7, 2022, on the Community Benefits Agreement; and

Whereas, an error in the unit count was found in the Community Benefits Agreement

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve the revised Community Benefits Agreement for 220 N. Park St 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 20 day of December 2022

#Resolution No. 2022-285

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: 19
 - 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
 - e. The individual homes will be approximately 1000 and 1200 square feet.
- 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: _____
Nicole Brown, Mayor

_____ BY: _____
Andrew Hellenga, City Clerk

RENOVARE, a _____ Company

_____ BY: _____

_____ BY: _____

APPROVED AS TO FORM:

JOHN M. BARR P-10475
Ypsilanti City Attorney



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: John Barr
DATE: December 20, 2022
SUBJECT: Amendment of Community Benefits Agreement 845 and 945 Clark Road

DESCRIPTION:

Amendment of Community Benefits Agreement 845 and 945 Clark Road

SUMMARY:

Ypsilanti City Council approved a Community Benefits Agreement regarding 845 and 945 Clark Road with the Clark Road Senior Limited Dividend Housing Partnership and Clark Road Family Limited Dividend Housing Association on July 26, 2022.

The agreement in **A. Public Benefits # 14** provides that:

"Each owner shall cause the W. Clark Road improvements to extend to the end of the current public right of way. The final scope of the W. Clark Road improvements will be governed by the Road Improvement Legal Agreement with the Washtenaw County Road Commission (WCRC) and the scope of all W. Clark Road will be subject to WCRC's discretion and final approval."

Councilmembers Simmons and Sommerville indicate that the section A-14 was requested by councilmembers Wilcoxon and Symanns and was not part of the original Communities Benefits Agreement.

Councilmembers Simmons and Sommerville now request that the provision be eliminated from the agreement.

The developer and the Washtenaw County Road Commission advise that the extension of Clark Road will likely be held up because adjoining property owners have refused to

grant necessary easements and the road therefore cannot be extended in a timely manner.

(Note that public road right of way can be obtained by governmental action, but it can require *eminent domain* proceedings that can be lengthy and costly.)

The attached proposed resolution would provide to amend the Community Benefits Agreement for 845 and 945 Clark Road to remove provision A-14 requiring the extension of Clark Road.

RECOMMENDED ACTION: Consider the proposed resolution to amend the Community Benefits Agreement for 845 and 945 Clark Road

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-286
December 20, 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 by a developer; and

Whereas, the City Council of the City of Ypsilanti approved Community Benefits Agreement (CBA) and Emergency Services Agreement (ESA) for 845-945 Clark Rd with Clark Road Senior Limited Dividend Housing Association Limited Partnership and Clark Road Family Limited Dividend Hosing Association Partnership on June 21, 2022; and

Whereas, the Community Benefits Agreement was amended through action of Council to require the owner to cause the W. Clark Road improvements to extend to the end of the current public right of way, item 14 of the CBA; and

Whereas, eliminating item 14 of the Community Benefits Agreement would allow this project to move forward and support the efforts of the Community Benefits Committee appointed to negotiate the agreement.

Now therefore be it resolved, that the City Council of the City of Ypsilanti, amend the Community Benefits Agreement with Clark Road Senior Limited Dividend Housing Association Limited Partnership and Clark Road Family Limited Dividend Housing Association Partnership by striking item number 14 from the agreement, and authorize the Mayor and City Clerk to sign the agreement on behalf of the city, subject to review by the City Attorney.

OFFERED BY: _____

SECONDED BY: _____

YES:

NO:

ABSENT:

VOTE:

#Resolution No. 2022-286

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

#Resolution No. 2022-286

FIRST AMENDMENT TO
COMMUNITY BENEFITS AGREEMENT
(845 AND 945 West Clark Road)

The parties, the City of Ypsilanti, a Michigan municipal home rule city of 1 South Huron Street, Ypsilanti MI 48197, and Clark Road Senior Limited Dividend Housing Association Limited Partnership and Clark Road Family Limited Dividend Housing Association Limited Partnership, Michigan limited partnerships of 401 Wilshire Boulevard, Suite 1070, Santa Monica California 90401, agree:

1. The provision A-14 of the Community Benefits Agreement for 845 and 945 West Clark Road providing for the extension of Clark Road, be and hereby is deleted from the agreement and is void and of no longer any force or effect.

So, Agreed.

Dated: December __, 2022

City of Ypsilanti

By: Nicole Brown, Mayor

By: Andrew Hellenga, City Clerk

Dated: December __, 2022

Clark Road Senior Limited Dividend
Housing Association Limited
Partnership

By: Russell Condas, VP

Clark Road Family Limited Dividend
Housing Association Limited
Partnership

By: Russell Condas, VP

Approved as to form:

John M. Barr, Ypsilanti City Attorney

RECEIVED

**COMMUNITY BENEFITS AGREEMENT
(845 and 945 West Clark Road)**

This Agreement is made as of the 26th day of JULY, 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.
- 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 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.
- 14) Each Owner shall cause the W. Clark Road improvements to extend to the end of the current public right of way. The final scope of the W. Clark Road improvements will be governed by the Road Improvement Legal Agreement with the Washtenaw County Road Commission (WCRC), and the scope of all W. Clark Road work will be subject to WCRC's discretion and final approval.

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 an annual payment for each Project in an amount of one hundred (\$100) dollars (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. Emergency Services Agreement.

The City will provide Emergency Services to the Projects. For purposes of this Agreement, "Emergency Services" includes, but is not limited to, 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. The Parties acknowledge and agree that the Emergency Services may be greater for the Projects than typically situated residential developments. Therefore, the City will enter in an emergency services agreement (the "ESA") with Senior Owner and the Family Owner to provide an annual fee to compensate the City for its costs in providing Emergency Services to the Projects (the "Emergency Services Fee").

The initial Emergency Services Fee for the Senior Project shall be \$55,808, and for each subsequent year, the prior year's payment amount shall be increased by the lesser of 3 percent or the annual average of 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 Emergency Services Fee shall commence on January 1st of the year following the year in which the Senior Project placed in service, as such term is used in Section 42 of the Internal Revenue Code of 1986 (the "Code") and shall end on the day the PILOT for the Senior Project expires or is terminated.

The initial Emergency Services Fee for the Family Project shall be \$65,013, and for each subsequent year, the prior year's payment amount shall be increased by the lesser of 3 percent or the annual average of 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 Emergency Services Fee shall commence on January 1st of the year following the year in which the Family Project placed in service, as such term is used in the Code, and shall end on the day the PILOT for the Family Project expires or is terminated.

D. 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.

E. 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.

F. 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.

23999196v6

[SIGNATURES FOLLOW]

In the presence of:

[REDACTED]

CITY OF YPSILANTI, a Michigan
Municipal Home-rule City

BY:

[REDACTED]

Lois Richardson, Mayor

BY:

[REDACTED]

Andrew Hellenga, City Clerk

[REDACTED]

CLARK ROAD SENIOR LIMITED DIVIDEND
HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

BY:

[REDACTED]

Name:

Russell Conley

Title:

Vice President

[REDACTED]

CLARK ROAD FAMILY LIMITED DIVIDEND
HOUSING ASSOCIATION LIMITED
PARTNERSHIP, a Michigan limited partnership

BY:

[REDACTED]

Name:

Russell Conley

Title:

Vice President

APPROVED AS TO FORM:

[REDACTED]

JOHN M. BARR P-10475
Ypsilanti City Attorney



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Joe Meyers
DATE: December 20, 2022
SUBJECT: Water Street Remediation

DESCRIPTION:

Water Street Remediation

SUMMARY:

Over the past 25 years, the city has completed investigations on the water street site to identify polychlorinated biphenyl (PCB) soil contamination at the property. Over this time, the property has been remediated in several spots and additional testing has taken place most recently when we completed the remediation along the water street trail. With the data collected, we have identified the major sources of contamination on the site to a 10-acre site within the 38-acre total site. To further hone in on the actual contamination we will need to complete a grid of the 10-acre site overlayed with historical data to test 100-by-50-foot grid sites overlayed by smaller 10-foot grids as necessary.

This will allow us to identify the areas needing to be remediated. The city has received funds from the Washtenaw County BRA and the State of Michigan to do the remediation as well as potential funding from the federal government. This will allow us to do the vast majority of the cleanup to lessen the need for environmental incentives on the site.

The costs for this work will not exceed \$326,000 and is inclusive of sampling, reporting, tree and shrub removal, oversight, and project management.

RECOMMENDED ACTION:

Staff recommends City Council amend the budget for water street activities and accept the proposal with AKT Peerless for a cost not to exceed \$326,000 to conduct a supplemental investigation of PCB Soil Contamination.

ATTACHMENTS:

A. AKT Proposal

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-287
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

**WHEREAS, The City of Ypsilanti has an interest in cleaning up the Water Street Site;
and**

**WHEREAS, has received funding from the State of Michigan and Washtenaw County
to conduct this investigation and complete the remediation; and**

**WHEREAS, completing this remediation will lessen the need for incentives on the
site.**

**NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti
approve the budget amendment for water street activities and approve the proposal
form AKT Peerless for a cost not to exceed 326,000.**

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
20 day of December 2022

#Resolution No. 2022-287

August 15, 2022

Mr. Joe Meyers
City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

Subject: Proposal to Conduct a Supplemental Investigation of PCB Soil Contamination
Water Street Redevelopment Area
4 Water Street, Ypsilanti, Michigan
Proposal No. PF-30919
AKT Peerless Project No. 8808B

Mr. Meyers:

AKT Peerless appreciates the opportunity to present this proposal to provide environmental consulting services related to the ongoing investigation of previously identified polychlorinated biphenyl (PCB) soil contamination at the property located at 4 Water Street in Ypsilanti, Washtenaw County, Michigan (the subject property).

Between September 1999 and August 2021, multiple subsurface investigations involving the collection of soil samples for laboratory analyses including PCBs have been conducted at the subject property. These investigations include those conducted by Environmental Consulting & Technology, Inc. (ECT) in 1999, 2001, and 2010; The Traverse Group in 2002; ASTI Environmental (ASTI) in 2014 and 2016; and AKT Peerless in 2016, 2017, 2020, and 2021. Based on the results of these investigations, three areas of soil contamination containing PCBs at concentrations greater than 50 parts per million (ppm) have been identified on what have been referred to as historic Parcels 26 and 28 on the south-central portion of the subject property, while soil contamination containing PCBs at lower concentrations has been identified over a broader area (i.e., approximately 10 acres) of the central portion of the subject property.

The City of Ypsilanti obtained Washtenaw County Brownfield Redevelopment Authority (WCBRA) funds in 2021 to conduct a self-implementing PCB cleanup of the soil contamination containing PCBs at concentrations greater than 50 ppm under the Toxic Substances Control Act (TSCA), which is administered by United States Environmental Protection Agency (USEPA). The original cleanup goal of the self-implementing PCB cleanup was 50 ppm.

Since the completion of PCB site characterization activities related to this self-implementing cleanup in September 2021, additional funding sources have become available to the City of Ypsilanti. With a future land use goal of residential and/or commercial/residential, the City has proposed to use these additional funding sources to clean up PCB soil contamination to concentrations less than or equal to 1 ppm (i.e., the TSCA residential cleanup standard). Based on discussions with USEPA, additional subsurface investigation activities will be necessary and additional self-implementing PCB cleanup notification(s) and/or risk-based PCB cleanup application(s) must be prepared for USEPA review and approval.

AKT Peerless' proposed scope of work therefore includes (1) conducting additional subsurface investigation activities at historic Parcels 26 and 28 (i.e., additional PCB site characterization activities) to

attempt to further delineate PCB soil contamination in these “hot spot” areas to concentrations less than or equal to 1 ppm; (2) conduct additional subsurface investigation activities (i.e., risk-based investigation activities) across the broader, 10-acre portion of the subject property to delineate PCB soil contamination in this area to concentrations less than or equal to 1 ppm; and (3) prepare additional self-implementing PCB cleanup notification(s) and/or risk-based PCB cleanup application(s) based on the results of these investigation activities to facilitate the eventual excavation, transportation, and disposal of PCB soil contamination.

The following tasks are included in this proposed Supplemental Subsurface Investigation (SSI):

- **Task 1:** Field activities related to relocating former soil boring locations, including (1) tree and brush removal, and possible gravel placement to facilitate vehicular/equipment access to the proposed PCB SI areas and (2) a complete survey, including 100-and 50-foot grids overlaying areas of historical PCB impact and smaller grids (10-foot) as necessary to define hotspot areas.
- **Task 2:** Submit select soil samples collected during 2020 and 2021 PCB site characterization of the “hot spot” areas to inform new PCB site characterization sampling depth(s) and area(s) of coverage.
- **Task 3:** Conduct new PCB site characterization activities at the “hot spot” areas to attempt to delineate PCB soil contamination to concentrations less than or equal to 1 ppm (as opposed to less than or equal to 50 ppm), collecting up to 1,500 additional soil samples.
- **Task 4:** Conduct risk-based PCB investigation activities outside of the “hot spot” areas. These activities may involve soil borings along the new 50-foot grid survey and/or incremental sampling methodology (ISM) to further facilitate the horizontal and vertical delineation of PCB impacted areas, with collection of up to 150 soil samples.
- **Task 5:** Prepare a Supplemental Subsurface Investigation Report on behalf of the City of Ypsilanti;
- **Task 6:** Prepare additional self-implementing PCB cleanup notification(s) and/or risk-based PCB cleanup application(s) for USEPA review and approval.
- **Task 7:** Meetings, correspondence, and overall project management costs.

The cost estimates associated with these tasks are outlined in the tables below. While the goal of the supplemental investigations identified in this proposal is to delineate PCB soil contamination to concentrations less than or equal to 1 ppm, AKT Peerless notes that additional investigation activities may be necessary to achieve this goal depending on laboratory results.

Table 1: AKT Peerless Estimated Costs

Activity	Estimated Cost
Task 2: Analysis of laboratory results for select samples collected in 2020 and 2021	\$5,000
Task 3-4: Drilling, materials, and expenses	\$40,000
Tasks 3-4: Field Oversight – all tasks Sample Collection	\$40,000
Task 5: Supplemental SI Report	\$15,000
Task 6: Self-Implementing Cleanup Notification(s) and/or Risk-Based Cleanup Application(s)	\$10,000
Task 7: Project Management	\$20,000
Subtotal AKT Peerless Tasks	\$121,000

Table 2: Estimated Contractor Costs

Activity	Estimated Budgeted Cost
Task 1: Tree and Shrub Removal, addition of gravel if necessary	\$30,000
Task 1: Site Survey	\$25,000
Tasks 2-4: Laboratory Analysis – up to 1,750 samples	\$150,000
Subtotal Contractor Tasks	\$205,000
Total All Tasks	\$326,000

AKT Peerless' total estimated not-to-exceed costs to complete the above scope of work is **\$326,000**.

For your convenience, this proposal is presented in a form that can be accepted as an agreement. To accept this proposal, please sign the acceptance line below. The terms and conditions previously agreed to by City of Ypsilanti and AKT Peerless for the Water Street Redevelopment Area will apply to this agreement upon acceptance.

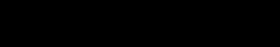


City of Ypsilanti
August 15, 2022
Page 4

If you have any questions or need additional information please contact me or Jeremy McCallion at 248-615-1333 or by email at wasielewski@aktpeerless.com or stultz@aktpeerless.com.

Sincerely,

AKT Peerless



Scott Wasielewski
Project Manager

Mr. Joe Meyers
City of Ypsilanti
Water Street Redevelopment Area – Remediation of Hazardous PCB Soil Contamination

Proposal No.	PF-30919
AKT Peerless Project No.	8808B
Project Cost:	\$326,000

ACCEPTANCE

DATE:

BUDGET ADJUSTMENT WORKSHEET

2022/2023

101 - General Fund

Planning

Joe Meyers

12/20/2022

NET CHANGE IN BUDGET:	200,000	200,000	20,000	250,000
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Date: _____

Date: _____

#N/A



Resolution No. 2022-288
December 20, 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>
Sean Driscoll Bicentennial 1315 Pearl Street Ypsilanti, MI 48197	Bicentennial Committee	Upon

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
20 day of December 2022

#Resolution No. 2022-288



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Christopher Jacobs
DATE: December 20, 2022
SUBJECT: Budget Amendment to support Youth Coding Program at New Parkridge

DESCRIPTION:

Budget Amendment to support Youth Coding Program at New Parkridge

SUMMARY:

The City of Ypsilanti was awarded \$40,000 from the Ann Arbor Community Foundation for a new grant program aimed to teach coding curriculum to high school aged students at New Parkridge. The program is set to begin sometime in January and run the winter semester until May 2023. The second year of the program is paid for as well and will take place between January-May 2024. This grant program was made possible in partnership with Code313, who will provide coding instruction to 15 students at New Parkridge using computers provided by Parkridge Community Center. This initiative is motivated by the desire not only to teach youth in our community valuable STEM skills, but to reconnect with high school aged students lost in the programming shuffle during the pandemic. Parkridge Community Center has seen a steep decline in the participation of high school aged youth following the COVID-19 pandemic and our hope is that by offering unique access to equipment, gaming consoles, and the knowledge beyond how all of it works would motivate youth to become more engaged. Senpai Tournaments is also being engaged for its services to provide gaming equipment twice weekly alongside the coding curriculum. The program will be designed to operate twice weekly in the evening from 5-8pm. Each three-hour session will include 90 minutes of curriculum and 90 minutes of gaming. Participants are required to participate in the coding portion of the program to take part in the gaming portion. I would like to thank Sergio Hernandez from the Family Empowerment Program at the Ypsilanti Housing Commission and Anthony Williamson from WCC for their collaboration on this successful grant award and new programming initiative.

RECOMMENDED ACTION: Staff is seeking Council to approve the budget amendment to accept \$20,000 in FY2022-2023 and expenditures totaling \$20,000 to implement new programming aimed teach coding to youth at New Parkridge.

ATTACHMENTS:
Budget Amendment
AACF Grant Application

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2022-289
December 20, 2022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; The City of Ypsilanti has received \$40,000 over the next two years to implement a new coding program for high school aged youth at New Parkridge from the AACF EmpowerMENT Grant Program; and

WHEREAS; FEP Staff and the Ypsilanti Housing Commission will implement the grant program in partnership with Code313 and Senpai Tournaments to host 15 students between January-May 2023 and 2024,

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approve the budget amendment as provided to the new grant program at New Parkridge.

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 20 day of December 2022

#Resolution No. 2022-289

BUDGET ADJUSTMENT WORKSHEET

2022/2023

101 - General Fund

Planning

Christopher Jacobs

12/20/2022

NET CHANGE IN BUDGET:	20,000	20,000	20,000	20,000
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Date: _____

Date: _____

#N/A

EmpowerMENT Fund Grant Program

Application #: 170212

EmpowerMENT Fund Grant Program

General Organization Information

Organization Name

City of Ypsilanti

Primary Contact Name

Christopher Jacobs

Primary Contact Email

cjacobs@cityofypsilanti.com

Organization's Website

cityofypsilanti.com

Organization's Mission or Purpose

The City of Ypsilanti is 200 years old as of 2023 and provides municipal services to residents now totaling approximately 21,000.

General Information about the Program or Project

Please describe your idea for a new and/or existing program that is serving to empower young Black males towards promoting their educational success?

The Parkridge Community Center located at 591 Armstrong Dr Ypsilanti, MI 48197 is a critically important resource in the southside of Ypsilanti. The south side of Ypsilanti is historically home to people of color, as it was one of the few places where African Americans could purchase a home in the 1960's. In fact, African Americans made up 98% of the population in the Southside area in 1960. Today that number stands at 62%, well above the Washtenaw County average of 12%, and this is reflected in the population of stakeholders who rely on Parkridge Community Center for recreational and educational programming beyond the public school system.

The new program we are proposing to fund with EmpowerMENT grant dollars is aimed at engaging and empowering high school aged black male students in the community with STEM skills centered around video game coding and development. If awarded by AACF, we will be partnering with Code313 to provide the coding instruction and curriculum to 15 students at Parkridge Community Center using laptops recently acquired by a \$60,000 Washtenaw County Youth Development grant. The proposal is for a two year program lasting 15 weeks each winter using existing equipment, facilities, and staff. The grant funding would help cover the cost of software needed to run the Unity game engine to teach

EmpowerMENT Fund Grant Program

Application #: 170212

coding on laptop computers and the technical expertise and instruction provided by Code313 staff twice weekly, for 3 hours total each week.

This potential funding represents an important catalyst for experimenting with new ways to engage high school aged black males following a significant departure of that age population at Parkridge Community Center since the COVID-19 pandemic. While students may be enticed by the opportunity to play video games at Parkridge Community Center, learning how those games work and how to create your own games using the Unity engine will be even more compelling. STEM education and coding remain critically important skills for a variety of careers and this instruction will help young black males think big about their futures and what is possible. The programming skills learned are transferrable for all kinds of applications and this training is highly sought after because of the strong labor market demand for these skills. Participants could go on to further their education in this field at college, develop these skills independently, or learn from one of the many emerging tech companies in Washtenaw County.

In your organization's words, please define educational success? How will it impact towards the goal of education success be measured?

Educational success is imperative for the City of Ypsilanti and the families that call our community home. In the context of this grant program we would define educational success as the measurable outcomes achieved by pre-program evaluations compared with post-program evaluations of participants. These evaluations will be geared towards measuring student knowledge of STEM concepts around coding and game development before participation, at the halfway point, and post program. Each week student attendance and the specific curriculum taught will be documented and form the basis for what knowledge students are evaluated to know.

It is our hope that students enter the program with a baseline understanding of what video games are, what coding is, and how its used to build a game broadly. From there, participants will learn about the core concepts taught in coding and game development from building an environment to making a character in a game jump or move, to more advanced features like sound effects or game strategy. The Unity engine they will be learning about and using to build games is intuitive and teaches the basics of programming so it is accessible and each concept taught is measurable by evaluation and the tangible demonstrations in the games they create. We would consider a 50% average participant improvement from the initial evaluation to the final evaluation a successful benchmark in year 1 and a 75% improvement in year 2.

This effort represents an important partnership between Washtenaw Community College who provides staffing for Parkridge Community Center, the Ypsilanti Housing Commission who is providing space and coordination with participants, Code313 who is providing the educational instruction, and the City of Ypsilanti who is submitting this grant to support the program. Ypsilanti Community Schools (YCS) is an important partner to the City of Ypsilanti and this initiative helps further develop a regional approach towards ensuring educational success.

EmpowerMENT Fund Grant Program

Application #: 170212

Working with EMU, Washtenaw County and the Michigan Education Corps we have scaled up collaborations aimed at reading intervention, literacy, student wellness and mentoring for student success. Our efforts with this new initiative are an important piece of the educational success puzzle by providing engaging educational opportunities for high school aged black males after school during the winter when there are the fewest opportunities and highest likelihood of broad participation.

How will young Black males be involved in program planning and design, and empowered through the program/initiative?

Code 313 instructors are highly trained professionals in their field and its educational services are designed for teaching young people of color. Code313 has taught over 46,000 students in more than 55 schools across 35 communities and its staff, board of directors, and management are demographically representative of the Ypsilanti community they will be serving. Young black males are deeply involved in the program planning and design with Code313. This population is at the core of who Code313 is, and who they serve; empowering young black males with programs like this is the root of Code 313's mission.

Access to coding education remains a major equity issue in communities like Ypsilanti, where there are few opportunities to learn the skills that Code313 teaches. This is a problem Bartel Welch, founder of Code313 cites as a primary reason for the organization to exist. Students want to learn this information and find it deeply engaging but a lack of qualified teachers and technology access issues hold them back. The Unity game engine subscription requires laptops with the specifications to run that software and often prices families out. It is both a technology and teacher deficit in our community preventing young black males from developing these skills and that is a major equity problem we seek to address with the program. We are fortunate to have 40 laptops on hand but they remain underutilized as Parkridge Community Center has struggled to engage high school aged students. This is a compelling way to empower young black males and leverage resources already on hand at Parkridge Community Center. There is a strong possibility to build on the success of this new pilot program with other funding sources and locations in order to engage and empower more participants. This initial two year funding of \$20,000 annually would be an important catalyst to demonstrating the viability and success of the program in order to ensure its financial sustainability.

Please list partnering organizations or agencies involved in this program/initiative.

Code 313
City of Ypsilanti
Washtenaw Community College
Family Empowerment Program
Ypsilanti Housing Commission

EmpowerMENT Fund Grant Program

Application #: 170212

Program Budget

For this idea to be successful, how much funding up to \$20,000 will be required over the next 2 years. Please share the budget details.

\$20,000 annually over the next two years will be required to start this pilot program. Code313 has quoted the City of Ypsilanti \$15,000 annually to provide 3 hours of instruction for fifteen weeks. \$5,000 is budgeted for Senpai Tournaments to bring in monitors and gaming consoles in order to test the games and demonstrate concepts participants will learn about. Instruction is provided twice weekly for 3 hours each session. The first 90 minutes of each session are dedicated to learning coding and game development using the Unity engine subscriptions on laptops provided by Parkridge Community Center followed by 90 minutes of testing and demonstration on gaming consoles and monitors for 15 participants. This \$5,000 budget for Senpai Tournaments helps cover the rental of gaming consoles, monitors, and other equipment used in the second half of each session following Code313 instruction.

What is the amount you are requesting? (Whole numbers only)

\$40,000.00

Sign & Submit

I herby affirm: The information provided on this application is accurate to the best of my knowledge. Type in your name (First & Last Name):

Date:

Board and Commission Application for Reappointment

First Name	Alexander
Last Name	Pettit
Address	945 Sheridan
City	Ypsilanti
State	Michigan
Zip Code	48197
Phone Number	[REDACTED]
Email Address	[REDACTED]
Board or Commission of Reappointment	Historic District Commission
Number of Terms Served	4 or Over
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	Enabling legislation declares historic preservation to be a public purpose. The City has created a local ordinance that supports the 'public purpose' and enables the commission to safeguard heritage, stabilize property values, strengthen the local economy, and foster civic beauty. I believe all my work with the commission incorporates these ideas, though to varying degrees based on the particular application/proposal. The commission is tasked with significant decision-making and much of it is based on judgement and interpretation of design guidelines and less about engineering formulas and tables. This frequently leads to deliberations that are more about building consensus and less about binary formulaic decisions. The commission is comprised of individuals who bring a variety of necessary perspectives to this decision-making process and a portion of my contributions to the commission has been to help shepherd deliberations of this spectrum of views to a consensus point.
How will you continue to assist your Board or Commission to achieve its purpose if reappointed?	I intend to continue to assist the commission similar to how I have: focus on consensus-building and continuing to seek opportunities to strengthen the district and support its development for the education, welfare and beauty it provides
Number of absences	Perhaps 4 in 3 years. I cannot be certain as I have not kept careful track

If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)

I do not believe I've had over 3 absences in a calendar year

Electronic Signature Agreement

I agree.

Electronic Signature

Alexander J. Pettit

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Board and Commission Application for Reappointment

First Name	James
Last Name	Chesnut
Address	1223, Sherman st
City	ypsilanti
State	Michigan
Zip Code	48197
Phone Number	
Email Address	
Board or Commission of Reappointment	Hdc commision
Number of Terms Served	1
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	As a licensed architect and contractor I provided insight to facilitate decision making to achieve the purpose as stated in the enabling legislation.
How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?	I will continue to contribute to the commission with my expertise in an effort to benefit the community members while achieving the purpose of the secretary of interior standards as it relates to the historic content/architecture in the city of Ypsilanti.
Number of absences	3
If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)	NA
Electronic Signature Agreement	I agree.
Electronic Signature	James Chesnut

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Resolution No. 2022-290
December 20, 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
20 day of December 2022

#Resolution No. 2022-290