



**CITY OF YPSILANTI
REGULAR COUNCIL MEETING
Tuesday, March 21, 2023 @ 6:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197
[VIRTUAL MEETING](#)**

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. WORK SESSION 6:00 PM TO 7:00 PM

4 - 85

- A. Water Street development presentation, Derric L. Scott J29:7 Planning and Development Corporation
[Proposal](#)

86 - 99

- B. Water Street development presentation, Renovare Development
[Proposal](#)

VI. PUBLIC COMMENT (3 MINUTES)

VII. ORDINANCES FIRST READING

100 - 112

- A. Ordinance 1408, an Ordinance Entitled "Amending Chapter 7 of the Ypsilanti City Code".
1. Resolution No. 2023-041, determination
2. Public Hearing
3. Resolution No. 2023-042, closing the public hearing
[Supporting Documents - Pdf](#)

113 - 119

- B. Ordinance No. 1409 - An Ordinance entitled, "An ordinance to impose an emergency moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 60 days".
1. Resolution No. 2023-051, determination.
2. Open Public Hearing
3. Resolution No. 2023-052, close the public hearing
[Supporting Documents - Pdf](#)

- 120 - 134** C. Ordinance 1410, an Ordinance Entitled "206-210 N Washington PILOT".
1. Resolution No. 2023-053, determination
 2. Public Hearing
 3. Resolution No. 2023-054, closing the public hearing
- [Supporting Documents - Pdf](#)

VIII. CONSENT AGENDA

- 135** A. Resolution No. 2023-055, approving the Consent Agenda.
[2023-055 - Pdf](#)
- 136 - 143** B. Resolution No. 2023-056, approving the minutes of March 7, 2023 City Council Meeting Minutes.
[2023-056 - Pdf](#)
- 144 - 147** C. Resolution No. 2023-057, approving the tying of teal ribbons on city trees in the downtown during the month of April for Sexual Assault Awareness Month.
[2023-057 - Pdf](#)

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

- 148 - 174** A. Resolution No. 2023-058, approving the submission of a grant application for the construction of the Cross Street Bridge.
[2023-058 - Pdf](#)
- 175 - 176** B. Resolution No. 2023-059, giving tribute, honor, respect and appreciation to the City of Ypsilanti, the Ypsilanti Parks Commission, the Ypsi-Arbor American Little League, the late league president William F. Anhut.
[2023-059 - Pdf](#)
- 177 - 183** C. Resolution No. 2023-049, approving a policy to govern the youth Mini-Grants provided by the city. **(Tabled 3-7-23)**
[2023-049 - Pdf](#)
- 184 - 187** D. Resolution No. 2023-060, approving the appointment of Tobias Lipski as Assist City Attorney.
[2023-060 - Pdf](#)
- 188 - 190** E. Resolution No. 2023-061, approving appointments to boards and commissions.
[2023-061 - Pdf](#)
- 191 - 192** F. Resolution No. 2023-062, approving the allocation of funds for the operation of the Earth Day Event on April 16, 2023. **(added)**
[2023-062 - Pdf](#)

X. 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

XI. 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

XII. COUNCIL PROPOSED BUSINESS

XIII. COMMUNICATIONS FROM THE MAYOR

XIV. COMMUNICATIONS FROM THE CITY MANAGER

XV. PUBLIC COMMENT (3 MINUTES)

XVI. REMARKS FROM THE MAYOR

XVII. ADJOURNMENT

193

- A. Resolution No. 2023-063, adjourning the City Council Meeting.
[2023-063 - 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.



WATER STREET REDEVELOPMENT
CITY OF YPSILANTI

**MASTER DEVELOPMENT
PLAN PROPOSAL**

02. 08. 2023



TABLE OF CONTENTS

WATER STREET REDEVELOPMENT MASTER DEVELOPMENT PLAN PROPOSAL

01

EXECUTIVE
SUMMARY

02

WHAT WE
HEARD

03

WHAT WE
PROPOSE

04

DEVELOPMENT
TEAM &
EXPERIENCE

05

EXPERIENCE WITH
CBO REQUESTS

06

CITY
OFFER

07

TIMELINE

02. 08. 2023

WATER STREET REDEVELOPMENT / CITY OF YPSILANTI / MASTER DEVELOPMENT PROPOSAL

01 EXECUTIVE SUMMARY

01 / EXECUTIVE SUMMARY

I am excited to submit this development proposal on behalf of J29:7 Planning & Development Corporation (J29:7) to serve as Master Developer of the 38-acre Water Street Development site in the City of Ypsilanti. While we are a mission-driven for profit development firm, our Philosophy at J29:7 is to seek the peace and prosperity of the places we're called to serve. This places an emphasis on people over profit and community over capitalism. This is highlighted through our Inclusive Development Principles and holistic approach to real estate development. We value community with an emphasis on the Ypsilanti Community, as I'm a resident of this community raising my family less than 4 miles from the proposed development site. And although J29:7 has focused on work nationally, we've chosen to headquarter our business here in the Ypsilanti community and employ locally. Collectively, the development team at J29:7 has extensive experience with master-planned developments and collectively has been responsible for more than \$5.5 Billion of real estate development activities across the country.

We propose to deliver a master development plan that meets at a very minimum the goals identified in the 2020 development plan process outlined by the City of Ypsilanti. This includes targeting at a minimum 39,00 SF of new retail, 396 new residential units, and prioritizing grocery, a community center, 5.4 acres of park and green space, and other types of uses that the community wants to see and that can be supported by the market. We seek to work closely with local stakeholders to provide affordability throughout the development and ensure that existing residents and businesses are not displaced in the process.

Additionally, J29:7 has identified an operator that has agreed to bring a community center focused on youth to the site and seeks to work with the community through engagement on many of the programmatic elements. With this more centralized and accessible location to public transportation, the center is expected to include at a minimum:

- Youth Center geared towards youth empowerment, workforce development, and opportunities for youth entrepreneurship and homeownership readiness
- Small Business Ecosystem and Incubator to launch local small businesses
- Tech and other industry clubs for youth and adults
- Community space and recreational programming for youth
- Fitness Space

02. 08. 2023



01 / EXECUTIVE SUMMARY (CONT.)

The community center is just one of the many elements our development proposal offers to address some of the desires we've heard from the community that are further outlined throughout our proposal.

To deliver on this overall development plan, we have identified several experienced, high-capacity development partners interested in delivering on the overall development plan. Collectively, these partners have over 223 years of development experience, have been responsible for developing more than 2,100 units of housing, more than 2.3 Million SF of mixed-use development, and over \$6.9 Billion in real estate development investment activities with a reputation of delivering on high impact, inclusive, community driven projects.

It is our desire to work with the City Council and the leadership staff of the City of Ypsilanti to secure a 12-month option to purchase the site pending mutually agreed upon terms and benchmarks. During this period of time, J29:7 would conduct a full master plan of the site, finalize the proposed development partners, and secure the funding commitments necessary to implement a community-driven development. Our proposal will lay out the steps and processes we intend to take in order to make this master development happen consistent with the community's vision. It is our experience that taking the time to carefully craft the master development plan with identified development partners and users will reduce the risks of having an implementable development plan that will be ready for execution.

Lastly, with our experience working with special financing tools and TIF districts, we seek to explore the payoff of the existing bond debt that exists as part of the transaction to purchase and redevelop the site. We look forward to the opportunity to do some meaningful work in our own backyard and welcome the opportunity to speak further on our development proposal on behalf of all of the proposed development partners.

Seeking the peace of the city,

The Hope Pusher
Derric Scott
CEO, J29:7 Planning & Development Corporation



02. 08. 2023

02 WHAT WE HEARD

02 / WHAT WE HEARD

THE WHAT

J29:7 identifies “the what” as what ultimately should be built. This information comes from a combination of two places:

1. A **market study** which says how much of a certain type of asset class can be built and be successfully supported by the market and
2. **Feedback from the community** on what they would like to see built. We like to prioritize delivering where the two overlap.

02 / WHAT WE HEARD

THE WHAT : MARKET STUDY ANALYSIS



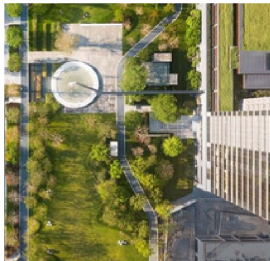
RETAIL DEMAND (SF)

A retail analysis for demand has not been conducted by the city. **We will conduct a specific retail demand analysis once engaged. Initial leakage indicates a need for 39,000 SF of new retail**



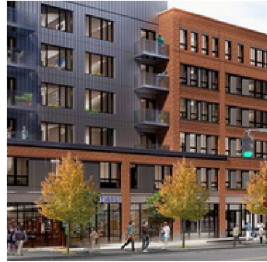
OFFICE DEMAND (SF)

An office demand analysis has not been conducted by the city. **We will conduct a specific office demand analysis once engaged.**



GREENSPACE

Open Space/
Parks/Detention:
5.44 acres (~14% of site)



RESIDENTIAL DEMAND (# OF UNITS)

*based on the Ypsilanti Housing Survey conducted by Tracy Cross & Associates June 5, 2020

Total Units Needed Annually in Washtenaw County - **1,400** broken down into the following:

- For Sale: **1000**
- Single Family Detached: **700**
- Townhome/Duplex/Condominium: **300**
- For Rent: **400**



Recommended Proposed # of Units for Water Street Development: **392**

- Quasi-Urban Apartments (Multi-Family): **200**
- Townhomes/Rowhomes w/Flats: **72**
- Single Family Series A: **72**
- Single Family Series B: **48**



02. 08. 2023

02 / WHAT WE HEARD

THE WHAT : FEEDBACK FROM COMMUNITY ENGAGEMENT

J29:7 reviewed community input from three community development charrettes as well as feedback from other public community forums over the years, and conversations with city stakeholders and residents. These are the emerging themes that we've heard and will be looking to validate and better understand how to deliver on should we be given the opportunity to move forward:



01 COMMUNITY ENGAGEMENT

The Community wants to feel and be heard in the process



02 RETAIL & OFFICE

- Buildings along Michigan Ave should have ground floor commercial with residential above
- The curb and sidewalks along Michigan Ave should complement the development on water street.
- Understand the demand for office space in a post-COVID environment
- A restaurant (with potential water views) was encouraged onsite.
- Prioritizing local business development and opportunities

02. 08. 2023

02 / WHAT WE HEARD

THE WHAT : FEEDBACK FROM COMMUNITY ENGAGEMENT



03 SUSTAINABILITY & ENVIRONMENTAL CONCERNS

- Water runoff, water impacting on the trail, and maintaining the existing wildlife habitat in certain areas is a concern
- The need for more green space was mentioned
- Potential to keep a street named Water Street
- Safety and community relations are high priorities for selecting a developer
- More public art
- Incentives to offer financially
- Displaying public art and having more
- Connections to bus and public transportation
- Parking decks were preferred over surface parking



04 RESIDENTIAL

- Affordability is important - affordability that goes above just 10%
- Single family housing was encouraged overall
- Housing should offer affordable options, consider college students, low income;
- Concerns that individuals are not priced out by rising housing prices
- Development without displacement is important

03 WHAT WE PROPOSE

03 / WHAT WE PROPOSE

THE HOW: OUR PROCESS

STEP 1: IDENTIFY

We use this step to clearly identify the site plan and site boundaries of the study area. For this project, this has been clearly defined for us as the 38 acre Water Street Redevelopment Site.

STEP 2: DEFINE PARTNERS

During this step we determine who all the community, public, and private stakeholders are that should be involved in the process. These stakeholders will be key to our inclusive engagement process outlined during Step 4 as well as identifying where opportunities for collaboration of fulfilling community needs might come from. These partners may include:

- Non-profits
- Foundations & Other Corporate or Educational Institutions
- Hospitals
- Community Centers
- Block-Club Groups
- Neighborhood Organizations
- HOAs
- Local, County, & State Governments
- Local Housing Authorities
- Local employment & economic development agencies



*this list is not exhaustive and will continue to grow as we begin engagement

STEP 3: ACQUISITION (WE ARE HERE)

During this step, we seek to gain site control. This is important to the process as we don't like hypothetical plans that sit on shelves collecting dust because they're not implementable, and the path to site control is unclear. We intend to be invested and will expend a good deal of resources and time crafting a master plan consistent with the community's vision for their city. Site control allows us to begin securing the commitments that will be necessary to bring capital, capable developers, and other resources to the community, as well as the opportunity to be most intentional during the engagement process.

02. 08. 2023

03 / WHAT WE PROPOSE

THE HOW: OUR PROCESS

STEP 4: MASTERPLANNING & ENGAGEMENT

This is our wheelhouse and where we believe we really shine. We have a habit of listening intently with the practice of saying, “this is what we’ve heard, did we get it right?” We approach community engagement through the lens of asking “The What” and “The How”

THE WHAT

We will [order updated market studies](#) that inform us on how much of each use type can be built taking into consideration outcomes such as population growth, spending, and leakage. The most recent housing market study was done 3 years ago. Having updated market studies that assess the current and future market will help advise the best decisions for what can be built, sustained, and not impact the market negatively by leaving a heavily vacated new development. We will also understand “The What” through community input. This will also help with decision-making to [prevent the displacement of existing residents + businesses](#). The areas we’ll seek to understand are:

- Housing
 - Market Rate & Affordable Demand
 - For Sale v. Rental Demand
 - Single Family v. Multi-Family Demand
- Retail
 - Leakage of dollars that can be captured back into the community from underserved use types
 - General Merchandise (including goods and services), Apparel & Accessories), Furniture & Other Sales (GAFO)
 - Assess opportunities for small local businesses
- Office
 - Space demand for high-wage paying jobs
 - Opportunities for entrepreneurship hubs

02. 08. 2023

03 / WHAT WE PROPOSE

THE HOW: OUR PROCESS

STEP 4: MASTERPLANNING & ENGAGEMENT

THE HOW

After understanding “The What” we’ll come to the community to understand “The How” they see that being executed. For example, “The What” may indicate a demand for a 30,000 sf grocery store exists, but it doesn’t tell us how the community envisions that grocery store serving them and what it looks like (i.e. Whole Foods, Aldi, Co-Op, Neighborhood Market). We’ll use a mix of engagement tools and resources to understand “The How” and use this to help target the RIGHT users as opposed to just filling empty spaces.



03 / WHAT WE PROPOSE

ENGAGEMENT + EDUCATION



ENGAGEMENT PROCESS

Our engagement process to understand “The What” and “The How” allows opportunities for the community to be decision makers in the development process. We will make use of our award winning engagement tools which include:

- In-person and virtual design charette platforms
- Map.Social for community input
- Community Voting tools that will drive decision making
- Educating stakeholders city/residents



02. 08. 2023

03 / WHAT WE PROPOSE

ENGAGEMENT + EDUCATION

EDUCATING STAKEHOLDERS CITY/RESIDENTS

We believe that it's important to educate stakeholders in the development process so that community members have access to information that allows them to make informed decisions. Throughout our master planning process, we will offer free community training sessions on the development process.

We use a 4 module program that covers the following:

- The Real Estate Development Process
- Real Estate Investing Essentials
- The Risks of Investing
- Financing, Incentives, and Structuring of Real Estate Deals



02. 08. 2023

03 / WHAT WE PROPOSE

ENGAGEMENT + EDUCATION

EDUCATING STAKEHOLDERS CITY/RESIDENTS

The purpose of these educational sessions are not to make developers of the community. The purpose is to equip stakeholders with unbiased development information to understand the push and pull factors that affect a real estate project. The goal is to have community members that are better able to determine the value proposition of certain trade-offs that may or may not be necessary during the development process. We have provided training to:

- City Officials
- Community Groups
- Faith-Based Partners who own land

WE LISTEN AND HAVE A HISTORY OF LISTENING



02. 08. 2023

03 / WHAT WE PROPOSE

THE HOW: OUR PROCESS

STEP 5: IMPLEMENTATION

INFRASTRUCTURE

New public infrastructure and utilities will need to be placed throughout the 38 acre site. The timing and approvals will be coordinated with the City of Ypsilanti's current remediation of environmental conditions as well as coordinating design and engineering with the local utilities. We propose burying underground utilities and providing for high speed fiber throughout the district.



Photo by AZ Engineering

PHASED DEVELOPMENT

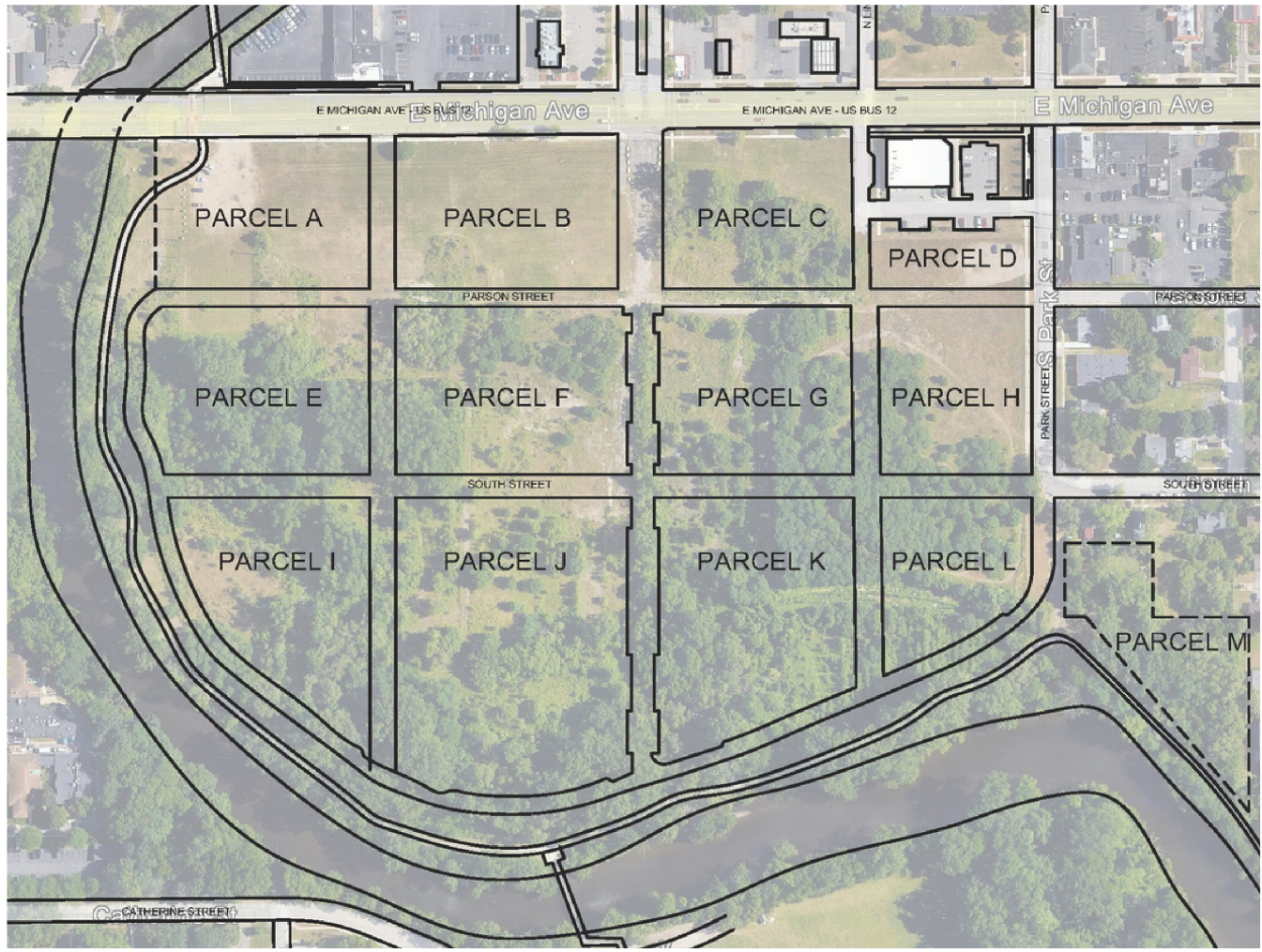
The implementation plan will take a phased development approach. By identifying multiple development partners capable of executing the plan, we have the opportunity for multiple construction starts concurrently at the same time. The phasing will happen in a way that allows for absorption (lease up and sale) of new units coming online and commercial + community space becoming available.



02.08.2023

03 / WHAT WE PROPOSE

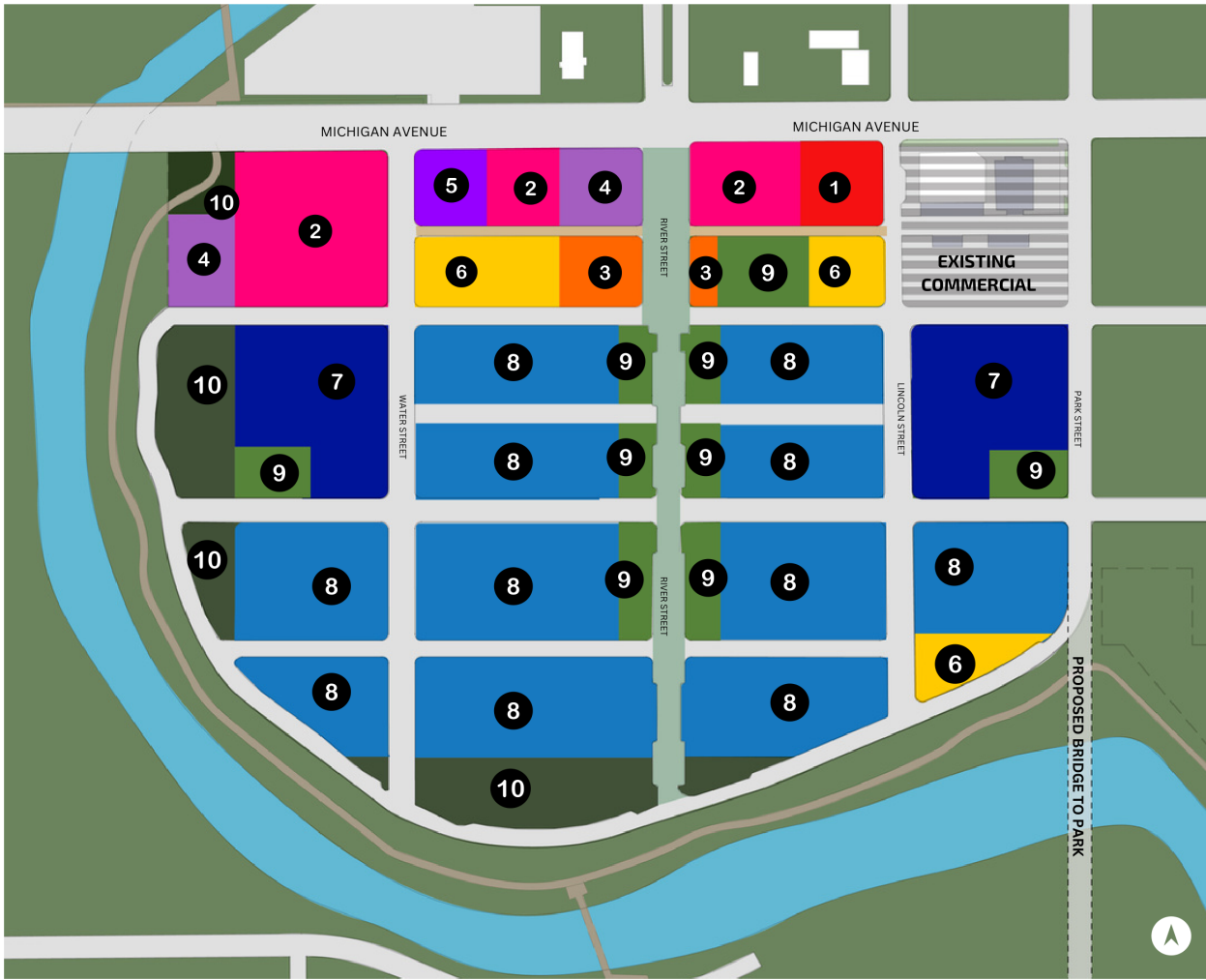
CONCEPT DEVELOPMENT MASTERPLAN STEP 5: IMPLEMENTATION



- PARCEL A: 1.9 ACRES
- PARCEL B: 1.6 ACRES
- PARCEL C: 1.6 ACRES
- PARCEL D: NOT IN SCOPE
- PARCEL E: 1.7 ACRES
- PARCEL F: 1.7 ACRES
- PARCEL G: 1.7ACRES
- PARCEL H: 1.2 ACRES
- PARCEL I: 1.5 ACRES
- PARCEL J: 2.5 ACRES
- PARCEL K: 1.5 ACRES
- PARCEL L: 1 ACRE
- PARCEL M: NOT IN SCOPE

03 / WHAT WE PROPOSE

CONCEPT DEVELOPMENT MASTERPLAN STEP 5: IMPLEMENTATION



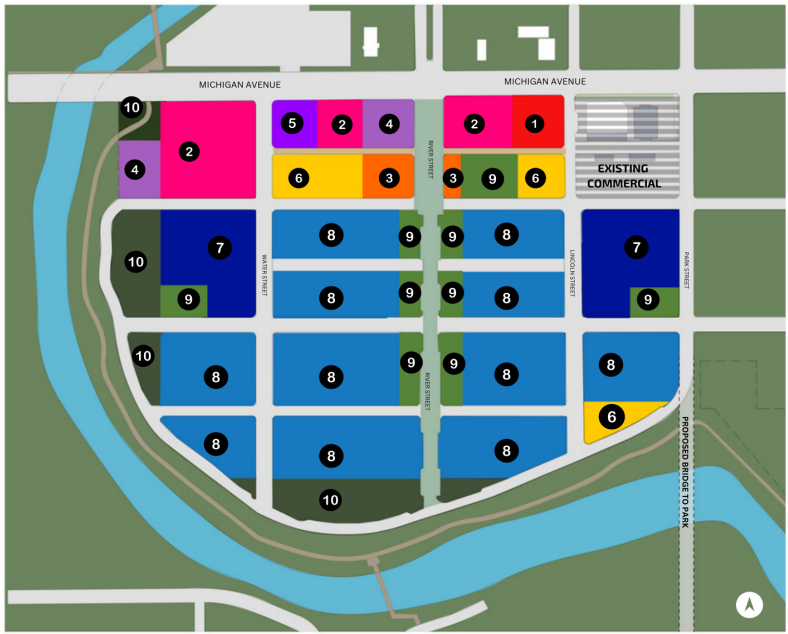
- 01 COMMERCIAL : LARGE ANCHOR TENANT
- 02 MIXED USE: SMALL BUSINESS + OFFICE + MULTI FAMILY RESIDENTIAL + PARKING
- 03 MARKETPLACE + PLAZA COMMUNITY GARDEN
- 04 RESTAURANT + ENTERTAINMENT
- 05 COMMUNITY CENTER
- 06 GROCERY, MARKETPLACE + GARDEN
- 07 QUASI-URBAN APARTMENTS
- 08 TOWNHOMES/ROWHOUSES + SINGLE FAMILY HOMES (SERIES A & B)
- 09 GREENSPACE/PARK/PLAYSPACE
- 10 WATERFRONT + HABITAT & NATURE TRAIL
- 11 EXISTING NATURE TRAIL
- 12 GREENWAY
- 13 OPEN PEDESTRIAN STREET

WATER STREET REDEVELOPMENT / CITY OF YPSILANTI / MASTER DEVELOPMENT PROPOSAL

02. 08. 2023

03 / WHAT WE PROPOSE

CONCEPT DEVELOPMENT MASTERPLAN STEP 5: IMPLEMENTATION



PROGRAMMATIC BREAKDOWN (SF BY FOOTPRINT)

01	Commercial: Large Anchor Tenant	15,500 SF
02	Mixed Use (Small Business, Office, Multi-family Residential and Parking)	88,500 SF
03	Public Plaza	17,700 SF
04	Restaurant + Entertainment	14,400 SF
05	Community Center	12,500 SF
06	Grocery Store, Marketplace + Garden	39,800 SF
07	Quasi-Urban Apartments	104,300 SF
08	Townhomes/Rowhouses + Single Family Homes (Series A + B)	431,700 SF
09	Greenspace/Park/Playscape	76,100 SF
10	Waterfront Park, Habitat & Nature Trail	93,500 SF

01 COMMERCIAL : LARGE ANCHOR TENANT	05 COMMUNITY CENTER	09 GREENSPACE/PARK/PLAYSPACE	13 OPEN PEDESTRIAN STREET
02 MIXED USE: SMALL BUSINESS + OFFICE + MULTI FAMILY RESIDENTIAL + PARKING	06 GROCERY STORE + MARKETPLACE + GARDEN	10 WATERFRONT + HABITAT & NATURE TRAIL	
03 PUBLIC PLAZA	07 QUASI-URBAN APARTMENTS	11 EXISTING NATURE TRAIL	
04 RESTAURANT + ENTERTAINMENT	08 TOWNHOMES/ROWHOUSES + SINGLE FAMILY HOMES (SERIES A & B)	12 GREENWAY	

02. 08. 2023

03 / WHAT WE PROPOSE

PROPOSED PROGRAMMING
STEP 5: IMPLEMENTATION

01 COMMERCIAL LARGE ANCHOR TENANT



02 MIXED-USE



03 MARKETPLACE + COMMUNITY GARDEN



04 GROCERY STORE



05 COMMUNITY CENTER



06 RESTAURANT + ENTERTAINMENT



WATER STREET REDEVELOPMENT / CITY OF YPSILANTI / MASTER DEVELOPMENT PROPOSAL

02. 08. 2023

03 / WHAT WE PROPOSE

PROPOSED PROGRAMMING STEP 5: IMPLEMENTATION

07 QUASI-URBAN APARTMENTS



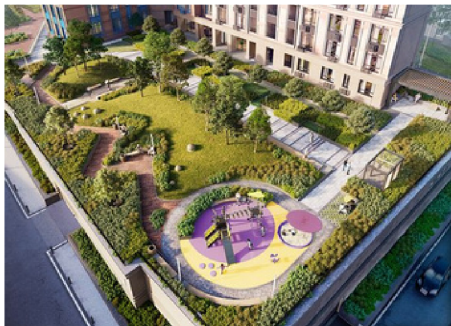
08 TOWNHOMES/ ROWHOUSES



08 SINGLE FAMILY SERIES A + SERIES B



09 GREENSPACE, PARK + PLAYSCAPE



10 WATERFRONT PARK, HABITAT AND TRAIL



12 GREENWAY + OPEN PEDESTRIAN STREET



04 DEVELOPER TEAM & EXPERIENCE

04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP MASTER DEVELOPER

J29:7 WAS CREATED TO SEEK THE WELFARE OF THE PLACES WE ARE CALLED TO SERVE

OUR MISSION

To seek the welfare of the places we've been called to serve and invite others to join us through inclusive engagement and equitable and sustainable development

OUR APPROACH

J29:7 takes a holistic approach to development that focuses not just on projects and buildings, but on the holistic development of the communities in which we develop and the people that live there. We believe in identifying the challenges that systematically cause people to be left behind and then working together with communities to develop sustainable and equitable solutions that solve those challenges.

INCLUSIVE DEVELOPMENT PRINCIPLES

- LOCAL HIRING REQUIREMENTS
- LOCAL & MINORITY CONTRACTING
- PRIORITIZING LOCAL BUSINESSES
- ACCESSIBLE PRICE POINTS
- PREVENT DISPLACEMENT
- AFFORDABLE HOUSING FOR ALL



02. 08. 2023



DERRIC SCOTT
HOPE PUSHER & CEO

BA • MUSIC (UNIVERSITY OF MICHIGAN)
MASTERS OF URBAN & REGIONAL PLANNING
(UNIVERSITY OF MICHIGAN)

OVER \$1.5 BILLION IN DEVELOPMENT
15+ YEARS DEVELOPMENT EXPERIENCE
2021 CRAI'S DETROIT NOTABLE EXEC'S IN DEI



MARCUS HUFF
CHIEF DESIGN & CONSTRUCTION
OFFICER

BS • ARCHITECTURE (UNIVERSITY OF MICHIGAN)
MS • CONST. ENGINEERING MANAGEMENT
(LAWRENCE TECH)

OVER \$2 BILLION IN DEVELOPMENT
14+ YEARS DEVELOPMENT EXPERIENCE



AMINA BELL
CHIEF ADMINISTRATIVE OFFICER

BS • ACCOUNTING (MARYGROVE COLLEGE)
MBA (WALSH COLLEGE)

20+ YEARS ACCOUNTING EXPERIENCE
2018 MICH. CHRONICLE WOMAN OF EXCELLENCE



TORRI SMITH - ARCB AE
DESIGN CONSULTANT

BS • ARCHITECTURE (LAWRENCE TECH)
MASTERS OF ARCHITECTURE (UNIVERSITY OF MICHIGAN)

8+ YEARS DESIGN EXPERIENCE
2021-22 U OF MICHIGAN MELLON FELLOW
ARCHITECTURE PROFESSOR - U OF MICHIGAN

THE HOPEPUSHER

DERRIC SCOTT

Derric Scott is the Founder and CEO of J29:7. Most recently as the former CEO of East Jefferson Development Corporation he was responsible for developing and overseeing a 30 year, \$680+ Million Development Plan on Detroit's East Side with more than \$68M+ in investment completed through the first 4 years. Mr. Scott previously led Commercial Development in Detroit for Ford Land leading the \$80+ Million Wagner Place Development in West Downtown Dearborn and driving Ford's investment of \$738M+ to restore the historic Michigan Central Station and adjacent properties in the historic Corktown neighborhood of Detroit. With a background in affordable housing, community and economic development, Derric's focus has been on Inclusive Development and ensuring that development directly benefits those in the communities surrounding it. Driving more than \$1.5 Billion in investment during his career, he has spent his life dedicated to education, mentorship, and economic and community development activities in challenged urban environments. Through his work, more than 1300 Detroit Metro High School students have been given the opportunity to pursue higher education.

Additionally, he currently serves in many volunteer and board positions including the Boys and Girls Club of Southeastern Michigan and recently completed a two year appointment to the Advisory Council on Agriculture, Small Business and Labor at the Chicago Federal Reserve Bank. He also serves as Vice-Chairman of the Economic Development Committee & Chairman of the Faith Based Development Initiative (FBDI) for the Church of God in Christ, Inc. and is responsible for overseeing the 6.5 Million member denomination's affordable housing and economic development activities across the country with a commitment to more than 8,000 affordable units in the City of Memphis alone and implementation of a \$500M development fund.

Mr. Scott received his undergraduate degree in Music and his Masters of Urban and Regional Planning, with a special concentration in Real Estate all from the University of Michigan where he also studied Architecture. He and his wife have 8 children together and call Michigan home.



02. 08. 2023

**The following select 3 projects represent
the Master Plan & Development
Experience of Our CEO, Derric Scott (Hope
Pusher) as engaged by the respective
project owners.**

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP West Downtown Dearborn Masterplan & Living Street Plan



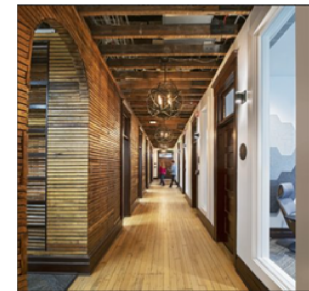
02.08.2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP West Downtown Dearborn Masterplan & Living Street Plan

WEST DOWNTOWN DEARBORN MASTERPLAN & LIVING STREET PLAN

"Wagner Place represents the ongoing evolution of not only our west downtown, but the entire city," says Mayor John B. O'Reilly, Jr. "We're excited to welcome new businesses and our Ford Motor Company partners to west Dearborn, and look forward to the development bringing hundreds of employees to the area, new customers and a renewed energy to our community."



PROJECT HIGHLIGHTS

The West Downtown Dearborn Masterplan was the product of Mr. Scott's proposed economic development project during graduate studies at the University of Michigan. Mr. Scott turned an internship pitch to redevelop several vacant and blighted blocks of West Downtown Dearborn into a viable regional destination with a mix of new residential, office, and retail that also brought new life and foot traffic to existing businesses that were struggling to hang on. Mr. Scott led this development from 2015-2016 and returned from 2018-19 to complete implementation through Ford Land which has resulted in more than \$236M in real estate investment activities in the district including driving Ford's Investment of more than \$90M.

Project Address

Dearborn, MI

Project Type

Master Plan Development

Total Acres

22+

**Total Investment
since 2016**

\$236M+

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP West Downtown Dearborn Masterplan & Living Street Plan

WAGNER PLACE



On behalf of Ford Motor Company, Mr. Scott led the acquisition of 15 parcels, assemblage, site design and redevelopment of the historic Wagner Hotel + adjacent properties known as Wagner Place into new retail and office housing 600+ Ford employees and 13 new businesses which prioritized locally and minority owned businesses.

Project Address	Dearborn, MI
Project Type	Office + Retail
Total Square Feet	150,000
Total Development Completion	\$68 Million+ Oct 2018

PARKING DECK



The development of the West Downtown Dearborn Parking deck was led by Mr. Scott on behalf of Ford Land and the City of Dearborn who owns the deck. Mr. Scott was responsible for TIF financing plan and performance based grant awarded by MEDC to this project.

Project Address	Dearborn, MI
Project Type	Parking Deck
Total Spaces	383
Total Development Completion	\$13 Million Dec 2019

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP West Downtown Dearborn Masterplan & Living Street Plan

LIVING STREET PLAN



Mr. Scott led the client engagement with Hamilton Anderson architects on the living street design for WDD. The plan connects the Dingell transportation center on the east to the Wagner Place Development to the west and prioritizes new infill, pedestrian, and multi-modal transit along the strip that allowed for the addition of Ford's Garage.

Project Location	Dearborn, MI
Project Type	Living Street Plan
Completion	2016

FORD'S GARAGE (RESTAURANT)



Mr. Scott led and coordinated the project management, construction, and lease negotiation of the new 15,000 SF service garage-themed craft beer and burger restaurant that is the first to open in Michigan and carries the licensed name of Ford Motor Company. The restaurant brought over 35 new permanent jobs to the area.

Project Address	Dearborn, MI
Project Type	Restaurant
Total Square Feet	15,00 SF
Total Development	UNDISCLOSED \$
Completion	Spring 2017

02.08.2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP
Jefferson Chalmers
Main Street Masterplan



02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP Jefferson Chalmers Main Street Masterplan

JEFFERSON CHALMERS MAINSTREET MASTERPLAN

The plan makes good use of public, private partnerships that allow for special financing tools such as Brownfield TIF, environmental clean-up grants from EGLE, and gap funding for affordable housing.

Located along the East Jefferson Ave Corridor in the heart of the commercial district adjoining the Grosse Pointe community, The Jefferson Chalmers Mainstreet Masterplan led by Derric Scott, then CEO of East Jefferson Development Corporation, is a 5 phase \$630M+ development plan crafted with the community's vision in mind. More than 1,100 community members participated in the crafting of the plan through the use of creative in-person and virtual engagement tools. As of 2023, more than \$68 million in real estate activities have been completed in Phase 1 and 2 with another \$93 million in development currently under pre-development and expected to begin construction in the next year. The plan prioritizes local businesses, affordable housing, local hiring requirements and giving community members the ability to vote on tenants that will go into commercial spaces. A week long design charrette kicked off the process with 1,100 community members and was followed by monthly community masterplan meetings where the question "did we get it right?" was continually asked of the community.

PROJECT HIGHLIGHTS

+ The Kresge Foundation provided the first of its kind \$2 million PRI for acquisition.



Project Address	Detroit, MI
Project Type	Master Development
Size	46 Acre
Total Development	\$630M+
Completed to Date	\$68M
Completion	Phase 1 - 2022 Phase2 - Underway

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP Jefferson Chalmers Main Street Masterplan

NORMA G'S CARRIBEAN RESTAURANT



The Hope Pusher led the redevelopment of the first full service restaurant in the neighborhood in over 30 years. The minority owned restaurant lease called for local hiring, local contracting and accessible price points for neighborhood residents. 12 out of the 15 contractors were sourced locally. Mr. Scott worked with the local food truck operator to establish the brick & mortar business.

Project Location	Detroit, MI
Project Type	Restaurant
Total Square Feet	~2,227
Total Development	\$2.2M
New Jobs	23
Highlights	Higher Wage Jobs
Completion	August 2018

YELLOW LIGHT COFFE & DONUTS



Mr. Scott recruited the owners and developers of Yellow Light Donuts and convinced them to present their business plan to the community during the masterplanning process. The community voted and gave feedback that birthed a maple chicken biscuit on the menu almost as popular as the house made donuts and drip coffee. Local hiring, drive-thru + minority owned business owners made this a community win.

Project Address	Detroit, MI
Project Type	Drive-thru + cafe
Total Square Feet	1,170
Total Development	\$1.1M
New Jobs	12
Highlights	Local Hiring
Completion	May 2020

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP Jefferson Chalmers Main Street Masterplan

KRESGE BUILDING



The Hope Pusher led the redevelopment of the first full service restaurant in the neighborhood in over 30 years. The minority owned restaurant lease called for local hiring, local contracting and accessible price points for neighborhood residents. 12 out of the 15 contractors were sourced locally. Mr. Scott worked with the local food truck operator to establish the brick & mortar business.

Project Location	Detroit, MI
Project Type	Restaurant
Total Square Feet	~2,227
Total Development	\$2.2M
New Jobs	23
Highlights	Higher Wage Jobs
Completion	August 2018

JEFFERSON EAST, INC. NEIGHBORHOOD RESOURCE HUB



the Hub is home to community space that provides housing, business, and technology support to community members as well as housing counseling and foreclosure prevention. The space was built to be flexible and can host community meetings, functions, as well as serves as a computing hub.

Project Address	Detroit, MI
Project Type	Community Hub
Total Square Feet	~5,200
Total Development	\$1.7M
New Jobs	12
Highlights	Local Hiring
Completion	May 2020

02.08.2023

04 / DEVELOPER TEAM & EXPERIENCE

J29.7 PLANNING + DEVELOPMENT CORP
Jefferson Chalmers
Main Street Masterplan

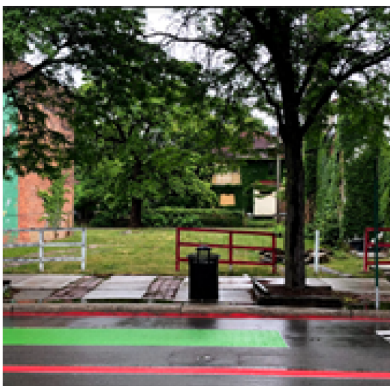
DETROIT SOUL RESTAURANT



The Hope Pusher led the redevelopment of only the 2nd full service restaurant in the neighborhood in over 30 years working with minority owned business partners to hire locally. The restaurant hires returning citizens and prioritizes youth employment training in addition to receiving a 95% approval vote from the community as a condition of the tenant's lease.

Project Location	Detroit, MI
Project Type	Restaurant
Total Square Feet	~3,500
Total Development	\$1.2M
New Jobs	20+
Highlights	Higher Wage Jobs
Completion	Fall 2022

GREEN STORMWATER INFRASTRUCTURE PARKING LOTS



Mr. Scott led the redevelopment of 2 Green Stormwater Infrastructure Parking Lots that will remove over 1.2 Million gallons of stormwater annually from the combined stormwater overflow system in a neighborhood that is near canals that flood severely during rain seasons. The immediate impacts have saved adjacent businesses and homes during the June 2021 floods.

Project Address	Detroit, MI
Project Type	Infrastructure
Total Square Feet	.6 Acre Lots (2)
Total Development	\$2.2M
Highlights	Locally Maintained
Completion	Summer 2020

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP Jefferson Chalmers Main Street Masterplan

910 MARLBOROUGH APARTMENTS



Members of the J29:7 led the historic rehab of these 8 affordable units that included historic tax credits and HOME subsidy for affordability. The project prioritized local residents at risk of displacement and made use of local contracting partners.

Project Location	Detroit, MI
Project Type	Historic Renovation
Total Square Feet	~6,993
Total Development	\$3.5M
New Units	8
Highlights	Affordable Housing
Completion	March 2022

1031 MARLBOROUGH APARTMENTS



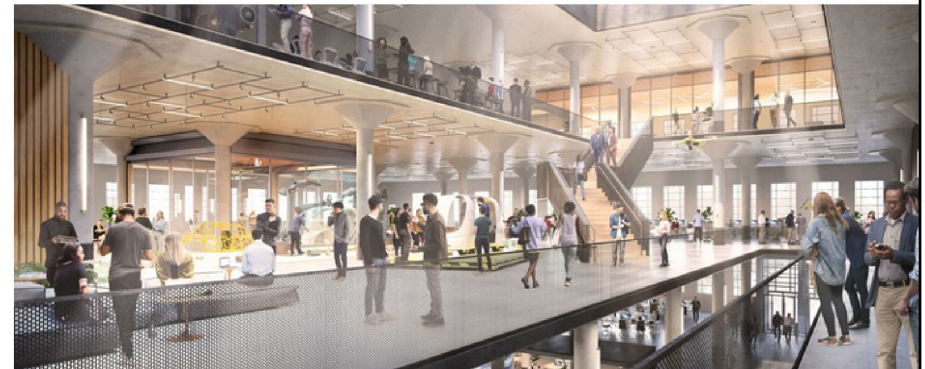
In addition to the 8 units, members of the J29:7 team led the historic rehab of these 15 affordable units that also included historic tax credits and HOME subsidy for affordability. The project prioritized local residents at risk of displacement and made use of local contracting partners. These apartment units were fully restored and are scheduled to be complete the Summer of 2023.

Project Address	Detroit, MI
Project Type	Historic Renovation
Total Square Feet	11,462
Total Development	\$4.2M
New Units	15
Highlights	Affordable Housing
Completion	May 2023

02. 08. 2023

04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP
Corktown Innovation District
Michigan Central



02. 08. 2023

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04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP
Corktown Innovation District
Michigan Central

CORKTOWN INNOVATION DISTRICT | MICHIGAN CENTRAL

Michigan Central is a new mobility innovation district located in Corktown, Detroit's oldest neighborhood. Ford Motor Company is restoring Michigan Central Station to be the centerpiece of this district, where mobility innovators and disruptors from around the world will develop, test, and launch new urban transportation solutions.

Mr. Scott worked in the early stages of development as the Director of Sales, Leasing, and Development with the overall responsibility of driving Ford's vision for a 30-acre walkable innovation hub in Corktown to reshape the future of global mobility. Michigan Central will include new and revitalized buildings, a first-of-its-kind mobility testing platform, multiple outdoor plazas, open spaces and 1.2 million square feet of commercial public space. Working with and in the community, Michigan Central will prioritize the needs of local residents and businesses, as well as the 5,000 employees who work there. Mr. Scott early on drove the masterplan, leasing, and development strategy within the district which includes parcels to be developed in the future by non Ford related entities.



Project Address	Corktown, Detroit, MI
Project Type	Innovation District
Total Square Feet	Over 1.5 Million
Projected Development	\$738M+
Investment as of 2022	\$950M+
Value Expected	\$1.2B+
Completion	IN PROGRESS

02. 08. 2023

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04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP
Corktown Innovation District
Michigan Central

MICHIGAN CENTRAL STATION



The Station will be an iconic, mixed-use hub for Michigan Central, Detroit, and the world. The grand waiting room, arcade and concourse will be welcoming public spaces for all to enjoy while the tower will be transformed into modern offices. Features include community and event spaces, public art, ongoing programming, activations, restaurants and retailers.

Project Location	Detroit, MI
Project Type	Historic Renovation
Total Square Feet	1.2 Million
Total Development	\$738M+
Completion	Mid 2023

THE BOOK DEPOSITORY



The Kahn-designed 260K sq. ft. building is being transformed into a hub of innovative commercial activity with maker, and research and development spaces, housing approximately 1,000 innovators and entrepreneurs who will be fully supported with everything they need to create the solutions of the future, from prototyping shops to event and exhibition spaces.

Project Address	Detroit, MI
Project Type	Historic Renovation
Total Square Feet	260,000
Total Development	CONFIDENTIAL
Completion	2023

02. 08. 2023

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04 / DEVELOPER TEAM & EXPERIENCE

J29:7 PLANNING + DEVELOPMENT CORP
Corktown Innovation District
Michigan Central

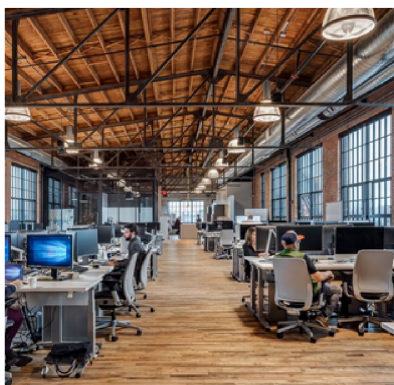
BAGLEY MOBILITY HUB



The newly built 6-story structure will provide parking and amenities to support workers of Michigan Central as well as serve the community. This state-of-the-art, tech-enabled, 24-7 secure mobility center offers mobility solutions including 1,252 parking spaces for workers and public, e-bike and e-scooter stations, electric charging, and an autonomous vehicle testing area.

Project Location	Detroit, MI
Project Type	Office
Total Square Feet	CONFIDENTIAL
Total Development	CONFIDENTIAL
Highlights	Affordable Housing
Completion	IN DEVELOPMENT

THE FACTORY



The Factory was the first building to open at Michigan Central, and is now the base for more than 250 members of Ford's autonomous vehicle business and operations team. Space in The Factory will serve as the temporary facility for the first classes of Google's Code Next program at Michigan Central – Google's first in the Midwest – which begins Fall 2022.

Project Address	Detroit, MI
Project Type	Historic Renovation
Total Square Feet	UNDISCLOSED
Total Development	CONFIDENTIAL
New Jobs	250
Completion	2019

02. 08. 2023

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04 INTERESTED DEVELOPMENT PARTNERS

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT DEVELOPMENT PARTNER

TEKTON DEVELOPMENT IS LED BY STRONG, EXPERIENCED, AND COMMITTED MANAGEMENT.

Tekton Development is a specialist in developing multifamily and mixed-use projects which can be held as long-term core real estate investments or can be sold at stabilization or construction completion. The Tekton Development team offers significant multifamily investment and development experience with its principal having deployed over \$65 million in multifamily, land, and office developments since 2000 and vesting across multiple states including North Carolina, Georgia, and Michigan.

Tekton has strong project experience in structured finance equity and debt. The firm is also experienced in layered finance structures utilizing both federal and state development subsidies including historical tax credits, Brownfield TIFF districts, Michigan CRP, New Markets Tax Credits and others. These development subsidies are designed to reduce risk and to create feasibility with projects that otherwise might be impossible. The company is well positioned to identify, underwrite, and acquire sites in target markets; design, develop and construct high quality, infill, midrise and mixed-use multifamily properties; and to lease up and operate the properties with an objective to maximize cash flow and appreciation over the full project horizon. Tekton is currently developing projects totaling over \$19MM of development and has a future pipeline of over \$29MM. These projects include two of the Levels Brand projects located in the Woodbridge area of Midtown Detroit as well as a 16-unit for-sale condominium development in Northville, Michigan called North 320. Tekton Development is a Detroit-based, minority business enterprise and is proud to invest in and participate in the revitalization of the City of Detroit.



Jason Jones is the founder and Managing Member of Tekton Development. He is responsible for all strategic activities of the company and personally underwrites and manages every development the organization undertakes. Jason is a Detroit native and an honors graduate of the University of Detroit Jesuit High School. He holds a Bachelor of Arts in Economics and is an active alumnus of Northwestern University in Evanston, IL. Jason founded Tekton Development in 2016. He is a proud husband and father of two boys. He and his family reside in the Boston-Edison neighborhood of Detroit, Michigan.



04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT WORK IN PROGRESS NORTH 320 LUXURY TOWNHOMES



NORTH 320 LUXURY TOWNHOMES

N320 is a boutique development of 16 luxury townhomes located on Center Street in the heart of Downtown Northville. The project consists of custom and semi-custom-built townhomes ranging in size from 1,800 to 2,800 square feet. At acquisition, the project site held a dilapidated commercial landscaping retail structure with asphalt parking. At completion, the project will hold 2, for-sale to homeowner condo buildings and will have just over 54,000 gross square feet of luxury residential living.

The modern townhomes of the North 320 project feature spacious open floorplans, capacious ceiling heights, and generous room sizes, as well as optional private rooftop terraces: perfect for entertaining guests and enjoying an active, social lifestyle. Finely appointed with high-end custom finishes and modern technology, each townhome offers a refined yet comfortable aesthetic. Each North 320 townhome offers the option of a private, fully customizable rooftop terrace, providing sweeping views of downtown Northville and the beautiful landscapes beyond. Available in a variety of sizes and configurations, these exceptional outdoor living spaces provide the perfect environment for the modern walkable lifestyle.

PROJECT HIGHLIGHTS

The project is an infill redevelopment project on just over 1.0 acre of land within Downtown Northville. The project is a multifamily for-sale condominium development project. At the time of this writing, only 1 of the sixteen total units remains unsold to a homeowner. Construction will be completed in the summer of 2022.

Project Address	320 N. Center Street Northville, MI 48167
Project Type	Multifamily For-Sale Condominium
Total Square Feet	54,198
Total Development	\$10,300,000
Cost As-Completed	\$13,701,693
Value Expected	Summer 2022
Completion	

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT
WORK IN PROGRESS
LEVELS COMMONWEALTH



LEVELS COMMONWEALTH

The Levels Collection is built to focus on small to medium-sized projects on infill land parcels with density and scale conscious of the need for additional density while remaining thoughtful to the historical texture and fabric within these infill locations.

Levels Commonwealth is a 3-story structure with residential units comprising all of the floors. This height is in concert with the rest of the surrounding assets and the front facade motif employs mostly brick, accented with glass, wood, and some composite materials to effectuate a historically considerate, yet clean and lively aesthetic. The residential units are flat apartment-style and are approximately 1,000 square feet. There is also a 3-car garage to provide off-street parking for the residents. The residences at Levels Commonwealth are an open concept which emphasize a sense of space with elevated ceiling heights, oversized windows, and oak wood hand-laid flooring. Modern kitchens showcase custom cabinetry, top grade quartz countertops, and high-end appliances. Each thoughtfully designed residence features modern, open living, abundant of natural light, and sophisticated finishes.

PROJECT HIGHLIGHTS

The Levels Commonwealth project is a single 3-story, multifamily structure containing 3 individual residential units. These units will be structured as condominium units and will be sold at completion of the project to residential homeowners. At the time of this writing, only 1 of the 3 units remains unsold to a homeowner. Construction will be completed in the spring of 2022.

Project Address	4530 Commonwealth Detroit, MI 48208
Project Type	Multifamily For-Sale Condominium
Total Square Feet	4,008
Total Development Cost	\$850,000
As-Completed Value	\$1,096,095
Expected Completion	Spring 2022

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT WORK IN PROGRESS NORTH CORKTOWN INFILL RENTALS



04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT WORK IN PROGRESS NORTH CORKTOWN INFILL RENTALS

NORTH CORKTOWN INFILL

This project includes the acquisition of vacant land and the construction of six rental residential units across the two infill sites within the North Corktown neighborhood of Detroit. Both of the sites will host a duplex structure offering 2-bedroom and 2-bath units with private entries, balconies, and parking for each residence. Each site will also host a 2-car garage structure with an 1-bedroom, 1-bathroom apartment unit atop the parking. Collectively the project will yield a total of 6 residential units with 1 of them being affordable.

The North Corktown project uses a traditional mix of materials in a contemporary way to help speak to both the modern times in which it is built and the historic nature of the existing homes in the neighborhood. Wood horizontal siding is common in the neighborhood and the large format painted Hardie Panels are also used on the façade and roof soffit. While this is a multi-dwelling project, many design elements have been implemented in a way to help the project fit amongst the other single family and multifamily homes within the neighborhood context.

PROJECT HIGHLIGHTS

The North End Multi-Site is a strong infill project in the heart of North Corktown and the development team is confident that it will be a resounding success. The sources and uses are as simple as can be and only include debt and equity. Construction will be completed in the fall of 2022.

Project Address	2601 Harrison and 2623 Cochrane Detroit, MI 48216
Project Type	Horizontal Multifamily Apartment Rentals
Total Square Feet	4,316
Total Development Cost	\$ 1,160,772
As-Completed Value	\$1,200,000
Expected Completion	Fall 2022

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT WORK IN PROGRESS NORTH END INFILL RENTALS



04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT WORK IN PROGRESS NORTH END INFILL RENTALS

NORTH CORKTOWN INFILL

This project includes the acquisition, construction of seven residential units for-rent across the two infill sites within the North End neighborhood of Detroit. One of the builds will house a series a 4-unit building that will offer 2 bedroom and 2-bath units with private entries, balconies, and parking for each residence. The other build will take advantage of the desire for increased density and will over a 2-unit duplex with a garage and an accessory dwelling unit atop the parking structure. All together the project will yield a total of 7 residential units with 2 of them being affordable. The North End Infill project uses a classic mix of materials in a contemporary way to help speak to both the modern times in which it is built and the historic nature of the existing homes in the neighborhood. Wood horizontal siding is common in the neighborhood and the large format painted Hardie Panels are also used on the façade and roof soffit. While the large format panels are recognized as a modern material, and typically more associated with larger multi-family projects, the proposed paint colors are within the deep, rich, jewel tones that are found on many North End homes.

PROJECT HIGHLIGHTS

The North End Multi-Site is a strong infill project in the heart of North End and the development team is confident that it will be a resounding success. The sources and uses are as simple as can be and only include debt and equity. Construction will be completed in the fall of 2022.

Project Address	223 and 274 Horton Detroit, MI 48202
Project Type	Horizontal Multifamily Apartment Rentals
Total Square Feet	5,078
Total Development Cost	\$ 1,354,234
As-Completed Value	\$1,400,000
Expected Completion	Fall 2022

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT 2022 GROUNDBREAKING PIPELINE THE SCRIPPS DISTRICT



THE SCRIPPS DISTRICT – WOODBRIDGE DETROIT

This project is an infill development in the Woodbridge neighborhood that will feature 65 townhomes on the existing Scripps Mansion site in the Woodbridge Farms Historic District. The project site consists of parcels on the east side of Trumbull Avenue between Selden St. to the north, and Brainard St. to the south. Parcels on the west side of Lincoln directly north and south of Selden St. are also included. Each townhome consists of internal parking and a bonus room on the ground floor, main living space on the second floor, and bedrooms and bathrooms on the third floor. There are two-unit types, one 20' wide (with two parking spaces), and one 16' wide (with one parking space). Simple massing creates a rhythm along Trumbull and Lincoln that speaks to the variety of building types in the district, while the simplified contemporary detailing allows the buildings to visually recede and act as a backdrop to the more ornate historic structures that are the character defining elements of the district. In addition to the new structures, new public open spaces are also created as part of the development. At the center of the development along Trumbull, a new community lawn is created in front of the Existing Scripps Mansion Power House. The existing alley between Trumbull and Lincoln will be redeveloped with new paving to make it more accessible to vehicle and pedestrian traffic.

PROJECT HIGHLIGHTS

The project is an infill redevelopment project on just over 1.5 acre of land within the Woodbridge Farms Historic District. The project is a multifamily for-sale condominium development project. Groundbreaking will commence in the spring of 2022.

<i>Project Address</i>	<i>3700 Trumbull Detroit, MI 48202</i>
<i>Project Type</i>	<i>Multifamily For-Sale Condominium</i>
<i>Total Square Feet</i>	<i>91,195</i>
<i>Total Development Cost</i>	<i>\$20,336,283</i>
<i>As-Completed Value</i>	<i>\$24,807,093</i>
<i>Expected Completion</i>	<i>Fall 2024</i>

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT 2022 GROUNDBREAKING PIPELINE HURON STREET MULTIFAMILY



04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT 2022 GROUNDBREAKING PIPELINE HURON STREET MULTIFAMILY

HURON STREET MULTIFAMILY

The Huron Street Infill project is a collection of 9 residential duplex structures that house 2 units offering 2 bedrooms and 2-baths and private entries. Each duplex unit also offers a balcony or porch, and a parking garage for each building. Atop the parking garage, there is also an accessory dwelling unit (ADU), which offers a 1-bedroom, 1-bath apartment home. All together the project will yield a total of 27 residential units with 6 of them being affordable. The proposed project utilizes front and side setbacks that are consistent with the homes in the neighborhood. The conceptual site plan utilizes a 10-foot front setback to perfectly align with adjacent homes in the neighborhood. Side setbacks are kept to a minimum five-foot width on each side of the structures with 10 feet in between each building. The wider setbacks will allow for a generous walkway to access the rear units and parking area. The project features a dynamic series of asymmetrical pitched gable and single pitched roofs with deep overhangs. The low side of the roof ties directly into the wall, creating a “folded plate” expression which is a major design feature for this contemporary project.

PROJECT HIGHLIGHTS

The project is an infill multifamily redevelopment project on just over $\frac{3}{4}$ acre of land within the historic North Corktown neighborhood. The project is a horizontal multifamily rental community and utilizes a PA-210 tax abatement. Groundbreaking will commence in the summer of 2022.

<i>Project Address</i>	<i>760 Huron Street Detroit, MI 48216</i>
<i>Project Type</i>	<i>Horizontal Multifamily Apartment Rentals</i>
<i>Total Square Feet</i>	<i>19,422</i>
<i>Total Development Cost</i>	<i>\$ 5,109,854</i>
<i>As-Completed Value</i>	<i>\$ 5,400,000</i>
<i>Expected Completion</i>	<i>Spring 2023</i>

04 / DEVELOPER TEAM & EXPERIENCE

TEKTON DEVELOPMENT 2022 GROUNDBREAKING PIPELINE HURON STREET MULTIFAMILY

Jason Jones

Transactional History

20+ Years of Development

Row Labels	Sum of Units	Sum of Investment
Land Development	14	\$ 1,775,299
Land	14	\$ 1,775,299
New Construction	203	\$ 72,175,424
Multifamily Apartments	72	\$ 13,973,513
Multifamily Condo	95	\$ 36,774,080
Single Family	36	\$ 21,427,832
Rennovation	1,026	\$ 45,111,745
Mixed Use	104	\$ 4,250,000
Multifamily Apartments	381	\$ 12,423,000
Multifamily Condo	1	\$ 44,573
Office	2	\$ 400,000
Single Family	538	\$ 27,994,172
Grand Total	1,243	\$ 119,062,468

Confidential

December 2021



04 / DEVELOPER TEAM & EXPERIENCE

CENTURY PARTNERS DEVELOPMENT PARTNER

CENTURY PARTNERS (“CP”) IS A FULL-SERVICE, VERTICALLY INTEGRATED DEVELOPMENT FIRM WITH A CURRENT STAFF OF 10 INDIVIDUALS. CP HAS DELIVERED VALUE ACROSS A WIDE VARIETY OF DEVELOPMENT TYPOLOGIES, FROM DEVELOPMENT OF LARGE MULTIFAMILY HOUSING ACROSS SEVERAL US CITIES TO CONSTRUCTION OF NEW HOTELS IN AFRICA. OUR PARTNERS BRING OVER 30 YEARS OF REAL ESTATE DEVELOPMENT AND FINANCIAL EXPERTISE ACROSS THE LEGAL, CAPITAL, CONSTRUCTION MANAGEMENT AND PROPERTY MANAGEMENT DISCIPLINES AND HAVE LED \$50MM+ IN REAL ESTATE DEVELOPMENT.



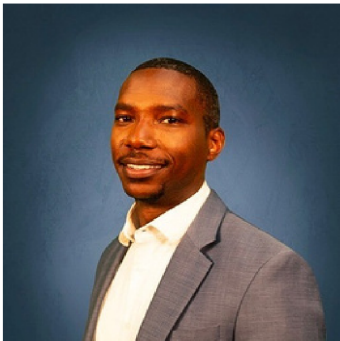
David Alade, CEO & Managing Partner

As an investment banker in New York City, David managed teams responsible for delivering over \$100 billion dollars in financing, premised on accurate valuation of consumer, commercial and real estate assets for mid-size to Fortune 500 companies during his eight years on Wall Street. In 2020, David was appointed by Governor Whitmerto to the GordieHowe International Authority Board, responsible for monitoring compliance of the \$5BN GordieHowe Bridge development. He leads Capital Raising, Asset Acquisition, Project management, Financial Forecasting and for the Century team



IshmaBest, Director of Sales and Leasing

Prior to joining the Century Team, Ishma worked alongside top luxury real estate brokers, specializing in representing renters, buyers and sellers of condos and co-ops throughout NYC at top brokerage firms, Corcoran and Compass. His clients included leaders in the technology and financial sectors. A self-described quintessential Caribbean-Brooklyn kid with his feet firmly rooted on the ground and a love of diversity, Ishma's gift with people allows him to easily make genuine connections with neighbors and investors alike. He leads Sales and Leasing for the Century team



Andrew Colom, Managing Partner

Andrew is a real estate developer and accomplished writer. Starting in 2009, Andrew grew a portfolio of residential properties from 5 units to over 250 units over 5 years in Mississippi. Over the course of that period, Andrew managed a diverse array of real estate development, from single family home rehab and new construction to large multifamily residential acquisition and management. He leads Corporate Strategy, Asset Management and Infrastructure and Operations for Century Partners

Strictly Confidential



Century Partners: Investment Prospectus

CENTURY RECOGNITION

OUR TEAM HAS BEEN RECOGNIZED BY SEVERAL LOCAL AND NATIONAL OUTLETS FOR INNOVATION AND LEADERSHIP IN
THE REAL ESTATE SECTOR

AWARDS



Spirit of Detroit
Award (2016)



Techtown's
Entrepreneur of the
Year Award
(2017)



IVORY INNOVATIONS

Ivory Prize in Housing
Innovation (2019)



Crain's 20 in their
20's (2017)

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Century Partners: Investment Prospectus



04 / DEVELOPER TEAM & EXPERIENCE

CENTURY PARTNERS
DEVELOPMENT PARTNER

CENTURY RECOGNITION

OUR TEAM HAS BEEN RECOGNIZED BY SEVERAL LOCAL AND NATIONAL OUTLETS FOR INNOVATION AND LEADERSHIP IN THE REAL ESTATE SECTOR

PRESS



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Century Partners: Investment Prospectus



04 / DEVELOPER TEAM & EXPERIENCE

CENTURY PARTNERS DEVELOPMENT PARTNER

CENTURY PARTNERS (“CP”) IS A FULL-SERVICE, VERTICALLY INTEGRATED DEVELOPMENT FIRM WITH A CURRENT STAFF OF 10 INDIVIDUALS

- Our team has a strong track record of identifying underperforming and undervalued residential assets and improving returns through high impact, value-add investment and diligent property management
- CP’s development focus is to identify strong urban centers and invest in their undervalued adjacent areas with the expectation that concentrated, thoughtful, high quality investment will drive fundamental asset value and asset price convergence

DEVELOPMENT EXPERIENCE

DETROIT, MI

- **Development:** Since 2014, CP has acquired and / or rehabbed 200+ units of housing across the single family, mixed use and residential multifamily asset classes
- **Fund Management:** CP has raised ~\$10MM across 3 equity funds and has a proven track record of delivering strong returns on investment in challenging operating environments
- **Financing:** CP has secured various forms of debt financing including: revolving lines of credit, construction financing and permanent debt financing. CP has also secured ~\$2MM in Federal Community Development Block Grant funding
- **Property Management:** CP currently owns and manages over 200 active rental units of housing concentrated in Detroit

MISSISSIPPI

- Our Partners have held and managed real estate investments in Mississippi since 1980. Over the last 40 years, we have owned and overseen the development of nearly 450 multifamily apartment units. Today, our assets in this region include nearly 300 apartment units and an eight-story office building with appraised values of approximately \$12 million

Strictly Confidential



Century Partners: Investment Prospectus

04 / DEVELOPER TEAM & EXPERIENCE

CENTURY PARTNERS DEVELOPMENT PARTNER

CENTURY PARTNERS ORGANIZATIONAL STRUCTURE

CENTURY PARTNERS CURRENTLY MANAGES FOUR REAL ESTATE INVESTMENT FUNDS OR COMPANIES TOTALING APPROXIMATELY \$30MM IN ASSETS UNDER DEVELOPMENT.

Legal Entity Overview

Century Partners LLC

Role: Fund Administrator, General Partner, Asset Manager
Year Formed: 2014
Address: 1343 E Fisher Fwy
Detroit, MI 48207
Michigan Registered LLC
Ownership: 50% David Alade, 40% Andrew Colom

Prep Realty LLC

Role: Acquisition, Disposition and
Leasing Management
Michigan Registered LLC
Ownership: 50% Century Partners

Bell Asset Management LLC

Role: Property Management
Michigan Registered LLC
Ownership: 50% Century Partners

Detroit Real Estate Value Fund I, LLC

Asset Value (\$):
3.2MM
Assets Owned: 12
buildings, 25 units of
single and small
multifamily
Year Formed: 2014
Manager: Century
Partners

Detroit Real Estate Value Fund II, LLC

Asset Value (\$):
5.1MM
Assets Owned: 31
buildings, 41 units of
single and small
multifamily
Year Formed: 2016
Manager: Century
Partners

Rustbelt Multifamily Fund I, LLC

Asset Value (\$):
12.4MM
Assets Owned: 13
buildings, 158 units of
multifamily housing
Year Formed: 2020
Manager: Century
Partners

Clairmount Apartments LLC

Development Value
(\$): 8MM
Assets Owned: 1
buildings, 4 lots, 43
units of multifamily
housing
Year Formed: 2022
Manager: Century
Partners



Strictly Confidential

Century Partners: Investment Prospectus

04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY DEVELOPMENT PARTNER

DL3 REALTY TRANSFORMS COMMUNITIES THROUGH HIGH-IMPACT COMMERCIAL REAL ESTATE

DL3 Realty is a locally engaged and nationally-recognized full service real estate development firm that is dedicated to transforming communities through high-impact commercial real estate. From medical centers to grocery stores, their connection to community creates a pipeline of development opportunities that improves the quality of life for everyday Chicagoans. They continue to expand through new developments and acquisitions of commercial sites, including an active pipeline of over \$100 million in commercial projects.

In 2019, DL3 launched an impact fund. The inaugural fund allows accredited investors to leverage DL3's nationally-recognized approach to realize risk-adjusted financial returns and meaningful social and economic impact.



As the Managing Principal of DL3 for the last 20 years, Leon Walker works closely with municipalities, anchor institutions, and Fortune 500 companies to implement projects that are sensitive to a neighborhood's character while creating economic opportunities for local residents. He has spearheaded cutting-edge community development projects that have generated thousands of new jobs and brought grocery stores and health care services into the food and healthcare deserts on Chicago's South Side. Over the next 10 years, his vision is to help create 10,000 jobs and 10 million square feet of new commercial space in Chicago's neighborhoods.



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY DEVELOPMENT PARTNER

DEVELOPMENT TEAM



Leon Walker, Managing Partner



Ryan Green, Chief Investment and Administrative Officer



Rick Suri, Chief Financial Officer



Tania Kadakia, Director of Partnerships and Residential Investments



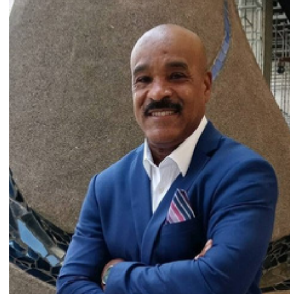
Alex Sparhawk, ESQ., Director of Acquisitions & Development



Chirayui Patel, CCIM, Director of Asset Management



Dana Probst, Director of Accounting



William Smith, Director of Operations



Robin Wermuth, Office Manager



Matt McGowan, Senior Accountant



J. Andrew Stables, Development Associate



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
2022 GROUNDBREAKING PIPELINE
PARK STATION

PROJECTS



DL3
REALTY

04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
2022 GROUNDBREAKING PIPELINE
PARK STATION



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
2022 GROUNDBREAKING PIPELINE
PARK STATION

WOODLAWN CHICAGO MIXED INCOME HOUSING



PROJECT HIGHLIGHTS

Park Station is a new mixed-income, mixed-use building located in the heart of the Woodlawn community near the University of Chicago and home of the future Obama Presidential Center. The project is currently in process, with 9% LIHTCs awarded, and closing scheduled for February 2022. The development will bring 58 apartments, 41 of which are affordable.

Project Address	6300 S Cottage Grove Ave Chicago, IL 60637
Project Type	New Mixed-Income Mixed-use Building
Total Square Feet	3,500 ground retail
Total Development Cost	\$ 30,800,000
As-Completed Value	\$ 35,000,000
Expected Completion	Winter 2023



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q1 2019
JEWEL-OSCO



DL3
REALTY

04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q1 2019
JEWEL-OSCO



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q1 2019
JEWEL-OSCO

WOODLAWN CHICAGO FULL SERVICE GROCERY STORE



PROJECT HIGHLIGHTS

DL3Realty and Terraco Real Estate worked together to develop a 48,000 SF Jewel-Osco grocery store. The development is the first full service grocery store in Woodlawn in over 40 years. The 3.5-acre site includes a drive-thru pharmacy and on-site parking for approximately 160 cars, as well as a commissioned public art sculpture by local artist Bernard Williams. The development generated approximately 100 construction jobs and over 200 permanent jobs, helping to stabilize the community and provide convenient access to fresh, high-quality food products.

Project Address	6014 S Woodlawn Ave Chicago, IL 60637
Project Type	Full Service Grocery Store
Total Square Feet	48,000
As-Completed Value	\$ 19,800,000
Expected Completion	Spring 2019



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q3 2016
ENGLEWOOD SQUARE



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q3 2016
ENGLEWOOD SQUARE

ENGLEWOOD SQUARE SHOPPING CENTER



PROJECT HIGHLIGHTS

This 5.5 acre development in Chicago's Englewood neighborhood includes a 20,000 SF Whole Foods Market, 22,000 SF of complementary retail, and two outlot parcels. The shopping center opened in the Fall of 2016. The 5.5 acre parcel is part of a larger 13-acre development located at a four-way intersection near Kennedy King Community College. The Whole Foods serves 2,648 residents within a mile of a grocery store, which will mean a 3.3 percent decline in the total residents living in low-income areas who are more than a mile from a large grocery store.

Project Address	850 W 63rd Street Chicago, IL 60621
Project Type	Shopping Center
Total Square Feet	42,000
As-Completed Value	\$ 15,800,000
Expected Completion	Fall 2016



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q1 2019
DISCOVER CUSTOMER CARE CENTER



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALTY
COMPLETED IN Q1 2019
DISCOVER CUSTOMER CARE CENTER

WOODLAWN CHICAGO FULL SERVICE GROCERY STORE



PROJECT HIGHLIGHTS

DL3Realty and Discover worked together on the 100,000+ SF Discover Customer Care facility. The center offers more than 500 parking spots and is conveniently located within a short distance to the 87th St. Red Line Stop, Metra's 87th St. Station, and major bus routes. There also was 5,000 square foot renovation of internal/external space adjacent to the customer care center for use by community based organizations. The project target is to bring 1,000 jobs to the area in the next four years.

Project Address	8560 S Cottage Grove Chicago, IL 60619
Project Type	Full Service Grocery Store
Total Square Feet	126,500
Expected Completion	Spring 2024



04 / DEVELOPER TEAM & EXPERIENCE

DL3 REALITY DEVELOPMENT PARTNER

RECOGNITION



BENEFIT CHICAGO ANNOUNCES \$3M INVESTMENT IN DL3; FUELS DEVELOPMENT IN CHICAGO'S SOUTH AND WEST SIDES →
July 17, 2019



05 EXPERIENCE WITH CBO REQUESTS

05 / EXPERIENCE WITH CBO REQUESTS

An important aspect of the development process for the community is the Community Benefits Ordinance which is very important to the community. Our team has experience in the plans that we've worked on in prioritizing measurable, accountable, community impact. Examples that align with requests specifically outlined in the Ypsilanti CBO include:

01 QUADRUPLE BOTTOM LINE PHILOSOPHY



Our mission values people over profit and community over capitalism. We also employ Environmental, Social, and Governance (ESG) metrics to assess our overall impact as it relates to non-financial indicators and community stewardship.

02 INCLUSION OF SMALL BIZ, MBEs, & WBEs



Our development team prioritizes identifying and working with small businesses, minority and women based enterprises. Our team has experience working with more than 350 entrepreneurs, small biz owners, funders, and technical assistance providers to help business owners assess whether brick & mortar space is right for them and becoming eligible for space.

03 COMPLIANCE WITH LIVING/PREVAILING WAGE



We have experience not only complying with Federal/Prevailing Wage requirements during construction, but have also prioritized living wage requirements in the leases of our business tenants in an effort to bring higher wage paying jobs to the communities we work in.

02. 08. 2023

05 / EXPERIENCE WITH CBO REQUESTS

04 PROVIDE HIRING OPPORTUNITIES



Our team has prioritized working with agencies such as Michigan Works, SBDC, and local trade and training programs to target local businesses and contractors to participate in construction and development opportunities. This includes hosting B2B events to identify partners and then working to help them overcome qualification, insurance, and bonding requirements. This also includes breaking out bid packages to allow smaller firm participation.

05 SUPPORTING EDUCATIONAL/MENTORING ACTIVITIES TO PROVIDE OR ENHANCE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS AND YOUTH



Our team runs programs that educates youth on the development process and exposes them to real estate development. We have instructed ULI's Urban Plan program and the ArcPrep program at the University of Michigan. and provide opportunities to work directly on the masterplan in addition to working with college trade programs to connect local workforce to the construction trades in our projects.

06 CREATION OR FINANCIAL SUPPORT OF EITHER ON-SITE OR OFF-SITE, MIXED OR LOW-INCOME HOUSING UNIT



Collectively, our proposed development teams have developed over 2,000 units of affordable housing oftentimes using creative financing tools, subsidy or other public support. Our experience is with HIGH QUALITY affordable housing that is produced within a mixed-income development.

06 CITY OFFER

06 / CITY OFFER

THE OFFER

PURCHASE PRICE: TBD w/12 month option to hold

OPTION HOLD PRICE: \$100,000 (credited to final purchase price; refundable if purchase price not agreed to)

OPTION HOLD TERM: 12 Months - Masterplan to be conducted during this hold period and final purchase price to be negotiated.

REQUESTED INCENTIVES: TBD

TARGETED INCENTIVES:

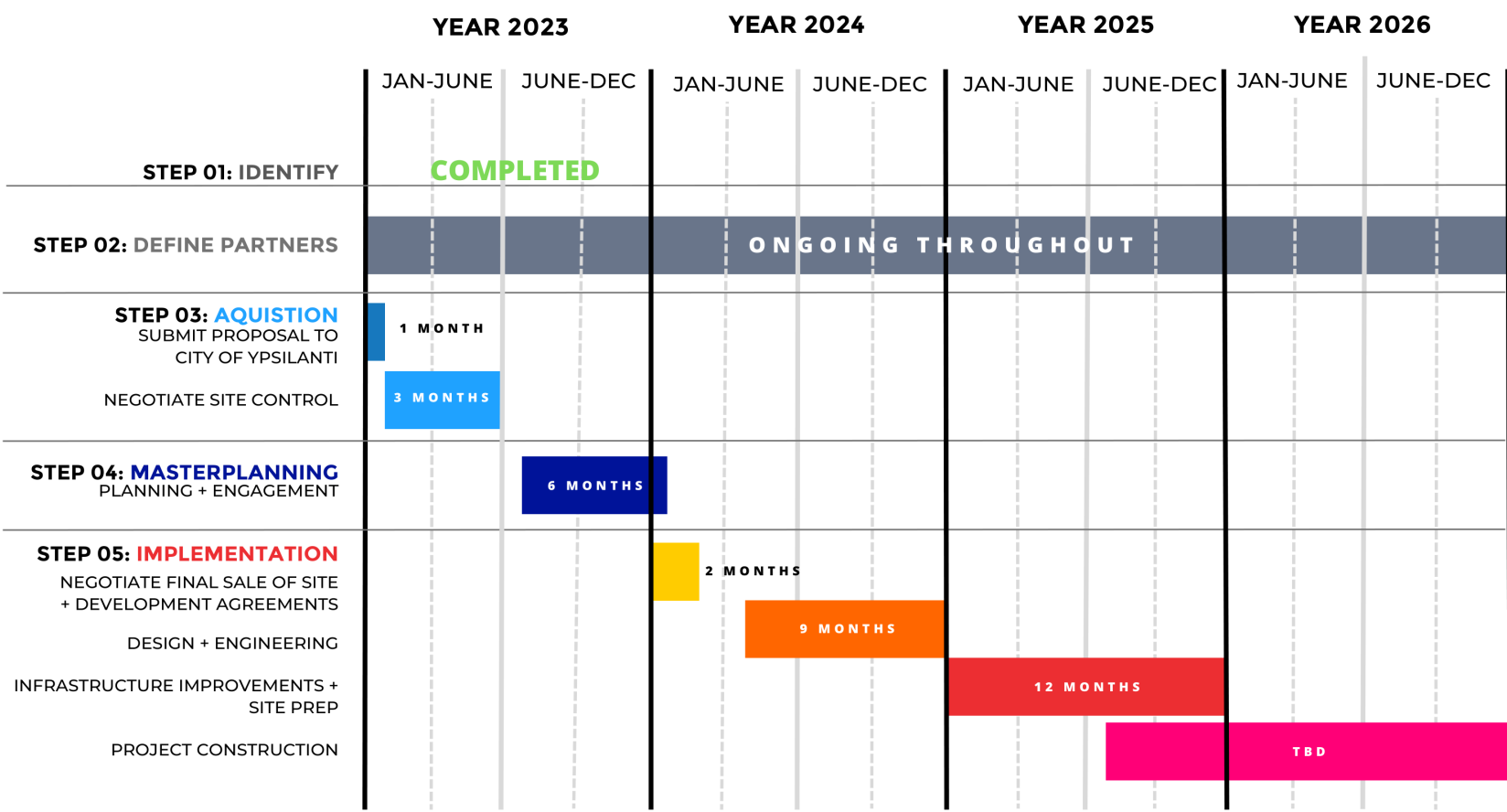
- Brownfield TIF/Transformational Brownfield
- Other state incentive programs that may require local support such as the Michigan Community Revitalization Program (CRP)

TARGETED BENEFITS TO CITY:

- Exceed more than 10% of residential units being provided as affordable with a target of 20% or more
- Increase affordable home ownership
- Payoff of existing city bond debt obligation affecting the current millage rate tied to site
- Community Center
- Benefits as highlighted through this proposal

07 TIMELINE

06 / TIMELINE



WATER STREET REDEVELOPMENT / CITY OF YPSILANTI / MASTER DEVELOPMENT PROPOSAL



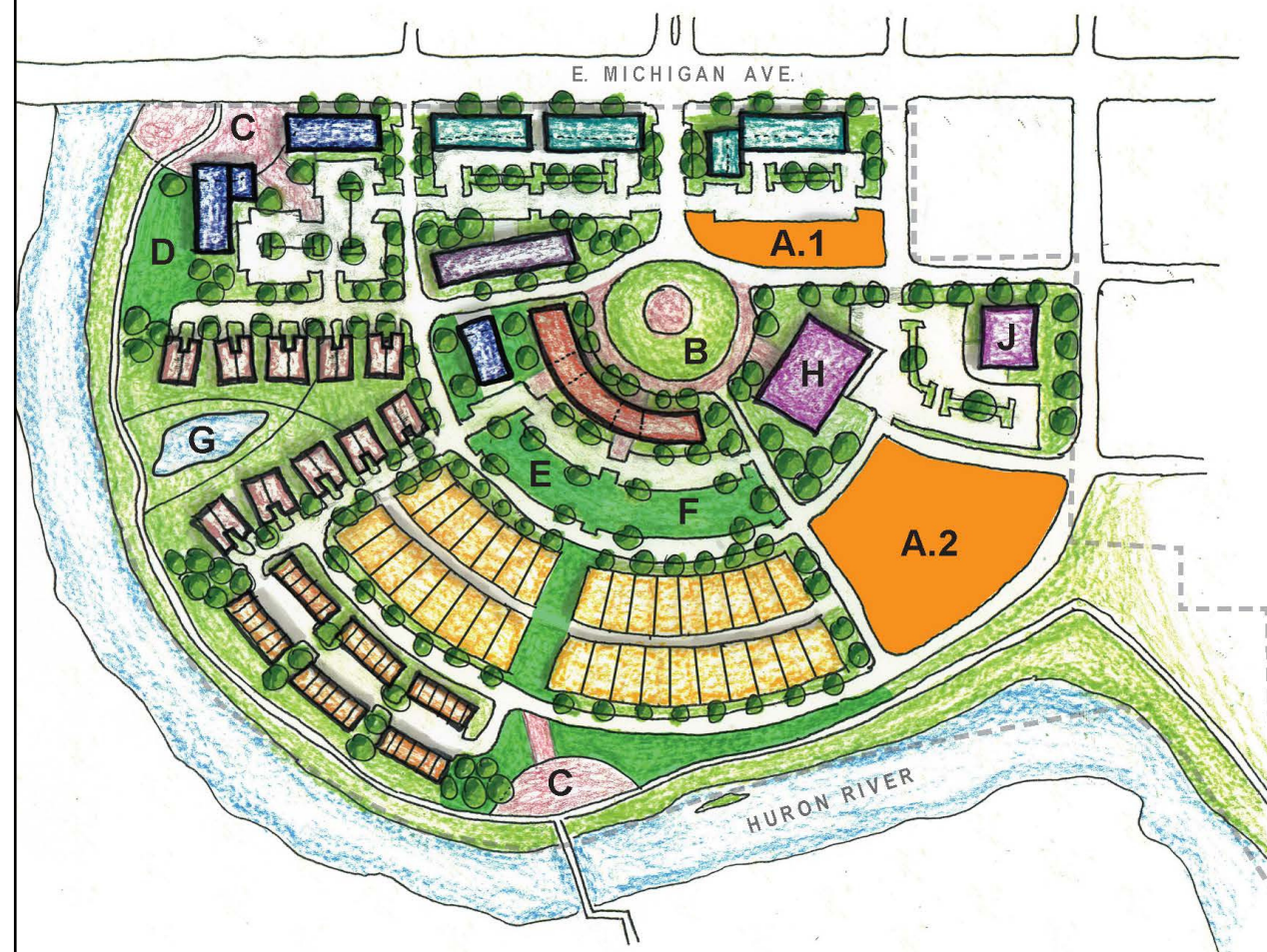
WATER STREET REDEVELOPMENT

**THANK YOU FOR YOUR
CONSIDERATION**

02. 08. 2023

CITY OF YPSILANTI WATER STREET PROJECT REDEVELOPMENT PROPOSAL

MARCH 2023



www.renovaredevelopment.com

PROJECT VISION



Water Street has been a site of known contamination for many years. The City has recently secured funds for remediation and wishes to identify a development team that has the brownfield redevelopment and master planning background necessary to successfully redevelop the project, while representing the core values of the City of Ypsilanti...Pride, Diversity and Heritage.

Renovare Water Street, LLC (RWS) is a unique partnership between Renovare Development, LLC, Eugene Jones, Jr., and SER Metro-Detroit Jobs for Progress, Inc. that proposes to master develop the site into a **mixed-use, mixed-income community that focuses on two key priorities: creative pathways to home ownership and community equity; and unique small business initiatives that marry entrepreneurship + place primarily for minority-led businesses.**

Our goal is to create a transformational development with community-centric retail and commercial amenities as well as diverse housing product types designed to meet the needs of existing residents as well as the next generation of people that will call Ypsilanti home.

RWS LEADERSHIP TEAM



Shannon is a housing expert and experienced leader with a diverse real estate background, specializing in building, rehabilitation, and development within urban areas, rural main streets and communities in numerous states throughout the country. Shannon has vast experience in working with various tax credits, brownfield developments, and transit-oriented projects; completing thousands of units of mixed income housing with a focus on projects that promote sustainability, urban revitalization, and a sense of place. Shannon is actively engaged in maintaining relationships with key stakeholders, legislators, local units of governments and aligned interest groups to develop and support policies and legislation affecting federal and state smart growth housing and development. She has championed several different pieces of legislation that were passed both federally and at the state level.

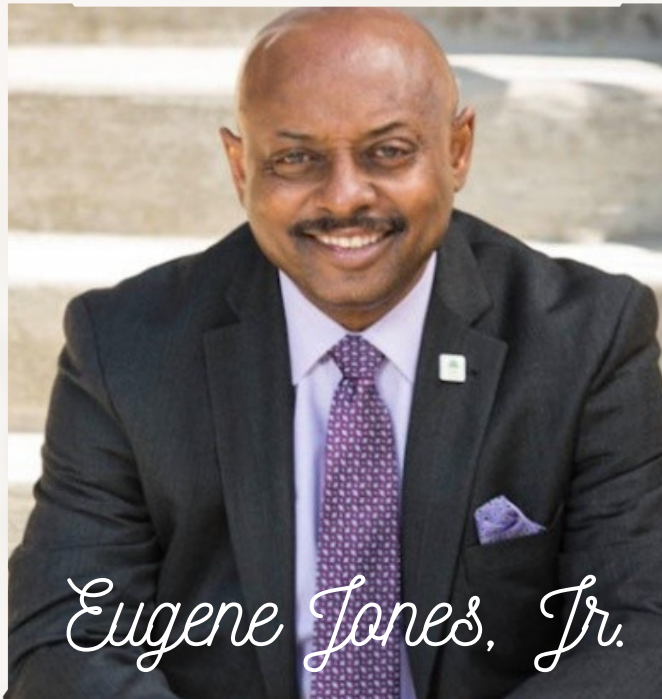
- 2022 Midwest Real Estate News "Commercial Real Estate Hall of Fame" inductee
- 2021 MSHDA Advisory Committee to the Statewide Housing Plan
- 2019 Lifetime Achievement Award - Center for Land Recycling and the USEPA
- Crain's Detroit "2018 Notable Women in Real Estate"
- 2018 Affordable Housing Developer of the Year - LOCUS/Smart Growth America
- Owner of multiple Low Income Housing Tax Credit (LIHTC) projects
- Over 20,000 housing units completed
- Steering Committee- LOCUS/SmartGrowth America
- Member of the MEDC RRC Advisory Committee
- Member of the ULI Michigan Local Housing Product Council
- Michigan Sense of Place Council
- Member of the ULI Michigan Advisory Council
- National Brownfield Steering Committee



Chief Executive with a proven track record spanning over 35 years of leadership experience in management, public/private partnerships, operations, finance and governance in the public housing industry. Billion-dollar P&L responsibility for organizations requiring strategic planning, revenue management and risk management. Responsible for building over \$3 billion of housing developments including leading the financing structures for these developments. Globally recognized as turnaround/recovery expert, delivering strong results while creating public/private business partnerships in this highly regulated housing industry.

CEO Positions have included Housing Authorities in eight major cities in North America including one in Canada. Demonstrated expertise in Transformational Leadership, Business Strategy, Construction and Development, Bond Issuance, Operations, Government Relations (Federal, State and Local) and Public Policy, and building and managing High Performance Teams.

Served a four-and-a-half-year stint as CEO of the Chicago Housing Authority with major accomplishments. Former Mayor Rahm Emmanuel in a speech at the City Club of Chicago said of Jones, "The real measure of what Gene, the Board and his team have done in Chicago is that under his stewardship, public housing was reconfigured from building housing to building a community."



RWS LEADERSHIP TEAM



Jill Ferrari has 27 years of experience in brownfield redevelopment. Her background includes private real estate acquisition and development, legal practice, consulting, and community development. She has participated in the redevelopment of several large-scale brownfield sites as an attorney, consultant, and owner.

As a former affordable housing and community development executive, she has packaged financing for various projects ranging from neighborhood revitalization to large affordable housing developments. Jill has also worked to secure brownfield redevelopment incentives on over 50 projects in the State of Michigan and has advised several municipalities on the establishment of brownfield redevelopment authorities and the utilization of redevelopment tools.

- 2021 Crain's Detroit "Notable Executives in Real Estate"
- 2021 Woman of Influence - GlobeSt Real Estate Magazine
- 2017 Woman of Distinction - Council on the Status of Woman
- 2016 - Melvin Simon Award Winner - International Council for Shopping Centers (ICSC)
- Former Director of Community Development for Wayne County, MI
- Former Vice President of Real Estate Acquisitions for Real Estate Interests Group, Inc.
- Financed over two hundred million in community development projects
- Former CEO of affordable housing development company
- Current Co-Chair of the Urban Land Institute (ULI) Michigan District Council
- Founder of ULI Michigan's Women's Leadership Initiative
- Member of the ULI Michigan Small Scale Development Local Product Council
- Member - National Women's Development Collaborative
- Licensed attorney



Eva Garza Dewaelsche has served as President of SER Metro-Detroit, Jobs for Progress, Inc., for nearly 20 years. She also became its CEO in 2007. SER Metro is a multi-state workforce development organization established 50 years ago by the American G.I. Forum and LULAC to provide job training and employment services to Hispanics and other minority and under-represented communities in Detroit. In addition to overseeing operations in Detroit, including the Samaritan Center on Detroit's east side, she is responsible for workforce center operations and programs in Texas and Illinois with 35 plus locations and over 330 employees.

Ms. Garza Dewaelsche has been employed with SER Metro for over 38 years where she established a nationally accredited, post-secondary technical school in Detroit and Chicago and later served as Principal of the SER Casa Academy, a charter school serving at-risk youth from the city of Detroit. Prior to SER Metro, she worked at National Bank of Detroit, as a market research analyst for 10 years. A former police officer, she has also served on the Detroit Board of Police Commissioners for 9 years under Mayor Archer (1999-2003) and under Mayor Duggan (2015-2020).

A lifetime resident of Detroit, Ms. Garza Dewaelsche has been actively involved for over 40 years in pursuit of her personal goal to help enhance the quality of life for Detroiters through her career and by serving on numerous boards and commissions. Her current board affiliations include: Detroit Economic Growth Corporation, Wayne County Community Development Entity (CDE), Detroit-Wayne County Integrated Health Network (DWIHN), New Detroit, Inc., Comerica Community Development Advisory Council, LA SED, SER National Board, WSU President's Advisory Council, Detroit Regional Workforce Alliance, and DTE Community Advisory Council.



PROJECT TEAM



Jenifer Acosta - Vice President of Real Estate Development

Jenifer Acosta is a solutions-minded community developer known for redeveloping historic buildings and extensive work driving property and downtown revitalization. With a heart for saving underutilized relics, she bridges old and new, building (and often rebuilding) dynamic communities that evoke a strong sense of place. Since 2016, she has driven over \$26+ million in real estate development projects in the Great Lakes Bay Region, and catalyzed countless more as a result.



Ann Leen

Ann has over 15 years of experience in Community Development. Ann is the Assistant Vice President of Youth Services with SER Metro-Detroit. In this role, she manages programs that assist young adults in gaining access to employment, while simultaneously addressing other basic needs that may be a barrier to their success. YouthBuild, Year Round Youth, and the City of Detroit's youth reintegration center are primary focuses of this work. Ann received her master's in Community Development from the University of Detroit Mercy.



Landon Jones - Construction Management

Landon is a seasoned construction manager with over a decade of experience. He has had the privilege of overseeing more than \$85 million dollars' worth of private and Low- Income Housing Tax Credit (LIHTC) projects. Throughout his career, he has worked on a wide range of construction projects, including commercial, residential, and industrial properties. He has earned both a bachelor's and master's degree in construction management. His educational background, combined with hands-on experience, has allowed Landon to develop strong leadership and communication skills, which are essential in this field.



Amy Wess - Vice President of Operations

A proven leader with more than 25 years experience in accounting, Amy has extensive experience in the operations of land development and residential construction, including federal funding and tax credit financing. Over the last 13 years, Amy has worked with numerous municipalities on the Neighborhood Stabilization Program (NSP). She has managed budgets, construction process , draw requests and reimbursements for 87 homes throughout Michigan and Toledo. Amy worked with consultants on a \$16M LIHTC project in Marquette, Michigan providing 56 Units of multifamily housing.

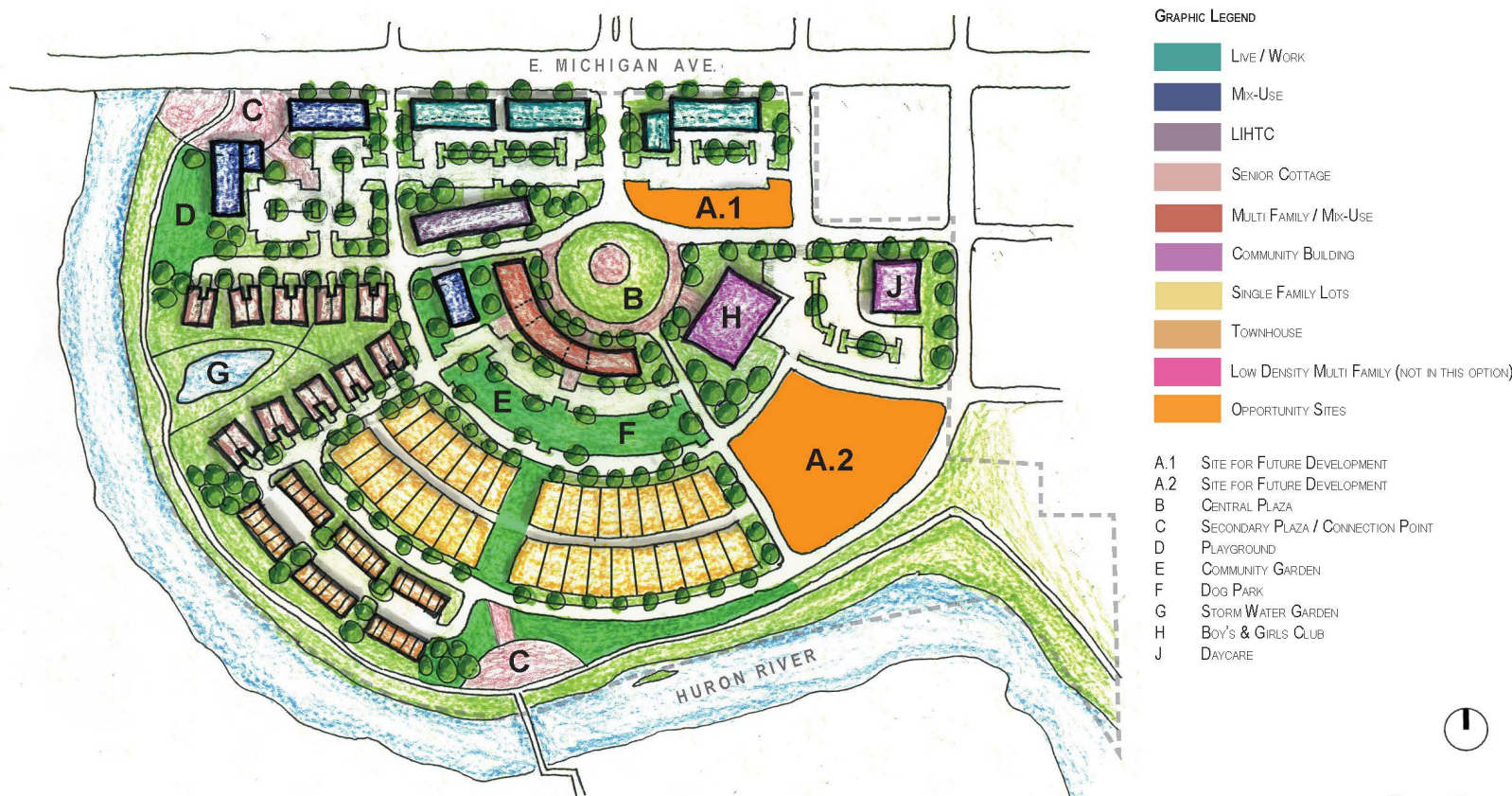


Deborah Anderson

Deborah is a seasoned real-estate agent with over 15 years of experience in helping clients buy, sell and invest in real-estate properties. She has been a Leasing Agent with Mutual Property Management in Farmington Hills, and a Sales Agent for new construction at Clyde Smith Farms in Westland, a team with National Realty Centers in Birmingham, and Receptionist at Nations Title in Livonia. Her approach to real-estate is Client-Centered and relationship focused. When she is not working with clients she enjoys the outdoors(going for walks, bike riding or the beach) and spending time with her sons, grandsons, friends and family.

CONCEPTUAL SITE PLANS

PROPOSED DESIGN SCHEME



Based on specific community input, RWS has worked with a local planning format o develop multiple conceptual site plans for the project.

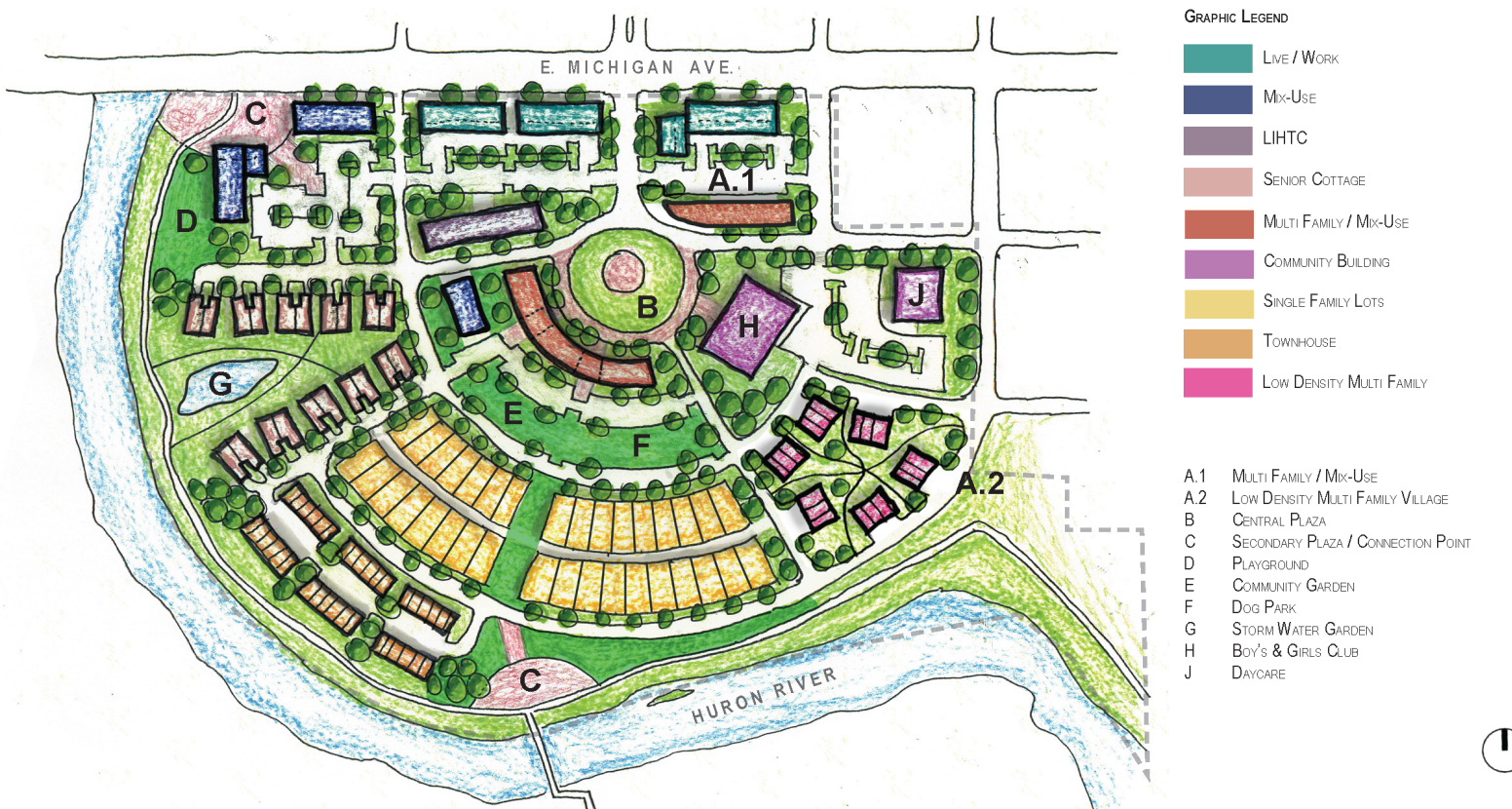
The radial design of this development creates a sense of equality, which is a fundamental characteristic of the proposed project. The housing options proposed will not just be diverse in product type, but also provide for various ownership and equity models. The project will include cutting edge financing initiatives designed to build generational wealth for historically underserved populations, including technology-driven lease to own models, community equity investment models, and more. The project will also be designed in collaboration with major area employers to target specific workforce population needs, while attracting new funding sources for housing development.

The architectural design will reflect the historic character of the surrounding downtown community incorporating the Traditional Neighborhood Context and sense of community. Water Street will be a high-density mixed-use development that will be embellished for the pedestrian community with a unique radial design pattern that will maximize the river views with tree lined sidewalks and parks that will be geared toward environmentally friendly plantings focused on carbon sequestration.

To achieve a rich and varied housing pattern, the architecture, landscaping, and streetscape character will differ from place to place with ingress and egress to the Rivers Edge Park on the western and southern edges of Water Street. Through careful environmental design, the streets and buildings will be situated to allow for maximum visibility to public spaces.

PROPOSED DESIGN SCHEME - OPPORTUNITY 2

OPPORTUNITIES PRESENT VARIOUS INTERCHANGEABLE OPTIONS FOR SITES A.1 AND A.2



COMMUNITY EQUITY



Our community equity model involves three pillars:
alternative models for home ownership; community equity and equitable technology.

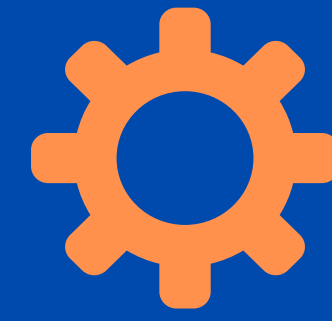


Alternative paths to home ownership are critical for wealth building. RWS will work with local lenders to support models such as lease to own, and land contracts to support multiple options for equity.



Our model includes community wealth building opportunities through investment.

RWS will partner with Small Change to provide community-level investment opportunities in the project at an affordable amount.



RWS will partner with **Modern Ventures**, a property technology collaborative in Chicago to identify applications that support individual homeownership equity, such as Key and community building applications such as XXX



ENTREPRENUERSHIP + PLACE



One of our key initiatives is marrying entrepreneurship with place in this development, prioritizing minority-led businesses.

This would be accomplished through live-work product types, partnerships with small business lenders, and accelerators on site, such as a proposed child care accelerator that would support licensed child care providers in a common shared space, with common resources.

Objectives would include breaking down the barriers to small business growth and creating options for minority-led business owners to live and work in the same neighborhood.



LARGE SCALE MASTER PLANNING EXPERIENCE



BRAMBLETON

Louden County, Virginia

Shannon Morgan and the original Crosswinds Communities team partnered with Soave Enterprise on this award winning, multi-generational master planned community located in Northern Virginia. Brambleton is located in Northern Virginia spanning more than 2,800 acres; Brambleton and its contiguous properties developed more than 9,000 residential home lots and have approximately 5,800 current residents. The community is designed with a work-life balance in mind combining homes, schools, shopping and parks in a thoughtful community layout. The 400,000 sq. ft. Brambleton Town Center provides daily conveniences for everyday life with restaurants, grocers, a theater, an athletic gym and retail shops with the Town Center serving as the hub of the community.

TOTAL PROJECT COST: Exceeded \$1B
REFERENCE: Bernard Gliberman, Former President
Crosswinds Communities LLC (248) 640- 0755



PHILLIPS CREEK

Frisco, Texas

Shannon Morgan worked for Crosswinds National LLC on the original development team that played an early role in design and predevelopment of Frisco's largest award winning master planned communities. As the controller for Crosswinds National LLC, Amy Wess worked on the due diligence process as well as member of the team that closed on the financing of this development. The community consists of 957 acres with over 100 acres of green place, lakes, an extensive creek system, trails, parks. Just outside Phillips Creek Ranch you will find plenty of shopping, dining and entertainment.

REFERENCE: Bernard Gliberman, Former President
Crosswinds National LLC (248) 640- 0755



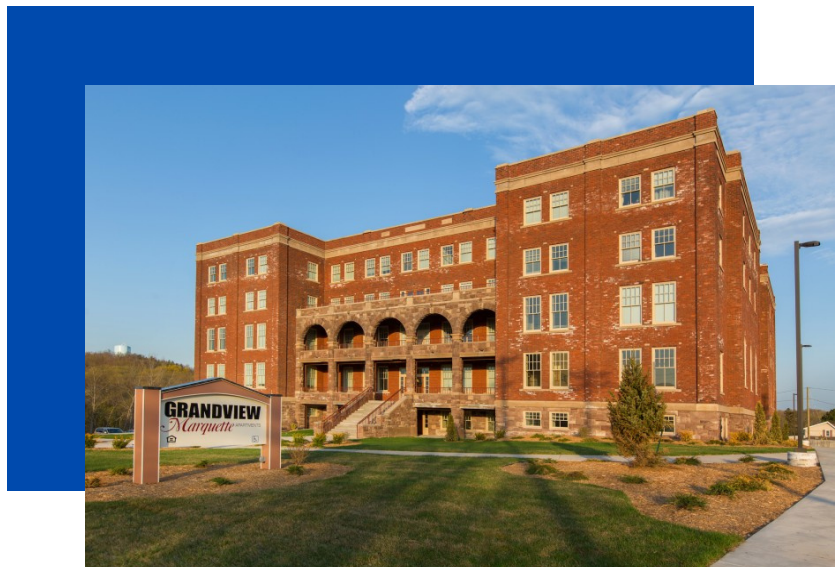
THE SANCTUARY

Seminole County, Florida

Shannon Morgan worked as the Senior Vice President for Crosswinds Florida LLC overseeing sales, marketing, construction and the close out of this Master Planned Community. Amy Wess worked as controller for Crosswinds Florida LLC overseeing the project controller and worked closely with the project superintendent and President of Construction. This desirable community located in Oviedo, Seminole County, Florida. The Sanctuary consists of 727 acres and 774 homes. The exclusive Amenity Park consists of a clubhouse, pool, splash pad, gym, playground and various sports courts.

TOTAL PROJECT COST: Exceeded \$80M
REFERENCE: Bernard Gliberman, Former President
Crosswinds Florida LLC (248) 640- 0755

PRIOR BROWNFIELD REDEVELOPMENT EXPERIENCE

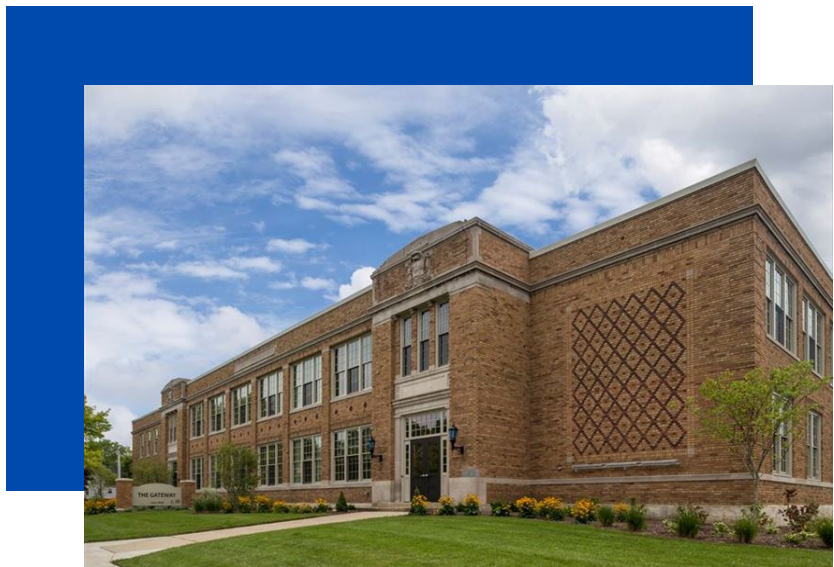


GRANDVIEW MARQUETTE

Marquette, Michigan

Shannon Morgan managed the complete redevelopment of the former Holy Family Orphanage site into the Grandview Marquette, which opened in 2017. The project includes 56 units of workforce housing that is located in a walkable neighborhood within Downtown Marquette. The project included the packaging of Michigan State Housing Development Authority (MSHDA) tax credits, Federal Historic Tax Credits (HTC), Brownfield Tax Increment Financing (TIF) and Payment in Lieu of Taxes (PILOT). The project won both national and state awards, including the Governor’s Award for Historic Preservation.

TOTAL PROJECT COST - \$16 Million
REFERENCE – Rod DesJardins, former Housing Director of CAM.
(906) 202-0260



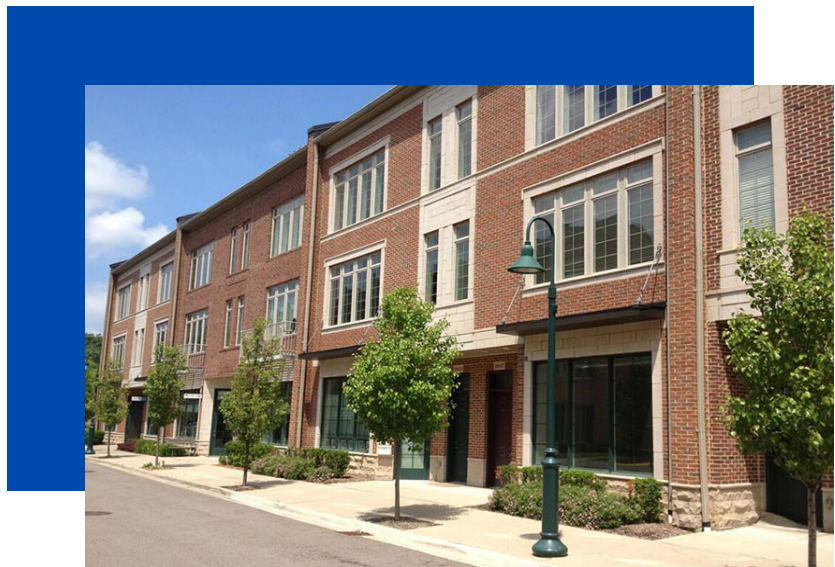
THE GATEWAY

Fremont, Michigan

Shannon Morgan managed the complete redevelopment of the historic former Fremont High School into The Gateway, a 38-unit senior development in Fremont, Michigan. The Gateway is adjacent to the Fremont Community Recreation Authority, across the street from the Fremont Area District Library, and just minutes away from a charming pedestrian friendly downtown.

The Gateway won the national EDSON Credit Award for Rural Housing and the Governors Award for Historic Preservation.

TOTAL PROJECT COST - \$13 Million
REFERENCE – Gary Heidel, Executive Director MSHDA.
(517) 242-2402



ETON STREET

Birmingham, Michigan

In her former position as Senior Vice President of HRS Communities/Crosswinds, Shannon Morgan and the Crosswinds Team constructed Eaton Street Station. Eaton Street was a former lumber yard redeveloped into a walkable mixed-use project near Downtown Birmingham. The completed project includes 164 Townhome units in a walkable community with easy access to a transit station. Eaton Street Station was 2006 Condominium Project of the Year on behalf of the National Association of Homebuilders.

TOTAL PROJECT COST - \$38 Million
REFERENCE – Robert Gibbs, Gibbs Planning Group
(248) 642-4800

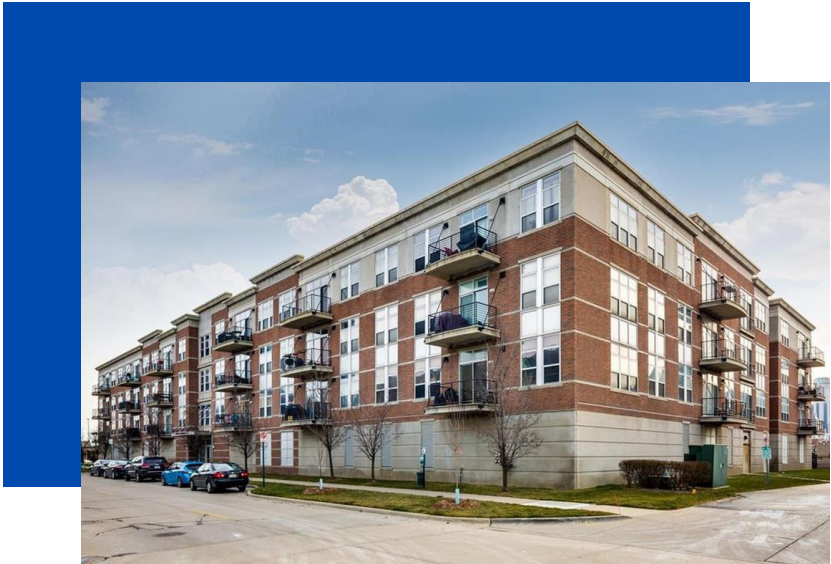


MAIN STREET CROSSING

Brighton, Michigan

In her former position as Senior Vice President of HRS Communities/Crosswinds Communities, Shannon and the Crosswinds team completed the construction of an urban infill site on a former lumber yard in Brighton Michigan to create a walkable mix of Lofts, Live/Work Homes, and Townhomes at Main Street Crossing. The project includes 44 residential and 14 live/work units located in the heart of downtown Brighton. The project was an extension of the main street which utilized Brownfield Tax Increment Financing.

TOTAL PROJECT COST - \$8.5 Million
 REFERENCE – Tom Phillips, Hobbs and Black
 (734) 663-4189



GARDEN LOFTS AT BRUSH PARK

Detroit, Michigan

In her former position as Senior Vice President of HRS Communities/Crosswinds Communities, Shannon and the Crosswinds team completed the Garden Lofts at Brush Park, a 62 loft unit development located in the heart of Detroit's historic Brush Park. Garden Lofts was the first green energy loft building in Downtown utilizing geothermal heating and cooling. It is located within walkable distance to great restaurants, theaters, museums, and nightclubs in the Downtown Detroit entertainment district adjacent to Comerica Park and Ford Field for Detroit Tigers and Detroit Lions games plus concerts and events.

TOTAL PROJECT COST - \$50 Million
 REFERENCE – Amy Wess, HRS Communities/Crosswinds Communities (734) 637-0861



MASON RUN

Monroe, Michigan

In her former position as Senior Vice President of HRS Communities/Crosswinds Communities, Shannon and the Crosswinds team constructed Mason Run, a \$9MM Brownfield Redevelopment of a former paper mill site in Monroe, Michigan. A (new urbanism) traditional neighborhood design community with 250 new homes, parks, and other amenities. Mason Run won several awards for sustainable residential development, including the 2008 Economic Development Excellence Award from the International Economic Development Council, the 2009 Brownfield Renewal Award from Brownfield Renewal Magazine, and an IMPACT Award in the Redevelopment Category from CREW-Detroit and the new Urbanism Award from the Congress for New Urbanism.

TOTAL PROJECT COST - \$41.2 Million
 REFERENCE – Jim Tischler (former city planner)
 (517) 241-0050



REI NEON

Las Vegas, Nevada

In her former position as Vice President of Acquisitions at Real Estate Interests Group, Jill Ferrari managed the assemblage of 85 acres of land divided into over 100 separate parcels, as well as all entitlements and public financing for the REI Neon site. The project proposed several phases including a 22,000 seat arena, 6,000 hotel rooms, 1,500 condominiums, 785,000 square feet of retail, 4 million square feet of convention space and 500,000 square feet of office space. The project was awarded all entitlements, including the expansion of the gaming district west of Las Vegas Boulevard to include the site which increased land value significantly, and over \$200 Million in Sales Tax Anticipated Revenue Bonds and other public funding sources.

TOTAL PROJECT COST - \$9.5 Billion
REFERENCE – Todd Fink, Project Partner (248) 554-4235



TRAVERSE CITY STATE HOSPITAL

Traverse City, Michigan

The Traverse City State Hospital project involved abatement and removal of lead-based paint and asbestos and the removal of old mechanical equipment. The redevelopment was designed to create a lively residential community and minimize driving by providing a range of services onsite. In addition to providing legal services for the project, Ferrari worked with Grand Traverse County to establish the Grand Traverse County Brownfield Authority. The old brick buildings now contain affordable and luxury condominiums, professional offices, restaurants and a school. To date, 75 commercial and 54 residential units have been developed.

TOTAL PROJECT COST - \$29 Million
REFERENCE – Jean Derenzy, Grand Traverse County
(231) 922-2050



SPRING HAVEN COMMUNITIES

Southfield, Michigan

Through her former firm, Redevelopment and Restoration Consultants, Jill Ferrari packaged incentives and financing for the redevelopment of A 100-acre former landfill and mobile home park that was redeveloped into a mixed-use community in Southfield Michigan. As Development Consultant for Centex Homes, Ferrari helped identify the site, coordinate horizontal development and package over \$5MM in Brownfield Redevelopment incentives to complete the project. The end uses included attached single family homes and retail space along Southfield Road.

TOTAL PROJECT COST - \$16 Million
REFERENCE – Fred Zorn, City of Southfield
(248) 796-5110



NORTHVILLE PSYCHIATRIC HOSPITAL

Northville, Michigan

Jill Ferrari managed the redevelopment of the abandoned Northville Psychiatric Hospital, a 414-acre site that included 1,000,000 square feet of floor space enclosed in 22 separate buildings including a powerhouse and two miles of underground tunnels. The surrounding land was plagued with a litany of environmental problems including dumps, oil wells, leaking fluids, contaminated soil, asbestos and medical waste. Brownfield Tax Increment Financing and other tools offered by the Wayne County Land Bank were used to package financing for the project. Through a partnership with Schostak, Inc. the site has been master planned and redeveloped to include the University of Michigan Northville Health Center with plans for additional residential and retail.

TOTAL PROJECT COST - \$100 Million
REFERENCE – Todd Fink, Project Partner (248) 554-4235



ISLAND LAKES AT TAYLOR

Taylor, Michigan

In her former position as Vice President of Acquisitions at Real Estate Interests Group, Jill Ferrari managed the redevelopment of Island Lakes at Midtown Taylor, a 199-lot, detached single family condominium community in Taylor, Michigan. As the Developer, Ferrari identified the potential site as a tax reverted, Brownfield parcel that was contiguous to a county parcel that contained a 50+ acre retention basin and a large spoil pile. Ferrari packaged over \$13MM in Brownfield Tax Increment Financing that was bonded by the local unit of government to completely reconfigure the site to create 70+ acres of developable property and an attractive entrance water feature.

TOTAL PROJECT COST - \$13 Million
REFERENCE – Todd Fink, Project Partner (248) 554-4235



511 WOODWARD

Detroit, Michigan

Renovare Development has provided development consulting services to Iconic 511, LLC for the redevelopment of 511 Woodward in the City of Detroit. Services included the packaging of Brownfield Redevelopment Tax Increment Financing and Obsolete Property Tax Abatement incentives. The project involved the rehabilitation of a 30,000 square foot building in Downtown Detroit for office and retail use. The building had been vacant for several years. The project will bring over 100 jobs to downtown Detroit and new users such as the State of Michigan's first Capital One Café.

TOTAL PROJECT COST - \$18 Million
REFERENCE – Matthew Schenk, Client (313) 492-5949



RENOVARE WATER STREET , LLC

13 N Washington Street
Ypsilanti, MI

www.renovaredevelopment.com



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Christopher Jacobs
DATE: March 7, 2023
SUBJECT: Chapter 7 Marijuana Ordinance No. 1408

DESCRIPTION:

Chapter 7 Marijuana Ordinance No. 1408

SUMMARY:

Following the decision by City Council to place a moratorium on new retail marijuana permits in October, staff has been working on long term solutions that meet the goals expressed by Planning Commission and City Council to limit new retail marijuana establishments. The current method of using buffers under the zoning ordinance has been thoroughly exhausted and there are few options available to amend the buffers in such a way that does not create legal nonconformities for existing facilities. The most elegant solution that protects current permit holder rights and limits new retail facilities would be to implement a roll back cap to a number that City Council finds suitable for our community. Planning Commission made the following recommendation to City Council at their meeting on February 15:

Medical Marijuana Provisioning Centers: 3 permits

Adult-Use Recreational Retail: 13 permits, that will decrease to 7 if a permit holder fails to renew, or the permit is revoked

Marijuana microbusiness: 1 permit

At the time a permit categorized as retail becomes available, City Council, with assistance from staff, will approve a tool to evaluate an application. The City Manager will then appoint a review committee which will be assisted by the City Attorney to award an available permit. Planning Commission did not choose to recommend other proposed changes including the elimination of a volunteerism plan, social equity qualifiers, and local employment requirements as part of the social equity permits that are no longer available.

The moratorium ends on April 23rd and any changes to Chapter 7 require 2 readings. That means we must have the first reading on March 7th and the second reading on March 21,

followed by thirty days required before it can take effect ahead of the deadline without calling a special meeting or extending the moratorium. Failure to meet this deadline could allow applications for new retail marijuana facilities and microbusinesses.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution, Proposed Ordinance 1408, PC Staff Review and Recommendation

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-041
March 7, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

The certain ordinance entitled: "An Ordinance to amend Chapter 7 – MARIJUANA" be adopted on first reading.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
7 day of March 2023

#Resolution No. 2023-041



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1408**

1. **THE CITY OF YPSILANTI HEREBY ORDAINS** That the Ypsilanti City Code is Chapter 7 -MARIJUANA, is hereby amended Which Chapter reads as follows:

Sec. 7-4.1. - Permit requirements

(a) No person shall own or operate a marihuana establishment in the City without first applying for and receiving a permit from the city clerk's office, and a state license issued by the State of Michigan.

(b) Licenses are transferrable upon state approval and payment of the transfer fee. Transfers may only be granted upon the following:

1. All building improvements, as described in the application, will be completed, and approved at the originally applied location.
2. The facility has been awarded a state license at the originally stated location.

(c) Permit shall be valid from January 1 to December 31

(d) A Permit shall be issued or renewed upon payment of the required fee, submission of a completed application in compliance with the provisions of this article, and compliance with all provisions and requirements of this article. Application to renew a permit shall be filed not later than November 15th, if November 15th falls on a weekend, applications are due not later than the following Monday. For each day following the deadline \$100 late fee will be added to the application cost. Such renewal shall be annual and shall be accompanied by the annual fee.

(e) Every applicant shall pay a fee at the time of the application for an initial or renewal permit, or transfer of permit, which fee shall be set by council resolution. Said fee is non-refundable if the application is reviewed.

(f) The permit requirements set forth in this chapter shall be in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state or local law.

(g) The issuance of any permit pursuant to this chapter does not create an exception, defense or immunity to any person in regard to any potential civil or criminal liability under federal law.

Pursuant to the MRTMA, MMFLA, MMMA and MTA, the City of Ypsilanti authorizes the operation in the city of the following types and number of both medical and recreational marijuana facilities, provided they possess a state operating license issued under the MRTMA and they comply with the additional requirements of this chapter, chapter 122 of this Code, and all other applicable laws and ordinances:

The amounts of the following facility types will be regulated by zoning as stipulated in Chapter 122 in the Ypsilanti City Code, except for any retail-based facility; Adult-Use Retail, Medical Provisioning Center, and Microbusinesses:

- Medical Marijuana Provisioning Centers: 3 permits

- Adult-Use Recreational Retail: 13 permits, that will decrease to 7 if a permit holder fails to renew, or the permit is revoked
- Marihuana microbusiness: 1 Permit
- Marihuana safety compliance facility
- Marihuana secure transporter
- Marihuana processor Class A marihuana grower authorizing cultivation of not more than 100 marihuana plants Class B marihuana grower authorizing cultivation of not more than 500 marihuana plants Class C marihuana grower authorizing cultivation of not more than 2,000 marihuana plants Excess Marihuana Grower Designated Consumption Establishment

At the time a permit categorized as retail becomes available, City Council, with assistance from staff, will approve a tool to evaluate an application. The City Manager will then appoint a review committee which will be assisted by the City Attorney to award an available permit.

Sec. 7-4.2. - Application.

Every applicant for a marijuana establishment must file an application under oath with the city clerk's office upon a form provided by the city, which shall fulfill all of the requirements indicated on the form, including but not limited to:

- (a) The name, age, and address of applicant and operator
 - i. Name, age and address of the applicant and all partners of the applicant, including proof that the applicant and/or proposed employees are at least 21 years of age.
 - ii. Name, age and address of the operator of the facility in cases where this differs from the applicant.
 - iii. In the case of corporations, partnerships, non-profit organizations, or other business types, the applicant shall be the highest level official or employee of the entity such as, Board President, Chief Executive Officer, Executive Director, or comparable position.
 - iv. If the applicant is a corporation, a copy of the articles of incorporation and Current Corporation records disclosing the identity and residential addresses of all directors, officers, and shareholders. Include the address of the corporation itself, if different from the address of the Marijuana establishment and the name and address of the resident agent for the corporation.
 - v. If the applicant is a partnership, the names and residence address of each of the partners and the partnership itself, if different from the address of the Marijuana dispensary or Marijuana growing/manufacturing facility, and the name and address of the resident agent.
 - vi. Photo identification of the applicant and operator and/or driver's license

- (b) State or Federally issued photo identification. Expired identification will not be accepted, and if provided the application will be considered incomplete and denied.
- (c) Provide proof of ownership, copy of lease or letter of intent to lease. If a lease or letter of intent is provided and not current the application will be considered incomplete and denied.
- (d) If premises are leased, attached written permission from owner of the premises for the use specified in this application. If the letter is not current the application will be considered incomplete and denied.
- (e) Proof of insurance for fire damage in the amount of the value of the premises and liability insurance with minimum limits of \$1,000,000
- (f) Proof that all employees are over the age of 21
- (g) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms.
- (h) Describe storage facilities of all Marihuana on site, including lotions, baked goods, usable, and all other forms (if applicable)
- (i) Provide proof of compliance with statewide monitoring system (if in operation)
- (j) An area map, drawn to scale, indicating within a radius of one thousand feet (1,000) from the boundaries of the proposed dispensary or growing/manufacturing facility site, the proximity of the site to any school, existing dispensary, or existing growing facility zoning permit or similar clearance from the zoning administrator verifying the proposed use of the location at which the license will be utilized is in compliance with the zoning ordinance.
- (k) A copy of state license or prequalification letter.
- (l) Retailer/Microbusinesses/Designated Consumption Establishments only: Provide a description of the products and services to be provided by the establishment, including retail sales of food and/or beverages, if any, and any related accommodations or facilities
- (m) Growing/Processing/Safety Compliance Facility applications only: Provide a description of the growing and processing procedures, including volatile chemicals stored or used on the premises.
- (n) Provide copy of facility social equity plan as required by the State of Michigan.
- ~~(o) Volunteerism plan — provide a plan of community projects to be completed through the permit year. Plans could either be in the form of financial contribution or time given to specific community projects. All contributions must be undertaken in the City of Ypsilanti. Documentation of completion will be required upon renewal. If documentation is not provided the application will be considered incomplete and denied.~~

If there are any errors or omissions to the application the city will notify the applicant and provide five days to satisfy the requirement.

Sec. 7-4.5. - Non-renewal or revocation.

The city manager shall choose to not renew or revoke a permit based on any of the following:

- (1) A failure to meet the conditions or maintain compliance with the standards established by this chapter in reference to applications for a new permit or the renewal of an existing permit;
- (2) One or more violations of any city ordinance on the premises;
- (3) Maintenance of a nuisance on the premises;
- (4) A demonstrated history of excessive calls for public safety (police, fire, and EMS) originating from the premises, being three or more calls in any 30-day period; or
- (5) Nonpayment of real and/or personal property taxes, fines, fees, or liens owed to the city.
- (6) Failure to be provided a state license.
- (7) Failure to be provide a Special Use Permit if one is required at that applied to location.
- (8) Failure to be provided site plan approval.
- (9) If the facility ceases operations for 120 days.

If Applicants fail to apply for renewal by November 15th of each year a daily late fee \$100 will be assessed~~their application will not be accepted, and they will not receive a permit.~~ Said applicant may apply using the New Applicant Portal as described in Section 7.4-3 of this Ordinance. **The city will not provide notice of renewal.**

Sec. 7-4.6.- Appeal process.

If an applicant or permitted marihuana facility chooses to appeal the denial of a permit or revocation of a permit, they can enter in a written appeal to the clerk's office. The appeal should include the following: the appellant's signature, the requirement or decision from which the appeal is made and shall state the specific grounds on which the appeal is based. The applicable fee shall be submitted with the notice of the appeal; such fee shall be nonrefundable. Appeals shall be filed within 30 days of the decision in question. City council shall consider the appeal within 30 days of receipt of the appeal. An appeal shall be considered an adjudication and outside the function of normal permit administration and enforcement.

Sec. 7-5. Social Equity.

- ~~1) The City Council and city staff will work to create a permit process to allow state social equity qualifiers to participate in businesses within the city limits. Permit numbers for these applicants are listed in Sec. 7.4.1.~~
- 2) \$1,000 from each permit fee will be used to promote social equity to negatively impacted communities by promoting advocacy around criminal justice issues related to marihuana prohibition, supporting youth who have been negatively impacted by the war on drugs as it

relates to the prohibition of marihuana, and community education and outreach on adult-use marihuana in general.

~~3) Good faith effort in employment: any person or entity receiving more than \$10,000 in contract value or benefit from the city must use good faith efforts in hiring employees who have been negatively impacted by marihuana prohibition. Adult use recreational marihuana businesses should use good faith efforts in hiring 25% employees who are low income or live in the area codes 48197 or 48198.~~

4) The City of Ypsilanti will not drug-test workers who are not in safety-sensitive jobs, without reasonable documented cause; random drug-testing is prohibited.

~~5) Lowest law enforcement: This ordinance instructs and authorizes local law enforcement to de-prioritize marihuana investigations (except as conducted in conjunction with licensing authorities) and arrests. The possession or smell of marihuana will no longer constitute probable cause for investigation or arrest.~~

~~The investigation, citation, and arrest for marihuana law violations in the City of Ypsilanti shall have the lowest law enforcement priority. This does not apply to distribution to minors.~~

6) For the purpose of law enforcement in the City of Ypsilanti, the following shall not constitute reasonable articulable suspicion of a crime in the absence of other factors:

- a) The odor of burnt or unburnt marihuana
- b) The possession of or suspicion of possession of marihuana that does not exceed the legal limit in Michigan
- c) The possession of multiple containers of marihuana without evidence of excess of the legal limit in Michigan.

~~7) The City of Ypsilanti shall make all reasonable efforts to create spaces for on-site consumption as allowed under state law.~~

~~8) The City of Ypsilanti may add requirements that applicants enter Community Benefits Agreements, which may or may not apply to social equity applicants a well.~~

Sec. 7-6. Severability.

If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared

to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not been included in this Ordinance.

Sec. 7-7 Repeal

All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

Sec. 7-8. Savings Clause

The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Sec. 7-9. Copies to be available.

Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to the public during normal office hours. A complete copy of the ordinance is also available for inspection on the City's website, www.cityofypsilanti.com.

Sec 7-10. Publication and Effective Date

The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published by printing the same in the publication of record. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 31 DAY OF March, 2023.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1408 was published in the Washtenaw Legal News on the 31st day of March, 2023.

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 1st day of March, 2022.

Andrew Hellenga, City Clerk

Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:



Resolution No. 2023-042
March 7, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an ordinance entitled "An Ordinance to amend Chapter 7 – MARIJUANA" be officially closed.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
7 day of March 2023

#Resolution No. 2023-042



February 15, 2023

Staff Review
Chapter 7 Marijuana Ordinance No. 1408

GENERAL INFORMATION

Applicant: City of Ypsilanti

Action Requested: Recommendation to City Council to approve text amendments to Chapter 7 – Marijuana Ordinance No. 1408

BACKGROUND

Staff is proposing text amendments pertaining to medical and recreational marijuana. The issues that are being addressed include but are not limited to: regulating any retail-based facility; Adult-Use Retail, Medical Provisioning Center, and Microbusinesses:

Medical Marijuana Provisioning Centers: 3 permits

Adult-Use Recreational Retail: 13 permits, that will decrease to 7 if a permit holder fails to renew, or the permit is revoked

Marijuana microbusiness: 1 permit

At the time a permit categorized as retail becomes available, City Council, with assistance from staff, will approve a tool to evaluate an application. The City Manager will then appoint a review committee which will be assisted by the City Attorney to award an available permit. Other proposed changes include the elimination of a volunteerism plan, social equity qualifiers, and local employment requirements as part of the social equity permits that are no longer available.

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”

The adult use regulations proposed are intended to shape the economic diversity and character of our commercial districts according to the shared perception and vision articulated by members of the public, Planning Commission, and City Council who have all voiced concern about the number of retail marijuana establishments permitted for a community of our size.

OTHER COMMUNITIES

Michigan law allows a limit on number of permitted facilities by type (1). Several communities regulate retail marijuana facilities by cap including Adrian (five facilities) (2), Ferndale (six facilities) (3), and Jackson (three facilities) (4). The City of Ypsilanti ranks one the highest per capita among those who have allowed marijuana retail facilities statewide.

(1) MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT (EXCERPT)
Initiated Law 1 of 2018

[http://www.legislature.mi.gov/\(S\(snry54m3jrogkv4deoyl0dws\)\)/mileg.aspx?page=GetObject&objectname=mcl-333-27956](http://www.legislature.mi.gov/(S(snry54m3jrogkv4deoyl0dws))/mileg.aspx?page=GetObject&objectname=mcl-333-27956)

(2) <https://www.mml.org/pdf/resources/ordinances/med%20marihuana%20opt-in%20ordinance%20-%20adrian.pdf>

(3) <https://www.codepublishing.com/WA/Ferndale/html/Ferndale18/Ferndale1867.html#:~:text=No%20more%20than%20two%20marijuana,extending%20past%2012%3A00%20a.m.>

(4) <https://www.cityofjackson.org/DocumentCenter/View/7076/Adult-Use-Marijuana-Facilities-Ordinance>

DISCUSSION

The goal of these text amendments is to regulate the number of retail facilities by cap as opposed to amending the existing buffers in such a way that prevents new retail establishments. This policy is intended to ultimately reduce the number of permitted retail facilities through attrition based on the recognition by Planning Commission and City Council that the local market is saturated with these businesses. Allowing the cap to be “rolled back” by attrition this way is preferable because it recognizes the rights of current permit holders and allows the market to self-regulate as opposed to choosing an arbitrary number of retail facilities. Continuing to amend zoning buffers by retail facilities will create unintended nonconformities that harm existing permit holders; therefore a cap is the best tool available to regulate the number of retail facilities permitted in the City.

In summary, the proposed amendment is consistent with the guiding values of the Master Plan, will protect the health, safety, and general welfare of the public, and will address a community need in economic conditions or development practices.

STAFF RECOMMENDATION

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

1. The proposed amendment is consistent with the guiding values of the Master Plan.
2. The proposed amendment will enhance the functionality and character of the future development in the City.
3. The proposed amendment will protect the health, safety, and general welfare of the public.

PROPOSED CHANGED TEXT

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



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: John Barr
DATE: March 21, 2023
SUBJECT: Adoption of emergency 60-day marihuana moratorium ordinance

DESCRIPTION:

Adoption of emergency 60-day marihuana moratorium ordinance

SUMMARY:

City Council passed a marihuana 180-day moratorium ordinance that is near its end. Staff has meanwhile proposed an amendment to Chapter 7 of the City Code. Council indicates a need for additional time to properly review the suggested staff changes.

Accordingly, I am requesting an additional emergency 60-day marihuana moratorium ordinance to allow Council sufficient time to review the suggested changes.

Council is empowered to enact a moratorium ordinance necessary for the immediate preservation of the public peace, health, safety, or welfare. This emergency marihuana moratorium ordinance satisfies that requirement because of the subject matter and time constraints.

ATTACHMENT: Emergency Marihuana Moratorium Ordinance

RECOMMENDED ACTION: Adopt the emergency 60-day Marihuana Moratorium Ordinance

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-051
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an emergency ordinance entitled "An ordinance to impose a moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 60 days" be approved and given immediate effect.

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 21 day of March 2023

#Resolution No. 2023-051



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1409**

An ordinance to impose an emergency moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 60 days.

1. THE CITY OF YPSILANTI HEREBY ORDAINS that

Whereas pursuant to state law the City of Ypsilanti has issued permits for the sale and dispensing of marihuana in the City and concerns have arisen on number and location of future permits, and

Whereas City staff requires additional time to study the issues to ensure the preservation of public peace, health, safety and welfare and has requested a moratorium to study the issues, and

Whereas City Council finds it in the best interest of the City of Ypsilanti for additional staff study on the issues and that a moratorium is required for the public peace, health, safety and welfare,

Now therefore, an emergency moratorium is ordered and ordained on the issuance of new permits for the sale and dispensing of marihuana in the City of Ypsilanti for 60 days.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance as an emergency ordinance shall become effective immediately.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 21st DAY OF March, 2023.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Emergency Ordinance No. 1409 was published according to Section 11.13 of the City Charter on the 30th day of March, 2023.

Andrew Hellenga, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Emergency Ordinance passed at the regular meeting of the City Council held on the 30th day of March, 2023.

Andrew Hellenga, City Clerk

Notice Published: March 8, 2023

First Reading: March 21, 2023

Second Reading: Immediate

Published: March 30, 2023

Effective Date: _____



Resolution No. 2023-052
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an emergency ordinance entitled "An ordinance to impose a moratorium on issuance of new marihuana permits for sale or dispensing of marihuana in the City of Ypsilanti for 60 days" 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 21 day of March 2023

#Resolution No. 2023-052



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Christopher Jacobs
DATE: March 21, 2023
SUBJECT: 206/210 N Washington Avalon PILOT

DESCRIPTION:

206/210 N Washington Avalon PILOT

SUMMARY:

In 2019, the City of Ypsilanti purchased 206/210 N Washington using its Right of First Refusal from the County Treasurer and shortly thereafter we released an RFP aimed at redeveloping the property. In September 2020, City Council accepted a proposal from Avalon Housing for redevelopment as affordable housing. A purchase agreement for \$100,000 was signed and extended to allow for due diligence and over this period Avalon has identified the property to be unsalvageable due to extensive fire damage. Consequently, Avalon has submitted a proposal for the demolition of the existing building to the Historic District Commission and a proposal for the new construction to Planning Commission. Both commissions viewed the project favorably and granted the necessary approvals with conditions.

On February 2, 2023, Avalon made a formal request for a Payment in Lieu of Taxes (PILOT) and provided the necessary information to have the request considered. The requested PILOT is 4% of total shelter rents for the next 50 years which lines up with the application for LIHTC at MSHDA. Shelter rents proposed are \$750 at 22 units for a total of \$198,000. If approved, the payment in lieu of taxes would be \$7,920 annually. The City would collect a portion, but not all, of this payment in lieu of taxes.

The affordability of these units varies. 8 of these units will be supportive housing units, targeted to households with incomes at or below 30% AMI and will have project-based vouchers to assure affordability for extremely low-income households. The other 14 units will be target to households with incomes at or below 50% or 60% AMI. A proforma from Avalon was provided with the request and included with this RFL for your review. Additionally, Avalon is seeking MSHDA financing by April 3rd and states approval of a local PILOT strengthens the application.

Working with the City Assessor, staff estimated the annual tax to be \$55,615 without a PILOT. The PILOT is requested for a duration of 50 years, which makes the total value of the incentive \$2,384,750 (2,780,750 – 396,000). After reviewing the information staff is recommending approving a 4% pilot ordinance for the proposed development.

ATTACHMENTS:

Pilot Ordinance for 206 N Washington

Avalon Housing Proforma

PILOT Comparison and Table

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-053
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

The certain ordinance entitled: "City of Ypsilanti Tax Exemption Ordinance – 206 N Washington" be adopted on first reading.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 21 day of March 2023

#Resolution No. 2023-053



CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE

Ordinance No. 1410

TAX EXEMPTION ORDINANCE

An ordinance to provide for a service charge in lieu of taxes for a housing project for low income persons and households to be financed with a federally-aided Mortgage Loan pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended MCL 125.1401, et seq) (the "Act").

THE CITY OF YPSILANTI ORDAINS

SECTION 1. This Ordinance shall be known and cited as the "City of Ypsilanti, Michigan Tax Exemption Ordinance – 206 N Washington"

SECTION 2. Preamble.

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low-income persons and households and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Ypsilanti (the "City") is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and households is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of housing projects that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City acknowledges that 206 N Washington Limited Dividend Housing Association LLC (the "Sponsor") has offered subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority (the "Authority"), to construct, own and operate a low income housing project identified as 206 N Washington St on certain property located at 206-210 N Washington St in the City to serve low income

persons and households, and that the Sponsor has offered to pay the City on account of this housing development an annual service charge for public services in lieu of all *ad valorem* property taxes.

SECTION 3. Definitions.

All terms shall be defined as set forth in the State Housing Development Authority Act of 1966, being Public Act 346 of 1966 of the State of Michigan, as amended, except as follows:

A. Act means the State Housing Development Authority Act, being Public Act 346 of 1966 of the State of Michigan, as amended.

B. Annual Gross Shelter Rent means the total collections during a calendar year period from all occupants of a housing development or any amount paid to the Sponsor on behalf of any occupant representing rent or occupancy charges, exclusive of charges for gas, electricity, heat, or other utilities furnished to the occupants.

C. Authority means the Michigan State Housing Development Authority, a public body, corporate and politic of the State of Michigan.

D. Housing Development means a project which contains a significant element of housing for low income elderly persons and households and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the project as it related to housing for low income elderly person and households.

E. LIHTC Program means the Low Income Housing Tax Credit Program administered by the Authority pursuant to Section 42 of the Internal Revenue Code of 1986, as amended.

F. Mortgage Loan means a loan that is federally-aided or a loan or grant made to the Sponsor, or such entity formed by the Sponsor to own the Housing Development, for the construction, rehabilitation, acquisition and/or permanent financing of a Housing Development and secured by a mortgage on the Housing Development.

G. Sponsor means person(s) or entity, which has or will apply to the Authority for an allocation under the LIHTC Program to construct, own and operate a Housing Development. The Sponsor means 206 N Washington Limited Dividend Housing Association LLC and any entity that receives or assumes a mortgage loan and is an eligible mortgagor under the Act.

H. Utilities mean gas, water, sanitary sewer service, electrical service, and other utilities furnished to the occupants which are paid by the Housing Development.

SECTION 4. Class of Housing Developments.

It is determined that the class of housing projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be housing projects for Low Income Persons and Families that are financed with a Mortgage Loan. It is further determined that 206 N Washington Limited Dividend Housing Association LLC is of this class

SECTION 5. Establishment of Annual Service Charge.

The Housing Development identified as 206 N Washington and the property on which it is will be located shall, subject to the limitations and conditions of this Ordinance, be exempt from all *ad valorem* property taxes from and after the commencement of construction of the project. The City acknowledges that that Sponsor and Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established in this Ordinance. In consideration of the Sponsor's offer, subject to receipt of an allocation under the LIHTC Program from the Authority, to construct, own and operate the Housing Development, the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes. The annual service charge shall be equal to 4% of the Annual Gross Shelter Rents actually collected by the housing project during each operating year.

SECTION 6. Limitation on the Payment of Annual Service Charge.

Notwithstanding Section 5, the service charge to be paid each year in lieu of taxes for the part of the Housing Development that is tax exempt but which is occupied by other than low income persons or families shall be equal to the full amount of the taxes that would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.

The term "low income" as used herein shall be the same as found in Section 15(a)(7) of the Act.

SECTION 7. Contractual Effect of Ordinance.

Notwithstanding the provisions of section 15(a)(5) of the Act, to the contrary, a contract between the City and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this Ordinance, However, nothing contained in this Ordinance shall constitute a waiver of any rights the City may possess or exercise under the provisions of Section 15(a)(2) of the Act, provided the exercise of such

rights does not, in the opinion of the Authority, impair the economic feasibility of the Housing Development.

SECTION 8. Payment of Service Charge.

The annual service charge in lieu of taxes, as determined under this Ordinance, shall be payable to the City and distributed to the several units levying the general property tax in accordance with Section 15a(4) of the Act. The annual payment for each operating year shall be paid on or before April 15th of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, et seq).

SECTION 9. Documentation Supplied.

On or before April 1 of each year, the Sponsor shall file with the City audited financial statement showing all revenues for the Housing Development, including but not limited to rent or occupancy charges and subsidies received from the Housing Development and expenses, including utilities. The City shall determine the applicable service charge in accordance with Section 5. The City may require such other or further financial information as may be necessary to accurately determine the service charge due pursuant to this Ordinance. The City shall submit a statement for the service charges for each year by September 1. Failure of the City to provide such statement or failure of Sponsor to receive such statement shall not invalidate any service charge owed pursuant to this Ordinance.

SECTION 10. Duration.

Provided that the Sponsor acquires the Property and construction of the Housing Development commences within eighteen (18) months of the effective date of this Ordinance, this Ordinance shall remain in effect and shall not terminate, except as provided in this Section 10, for such period as the Authority or other governmental entity has any interest in the property; provided, however, that City may terminate the PILOT, upon written notice and opportunity to cure, 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.

SECTION 11. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of the Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.

SECTION 12. Effective Date.

This ordinance shall become effective on _____ or as otherwise provided in the Charter.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 21 DAY OF March, 2023.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____ was published in the Washtenaw Legal News on the ____ day of March, 2023.

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 March, 2023.

Andrew Hellenga, City Clerk

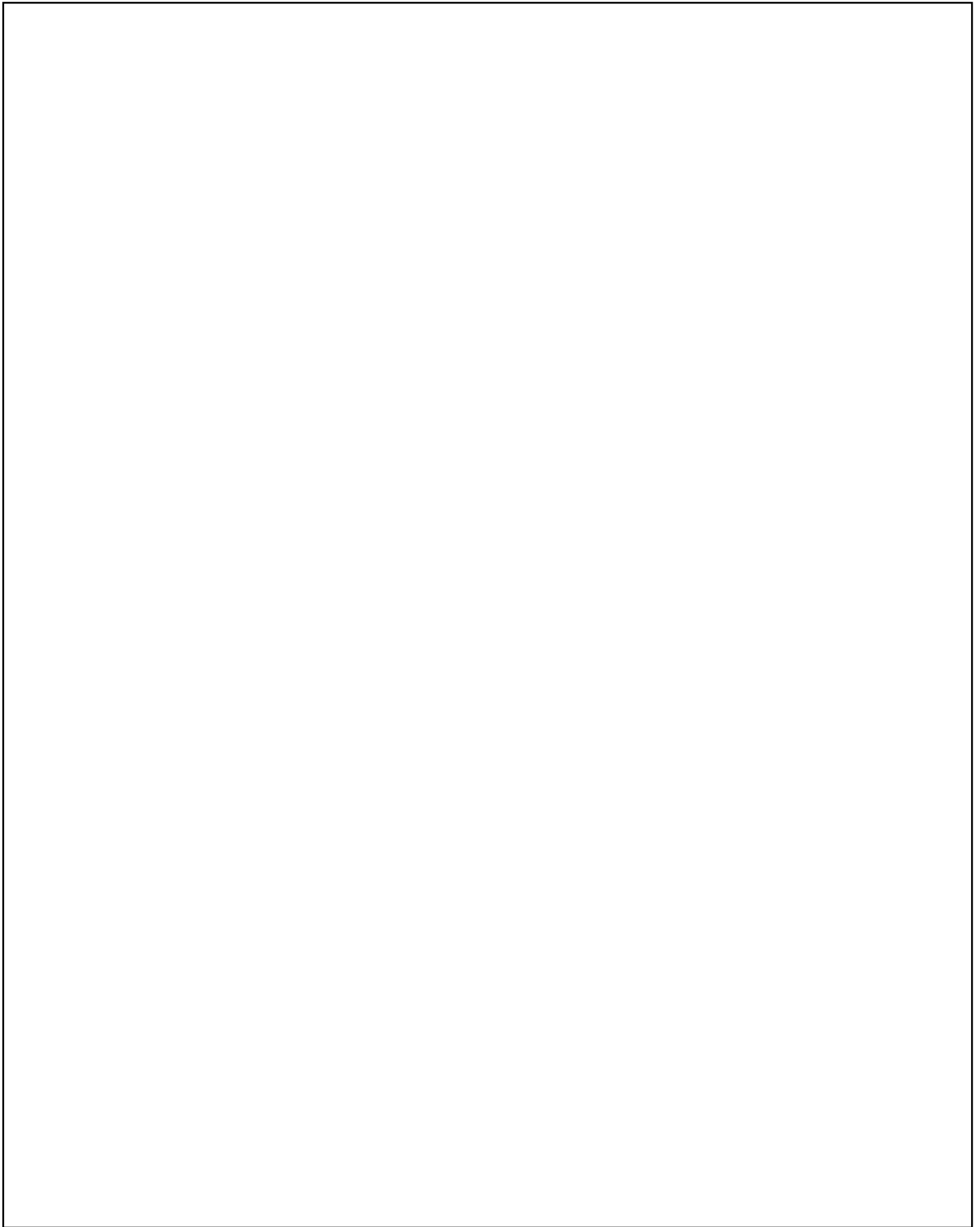
Notice Published:

First Reading:

Second Reading:

Published:

Effective Date:





Resolution No. 2023-054
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an ordinance entitled "City of Ypsilanti Tax Exemption Ordinance – 206 N Washington" 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
21 day of March 2023

#Resolution No. 2023-054



To: Joe Meyers, Director of Economic Development

From: Wendy Carty-Saxon & Michael Appel, Avalon Housing

Re: 206/210 N. Washington St. redevelopment

Date: February 2, 2023

We are writing this memo to request that you begin the process of City consideration for providing our 206/210 N. Washington St. redevelopment project a PILOT.

We are proposing the new construction of a 22-unit supportive housing development with 1-bedroom apartments and common space for tenants, property management and services. This will include demolition of the existing, blighted residential structure and preservation of the two historic outbuildings. We currently anticipate that 8 of these units will be supportive housing units, will be targeted to households with incomes at or below 30% AMI, and will have project-based vouchers to assure affordability for extremely low-income households. The other 14 units will be targeted to households with incomes at or below 50% or 60% AMI, with rents projected at \$750/month.

We have attached our proposed proforma.

Our development is currently moving through the City's entitlement process with consideration at the Historic District Commission for demolition approval and at the Planning Commission for site plan approval later this month.

We anticipate applying for critical MSHDA financing in the coming months, either the 9% LIHTC round on April 3, or the MSHDA HOME-ARP round likely due shortly thereafter. For these applications, approval of a local PILOT strengthens the application.

We understand that this PILOT request will also provide for the commencement of the Community Benefits Ordinance process. We look forward to working with you on this.

PROJECT PROFORMA - 206, 210 N. Washington

TOTAL NUMBER OF UNITS	22
Efficiency	0
One-bedroom	22

DEVELOPMENT BUDGET

	TOTAL COST	PER UNIT COST
Acquisition		
Land and building	\$ 105,000	\$4,773
TOTAL ACQUISITION COSTS	\$ 105,000	\$4,773

II. New Construction Costs		
New construction & rehab cost (estimated)	\$ 4,992,871	\$226,949
GRPO	\$710,808	\$32,309
New construction contingency (10%)	\$ 570,368	\$25,926
TOTAL CONSTRUCTION COSTS:	\$ 6,274,047	\$285,184

III. Soft Costs

Survey/Engineering	\$ 50,000	\$2,273
Appraisal	\$ 6,000	\$273
Environmental	\$ 40,000	\$1,818
Architectural fees	\$ 150,000	\$6,818
City Site Plan Fees	\$ 7,500	\$341
Market study	\$ 6,500	\$295
Developer Fee (15%)	\$ 1,100,000	\$50,000
Commitment Fees	\$ -	\$0
Cost Certification and 10% carry over accounting	\$ 12,500	\$568
Legal fees	\$ 40,000	\$1,818
Perm loan origination fees	\$ -	\$0
Perm loan title	\$ -	\$0
Perm Loan Legal	\$ -	\$0
Bridge/Predev Loan orig and legal	\$ 500	\$0
Bridge/Predev Loan Interest	\$ -	\$0
Bridge Loan taxes and title	\$ -	\$0
Construction loan origination fee	\$ 32,020	\$1,455
Construction loan legal fees	\$ 40,000	\$1,818
Construction loan interest	\$ 175,000	\$7,955
Tax Credit fees, 6% plus app fee	\$ 46,804	\$2,127
Tax Credit Compliance fees	\$ 8,075	\$367
MSHDA loan commitment fees	\$ -	\$0
Inspection fees (Engineer/contractor)	\$ 12,500	\$568
Syndicator Legal fees	\$ 55,000	\$2,500
Title insurance/Recording fees, UCC fees	\$ 35,000	\$1,591
Contractor Cost Cert	\$ -	\$0
Building Permit and Bond	\$ 100,000	\$4,545
Permits, fees, incl w/s connxn, Footing drain disco	\$ 25,000	\$1,136
Construction period taxes	\$ 10,000	\$455
Construction period insurance	\$ 40,000	\$1,818
Construction period utilities	\$ 5,000	\$227
Relocation	\$ -	\$0
Equipment and Furnishings	\$ 41,500	\$1,886
One Month GRP	\$ -	\$0
Operating Reserve	\$ 104,109	\$4,732
Operating Deficit Reserve	\$ 205,000	\$9,318
Services reserve	\$ -	\$0
Additional Synd Op and Lender Reserve	\$ -	\$0
Replacement Reserve	\$ -	\$0
TOTAL SOFT COSTS:	\$ 2,348,008	\$106,728
TOTAL DEVELOPMENT COSTS (I+II+III)	\$ 8,727,055	\$396,684

SOURCES OF FINANCING

LP Equity (LIHTC), anticipated	\$ 3,779,572	\$171,799
Urban County HOME Funds	\$ 350,000	\$15,909
Urban County HOME Funds	\$ 150,000	\$6,818
Washtenaw County Funding	\$ 350,000	\$15,909
Sponsor Loan--Brownfield	\$ 500,000	\$22,727
GP Capital	\$ 100	\$5
MSHDA HOME-ARP	\$ 3,574,835	\$162,493
Deferred fee	\$ -	\$0
Sponsor Loan--Brownfield (predevelopment)	\$ 22,548	\$1,025
	\$ -	\$0
TOTAL	\$ 8,727,055	\$396,684
Prepared by Avalon Housing		

sources - uses \$ (0)

**206/210 N. Washington Proforma
OPERATING PRO FORMA ***

No. of units:	22	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
INCOME																
Rental Income		\$226,608	\$228,874	\$231,163	\$233,474	\$235,809	\$240,525	\$245,336	\$250,243	\$255,247	\$260,352	\$265,559	\$270,871	\$276,288	\$281,814	\$287,450
other income		\$1,000	\$1,010	\$1,020	\$1,030	\$1,041	\$1,061	\$1,083	\$1,104	\$1,126	\$1,149	\$1,172	\$1,195	\$1,219	\$1,244	\$1,268
vacancy	7%	(12,697)	(16,021)	(16,181)	(16,343)	(16,507)	(16,837)	(17,174)	(17,517)	(17,867)	(18,225)	(18,589)	(18,961)	(19,340)	(19,727)	(20,122)
Effective gross rent		\$214,911	\$213,863	\$216,002	\$218,162	\$220,343	\$224,750	\$229,245	\$233,830	\$238,507	\$243,277	\$248,142	\$253,105	\$258,167	\$263,330	\$268,597
EXPENSES																
Maintenance Labor	\$750	16,500	\$16,995	\$17,505	\$18,030	\$18,571	\$19,128	\$19,702	\$20,293	\$20,902	\$21,529	\$22,175	\$22,840	\$23,525	\$24,231	\$24,958
Maintenance Supplies	\$375	8,250	\$8,498	\$8,752	\$9,015	\$9,285	\$9,564	\$9,851	\$10,146	\$10,451	\$10,764	\$11,087	\$11,420	\$11,763	\$12,115	\$12,479
Management Staff	\$1,700	37,400	\$38,522	\$39,678	\$40,868	\$42,094	\$43,357	\$44,658	\$45,997	\$47,377	\$48,799	\$50,262	\$51,770	\$53,323	\$54,923	\$56,571
Contractual Services	\$1,100	24,200	\$24,926	\$25,674	\$26,444	\$27,237	\$28,054	\$28,896	\$29,763	\$30,656	\$31,576	\$32,523	\$33,498	\$34,503	\$35,539	\$36,605
Electricity	\$1,100	24,200	\$25,168	\$26,175	\$27,222	\$28,311	\$29,160	\$30,035	\$30,936	\$31,864	\$32,820	\$33,804	\$34,818	\$35,863	\$36,939	\$38,047
Gas	\$0	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$300	6,600	\$6,930	\$7,277	\$7,640	\$8,022	\$8,423	\$8,845	\$9,287	\$9,751	\$10,239	\$10,751	\$11,288	\$11,853	\$12,445	\$13,068
Property taxes/PILOT (10%)	\$795	17,500	\$16,661	\$16,510	\$16,604	\$16,670	\$16,734	\$17,043	\$17,332	\$17,628	\$17,926	\$18,229	\$18,536	\$18,846	\$19,161	\$19,479
Insurance	\$800	17,600	\$18,128	\$18,672	\$19,232	\$19,809	\$20,403	\$21,015	\$21,646	\$22,295	\$22,964	\$23,653	\$24,363	\$25,093	\$25,846	\$26,622
Replacement reserves	\$300	6,600	\$6,798	\$7,002	\$7,212	\$7,428	\$7,651	\$7,881	\$8,117	\$8,361	\$8,612	\$8,870	\$9,136	\$9,410	\$9,692	\$9,983
Site Security	\$882	19,404	\$19,986	\$20,586	\$21,203	\$21,839	\$22,495	\$23,169	\$23,864	\$24,580	\$25,318	\$26,077	\$26,860	\$27,665	\$28,495	\$29,350
Administrative expenses	\$200	4,400	\$4,532	\$4,668	\$4,808	\$4,952	\$5,101	\$5,254	\$5,411	\$5,574	\$5,741	\$5,913	\$6,091	\$6,273	\$6,462	\$6,655
Accounting Fees	\$600	13,200	\$13,596	\$14,004	\$14,424	\$14,857	\$15,302	\$15,761	\$16,234	\$16,721	\$17,223	\$17,740	\$18,272	\$18,820	\$19,385	\$19,966
Management Fees	\$562	12,364	\$12,735	\$13,117	\$13,510	\$13,916	\$14,333	\$14,763	\$15,206	\$15,662	\$16,132	\$16,616	\$17,115	\$17,628	\$18,157	\$18,702
Total Expenses	9,464	208,218	\$213,475	\$219,619	\$226,213	\$232,992	\$239,706	\$246,873	\$254,234	\$261,822	\$269,642	\$277,701	\$286,006	\$294,567	\$303,390	\$312,483
NET OPERATING INCOME		\$6,693	\$388	(\$3,617)	(\$8,051)	(\$12,648)	(\$14,956)	(\$17,628)	(\$20,404)	(\$23,315)	(\$26,365)	(\$29,558)	(\$32,901)	(\$36,400)	(\$40,059)	(\$43,886)
Debt coverage ratio		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Net Cash Flow **		\$6,693	\$388	(\$3,617)	(\$8,051)	(\$12,648)	(\$14,956)	(\$17,628)	(\$20,404)	(\$23,315)	(\$26,365)	(\$29,558)	(\$32,901)	(\$36,400)	(\$40,059)	(\$43,886)
Possible Deferred Dev Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Fee Owed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Fee Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deferred Fee Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flow after deferred dev fee	\$6,693	\$388	(\$3,617)	(\$8,051)	(\$12,648)	(\$14,956)	(\$17,628)	(\$20,404)	(\$23,315)	(\$26,365)	(\$29,558)	(\$32,901)	(\$36,400)	(\$40,059)	(\$43,886)	
Asset Mgt Fee	\$3,600	\$3,708	\$3,819	\$3,934	\$4,052	\$4,173	\$4,299	\$4,428	\$4,560	\$4,697	\$4,838	\$4,983	\$5,133	\$5,287	\$5,445	
Cash flow after asset mgmt fee	\$3,093	(\$3,320)	(\$7,436)	(\$11,985)	(\$16,700)	(\$19,130)	(\$21,927)	(\$24,831)	(\$27,876)	(\$31,062)	(\$34,397)	(\$37,885)	(\$41,532)	(\$45,346)	(\$49,332)	
Operating Deficit Reserve																
beginning balance	\$205,000	\$213,200	\$221,728	\$226,980	\$228,008	\$224,480	\$218,503	\$209,615	\$197,596	\$182,184	\$163,107	\$140,072	\$112,774	\$80,885	\$44,062	
interest	\$8,200	\$8,528	\$8,869	\$9,079	\$9,120	\$8,979	\$8,740	\$8,385	\$7,904	\$7,287	\$6,524	\$5,603	\$4,511	\$3,235	\$1,762	
withdrawal	\$0	\$0	(\$3,617)	(\$8,051)	(\$12,648)	(\$14,956)	(\$17,628)	(\$20,404)	(\$23,315)	(\$26,365)	(\$29,558)	(\$32,901)	(\$36,400)	(\$40,059)	(\$43,886)	
ending balance	\$213,200	\$221,728	\$226,980	\$228,008	\$224,480	\$218,503	\$209,615	\$197,596	\$182,184	\$163,107	\$140,072	\$112,774	\$80,885	\$44,062	\$1,938	

Notes

Assumes 7% vacancy rate

Assumes rent increases of 1%/year years 1-5, 2% per year thereafter

Assumes expense increases of 3%/year with electric rising at 4%/year in years 1-5 of the proforma; water 5%/year throughout the proforma

22 1-bedroom units, with PBV rents of \$1048 in year one, and remaining units at \$750/month.

The 22 units are anticipated to include a combination of supportive housing with project-based vouchers for households under 30% of AMI and units for households under 50% AMI

2022 PILOT	PILOT	SERVICE FEE	TOTAL	AVERAGE PER UNIT	ESTIMATE TRUE CASH VALUE	TAX	NOTE
Towne Center	\$ 24,551	\$ 20,000	\$ 44,551	\$ 262			4% pilot approved @170 units
Chidester	\$ 18,462	\$ 45,143	\$ 63,605	\$ 421			4% pilot approved @151 units
Parkridge	\$ 2,773		\$ 2,773				10% pilot approved
Strong Future							NET OPERATING LOSS
206 N Washington	\$ 7,920		\$ 7,920	\$ 360	\$ 1,300,000	\$ 55,615	22 units @ \$750
845/945 Clark Rd	\$ 100	\$ 120,821	\$ 120,921	\$ 393	\$ 12,270,000	\$ 524,920	152 units and 156 units . Increases 3% annually

206 N Washington Total Shelter Rents - \$198,000

1%	2%	3%	4%	5%	6%	7%	8%	9%	10%
\$1,980	\$3,960	\$5,940	\$7,920	\$9,900	\$11,880	\$13,860	\$15,840	\$17,820	\$19,800



Resolution No. 2023-055
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2023-056, approving the minutes of the March 7, 2023 City Council Meeting.**
2. **Resolution No. 2023-057, approving the tying of teal ribbons on city trees in the downtown during the month of April for Sexual Assault Awareness Month.**

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
21 day of March 2023

#Resolution No. 2023-055



Resolution No. 2023-056
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of March 7, 2023 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
21 day of March 2023

#Resolution No. 2023-056



MINUTES REGULAR COUNCIL Meeting

6:00 PM - Tuesday, March 7, 2023
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, March 7, 2023, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Mayor Pro-Tem Steven Wilcoxon, Council Member Desirae Simmons, Council Member Roland Tooson, and Council Member Michelle King

ABSENT: Council Member Jennifer Symanns, Mayor Nicole Brown, and Council Member Evan Sweet

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 D. Simmons Moved, Seconded by Council Member Tooson to approve the agenda as amended.

Change:

- Section V Public Comment was moved following Section VI Work Session.
- Section VII Ordinances First Reading was removed from the agenda.

V WORK SESSIONS 6 PM - 7 PM

- a) Police Chief Search Update - Frances McMullan, City Manager & Joyce Parker, MML

VI PUBLIC COMMENT (3 MINUTES) - MOVED

Five Members of the Public Spoke

VII ORDINANCES FIRST READING - REMOVED

- a) ~~Ordinance 1408, an Ordinance Entitled "Amending Chapter 7 of the Ypsilanti City Code".~~
1. ~~Resolution No. 2023-041, determination~~

2. ~~Public Hearing~~
3. ~~Resolution No. 2023-042, closing the public hearing~~

VIII CONSENT AGENDA

- a) Resolution No. 2023-043, approving the Consent Agenda.

Council Member Desirae Simmons moved, seconded by Council Member Michelle King, to approved Resolution No. 2023-043

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2023-044, approving the minutes of the February 21 & 28, 2023 City Council Meeting.**
2. **Resolution No 2023-045, approving an Ordinance Entitled "Zoning Text Amendment: Supportive Housing" (Second Reading)**

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

- b) Resolution No. 2023-044, approving the minutes of February 7th and 28th, 2023.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of February 21 and February 28, 2023 City Council Meeting be approved.

- c) Resolution No. 2023-045, approving an Ordinance Entitled "Zoning Text Amendment: Supportive Housing" (Second Reading)

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas the City of Ypsilanti recognizes the importance of establishing equity in zoning; and

WHEREAS the City of Ypsilanti recognizes that the policy for treating *supportive housing* the same as other residential dwellings adheres to the Fair Housing Amendments Act laws that apply to zoning and planning; and

WHEREAS the City of Ypsilanti recognizes that eliminating the potential for adverse impacts or harm to a community as a result of discriminatory language and / or the perpetuation of segregation fully improves 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 remove

**Supportive Housing Conditions and Permissible Uses; and to remove
Supportive Housing Definition on Second and Final Reading.**

IX RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2023-046, approving the updated Community and Artist Survey, and the Request for Qualifications for the Community and Artists Survey outreach Consultant.

Council Member Michelle King moved, seconded by Council Member Roland Tooson, to approve Resolution No. 2023-046

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti desires to cultivate a community culture and environment that embraces and nurtures artistic and creative assets; and

WHEREAS, the City of Ypsilanti desires to promote and further diversity, equity and inclusion of all of Ypsilanti in the arts; and

WHEREAS, the Arts Commission desires to collect information from the community about the arts to inform the Commission in its role with the City, share this information with local, state and national arts organizations and provide insight on the current state of the arts in Ypsilanti, and

WHEREAS, the City of Ypsilanti City Council approved the Community and Artists Survey Ypsilanti Art Commission Action Plan, and the Request for Qualifications for the Community and Artists Survey Outreach Consultant in October of 2021; and

WHEREAS, the grant of \$4,000 from the Tremaine Foundation for the implementation of this survey was received by the City of Ypsilanti on November 22, 2022; and

WHEREAS, the Arts Commission identified questions on the approved survey that are no longer relevant or valuable due to the time elapsed between approval and receiving of the funds; and

WHEREAS, the \$4,000 received by the City of Ypsilanti for this survey needs to be rolled over into the appropriate budget, and

WHEREAS, the Arts Commission has reviewed updated the Community and Artists Survey questions, included translation services Artists Survey Ypsilanti Art Commission Action Plan; and

WHEREAS, the Arts Commission wishes to recommend implementation of the Community and Artists Survey Ypsilanti Art Commission Action Plan, and the Request for Qualifications for the Community and Artists Survey Outreach Consultant as amended.

NOW THEREFORE BE IT RESOLVED, by the City of Ypsilanti approve the updated Community and Artists Survey, Ypsilanti Art Commission Action Plan, and the Request for Qualifications for the Community and Artists Survey Outreach Consultant and approve the budget amendment as provided to implement this survey.

RESULT:	CARRIED.
MOVER:	Council Member Michelle King
SECONDER:	Council Member Roland Tooson

AYES:	Steven Wilcoxon, Desirae Simmons, Roland Tooson, and Michelle King
ABSENT:	Jennifer Symanns, Nicole Brown, and Evan Sweet

- b) Resolution No. 2023-047, approving the budget amendment to fund the Youth Poet Laureate Program.

Council Member Roland Tooson moved, seconded by Council Member Desirae Simmons, to approve Resolution Number 2023-047

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti desires to cultivate a community culture and environment that embraces and nurtures artistic and creative assets; and

WHEREAS, The City of Ypsilanti desires to promote and further diversity, equity and inclusion of all of Ypsilanti in the arts; and

WHEREAS, Youth voice and community engagement are vital for empowering young people to effect positive change in their community and beyond; and

WHEREAS, the City of Ypsilanti Arts Commission, whose purpose is to act as an advisory body to the mayor, city council and city manager for all things art in the City, identified that the Youth Poet Laureate Program satisfies the Commission's key objectives; and

WHEREAS, they have recognized Ciatta Tucker's work, passion, and expertise in Washtenaw County's Spoken Word Community and in Youth Poet Laureate programming; and recommend Ciatta Tucker to implement the inaugural Youth Poet Laureate program as outlined in the proposal between May 2023 and 2025; and

WHEREAS, on January 12, 2023, they enthusiastically recommended that the City Council approve the Youth Poet Laureate program as presented; and

WHEREAS; The City of Ypsilanti Youth Poet Laureate Program requires a minimum budget of \$6,500 for staffing and programming.

NOW THEREFORE BE IT RESOLVED THAT: the Ypsilanti City Council approve the budget amendment as provided for the City of Ypsilanti Youth Poet Laureate Program

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

- c) Resolution No. 2023-048, approving Michigan Department of Transportation Contract 22-5550, for the asphalt for Michigan Ave.

Council Member Desirae Simmons moved, seconded by Council Member Michelle King, to approve Resolution No. 2023-048

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, funding has been programmed in the major streets fund pavement capital maintenance in the City of Ypsilanti; and,

Whereas, MDOT has solicited sealed bids and awarded the work for the project; and,

Whereas, MDOT standard practice is to request local participation on projects where work is performed outside of travel lanes and has requested \$8,200 from the City;

Now therefore be it resolved THAT the City Council of the City of Ypsilanti approve MDOT contract # 22-5550 and the Mayor Nicole Brown and City Clerk Andrew Hellenga are authorized to sign this contract, subject to review by the City Attorney.

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

- d) Resolution No. 2023-049, approving a policy to govern the Youth Mini-Grants provided by the city.

Council Member Michelle King moved, seconded by Council Member Roland Tooson, to Table Resolution No. 2023-049

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti wishes to provide financial assistance through mini-grants for local non-profits that work with youth; and

Whereas, for several Fiscal Years City Council has budgeted \$25,000, that would be allocated in \$5,000 increments to applicable organizations; and

WHEREAS, a written policy would both benefit the applicants and city officials in the allocation of these funds.

Now therefore be it resolved that the City Council of the City of Ypsilanti approves the attached policy with immediate effect.

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

X 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

XI LIAISON REPORTS

1. SEMCOG Update - Mayor Pro-Tem Wilcoxon attended the Green Taskforce meeting that was the mission of examining potential green infrastructure.
2. Washtenaw Area Transportation Study - None
3. Urban County - None
4. Ypsilanti Downtown Development Authority - None
5. Friends of Rutherford Pool - Mayor Pro-Tem Wilcoxon stated they are still reviewing potential DNR Grants and contractors to resurface the pool.
6. Bicentennial Committee - None

XII COUNCIL PROPOSED BUSINESS

a) King

1. Thanks her fellow Council Members and City Manager McMullan for assisting residents during the recent snow and ice storms.

b) Simmons

1. Thanked DPS and Emergency Service Departments for their work during the recent storms.
2. she explained that residents have been bringing forward complaints about speeding. She asked about a recent petition submitted by residents of Miles Street for speedbumps. She added that the city needs to be creative in deterring speeding in the city.
3. She stated that a couple of meetings ago Council was encouraged to speed the meeting along and speak less, or shush. She then read allowed a poem bout the need to speak up in a democracy and not to be shushed.

c) Tooson

1. None

d) Wilcoxon

1. Asked about the status of a petition of speedbumps in Normal Park.
2. Stated the apartment building in front of 1928 Whittier has been pushing snow into the street making it very difficult for residents to traverse the area, he asked what could be done about it.
3. He stated that the recent power outages caused by the recent storm showed a need for resiliency centers.

XIII COMMUNICATIONS FROM THE MAYOR

XIV COMMUNICATIONS FROM THE CITY MANAGER

XV COMMUNICATIONS

- a) March 21, 2023 Council Meeting - 6-7 work session – Water Street Development Presentation, Derric L. Scott J29:7 Planning and Development Corporation

XVI PUBLIC COMMENT (3 MINUTES)

To members of the public spoke

XVII REMARKS FROM THE MAYOR

Mayor Pro-Tem Wilcoxon made comment regarding the recent power outages and stated that DTE provides the worst service in the country, yet has the highest rates. He stated Michiganders have draw the short end of the stick and it is time for the state to explore other options, that include emphasis on sustainable energy.

XVIII ADJOURNMENT

- a) Resolution No. 2023-050, adjourning the City Council Meeting.

The meeting adjourned at 8:58 PM

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



Resolution No. 2023-057
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the 1970s saw a significant growth for prevention and awareness of sexual violence across the county, following the general trend of social activism throughout the decade;

WHEREAS, as early as 1976, Take Back the Night marches rallied women in organized protest against rape and sexual assault, these marches protested the violence and fear that women encountered walking the streets at night; and

WHEREAS, by the late 1990s many advocates began coordinating activities and events throughout the month of April, advancing the idea of a nationally recognized month for sexual violence awareness and prevention activities; and

WHEREAS, in 2001 April was first observed as Sexual Assault Awareness month; and

WHEREAS, the National Sexual Violence Resource Center (NSVRC) and the Resource Sharing Project (RSP) polled the preferred color for sexual assault awareness and prevention determining the color blue, the teal ribbon was then adopted as a symbol of sexual assault awareness and prevention; and

WHEREAS, the SafeHouse Center (SHC) was requested teal ribbons be tied to city trees in the downtown, with small cards attached providing statistics to raise awareness in our community at no cost to the city.

THEREFORE BE IT RESOLVED THAT the Mayor and City Council supports this national campaign and approves of teal ribbons being tied to city trees throughout downtown from April 1st - April 30, 2023, to raise awareness of sexual assault.

OFFERED BY: _____

SECONDED BY: _____

YES:

NO:

ABSENT:

VOTE:

#Resolution No. 2023-057

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this
21 day of March 2023

#Resolution No. 2023-057



SafeHouse Center Sexual Assault Awareness Month Ribbon Campaign

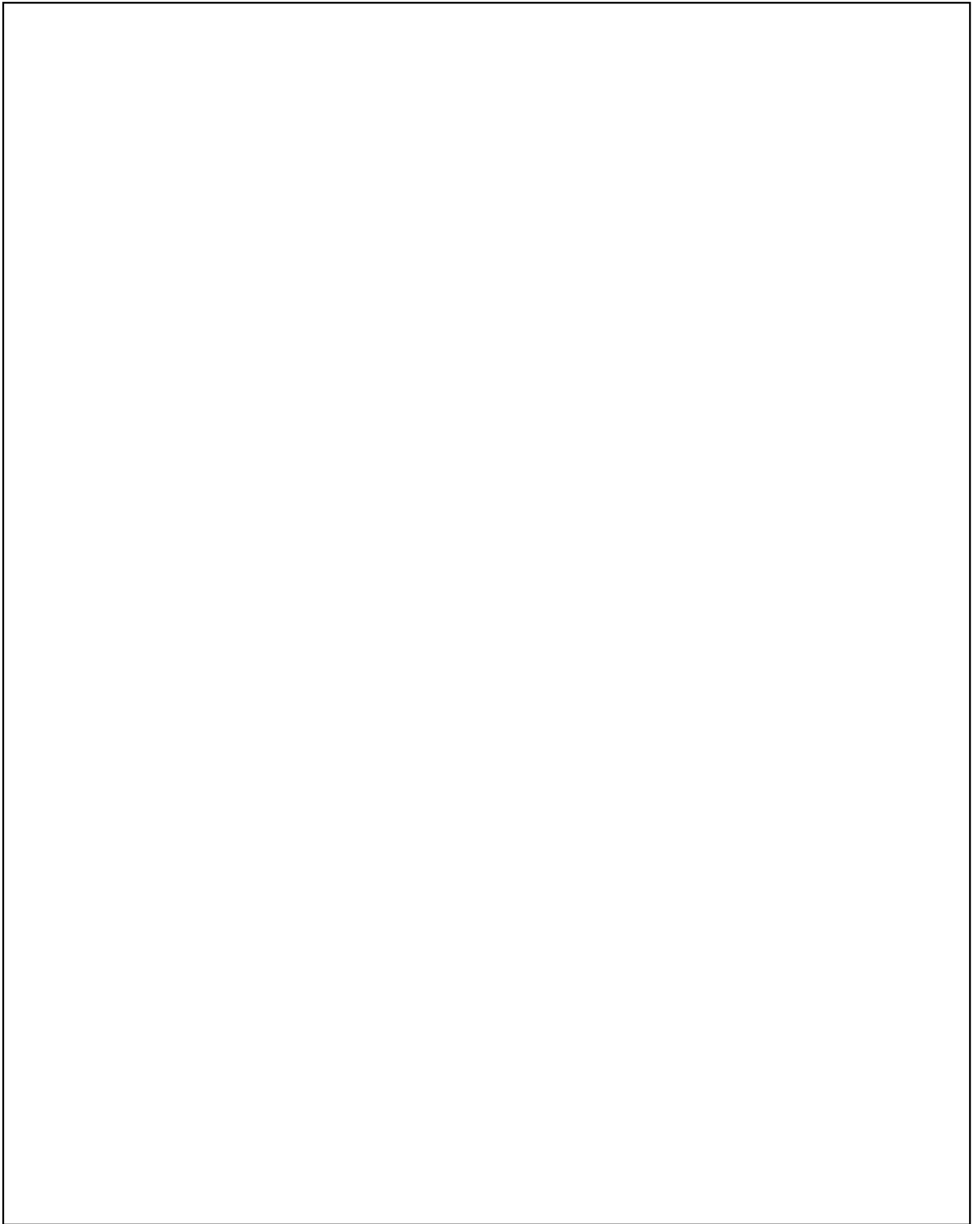
Description (see photo below): Teal ribbons are gently wrapped around trees, displaying a small placard with information about Sexual Assault Awareness Month (SAAM), a fact related to SAAM, information about SafeHouse Center services, and how to contact us. Our team will place these ribbons the first or second week of April, and do removal by May 1st. We will only place these ribbons on city trees in the road verges at the locations listed below. We will happily include any more information the city would like placed on the placards.

Locations:

- 5 trees on E. Cross St. between Rice St. and N. River St.
- 5 trees on W. Michigan Ave. between N. Hamilton St. and N. Huron St.
- 5 trees on W. Cross St. between N. Summit St. and College Pl.

Picture of ribboned pole on U-M campus from April 2022







REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Bonnie Wessler
DATE: March 21, 2023
SUBJECT: Cross Street Bridge

DESCRIPTION:

Cross Street Bridge

SUMMARY:

The Cross Street Bridge over the Huron River was constructed in 1982. The most recent annual bridge inspections conducted by OHM indicate that the bridge is in poor condition. This bridge has been discussed most recently before Council in September of 2022. At the time, staff presented options, boiling down to a choice between full replacement, at approximately \$12m or superstructure replacement & pier repair, at approximately \$6m. Due to the scarcity of funding sources for bridges, we are at this time opting to pursue funding for the less-costly superstructure replacement.

Funding to MDOT's local bridge program is constrained. Communities are eligible to apply for up to 95% of the cost of the bridge work needed, but due to the size of the ask such a project would be unlikely to be awarded. At this time we are asking for \$3,000,000 from MDOT's local bridge program and diligently pursuing other funding sources for the balance.

RECOMMENDED ACTION:

Staff recommends City Council authorize OHM, and the Director of Public Services to apply to the Michigan Department of Transportation for the 2026 Local Bridge Program to obtain the necessary funding to complete a superstructure replacement with pier repair on the Cross Street Bridge.

ATTACHMENTS: Bridge Applications

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-058
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the bridge on Cross Street over the Huron River in the City of Ypsilanti needs superstructure replacement to extend the life of the bridge; and,

WHEREAS, OHM, consulting engineers for the City of Ypsilanti, completed the inspection of the bridges in the City and prepared inspection reports and other information on the above-mentioned bridge; and,

WHEREAS, based on the findings and recommendations of OHM, the Director of Public Services recommends that the City make application to the Michigan Department of Transportation's Local Bridge Program for superstructure replacement; and,

WHEREAS, the City of Ypsilanti has the 50% portion of the project financing available;

NOW THEREFORE BE IT RESOLVED THAT that the City Council of the City of Ypsilanti authorizes the Director of Public Services and OHM to apply to the Michigan Department of Transportation's Local Bridge Program with the application seeking financial assistance to perform superstructure replacement on the Cross Street Bridge.

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 21 day of March 2023

#Resolution No. 2023-058

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
CROSS STREET	42.2459 / -83.612	814747800043B02	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
HURON RIVER	239.8 / 52.8 / 3	City: YPSILANTI(7478)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
IN CITY OF YPSILANTI	1984 / / /	Brighton(3)	P Posted for load(426774)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
University(6) / Washtenaw(81)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	08/26/2022 / 6PSG	5 Stable w/in footing	

NBI INSPECTION

6PSG

Inspector Name	Agency / Company Name	Insp. Freq.	Insp. Date
Adam Rychwalski	Orchard, Hiltz & McClimment Inc	12	08/26/2022

GENERAL NOTES

Posted 42, 67, 74 tons. Advanced warning signs in place.

Weight limit signs in place on both ends of bridge	YES
Weight limit shown on signs at bridge	426774
Required advance warning weight limit signs in place	YES
Weight limit shown on advance warning signs	426774

DECK

08/20 08/21 08/22

1. Surface (SIA-58A)	4	4	4	Longitudinal cracks over every beam joint in the east span with several additional longitudinal cracks over top of the beams. Cracks over most beams in other spans. Large spalls and patches in east and center center span. Spalls exposing rebar on top of box beam. Center span is mostly and heavily deteriorated. Deterioration has cold patch in place but it has settled. Entire north half of eastbound lane is spalled. Hot patch covers most spalls. Lots of vibration under normal traffic. (08/22) Longitudinal cracks over every beam joint in the east span with several additional longitudinal cracks over top of the beams. Cracks over most beams in other spans. Large spalls and patches in east and center center span. Spalls exposing rebar on top of box beam. Center span is mostly and heavily deteriorated. Deterioration has cold patch in place but it has settled. Entire north half of eastbound lane is spalled with cold patch buildup in middle span. Lots of vibration under normal traffic. (08/21) Longitudinal cracks over every beam joint in the east span with several additional longitudinal cracks over top of the beams. Cracks over most beams in other spans. Large spalls and patches in east and center center span. Spalls exposing rebar on top of box beam. Center span is mostly and heavily deteriorated. Deterioration has cold patch in place but it has settled. Spalling and longitudinal cracking throughout east and center span. Entire north half of eastbound lane is spalled with cold patch buildup in middle span. Lots of vibration under normal traffic. (08/20)
2. Expansion Joints	2	2	2	Spalling and patching around joints especially the west pier joint. West joint sinking. Joints are leaking over much of their length. North sidewalk joint has settled over east pier. (08/22) Spalling and patching around joints especially the west pier joint. West joint sinking. Joints are leaking over much of their length. North sidewalk joint has settled over east pier. (08/21) Spalling and patching around joints especially the west pier joint. West joint sinking. Joints are leaking over much of their length. North sidewalk joint has settled over east pier. (08/20)
3. Other Joints	3	3	3	End joints are spalled with debonded HPJS. Approaches have settled making approximate 1" bump at both ends. Cold patch and spalling. (08/22) End joints are spalled with debonded HPJS. Approaches have settled making approximate 1" bump at both ends. Cold patch and spalling. (08/21) End joints are spalled with debonded HPJS. Approaches have settled making approximate 1" bump at both ends. Cold patch and spalling. (08/20)

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
CROSS STREET	42.2459 / -83.612	814747800043B02	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
HURON RIVER	239.8 / 52.8 / 3	City: YPSILANTI(7478)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
IN CITY OF YPSILANTI	1984 / / /	Brighton(3)	P Posted for load(426774)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
University(6) / Washtenaw(81)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	08/26/2022 / 6PSG	5 Stable w/in footing	

4. Railings	6	6	6	Concrete parapet railing combined with metal inserts. Surface map cracking on concrete rail. Surface corrosion on several of the metal rails. Cracks at the sidewalks surface. NE and SE quads have a broken metal rail section which is hanging below the deck by one bolt. (08/22) Concrete parapet railing combined with metal inserts. Surface map cracking on concrete rail. Surface corrosion on several of the metal rails. Cracks at the sidewalks surface. NE and SE quads have a broken metal rail section which is hanging below the deck by one bolt. (08/21) Concrete parapet railing combined with metal inserts. Surface map cracking on concrete rail. Surface corrosion on several of the metal rails. Cracks at the sidewalks surface. NE and SE quads have a broken metal rail section which is hanging below the deck by one bolt. (08/20)
5. Sidewalks or Curbs	5	4	4	Map cracking throughout. Transverse cracks in center span. Large spalls and crumbling concrete along sidewalk face at east end and throughout entire middle span. Crumbling full length at middle span on north end. Isolated spalls along toe of walk. (08/22) Map cracking throughout. Transverse cracks in center span. Large spalls and crumbling concrete along sidewalk face at east end and throughout entire middle span. Crumbling full length at middle span on north end (08/21) Map cracking throughout. Transverse cracks in center span. Large spalls and crumbling concrete along sidewalk face at east end and throughout entire middle span. (08/20)
6. Deck Bottom Surface (SIA-58B)	N	N	N	Adjacent box beams. Leaching at almost every beam joint (08/22) Adjacent box beams. Leaching at almost every beam joint (08/21) Adjacent box beams. Leaching at almost every beam joint (08/20)
7. Deck (SIA-58)	4	4	4	Heavy leaching between nearly every beam joint with large stalactites. Longitudinal cracks over every beam joint in the east span with several additional longitudinal cracks over top of the beams. Cracks over most beams in other spans. Large spalls and patches in east and center center span. Spalls exposing rebar on top of box beam. Center span is mostly and heavily deteriorated. Deterioration has cold patch in place but it has settled. Entire north half of eastbound lane is spalled. Hot patch covers most spalls. Lots of vibration under normal traffic. Spalling on beam corners in west span on beams 7 & 8 S with several others delaminated. (08/22) Heavy leaching between nearly every beam joint with large stalactites. See surface comments. Spalling on beam corners in west span on beams 7 & 8 S with several others delaminated. (08/21) Heavy leaching between nearly every beam joint with large stalactites. See surface comments. Spalling on beam corners in west span on beams 7 & 8 S with several others delaminated. (08/20)
8. Drainage				Longitudinal drainage across bridge. (08/22) Longitudinal drainage across bridge. (08/21) Longitudinal drainage across bridge. (08/20)

SUPERSTRUCTURE

08/20 08/21 08/22

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
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Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
University(6) / Washtenaw(81)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	08/26/2022 / 6PSG	5 Stable w/in footing	

9. Stringer (SIA-59)	4	4	4	West span - Seventh beam from south fascia has a longitudinal crack full length, with 2 broken strands. Beam 8 S has three broken strands. Beam 11 S spalled for middle 1/3 pf west span. Shear cracks in fascia beams in all spans. Longitudinal cracks in many of the beams on the bottom flanges. East span - There is a spall in the northeast quadrant which has exposed a 3'x 3' & 1'x1' on bm 2 area of steel. 3 strand ends broken and 4 stirrups broken on bottom. Stirrup spacing seems high at about 9". Spall in mid span on north corner of north fascia beam. Longitudinal cracks in south fascia beam. Cracking along edges of beams 3 and 6S. Center span - Extensive leaking between all beams in center span and outside 3-4 beams from both fascias on tail spans. South fascia beam spalling, map cracked, and rust stained. Longitudinal cracking on beam 7 S middle span along center of beam. Several longitudinal cracks on beams 8, 12, & 13 S as well. Extensive leakage at all joints. West span north fascia beam is spalled with exposed strands. Post tensioning duct grout spalling. (08/22) West span - Seventh beam from south fascia has a longitudinal crack full length, with 2 broken strands. Beam 8 S has two broken strands. Beam 11 S spalled for middle 1/3 pf west span. Shear cracks in fascia beams in all spans. Longitudinal cracks in many of the beams on the bottom flanges. East span - There is a spall in the northeast quadrant which has exposed a 3'x 3' & 1'x1' on bm 2 area of steel. 3 strand ends broken and 4 stirrups broken on bottom. Stirrup spacing seems high at about 9". Spall in mid span on north corner of north fascia beam. Longitudinal cracks in south fascia beam. Cracking along edges of beams 3 and 6S. Center span - Extensive leaking between all beams in center span and outside 3-4 beams from both fascias on tail spans. South fascia beam spalling, map cracked, and rust stained. Longitudinal cracking on beam 7 S middle span along center of beam. Several longitudinal cracks on beams 8, 12, & 13 S as well. Extensive leakage at all joints. West span north fascia beam is spalled with exposed strands. Post tensioning duct grout spalling. (08/21) West span - Seventh beam from south fascia has a longitudinal crack full length, with 2 broken strands. Beam 8 S has two broken strands. Beam 11 S spalled for middle 1/3 pf west span. Shear cracks in fascia beams in all spans. Longitudinal cracks in many of the beams on the bottom flanges. East span - There is a spall in the northeast quadrant which has exposed a 3'x 3' & 1'x1' on bm 2 area of steel. 3 strand ends broken and 4 stirrups broken on bottom. Stirrup spacing seems high at about 9". Spall in mid span on north corner of north fascia beam. Longitudinal cracks in south fascia beam. Cracking along edges of beams 3 and 6S. Center span - Extensive leaking between all beams in center span and outside 3-4 beams from both fascias on tail spans. South fascia beam spalling, map cracked, and rust stained. Longitudinal cracking on beam 7 S middle span along center of beam. Several longitudinal cracks on beams 8, 12, & 13 S as well. Extensive leakage at all joints. (08/20)
10. Paint (SIA-59A)	N	N	N	(08/22) (08/21) (08/20)
11. Section Loss	2	2	2	Broken strands in box beams. (08/22) Broken strands in box beams. (08/21) Broken strands in box beams. (08/20)
12. Bearings	6	6	5	Some spalls @ piers starting to approach bearings. No temp supports needed at this time. Difficult to see but some evidence of deterioration and rot. (08/22) Some spalls @ piers starting to approach bearings. No temp supports needed at this time (08/21) Some spalls @ piers starting to approach bearings. No temp supports needed at this time (08/20)

SUBSTRUCTURE

	08/20	08/21	08/22	
13. Abutments (SIA-60)	6	6	6	A few cracks and minor spalls at the corner of the east abutment. Spalling under joint 2N at east abutment. (08/22) A few cracks and minor spalls at the corner of the east abutment. Spalling under joint 2N at east abutment. (08/21) A few cracks and minor spalls at the corner of the east abutment. Spalling under joint 2N at east abutment. (08/20)

Modified by: RYCHWALS KIA4444 on 02/27/2023

Printed on 02/28/2023

Page 3 of 5

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

BRIDGE SAFETY INSPECTION REPORT

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
CROSS STREET	42.2459 / -83.612	814747800043B02	Poor Condition(4)	
Feature	Length / Width / Spans	Owner		
HURON RIVER	239.8 / 52.8 / 3	City: YPSILANTI(7478)		
Location	Built / Recon. / Paint / Ovly.	TSC	Operational Status	
IN CITY OF YPSILANTI	1984 / / /	Brighton(3)	P Posted for load(426774)	
Region / County	Material / Design	Last NBI Inspection	Scour Evaluation	
University(6) / Washtenaw(81)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	08/26/2022 / 6PSG	5 Stable w/in footing	

14. Piers (SIA-60)	5	4	4	Concrete caps arched over 4 circular concrete columns. Cantilevered ends support outside 2 beams on each side. Several spalls with rebar exposed in the east face of the west pier. Spalling at ends of cantilevers to exposed rebar. Vertical cracks on several columns. Rating based mainly on west pier east face condition. (08/22) Concrete caps arched over 4 circular concrete columns. Cantilevered ends support outside 2 beams on each side. Several spalls with rebar exposed in the east face of the west pier. Spalling at ends of cantilevers to exposed rebar. Vertical cracks on several columns. Rating based mainly on west pier east face condition. (08/21) Concrete caps arched over 4 circular concrete columns. Cantilevered ends support outside 2 beams on each side. Several spalls with rebar exposed in the east face of the west pier over columns 1, 2 and 4S. Spalling at ends of cantilevers to exposed rebar. Vertical cracks on several columns. (08/20)
15. Slope Protection	7	7	6	Riprap along west abutment. Slope paving along east abutment. Appears stable. Some loss of grout at toe of east slope paving. (08/22) Riprap along west abutment. Slope paving along east abutment. Appears stable (08/21) Riprap along west abutment. Slope paving along east abutment. Appears stable (08/20)
16. Channel (SIA-61)	5	5	5	Alignment is poor, flows from NW to SE. Debris is built up in channel at upstream end of west pier and on pedestrian bridge. Pedestrian bridge (Tridge) under center span and across channel downstream (south) side. (08/22) Alignment is poor, flows from NW to SE. Debris is built up in channel at upstream end of west pier and on pedestrian bridge. Pedestrian bridge (Tridge) under center span and across channel downstream (south) side. (08/21) Alignment is poor, flows from NW to SE. Debris is built up in channel at upstream end of west pier and on pedestrian bridge. Pedestrian bridge (Tridge) under center span and across channel downstream (south) side. (08/20)
17. Scour Inspection	6	6	6	Heavy armoring along abutments and bridge on piles (08/22) Heavy armoring along abutments and bridge on piles (08/21) Heavy armoring along abutments and bridge on piles (08/20)

APPROACH

	08/20	08/21	08/22	
18. Approach Pavement	5	5	5	Both approaches have large transverse cracks starting at the catch basins. Pavement has settled approximately 1". Spall at longitudinal and transverse junction with cold patch. Bump at bridge ends is causing deterioration of the deck surface (08/22) Both approaches have large transverse cracks starting at the catch basins. Pavement has settled approximately 1". Spall at longitudinal and transverse junction with cold patch. Bump at bridge ends is causing deterioration of the deck surface (08/21) Both approaches have large transverse cracks starting at the catch basins. Pavement has settled approximately 1". Spall at longitudinal and transverse junction with cold patch. Bump at bridge ends is causing deterioration of the deck surface (08/20)
19. Approach Shoulders Sidewalks	6	6	5	Minor settlement up to 1". Cross slopes are excessive in NW quad. Some crumbling of sidewalk concrete at isolated locations. Southwest approach walk is uneven. (08/22) Minor settlement up to 1". Cross slopes are excessive in NW quad. Some crumbling of sidewalk concrete at isolated locations. (08/21) Minor settlement up to 1". Cross slopes are excessive in NW quad. (08/20)
20. Approach Slopes				Northwest quad is steep, but no erosion. No erosion elsewhere. (08/22) Northwest quad is steep, but no erosion. No erosion elsewhere. (08/21) Northwest quad is steep, but no erosion. No erosion elsewhere. (08/20)
21. Utilities				Street lights in 4 quads. Overhead 100' east of bridge. Storm sewer in all quadrants. (08/22) Street lights in 4 quads. Overhead 100' east of bridge. Storm sewer in all quadrants. (08/21) Street lights in 4 quads. Overhead 100' east of bridge. Storm sewer in all quadrants. (08/20)

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

BRIDGE SAFETY INSPECTION REPORT

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Feature	Length / Width / Spans	Owner		
HURON RIVER	239.8 / 52.8 / 3	City: YPSILANTI(7478)		
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University(6) / Washtenaw(81)	5 Prestressed Concrete / 05 Box Bm/Gird- Multiple	08/26/2022 / 6PSG	5 Stable w/in footing	

22. Drainage Culverts

Southwest quad has a pipe through the abutment, which is good condition and not causing any problems. (08/22)
 Southwest quad has a pipe through the abutment, which is good condition and not causing any problems. (08/21)
 Southwest quad has a pipe through the abutment, which is good condition and not causing any problems. (08/20)

MISCELLANEOUS

Guard Rail

<u>Item</u>	<u>Rating</u>
36A. Bridge Railings	0
36B. Transitions	N
36C. Approach Guardrail	N
36D. Approach Guardrail Ends	N

Other Items

<u>Item</u>	<u>Rating</u>
71. Water Adequacy	8
72. Approach Alignment	8
Temporary Support	0 No Temporary Supports
High Load Hit (M)	No
Special Insp. Equipment	2
Underwater Insp. Method	1

False Decking (Timber) Removed to Complete Inspection

N/A - No False Decking

Critical Feature Inspections (SIA-92)

	<u>Freq</u>	<u>Date</u>
92A. Fracture Critical		
92B. Underwater		
92C. Other Special		
92D. Fatigue Sensitive		

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

STRUCTURE INVENTORY AND APPRAISAL

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition
CROSS STREET	42.2459 / -83.612	814747800043B02	Poor Condition(4)
Feature	Length / Width / Spans	Owner	
HURON RIVER	239.8 / 52.8 / 3	City: YPSILANTI(7478)	
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Bridge History, Type, Materials

27 - Year Built	1984
106 - Year Reconstructed	
202 - Year Painted	
203 - Year Overlay	
43 - Main Span Bridge Type	5 05
44 - Appr Span Bridge Type	
77 - Steel Type	0
78 - Paint Type	0
79 - Rail Type	6
80 - Post Type	0
107 - Deck Type	1
108A - Wearing Surface	3
108B - Membrane	0
108C - Deck Protection	1

Structure Dimensions

34 - Skew	0
35 - Struct Flared	0
45 - Num Main Spans	3
46 - Num Apprs Spans	0
48 - Max Span Length	79.7
49 - Structure Length	239.8
50A - Width Left Curb/SW	6.2
50B - Width Right Curb/SW	6.2
33 - Median	0
51 - Width Curb to Curb	40
52 - Width Out to Out	52.8
112 - NBIS Length	Y

Inspection Data

90 - Inspection Date	08/26/2022
91 - Inspection Freq	12
92A - Frac Crit Req/Freq	N
93A - Frac Crit Insp Date	
92B - Und Water Req/Freq	N
93B - Und Water Insp Date	
92C - Oth Spec Insp Req/Freq	N
93C - Oth Spec Insp Date	
92D - Fatigue Req/Freq	N
93D - Fatigue Insp Date	
176A - Und Water Insp Method	1
58 - Deck Rating	4
58A/B - Deck Surface/Bottom	4 N
59 - Superstructure Rating	4
59A - Paint Rating	N
60 - Substructure Rating	4
61 - Channel Rating	5
62 - Culvert Rating	N

Navigation Data

38 - Navigation Control	0
39 - Vertical Clearance	0
40 - Horizontal Clearance	0
111 - Pier Protection	
116 - Lift Brgd Vert Clear	

Route Carried By Structure(ON Record)

5A - Record Type	1
5B - Route Signing	5
5C - Level of Service	0
5D - Route Number	02006
5E - Direction Suffix	0
10L - Best 3m Unclr-Lt	0 0
10R - Best 3m Unclr-Rt	99 99
PR Number	
Control Section	
11 - Mile Point	0
12 - Base Highway Network	0
13 - LRS Route-Subroute	0000014289 02
19 - Detour Length	1
20 - Toll Facility	3
26 - Functional Class	17
28A - Lanes On	3
29 - ADT	5000
30 - Year of ADT	2017
32 - Appr Roadway Width	42
32A/B - Ap Pvt Type/Width	6 41.99
42A - Service Type On	5
47L - Left Horizontal Clear	0.0
47R - Right Horizontal Clear	52.8
53 - Min Vert Clr Ov Deck	99 99
100 - STRAHNET	0
102 - Traffic Direct	2
109 - Truck %	0
110 - Truck Network	0
114 - Future ADT	6500
115 - Year Future ADT	2037
Freeway	0

Structure Appraisal

36A - Bridge Railing	0
36B - Rail Transition	N
36C - Approach Rail	N
36D - Rail Termination	N
67 - Structure Evaluation	4
68 - Deck Geometry	4
69 - Underclearance	N
71 - Waterway Adequacy	8
72 - Approach Alignment	8
103 - Temporary Structure	
113 - Scour Criticality	5

Miscellaneous

37 - Historical Significance	5
98A - Border Bridge State	
98B - Border Bridge %	
101 - Parallel Structure	N
EPA ID	
Stay in Place Forms	
143 - Pin & Hanger Code	
148 - No. of Pin & Hangers	

Route Under Structure (UNDER Record)

5A - Record Type	
5B - Route Signing	
5C - Level of Service	
5D - Route Number	
5E - Direction Suffix	
10L - Best 3m Unclr-Lt	
10R - Best 3m Unclr-Rt	
PR Number	
Control Section	
11 - Mile Point	
12 - Base Highway Network	
13 - LRS Route-Subroute	
19 - Detour Length	
20 - Toll Facility	
26 - Functional Class	
28B - Lanes Under	
29 - ADT	
30 - Year of ADT	
42B - Service Type Under	5
47L - Left Horizontal Clear	
47R - Right Horizontal Clear	
54A - Left Feature	
54B - Left Underclearance	99 99
54C - Right Feature	
54D - Right Clearance	99 99
Under Clearance Year	
55A - Reference Feature	N
55B - Right Horiz Clearance	99.9
56 - Left Horiz Clearance	0
100 - STRAHNET	
102 - Traffic Direct	
109 - Truck %	
110 - Truck Network	
114 - Future ADT	
115 - Year Future ADT	
Freeway	

Proposed Improvements

75 - Type of Work	
76 - Length of Improvement	
94 - Bridge Cost	
95 - Roadway Cost	
96 - Total Cost	
97 - Year of Cost Estimate	

Load Rating and Posting

31 - Design Load	6
41 - Open, Posted, Closed	P
63 - Fed Oper Rtg Method	6
64F - Fed Oper Rtg Load	1.65
64MA - Mich Oper Rtg Method	6
64MB - Mich Oper Rtg	.91
64MC - Mich Oper Truck	17
65 - Inv Rtg Method	6
66 - Inventory Load	.99
70 - Posting	5
141 - Posted Loading	426774
193 - Overload Class	N

Printed on 02/28/2023

Page 1 of 1

MICHIGAN DEPARTMENT OF TRANSPORTATION

STR 11089

WORK RECOMMENDATIONS

Facility	Latitude / Longitude	MDOT Structure ID	Structure Condition	
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WORK RECOMMENDATIONS

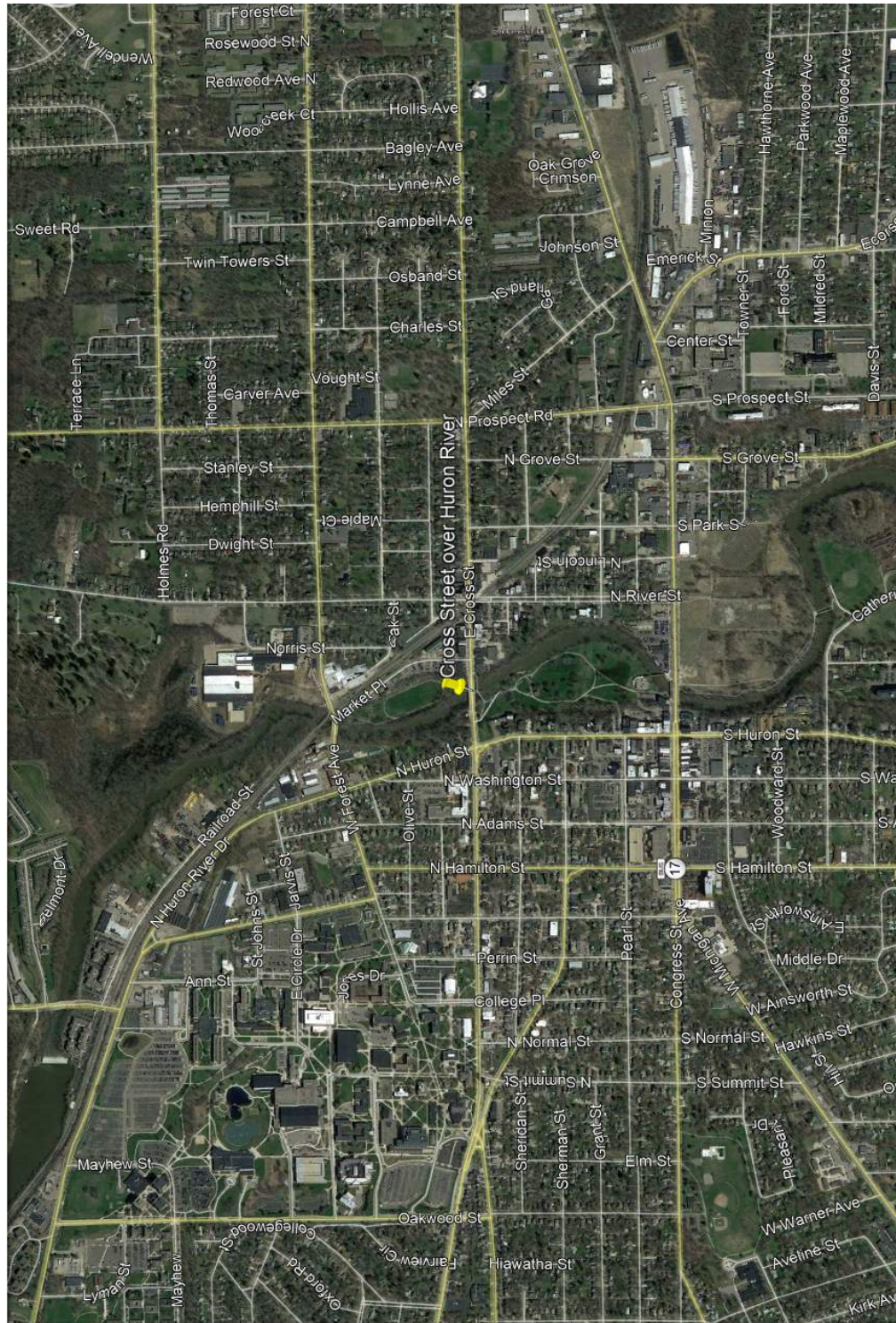
6PSG

Inspector Name	Agency / Company Name	Insp. Freq.	Insp. Date
Adam Rychwalski	Orchard, Hiltz & McCliment Inc	12	08/26/2022

RECOMMENDATIONS & ACTION ITEMS

Recommendation Type	Priority	Description
Railing Repair	M	Repair broken metal section of rail.
Joint Repair	H	Replace joints.
Deck Patching	H	Patch deck spalls.
Substr Repair	M	Patch spalls
Bridge Repl.	H	Schedule for replacement

2a. Situation Map



2b. Detour Map



Westbound (Red):
Cross St. to Prospect Rd.
Prospect Rd. to Forest Ave.
Forest Ave. to Hamilton St.
Hamilton St. to Cross St.

Detour Length: 2.0 Miles

Eastbound: (Blue)
Cross St. to Huron St.
Huron St. to Forest Ave.
Forest Ave. to Prospect Rd.
Prospect Rd. to Cross St.

Detour Length: 1.7 Miles

3. Photographs



Fascia



Fascia with spalling and cracking of beams at pier



Surface East Span



Typical Spalling



Surface Middle Span



Pier Joint East



Pier Joint West



Reference Line East



Reference Line West



Stringers - East Span



Stringers - East Span with Deterioration



Stringers - East Span – Efflorescence between box beams and many longitudinal cracks
in beams



Stringers Middle Span– Efflorescence between box beams and many longitudinal cracks in beams



Stringers West Span– Efflorescence between box beams and cracking with exposed rebar



Pier West with Spalling

4. Application Requirements for Cross Street over the Huron River

A. Local Agency Contact Person

Ms. Bonnie Wessler, AICP
Director of Public Services
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

B. The purpose of this application is for the superstructure replacement of the bridge carrying Cross Street over the Huron River.

C. Economic Importance of the Structure

This structure is located approximately 1.0 mile north of I-94 and 3.7 miles east of US-23 in Ypsilanti, MI and serves over 13,000 vehicles per day. The structure is located at the west end of Historic Depot Town in Ypsilanti. Beyond the historic downtown, the area is predominantly residential. Cross Street is an east-west road and one of the few locations to cross the Huron River in Ypsilanti.

This structure lies between Huron Street, one-way traveling north, and River Street, two-way north-south street, just south of Frog Island Park. Cross Street is one of four east-west roads crossing the Huron River in Ypsilanti. To bypass this crossing would mean traveling north to Forest Ave, which is a longer route and would see more congestion. Historic Depot Town is a very popular destination in the area with numerous businesses including restaurants, bars and shops and is considered by many to be the “heart” of the City. Accessing Depot Town without the use of this bridge would likely cause a hardship to the businesses. Many people enter the area from Huron Street to the west as it’s an exit off I-94.

At this location Cross Street connects two principal arterial roadways, US Business-12 and Washtenaw Ave. This crossing provides access for students traveling to the nearby schools and routes for emergency vehicles traveling to and from the St. Joseph Mercy Hospital, 2.2 miles away. With only 5 crossings of the Huron River, closing any of the crossings will increase traffic at the other bridges and cause user delay.

Frog Island Park is a very popular park that hosts several summer events. There is a boardwalk bridge under the Cross Street structure for pedestrians to access the park and Depot Town. Cross Street and Frog Island Park are vital to the economy of the area. Many people make Depot Town a destination, especially during these summer events. Having a closed bridge would limit the access to Depot Town and impact the economic revenue of the businesses and City.

An extensive structure study was completed by the City in 2022 to evaluate the bridge and options for repair/rehabilitation. The City wanted to understand the bridge and how it interacts with the site conditions and to fully understand the costs associated with the bridge. The study included a full topographic and hydraulic survey, superstructure alternatives, and more detailed estimating for a superstructure replacement of the bridge. The estimated costs in this application are based on this study.

The existing structure is a side-by-side prestressed concrete box bridge currently in poor condition. Longitudinal cracks exist in the HMA deck over every beam joint with several additional cracks over the tops of the beams. There are large spalls in the deck, some with exposed rebar. There is cold patch build up in multiple locations and some patches have settled. There is spalling around the joints and the west joint is sinking. Most of the joints are leaking along their entire length. There is surface cracking on the concrete railings, and corrosion on the metal railings, two quads have broken rail sections hanging below the deck. Some of the deterioration of deck is deterioration of the top of the concrete box beams. From the underside of the bridge, it is evident that leaching has occurred in almost every beam joint as indicated by the large stalactites. Many of the prestressed box beams have longitudinal cracks, shear cracks, spalling and some have broken strands. The piers have several spalls with exposed rebar. Significant vibration can be felt under normal traffic loads.

Due to the deterioration of the structure, the structure was load posted. It is expected that the load posting will have to be continually reduced as the structure continues to deteriorate.

A superstructure replacement is recommended for Cross Street. The substructure, while showing deterioration, can be repaired and salvaged to save considerable dollars. Consideration was given to deck replacement and substructure patching; however, the damage to the beams is too extensive to warrant a deck replacement.

The superstructure replacement will allow for the load rating to be removed and the structure to be back to good condition. Closing this road would mean eliminating one of the few east-west routes through town and will cause more congestion and possible delays on the adjacent bridges.

The City of Ypsilanti is asking for \$3,000,000 in funding from the Local Bridge Program, and will fund the remaining nearly \$3,000,000 themselves.

D. If there is a current detour, what does it affect?

Currently the bridge is open to traffic and there is no detour.

E. If the structure were to be closed, what would the detour affect?

If the structure were to be closed, the detour would affect the businesses in Historic Depot Town and residents in the area. The closing of Cross Street would impact several summer events which take place at Frog Island Park immediately adjacent to the bridge. Cross Street is one of only a few crossings of the Huron River in the area and closing it will increase volumes of traffic on the surrounding roadways. Emergency vehicles may see delays and increased cost due to rerouting.

F. The structure is not currently closed.

G. Maintenance of the Structure

Some patching of spalls has been done on this structure. Some of these patches are now failing.

5. Estimated Rehabilitation Costs

<u>Superstructure Replacement</u>	
A. Approach Construction	\$ 1,024,000.00
B. Structure Construction	\$ 4,902,000.00
Total (A & B)	\$ 5,926,000.00

The City of Ypsilanti is asking for \$3,000,000 in funding from the Local Bridge Program, and will fund the remaining nearly \$3,000,000 themselves.
For a breakdown of Construction costs, see Appendix A.

6. Priority List

- 1. Cross Street over Huron River**

7. Resolution

The resolution is attached in Appendix B.

8. Previous Applications

It is understood that all previous applications have been discarded and that this application will be used to select funding.

APPENDIX A



OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.

34000 Plymouth Road, Livonia, Michigan, 48150

Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: Cross Street Bridge Replacement Study
LOCATION: Cross Street over Huron River
WORK: 3 Span Superstructure Replacement

DATE: February 20, 2023
PROJECT #: 0094-22-0030
ESTIMATOR: NJN
CHECKED BY:
CURRENT ENR:

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
CATEGORY 1 - Road					
1100001	Mobilization, Max	LSUM	1	\$ 360,000.00	\$ 360,000.00
2030011	Dr Structure, Rem	Ea	4	\$ 600.00	\$ 2,400.00
2040020	Curb and Gutter, Rem	Ft	292	\$ 15.00	\$ 4,380.00
2040050	Pavt, Rem	Syd	690	\$ 20.00	\$ 13,800.00
2040055	Sidewalk, Rem	Syd	287	\$ 15.00	\$ 4,305.00
2087051	Soil Erosion and Sedimentation Control	LSUM	1	\$ 25,000.00	\$ 25,000.00
3020016	Aggregate Base, 6 inch	Syd	826	\$ 15.00	\$ 12,390.00
3020020	Aggregate Base, 8 inch	Syd	147	\$ 17.00	\$ 2,499.00
3020026	Aggregate Base, 10 inch	Syd	424	\$ 19.00	\$ 8,056.00
4030005	Dr Structure Cover, Adj, Case 1	Ea	4	\$ 750.00	\$ 3,000.00
4030010	Dr Structure Cover, Type B	Ea	2	\$ 700.00	\$ 1,400.00
4030050	Dr Structure Cover, Type K	Ea	2	\$ 1,000.00	\$ 2,000.00
4037051	Drainage Upgrades for Stormwater Treatment	LSUM	1	\$ 25,000.00	\$ 25,000.00
5012015	HMA, 3EH	Ton	54	\$ 130.00	\$ 7,020.00
5012027	HMA, 4EH	Ton	43	\$ 130.00	\$ 5,590.00
5012039	HMA, 5EH	Ton	32	\$ 130.00	\$ 4,160.00
6020050	Conc Pavt, Misc, Nonreinf, 6 inch	Syd	24	\$ 90.00	\$ 2,160.00
6020208	Joint, Expansion, E3	Ft	55	\$ 40.00	\$ 2,200.00
6020600	Conc Pavt, Bridge Approach, Reinf	Syd	49	\$ 250.00	\$ 12,250.00
8020038	Curb and Gutter, Conc, Det F4	Ft	293	\$ 45.00	\$ 13,185.00
8030044	Sidewalk, Conc, 4 inch	Sft	7432	\$ 10.00	\$ 74,320.00
8127051	Maintenance of Traffic	LSUM	1	\$ 75,000.00	\$ 75,000.00
8162001	Slope Restoration, Non-Freeway, Type A	Syd	623	\$ 10.00	\$ 6,230.00
8237051	Watermain Adjustments	LSUM	1	\$ 10,000.00	\$ 10,000.00
CATEGORY 2 - Bridge					
7060001	Bridge Ltg, Furn and Rem	LSUM	1	\$ 2,000.00	\$ 2,000.00
7060002	Bridge Ltg, Oper and Maintain	Cyd	361	\$ 2.00	\$ 722.00
7060050	Expansion Joint Device	Ft	160	\$ 350.00	\$ 56,000.00
7060051	Expansion Joint Device, Cover Plate	Ft	66	\$ 250.00	\$ 16,500.00
7060092	Reinforcement, Steel, Epoxy Coated	Lb	95510	\$ 3.50	\$ 334,285.00
7060100	Substructure Conc	Cyd	73	\$ 1,100.00	\$ 80,300.00

7060110	Superstructure Conc	Cyd	227	\$ 450.00	\$ 102,150.00
7060111	Superstructure Conc, Form, Finish, and Cure	LSUM	1	\$ 100,000.00	\$ 100,000.00
7060112	Superstructure Conc, Form, Finish, and Cure, Night Casting	LSUM	1	\$ 175,000.00	\$ 175,000.00
7060113	Superstructure Conc, Night Casting	Cyd	361	\$ 500.00	\$ 180,500.00
7067010	Modular Block Retaining Wall	Sft	1399	\$ 125.00	\$ 174,875.00
7070016	Bearing, Elastomeric, 2 inch	Sin	2160	\$ 2.00	\$ 4,320.00
7070053	Steel Diaphragm, Prest Conc Beam, Furn and Fab	Lb	4939	\$ 6.00	\$ 29,634.00
7070054	Steel Diaphragm, Prest Conc Beam, Erect	Lb	4939	\$ 5.00	\$ 24,695.00
7080110	Prest Conc Bulb-Tee Beam, Furn, 36 inch by 49 inch	Ft	1190	\$ 650.00	\$ 773,500.00
7080111	Prest Conc Bulb-Tee Beam, Erect, 36 inch by 49 inch	Ft	1190	\$ 150.00	\$ 178,500.00
7107010	Silane Treatment	Sft	4179	\$ 5.00	\$ 20,895.00
7110005	Bridge Railing, Aesthetic Parapet Tube	Ft	480	\$ 350.00	\$ 168,000.00
7120007	Hand Chipping, Other Than Deck	Cft	500	\$ 200.00	\$ 100,000.00
7120017	Patch, Forming	Sft	1000	\$ 75.00	\$ 75,000.00
7120070	Structures, Rehabilitation, Rem Portions	LSUM	1	\$ 600,000.00	\$ 600,000.00
7120112	Patching Conc, C-L	Cyd	19	\$ 1,800.00	\$ 34,200.00
7120120	Embedded Galvanic Anode	Ea	500	\$ 20.00	\$ 10,000.00
SUBTOTAL FOR CATEGORY 1 - Road					\$ 677,000.00
SUBTOTAL FOR CATEGORY 2 - Bridge					\$ 3,242,000.00
CONTINGENCY (35%)					\$ 1,372,000.00
TOTAL OPINION OF PROBABLE CONSTRUCTION COST =					\$ 5,291,000.00
Inflation (4% for 3 years) =					\$ 635,000.00
TOTAL PROJECTED FUNDING NEED =					\$ 5,926,000.00

APPENDIX B



Resolution No. 2023-059
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City of Ypsilanti has a rich history of equality from the underground railroad to girls playing baseball, and

Whereas, the City of Ypsilanti has an extensive system of 95 acres of parks and recreation spaces, and

Whereas, the Ypsi-Arbor American Little League was formed in 1953, one of the first chartered in Michigan, and

Whereas, the Ypsi-Arbor American Little League continued the history of equality in Ypsilanti when league president, William F. Anhut allowed Carolyn King, a 12-year-old girl to try out for and earn a spot on the formerly all boy league team, and

Whereas, the late attorney William F. Anhut and his law firm brought legal action to allow girls to play on Little League teams, and as a result the national rules were changed to allow girls to play on little league teams, and

Whereas, the City of Ypsilanti and the Ypsilanti Parks and Recreation Commission supported the Ypsi-Arbor American Little League in its efforts to allow girls to play little league baseball, and,

Whereas, the Ypsi-Arbor American Little League raised more than \$12,500, including donations of \$10,000 from the family of William F. Anhut and \$1,500 in kind from Deluxe Rental and together with the City of Ypsilanti and 140 volunteers donating hours of work, completely renovated the little league baseball field in Ypsilanti Waterworks Park, and

Whereas, the Bill Anhut Memorial Field in Waterworks Park and other baseball fields in the City of Ypsilanti serve little league teams and players from the City of Ypsilanti, Ypsilanti Township, Pittsfield Township and the City of Ann Arbor, and,

#Resolution No. 2023-059

Whereas, the Michigan Recreation and Parks Association recently awarded the Outstanding Park Design Award to the City of Ypsilanti and the Ypsi-Arbor Little League for their work on the Bill Anhut Memorial Field in Waterworks Park,

NOW THEREFORE, the Ypsilanti City Council gives tribute, honor, respect and appreciation to the City of Ypsilanti, the Ypsilanti Parks Commission, the Ypsi-Arbor American Little League, the late league president William F. Anhut, his family and all the officials and volunteers who work tirelessly to improve the city parks, make little league baseball a reality and the City of Ypsilanti a wonderful place to live.

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 21 day of March 2023

#Resolution No. 2023-059



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Frances McMullan
DATE: March 7, 2023
SUBJECT: RFL YOUTH MINI-GRANT

DESCRIPTION:
RFL YOUTH MINI-GRANT

SUMMARY:

City Council through the budgetary process has allocated \$25,000 each year for the purpose of providing grants to community non-profits that work with area youth.

The current process is a three member selection committee reviews each submitted application and forwards its recommendation onto the City Manager to be placed on the next available Council agenda.

City staff is recommending to Council to approve a policy that will govern this process to provided clarity to both city staff and applicants.

The attached policy would provide a window for applications to be submitted, a requirement of reporting on how the funds were expended, and criteria for selection.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-049 TABLED 3-7-23
March 7, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti wishes to provide financial assistance through mini-grants for local non-profits that work with youth; and

WHEREAS, for several Fiscal Years City Council has budgeted \$25,000, that would be allocated in \$5,000 increments to applicable organizations; and

WHEREAS, a written policy would both benefit the applicants and city officials in the allocation of these funds.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approves the attached policy with immediate effect.

OFFERED BY: _____

SECONDED BY: _____

YES: NO: ABSENT: VOTE:

This resolution is adopted by the Council of the City of Ypsilanti and approved by the Mayor this 7 day of March 2023

#Resolution No. 2023-049 TABLED 3-7-23



Youth Mini-Grant Funding Policy

Purpose

This policy is established in effort to provide fair and equitable grant funding to charitable and nonprofit organizations in the city of Ypsilanti and to provide procedures to apply for and receive funding of non-profit/charitable groups, events, services, and programs that benefit residents in the City of Ypsilanti.

Organizational Grant Policy

Each organization receiving a grant will provide a benefit to the youth of the City of Ypsilanti.

Grants to cover operational needs are funded directly from the general fund (101).

It is important to limit the use of the general fund as it is the primary source of revenue for all City operations, including public safety. An amount not to exceed \$25,000 in total will be considered available to provide support for grant requests and other similar budget allocations for organizational support.

The following guidelines will ensure that a uniform process is followed in the appropriation of city General Funds for requests that are annually submitted to the city.

Definitions

"Financial assistance" shall mean any municipal grant encompassing all forms of direct cash payments for eligible activities.

"Non-profit organization" shall mean any non-profit/charitable organization recognized as a tax-exempt IRS approved 501.C.3/4 and/or recognized as a legally tax-exempt organization under Michigan law.

Conditions for Non-Profit Support Consideration & Approval

The City Council Grant Evaluation Committee will review applications for municipal nonprofit support after considering the following eligibility criteria. The application window will be open from July 1st and close on September 30th. The following are the conditions for filing non-profit eligibility:

- a. A not-for-profit organization that meets the definition of "non-profit" as defined in this policy.
- b. Provides a recreation, cultural or community service to a significant proportion of city residents that the city does not otherwise provide.
- c. Has demonstrated revenue-generating capability for program or the organization can demonstrate that it has exhausted all other potential avenues of funding for the service or event.
- d. Organizations demonstrate collaboration and cooperation with other local organizations in the sharing of resources.
- e. Organizations that receive any funding are required to acknowledge the support of the municipality using the municipal, website and tag line on any promotion material for the event, service, activity, etc. The plan for the use of the municipal logo, website and tag line will be submitted as part of the event application.
- f. Activities must be limited to youth (age 14-24)

City Council Approval - Application Conditions

The following are those conditions which qualify for a Youth Mini-Grant and will require the submission of the formal application.

- a. Start-up funds for a new program or service.
 - Start-up funds may be provided, on a ONE-TIME basis only, to assist in the initial costs for providing the community with a new community program or service.
- b. Grant sponsorship funds for established community programs and services.
- c. Direct cash funding support for organizations that provide a service or engage in a community betterment activity in partnership with the city.

City Council Waiver Required - Not Eligible for Financial Assistance

The following will not be eligible for financial assistance:

I. Types of Organizations / Individuals

- a. Social assistance services that are provided by other government agencies.
- b. For-profit organizations
- c. Organizations with political affiliations
- d. Organizations serving as funding sources for others, e.g. service clubs.
- e. Faith organizations where services/activities include the promotion and/or required adherence to a faith.
- f. Organizations receiving greater than 50% funding from senior levels of government.
- g. Political candidates.
- h. Large programs that may require years to complete.
- i. Operating costs associated with keeping the organization running.
- j. If an organization has received funding the previous year.

II. Types of Requests

- k. Travel expenses for members of an organization.
- l. Individuals
- m. Programs with legislated mandates of other governments.
- n. Costs for major capital equipment/renovations and financing of deficits.
- o. Any funding requests from organizations that do not submit the required reporting information for a previous year's grant in accordance with Conditions of this policy.
- p. Incorporation costs or Director's Liability insurance costs.
- q. Under any one of the following conditions: The event involves fund raising supports with no general public purpose; will not be accessible to the general public; benefits the organization only as a fund-raiser; or provides a benefit limited to the participants, clients or membership of the organization.

Funding Limits

General Fund: Any organization or event in any one fiscal year will be capped at a cash request of \$5,000. Council has the authority to increase the maximum funding limits of this section on a case-by-case basis.

Budget Cycle

The city will open the application process for the budget cycle on July 1st of each year and all applications must be received no later than September 30th.

Application Process and Conditions – Applications are to be submitted on the city's website cityofypsilanti.com

Prior to considering any request for funding the City of Ypsilanti shall require the following from the organization:

- A completed Non-Profit Funding Application form detailing the requested funding support from the city.
- Evidence that the organization is recognized as a nonprofit charitable or civic organization.
- Financial statements which shall include any income and expense statement and a balance sheet (if one is available) from the previous event or fiscal year.
- Information pertaining to the evaluation criteria.
- The applicant will provide one copy of the application form and any supporting documents to the city. An electronic copy is acceptable.
 - The city reserves the right to request supplementary information in support of the application.
 - Applications shall be received by the city no later than September 30th of each calendar year
 - If the above information is not submitted by the deadline, applications will be returned and not considered by Council
 - Filing an application does not necessarily guarantee the awarding of any funding to the applicant
 - Previous year's funding allocations will not be considered, and each application will be reviewed on its own merit
- The city reserves the right to deny or approve any/all requests. **There is no method for appealing a denial.**

Application Review Criteria

City Council Review Committee will review all non-profit applications and recommend approval and award amounts to the City Council. Applications will be scored by the commission on the following criteria:

Program Description - Write a detailed summary of what your organization does and about your requested use for proposed funds.

Uniqueness of service - This will ensure that services aren't continually duplicated across various applying non-profits. The fewer applying non-profits that provide your service, the higher your score. Also, included in this section is prior awards of this grant to the organization.

Contribution to Citizens - How effective and active your organization is in the citizens' lives and welfare. The more involved and responsible your nonprofit, the higher the score.

Number of Participants - How many citizens participate in and benefit from your services and how many total participants and Citizens from Ypsilanti will specifically benefit from the funds you've requested from the City.

Award Announcements, Disbursement Agreement, and Reporting:

All organizations that submit a qualified Mini Grant application will receive an email notification on the final action.

Recipients of a Mini Grant will be required to provide a final report to the City Council about how the Mini Grant funds were used. Recipients who do not submit a final report may be responsible for returning the grant funds to the City and will be ineligible for applying for Mini Grant funds in the future.

- The report will include a summary on how the funds were used and copies of receipts if available.

In the event the program, service, or event for which a Mini Grant has been provided does not occur, the recipient must return the funds to the city.

Nondiscrimination Policy:

The City of Ypsilanti does not discriminate against any of the protected classes as defined in Chapter 58 of the City Code. Applicants for a Mini Grant must hold similar standards in their provisions.

Youth Mini Grant Agreement



Date of Agreement:
Grantee:
Grant ID#:
Purpose of Grant:
Total Amount of Grant:
Award Date:
Project Period:
Payment Schedule:

This grant is awarded by the City of Ypsilanti (the City) subject to the following terms and conditions:

- A. This grant must be used for the purpose identified above, as described in the Grantee's proposal and related correspondence, and may not be expended for any other purposes without the City's prior written approval.
- B. Grantee represents and warrants that it has been recognized as an organization described in section 501(c)(3) of the Internal Revenue Code.\
- C. The City may request that Grantee return any unexpended grant funds remaining at the end of the Project Period. Should funds remain at such time, Grantee will contact the City to discuss options including extending the Project Period, returning grant funds, and/or other options.
- D. Grantee will provide an accounting of the how the funds were used by the end of the grant period for the purpose of the city's financial review.
- E. Grantee will allow the City to review and approve any text of any proposed publicity concerning this grant prior to its release. If this grant is to be used for a film, video, book, or other such product, the City reserves the right to request a screening or preview of the product, during the final production stages, before deciding whether or not to be credited as a funder of the product. If Grantee is a scientific or research institution that is legally required to disclose supporters, the City asks that this support be recognized as a grant and list us as "The City of Ypsilanti". Grantee agrees to permit the City to include and/or disseminate information about the grant and/or Grantee in its publications and communications, both print and electronic.
- F. If the Grant is terminated prior to the scheduled completion date, upon the City's request, Grantee shall provide the City of Ypsilanti a full accounting of the receipt and disbursement of funds and expenditures incurred under the grant as of the effective date of termination.

G. Grantee shall promptly notify the City in writing if: (i) there is any change in circumstances that might affect Grantee's ability to carry out the Grant; (ii) Grantee undergoes a merger, division, or other corporate reorganization; (iii) Grantee becomes subject to a proceeding under the Bankruptcy Code or other law relating to insolvency or makes an assignment for the benefit of creditors; (iv) Grantee becomes subject to an investigation or proceeding brought by the Internal Revenue Service, Attorney General, any other regulatory agency, or any governmental unit; or (v) Grantee receives notice of any litigation or other legal action relating to the grant or are served with a subpoena or other legal process seeking to compel production of or obtain access to any data related to the grant. Upon the occurrence of any of the events described in this Section, the city reserves the right, at its option, to unilaterally amend the terms of the grant, including the right to terminate the grant.

H. Grantee shall not disburse grant funds to any recipient acting as a fiscal sponsor or agent and shall not otherwise assign this grant agreement without the prior written consent of the City.

Grantee accepts responsibility for complying with this agreement's terms and conditions and will exercise full control over the grant and the expenditure of grant funds. This grant will be payable according to the above referenced payment schedule, after the City receives a copy of this agreement signed by an authorized officer of Grantee. Grantee may wish to have this agreement reviewed by legal counsel.

On behalf of Grantee, I understand and agree to the foregoing terms and conditions of the City of Ypsilanti's grant, and hereby certify my authority to execute this agreement on Grantee's behalf.

Signature: _____

Printed Name: _____

Title: _____

Date: _____



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: John Barr
DATE: March 21, 2023
SUBJECT: RFL TOBIAS LIPSKI ASST ATTORNEY

DESCRIPTION:
RFL TOBIAS LIPSKI ASST ATTORNEY

SUMMARY:

Karl Barr was an assistant Ypsilanti City Attorney. He was elected judge and can no longer practice law or act as assistant City Attorney. Attorney Tobias J. Lipski joined our firm as an of counsel attorney and will be helping us provide legal service to the City of Ypsilanti. Attorney Lipski has more than 18 years legal experience and a special background in real estate law and will be a valuable addition to our firm.

In order for attorney Lipski to help with city legal matters I have appointed him assistant City Attorney and request that Council confirm the appointment. His resume is attached.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-060
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that upon the recommendation of John M. Barr, Ypsilanti City Attorney, the appointment of Tobias J. Lipski as an Assistant City Attorney is hereby confirmed and ratified.

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
21 day of March 2023

#Resolution No. 2023-060

TOBIAS J. LIPSKI

EXPERIENCE

Real Estate Law, PLLC, Ypsilanti, Michigan

SOLO PRACTITIONER *June 2022 to present*

Assist individuals, title agents, realtors, hard-money lenders, landlords, property managers and title insurers with their real estate issues or concerns. Prepare documents for residential and commercial sales, leasing, lending, and dispute resolution. Litigate real estate matters in the district and circuit courts statewide.

First American Title Insurance Company, Ypsilanti, Michigan

UNDERWRITING COUNSEL *May 2019 to June 2022*

Applied underwriting standards, title standards, knowledge of applicable law and past claims to review of agents requests to insure given risks. Approached matters holistically, pragmatically, and timely. Trained and advised agents statewide. Reviewed, interpreted and reported changes in state law to national corporate office. Served as principal point of contact for pandemic related inquiries concerning foreclosures, forfeitures, eviction and/or REO properties. Discretionary approval authority limit increased from three million to twenty million.

Real Estate Law, PLLC, Harsens Island, Michigan

SOLO PRACTITIONER *January 2018 to May 2019*

Successfully operated and managed law firm specializing in real estate and title matters. Represented real estate investors, hard-money lenders, and other title agent customers in need of legal assistance regarding real estate and title issues. Litigated and/or otherwise resolved real estate-based disputes and title defects. Coordinated with client, realtor, title agent, and title insurance underwriters to achieve the quickest yet accurate resolution. Advocated for the Michigan title industry and clients via meetings with state and federal legislators and provision of commentary to federal regulators. Contributed both human and monetary capital to Michigan Land Title Association political action committee.

Schneiderman & Sherman, P.C., Farmington Hills, Michigan

GENERAL COUNSEL *October 2009 to December 2017*

Served as general counsel for real estate legal practice and legal advisor to affiliated large volume title agency. Ensured clients' compliance with existing, new, and pending regulations, title standards, and title insurance underwriter bulletins. Interpreted and assessed organizational impact of legal changes, prepared and disseminated written directives and policies, advised clients and staff as to proper implementation and application of legal and industry requirements on both macro and file specific levels. Developed creative strategies for resolution of complex real estate and title issues by applying governing law, title standards, risk assessment, best practices, and business objectives. Provided seminar training and published articles addressing title industry concerns for the benefit of the Michigan Land Title Association, title agents, attorneys, financial institutions, and real estate investors. Litigated and/or otherwise resolved real estate disputes on behalf of financial institutions, national title insurance companies, title agents, real estate investors, and individuals.

TITLE ATTORNEY *January 2006 to October 2009*

Identified and resolved real estate title defects via litigation, negotiation, or title insurance claims. Interpreted title policy coverage to assess coverage as to title defects.

William T. Sheahan Title Company, Troy, Michigan

TITLE ATTORNEY *August 2004 to January 2006*

Prepared policies and procedures for title agency operations. Evaluated commercial purchase, trust, and corporate agreements and closed commercial mortgage loan originations, real estate acquisitions, and loan pool sales and transfers of servicing. Examined commercial properties and prepared proforma title policies.

MEMBERSHIPS

Michigan Land Title Association, Legislative Committee, Co-Chair 2021-2022; 2010-2016
State Bar of Michigan, Real Property Section (P62859)

PUBLICATIONS

"Michigan Residential Real Estate Transactions Second & Third Edition; Chapter 10: Distressed Properties" *The Institute of Continuing Legal Education*, 2022.

"What is Tax Title?" *Laches*, July 2017.

"Signatures to the Mortgage, Mortgage Validity and the Michigan Homestead Exemption" *Laches*, 2016.

"Sheriff's Deed Purchaser's New Rights During Redemption Period" *Michigan Bar Journal*, July 2015.

"What Do You Mean 'There's No House?'" *The Title Examiner*, July 2014.

EDUCATION

Wayne State University, Detroit, Michigan

Master of Business Administration, 2005

Juris Doctor, 2004

University of Michigan, Ann Arbor, Michigan

Bachelor of Arts Degree, 1999



Resolution No. 2023-061
March 21, 2023

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>
Brian Jones-Chance 504 Maus Ypsilanti, MI 48198	Ypsilanti Downtown Development Authority	7/1/2026

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 21 day of March 2023

#Resolution No. 2023-061

Citizen Advisory Boards and Commissions Participation Resume

The people of Ypsilanti are involved in their City government and are an important part of the community's achievements. Individuals interested in receiving more information in regards to serving on an advisory board or commission are invited to contact the City Clerk's Office at 734-483-1100. Alternatively, citizens who would like to participate can submit their information in the form below.

Qualifications

Must be a resident/business owner in the city for at least two years. Or Council must determine your expertise is essential and not available in an applicant that meets the qualifications above. Must be eligible to vote in the state if not applying for youth membership.

Name	BRIAN JONES-CHANCE
Email Address	
Address	504 MAUS AVE
City	YPSILANTI
State	MI
Zip Code	48198
Phone Number	
Number of Years in the Community	30+
Ward You Live In	1
Education	Field not completed.
Occupation	Real Estate Broker, Business Owner in Downtown and Depot Town Districts
Employer	Jones Chance & Co., 734 Brewing
Are you applying for youth membership?	No
Are you registered to vote in the City of Ypsilanti?	Yes

I would like to be considered and could devote sufficient time to serve on the following board or commission:

Ypsilanti Downtown Development Authority

Party Affiliation

Field not completed.

Field not completed.

Why are you interested in serving on these boards/commissions?

I have served on this board in the past and have found a voice which balances the interests of local businesses as well as the public's interests in general is beneficial.

Work/volunteer experience related to the board or commission:

Co-Founded the Association of Businesses of Color which aims to improve the outcomes for minority business owners in Washtenaw County. Has served on the DDA previously as well as City Council.

I understand that appointment to a City of Ypsilanti board or commission requires regular attendance at board meetings.

Yes

I hereby certify that all of the information above is true.

Yes



Resolution No. 2023-062
March 21, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Annual Earth Day Event will be April 16, 2023; and

WHEREAS, members of the Sustainability Commission are requesting \$1,100 to assist in covering expenses of the event; and

WHEREAS, the funds will be used promotion, vendors, and prizes.

NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Ypsilanti allocate \$1,100 to assist in covering costs for the event.

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 21 day of March 2023

#Resolution No. 2023-062

Earth Day Ypsilanti 4 (EDY4)!
Saturday, April 16th 12 - 5pm | Ypsilanti Freight House

Back after a COVID hiatus, this year's Earth Day event theme is back with a new theme: *Building A Sustainable Community*. EDY4 is an opportunity for those from Ypsilanti and beyond to come out and meet and mingle with others who are "green"-minded and share a love for doing good things in our town. EDY4 promises to bring back the energy and activism of the first three EDY festivals that took place from 2017 - 2019. This year the event will take place at The Ypsilanti Freight House and we need your help to fill the space with sustainable activities, local art and music, and rejuvenating foods from local vendors.

EDY is an important way for everyone to learn about how they can live a more sustainable life and connect with sustainable businesses, teachers, and activities in our area. Organized by Ypsilanti Sustainability Commissioners this annual event is an important step in achieving our city's sustainability commission goals including:

- To create a model of sustainability through efforts to advocate, educate and promote the social, economic and environmental health of the community now and into the future.
- To recognize natural resources as chief assets of the City of Ypsilanti and encouraging responsible stewardship of these assets.
- To collaborate with citizens, employees, employers, service providers and other governmental agencies and educational agencies to share ideas.

Leading up to this year's festival Sustainability Commissioners will reach out to Ypsilanti Community Schools and WIHI and encourage students to participate in a competition to share how sustainability shows up in their lives. Students will have an opportunity to submit a rap, poem, or story and a winner from each category (song, rap, poem, story) will be given a cash prize at the event. (Depending on available funding hopefully each winner will receive \$100).

Until now the past 3 Earth Day Ypsilanti events and this event have been completely supported by volunteer time and the generosity of a few community members. To ensure EDY4 is the most successful event yet funds are needed to support the event:

Expenses	
Welcome gifts of seedlings for first 200 attendees	\$ 250
Prize money (Visa gift cards) for students (4 awards)	\$ 400
Graphic designer	\$ 100
Production of flyers	\$ 50
Local Organic Smoothie Vendor Stipend	\$200
Materials to produce and distribute flyers	\$ 100
Request for Funding	\$1,100
In-Kind	
Volunteer Hours	450+ hours
Freight House (provided by the City of Ypsilanti)	\$1,200
Music Equipment	\$276
In-Kind Support	\$1,476

For more information on EDY4 contact event organizer
Julia Bayha at realgreenworld@gmail.com.



Resolution No. 2023-063
March 21, 2023

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
21 day of March 2023

#Resolution No. 2023-063