



**CITY OF YPSILANTI
CITY COUNCIL MEETING
APRIL 18, 2023 @ 6:00 PM
CITY HALL - COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197
[VIRTUAL MEETING](#)
Revised April 18, 2023**

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. CLOSED SESSION 6:00 - 6:30 PM

- A. Closed Session to discuss negotiations of a collective bargaining unit - MCL 15.268 (c)
- B. Resolution No. 2023-071, approving the International Association of Fire Fighters (IAFF) union contract.

VI. PRESENTATIONS

- 4 - 5** A. 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. **(Postponed March 21)**
[2023-059 - Pdf](#)
- 6** B. Proclamation in honor of Worker's Memorial Day - Mayor Brown
[Proclamation](#)
- 7 - 10** C. Presentation regarding the Day Time Warming Shelter - Dan Kelly, Shelter Association of Washtenaw County
[Memo](#)

VII. PUBLIC COMMENT (3 MINUTES)

VIII. ORDINANCES FIRST READING

- 11 - 24** A. Ordinance 1408, an Ordinance Entitled "Amending Chapter 7 of the Ypsilanti City Code". **(Postponed March 21)**

1. Resolution No. 2023-041, determination
2. Public Hearing
3. Resolution No. 2023-042, closing the public hearing

[Supporting Documents - Pdf](#)

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- 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".

(Postponed March 21)

1. Resolution No. 2023-051, determination.
2. Open Public Hearing
3. Resolution No. 2023-052, close the public hearing

[Supporting Documents - Pdf](#)

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

32 - 37

- A. Resolution No. 2023-072, approving the minutes of April 4, 2023.

[2023-072 - Pdf](#)

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- B. Resolution No. 2023-073, approving the Neighborhood Enterprise Zone (NEZ) application for 845 Frederick.

[2023-073 - Pdf](#)

55 - 87

- C. Resolution No. 2023-074, approving MDOT Contract #23-5077 for Huron River Drive.

[2023-074 - Pdf](#)

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- D. Resolution No. 2023-075, removing members of the Bicentennial Committee.

[2023-075 - Pdf](#)

89 - 93

- E. Resolution No. 2023-076, approving appointments to boards and commission.
(added 4/14/2023)

[2023-076 - Pdf](#)

94 - 95

- F. Resolution No. 2023-077, declaring Saturday, April 22, 2023 Ypsilanti's 200th Founder's Day. **(added)**

[2023-077 - Pdf](#)

- G. Discussion regarding Boards and Commissions.

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

- A. Determine a date to discuss the Community Benefits Ordinance, or how to proceed with 206-210 Washington.

XV. COMMUNICATIONS

- 96**
- A. Request for financial sponsorship for the Juneteenth Celebration.
[Memo](#)
- B. **Budget Sessions**
1. 1st Reading of the Budget May 2, 2023 at 6:00 pm
 2. May 16, 2023 at 6:00 pm Discussion and Questions regarding budget with potential for amendments.
 3. 2nd Reading of the Budget June 6, 2023 at 6:00 pm
- 97 - 101**
- C. Historic District Commission Annual Report
[Report](#)

XVI. PUBLIC COMMENT (3 MINUTES)

XVII. REMARKS FROM THE MAYOR

XVIII. ADJOURNMENT

- 102**
- A. Resolution No. 2023-078, adjourning the City Council Meeting.
[2023-078 - 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.



Resolution No. 2023-059 - Postponed 3/21/23
April 18, 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 - Postponed 3/21/23

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 18 day of April 2023

#Resolution No. 2023-059 - Postponed 3/21/23

PROCLAMATION

WHEREAS, every year on April 28, communities and worksites around the world honor friends, family members, and colleagues who have been killed or injured on the job; and

WHEREAS, in 2021, The Federal Bureau of Labor Statistics estimated that 5,190 workers were killed by traumatic injuries on the job. On average, nearly 100 workers died every week, at roughly 14 workplace deaths a day; and

WHEREAS, in 2021, 140¹ workers were lost through fatal workplace accidents in Michigan; and

WHEREAS, it is appropriate to honor the memory of the courageous and dedicated members of Michigan's labor force who have been injured or disabled or have died as a result of workplace accidents; and

WHEREAS, we remember those who have died in workplace catastrophes, suffered occupational-related diseases, or have been injured due to dangerous conditions; and

WHEREAS, recognition of the integrity of Michigan's workforce and its achievements on behalf of the economic growth of our state is necessary; and

WHEREAS, the City of Ypsilanti wishes to pay tribute to the workers who have died or been injured or disabled in workplace accidents. We honor the contributions of Michigan's workforce and call for increased workplace safety;

WHEREAS, the City of Ypsilanti renews our efforts to seek stronger workplace safety and health protections, better standards and enforcement, and fair and just compensation; and by rededicating ourselves to improving safety and health in every city workplace.

NOW, THEREFORE, I Nicole Brown, Mayor of City of Ypsilanti, by virtue of the power vested in me under the Charter City of Ypsilanti, do hereby proclaim April 28, 2023:

Workers Memorial Day

in the City of Ypsilanti, Michigan, and urge all citizens to recognize and honor the contributions of Michigan's workforce and call for increased workplace safety standards.

IN WITNESS WHEREOF, I have hereto affixed my signature and the Seal of the City of Ypsilanti, Michigan on this 18th day of April, 2023.

Nicole Brown, Mayor



MEMO
4/18/2023

For: Mayor and City Council

From: Sheri Wander, Shelter Association of Washtenaw County

Subject: Freighthouse Warming Center Presentation Data

BACKGROUND/SUMMARY

For the 2022-2023 Warming Center Season we had an average of 122 folks come to the Freight House for the warming center each month. An average of 37 people each day.

We had meals donated from FedUp, Aubrees, and Corner Brewery and snacks donated by the Ypsi Food Coop. We also had several individuals and faith communities donate meals, snacks, coffee and hot chocolate as well as winter gear, clothing, hygiene items and camping gear. Particularly of note for me is that 3 individual community members donated food 2-3 times a week!

We have had the following activities/resources:

- * Meditation/ Breathing exercises
- * PORT/PATH team visit for outreach
- * Home of New Vision visit for outreach
- * Circling Back support group
- * Massages
- * Hair Cuts
- * Euchre tournament
- * Art
- * Wolverine Street Medics foot care team
- * Ozone House outreach team
- * Trauma therapist visits
- * Health Department outreach and vaccine clinics

<u>Month</u>	<u>Total</u>	<u>Low/High</u>	<u>Average</u>
November	95	20/38	30
December	111	28/63	39
January	132	25/59	39
February	153	20/62	39

Please Note: March #s will be forthcoming. We can anticipate numbers will be slightly less than February, but with a higher average. In other words fewer people used the day shelter but those who did come almost every day that we were open.

Stories and Quotes:

One of our guests (we'll call him Steve) has been sleeping outside in the area of Depot Town for several years. In past years on a park bench or under the Freight House. Although he didn't want to access night shelter this year we were able to help him secure a tent and a sleeping bag and volunteers from the community secured him hotel rooms when the weather was dangerously cold. This year during the warming center we connected him to the PATH team. He informed me this week that he found a note on his tent from the PATH team that he is at the top of the housing list.

A woman came to the Day Shelter one day with her 3 children (all under the age of 10.) She had been staying in a hotel and had run out of money. HAWC was closed for a holiday. We were able to work with community volunteers to put her in a hotel for the night and connected her to the MISSION family housing fund once she could connect with HAWC

One of our guests who has lived in Ypsi most of his life (A middle age black man who is justice impacted) had never connected with SAWC and did not feel safe traveling to Ann Arbor to do so. Through the day shelter we were able to connect him with SAWC through a phone intake and he began staying at the St. Luke's night Shelter. He is now, for the first time, on the CHIP and HCV lists

"Thank you all for being here and for all you do. I do not know how I would have survived this winter without you. " (A Daily FH Guest)



Shelter Association of Washtenaw County (SAWC) 2022-2023 DRAFT Winter Shelter Report

Preliminary Data as of 4-12-23

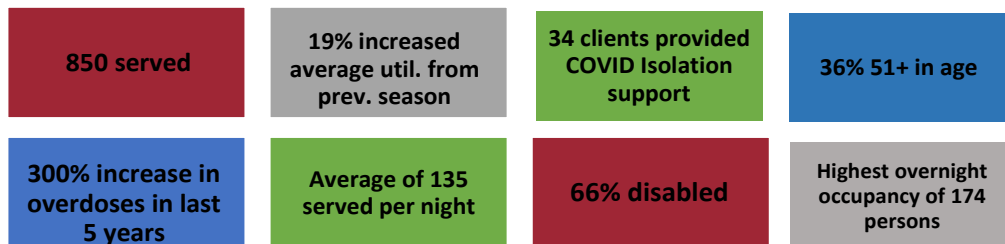
THE WINTER SHELTER PROGRAMS

The SAWC has developed an array of shelter and supportive services available to those experiencing homelessness during the winter months. This includes up to 175 shelter beds for individuals at a variety of sites.

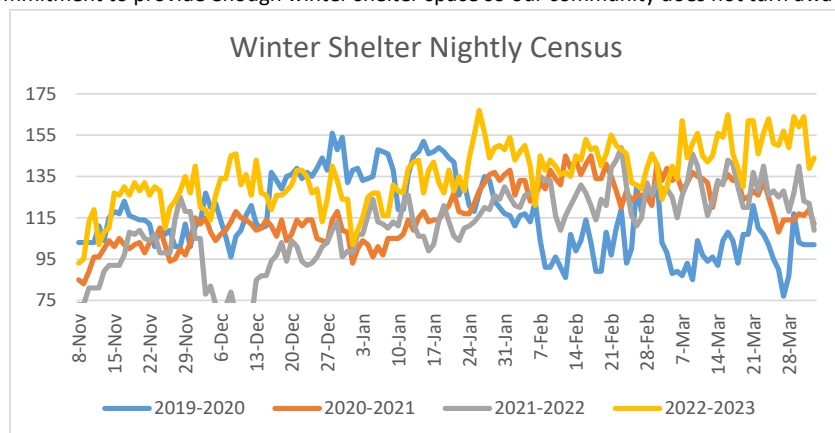
The SAWC provides additional day-time and overnight emergency shelter to individuals experiencing homelessness in Washtenaw County during the winter months. The SAWC winter program for 2022-2023 operates up to five sites at one time including the Delonis Center, a hotel offsite for those with acute medical conditions (recuperative shelter), a rotating shelter at community congregations throughout the County, and two monthly day shelter locations, one in Ypsilanti and the other in Ann Arbor. *Additionally, in February, the SAWC, in partnership with the City of Ypsilanti and local congregations, added an additional sixth site primarily in Ypsilanti to further increase overnight shelter capacity, offer overnight sheltering on the eastside of the County, and reduce overcrowding at other sites.* The SAWC Winter Programs also operate as an access point to key supportive services for individuals experiencing homelessness. Supportive services offer individualized housing plans, intensive case management, and housing voucher sign up assistance. Additional basic need services include a medical clinic, laundry, storage, showers, phone, and mail access. The SAWC also coordinates an array of life skills and community building programming including weekly art programming, career building and resume assistance, and coordination of mental health and substance use care. These services are designed to help those served preserve the dignity they deserve as they move from homelessness to housing.

As we end the fourth winter season affected by the continued COVID-19 pandemic, the SAWC continues to operate with additional health and safety measures. These measures are in place under the direction of Public and Packard Health. Measures include onsite mask requirements, on demand rapid testing, onsite vaccine clinics, and enhanced cleaning procedures among others. Additionally, the SAWC has an emergency response when there are positive COVID cases including an emergency offsite hotel location for guests to rest and recover and mitigate the spread of the virus. These expansive COVID response efforts are supported by Washtenaw County.

NUMBERS AT A GLANCE



During this winter we continued our commitment to provide enough winter shelter space so our community does not turn away anyone seeking safe, emergency shelter. Upon the winter season initially opening, we saw an almost 30% increase in utilization from the previous year. As the winter season continued, this nightly utilization decreased, however still remained up approximately 19% from the previous season. This trend exceeds "pre-pandemic" winter seasons as noted in the nightly census graphic. This trend is indicative of our continued need for more affordable



housing locally and lines up with current trends in increases in local eviction dockets.

During this winter we also continued to see increased acuity and need including responding to increased substance use and overdoses. In the last five years, we've seen overdoses increase by 300%. We increased our training on harm reduction as well as supply of harm reduction materials. We are partnering closely with UNIFIED and other substance use organizations to continue to respond to this increased need.

SPOTLIGHT: THE FREIGHTHOUSE DAY SHELTER & ST. LUKE'S OVERNIGHT SHELTER

For the second season, we operated the Freighthouse Day Shelter, Monday-Thursday from 8am-6pm each day throughout the winter. For the first season, beginning in February, we operated the St. Luke's Overnight Shelter. Both shelter programs were in partnership with the City of Ypsilanti. These shelters served as a place for those experiencing homelessness in Ypsilanti area and east-side of Washtenaw County, to quickly access not only shelter, but also a place to meet basic needs and receive ongoing support including critical housing focused case management. The Freighthouse continued to grow this winter with daily census increasing by 25% from last winter. Other key successes and metrics included:

Average of 37 guests served each day at the Freighthouse

Ongoing food and in-kind donations from Aubree's Pizza, Corner Brewery, FedUp, local Congregations, Ypsi Food Co-op, and several local community residents

An array of onsite activities and resources including meditation, massage, hair cuts, art, trauma therapy, support groups, games, housing case management, medical services, vaccine clinics

An array of onsite supportive services from organizations across the County including Community Mental Health, Home of New Vision, Wolverine Street Medicine, Ozone House, Health Department

The St. Luke's Overnight additional offsite shelter was open from February until April 3rd for a total of eight weeks. The site was set-up to further increase overnight shelter capacity, offer overnight sheltering on the eastside of the County, and reduce overcrowding at other sites. While only open for eight weeks, this site was critical to meeting the increased need this winter season. It also provided more equitable access to shelter. **The site served an average of 17 individuals each night, providing almost 1000 total shelter bed nights. Over these eight weeks, it provided overnight shelter to over 80 total individuals in need.**

SPOTLIGHT: STEVE'S STORY (NAME CHANGED)

One of our guests, "Steve", who has lived in Ypsilanti most of his life (A middle age black man who is justice impacted), had never connected with SAWC and did not feel safe traveling to the Delonis Center in Ann Arbor to do so. Through the day shelter we were able to connect him with SAWC through a phone intake and he began staying at the St. Luke's night Shelter. He is now, for the first time, engaged with case management and supportive services to help him move into permanent housing.



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 - Postponed 3/21/23
April 18, 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
18 day of April 2023

#Resolution No. 2023-041 - Postponed 3/21/23



**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 10 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 – 1 permit
- Designated Consumption Establishment - None

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 5. - 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. 7-6. Approval of application.

The city manager or designee shall issue a permit for a marihuana establishment if inspections for safety, zoning compliance, state approval, and all other information available to the city verify that the applicant has submitted a full and complete application, paid the appropriate fee, and has made improvements to the business location consistent with the application and is prepared to operate the business with in compliance with this Code and any other applicable law, rule or regulation. The city manager or designee will deny any application that does not meet the requirements of this chapter or any other applicable law, rule or regulation or that contains any false or incomplete information.

Upon approval of the application a permit that is contingent on zoning and building department approval, will be provided. ~~The applicant will receive no more than 60 days to complete all work as listed in the application and be awarded all necessary permits/approvals for existing structures. Or the~~ The applicant will be provided no more than six months to complete all work as listed in the application and be awarded all necessary permits/approvals for new construction. ~~Once the 60 days, or six months~~ Once six months has expired the applicant will either be awarded a full permit, or have their permit revoked.

If multiple complete permit applications are submitted within the same zoning buffer, the first facility to receive site plan and special use permit (if applicable) approval will be granted

the permit. The planning department will time stamp complete site plan and special use permit applications when submitted to their office.

Sec. 7-4.5 8. - 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. "Operations" refers to the regular running of the business type applied for and does not refer to the construction prior to opening.

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 9.- 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 10. 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 as well.~~

Sec. 7-6 11. 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 12 Repeal

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

Sec. 7-8 13. 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 14. 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 15. 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 - Postponed 3/21/23
April 18, 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
18 day of April 2023

#Resolution No. 2023-042 - Postponed 3/21/23



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 Postponed 3/21/23
April 18, 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 18 day of April 2023

#Resolution No. 2023-051 Postponed 3/21/23



**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 - Postponed 3/21/23
April 18, 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
18 day of April 2023

#Resolution No. 2023-052 - Postponed 3/21/23



Resolution No. 2023-072
April 18, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of April 4, 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
18 day of April 2023

#Resolution No. 2023-072



MINUTES REGULAR COUNCIL Meeting

6:00 PM - Tuesday, April 4, 2023
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, April 4, 2023, at 6:00 PM, in the Council Chambers, with the following members present:

PRESENT: Council Member Jennifer Symanns (7:07), Mayor Pro-Tem Steven Wilcoxon, Mayor Nicole Brown (6:10), Council Member Desirae Simmons, Council Member Evan Sweet, and Council Member Roland Tooson

ABSENT: Council Member Michelle King

I CALL TO ORDER

The meeting was called to order at 6:00 pm

II ROLL CALL

Council Member Simmons moved, seconded by Council Member Tooson to excuse the absence of Mayor Brown, Council Member Symmans, and Council Member King

On a voice vote, the motion carried, and the absences were excused.

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

The agenda was approved as submitted

V PUBLIC COMMENT (3 MINUTES)

One member of the public spoke.

VI PRESENTATIONS

- a) Water Street development presentation from Carlisle Wortman Associates Inc. and Resolution 2023-064 to approve the contract.

Council Member Roland Tooson moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2023-064

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

**WHEREAS, The City is desirous of developing the Water Street Property;
and**

WHEREAS, The City has received two development proposals; and

WHEREAS, The City Manager desires professional help in evaluating the proposals and has identified Carlisle/Wortman Associates, Inc. as a firm well suited to help evaluate the proposals and assist in the development process; and

WHEREAS, Carlisle Wortman has provided an acceptable proposal for the services.

NOW THEREFORE, The City Manager is authorized to enter a contract with Carlisle/ Wortman for professional services to evaluate development proposals for Water Street and other services as needed, and sign the contract, subject to the approval of the City Attorney.

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

VII RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2023-065, approving the minutes of the March 21, 2023 City Council Meeting.

Council Member Evan Sweet moved, seconded by Council Member Roland Tooson, to approve Resolution No. 2023-065

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of March 21, 2023 City Council Meeting be approved.

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

- b) Resolution No. 2023-066, approving Ordinance 1410, an ordinance entitled "206-210 N Washington PILOT". **(Second Reading)**

Council Member Evan Sweet moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2023-066

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

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

RESULT:	CARRIED.
MOVER:	Council Member Evan Sweet
SECONDER:	Mayor Pro-Tem Steven Wilcoxon

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

- c) Resolution No. 2023-067, approving an Embracing our Differences art installation in Riverside Park.

**Council Member Desirae Simmons moved, seconded by Council Member Evan Sweet, to approve Resolution No. 2023-067
RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

The certain contract for art project in City parks with EMBRACING OUR DIFFERENCES SE MICHIGAN, INC., and the Mayor and City Clerk are authorized to sign for and on behalf of the City of Ypsilanti

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

- d) Resolution No. 2023-068, approving an amendment for the Bicentennial Budget.

**Council Member Roland Tooson moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2023-068
RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

Whereas, The City of Ypsilanti has created a Bicentennial Commission for the purposes of planning the 2023 Bicentennial celebrations; and

Whereas, the Bicentennial Committee has identified several events that require a budget amendment to receive funds and expend funds; and

Now therefore be it resolved that the Ypsilanti City Council approve the budget amendment as provided to support the Bicentennial Committee efforts.

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

- e) Resolution 2023-069, approving a request for proposal of 756 and 856 Harriet Street.

**Council Member Roland Tooson moved, seconded by Mayor Pro-Tem Steven Wilcoxon, to approve Resolution No. 2023-069
RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

Whereas, Unsold properties 756 and 856 Harriet Street were conveyed by Washtenaw County to the City of Ypsilanti; and

WHEREAS, the unfinished foundations on these properties pose a health and safety risk, and the city is responsible for the demolition of these foundations to prepare them for sale in the sidelot program.

Whereas, the City is seeking to release the RFP and acquire qualified bidders for the demolition project and site restoration.

Now, therefore, be it resolved that the Ypsilanti City Council approves the release of the RFP for 756 and 856 Harriet Street.

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

VIII BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission. - Council Member Tooson stated that the Police Advisory Commission hosted a Meet and Greet with potential hires for the city's next Police Chief.
2. Human Relations Commission. - None
3. Arts Commission. - None
4. Parks and Recreation Commission. - None
5. Sustainability Commission. - Council Member Simmons stated that the Commission is preparing for the upcoming Earth Day event and working towards receiving a grant for the creation of resiliency hubs.
6. Historic District Commission. - None
7. Planning Commission. - None
8. Zoning Board of Appeals - None

IX LIAISON REPORTS

1. SEMCOG Update - None
2. Washtenaw Area Transportation Study - None
3. Urban County - None
4. Ypsilanti Downtown Development Authority - DDA/Planning Department Director Jacobs stated the DDA is working on events planning for the upcoming months.
5. Friends of Rutherford Pool - Mayor Pro-Tem Wilcoxon stated the board meets tomorrow and is working on applying for the second round of DNR Grants.
6. Bicentennial Committee - None

X COUNCIL PROPOSED BUSINESS

a) Tooson

1. Informed the public that Washtenaw Community College would be holding a free college week this week.

b) Sweet

1. Thanked the Department of Public Services for their work in Ward 3 repairing sidewalks.

c) **Wilcoxon**

1. None

d) **Simmons**

1. Asked how and when the questions regarding the Water Street Development should be provided.
2. Asked how to provide edits to Chapter 7 for the upcoming 1st reading on April 18th.
3. Asked if a discussion could be included on the next agenda regarding Boards and Commissions.
4. Commented residents have contacted Council about the Police Department not being open for people to bring issues to the department.
5. Asked if there were exit interviews involved when a commissioner or board member resigns from a Board or Commission,
6. Stated an intern has reached out who is working on gathering data on the practices of local landlords. It would be a good idea to understand what the baseline of rent is in the city.

XI COMMUNICATIONS FROM THE MAYOR

1. Brought the attention of Council to the commission reports provided in the packet.
2. Stated she will be attending the EMU Regents meeting on April 20th.
3. Reminded Council that the City and EMU event at the Presidents House will be April 25th and start at 5:30 pm.

XII COMMUNICATIONS FROM THE CITY MANAGER

XIII COMMUNICATIONS

- a) Police Advisory Commission Annual Report
- b) Planning Commission Annual Report

XIV PUBLIC COMMENT (3 MINUTES)

Six members of the public spoke

XV REMARKS FROM THE MAYOR

XVI ADJOURNMENT

- a) Resolution No. 2023-070, adjourning the City Council Meeting.

The meeting adjourned at 7:23 pm

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



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Christopher Jacobs
DATE: April 18, 2023
SUBJECT: Neighborhood Enterprise Zone Application – 845 Frederick

DESCRIPTION:

Neighborhood Enterprise Zone Application – 845 Frederick

SUMMARY:

On August 20, 2015 city council adopted a resolution to proceed with the creation of a Neighborhood Enterprise Zone (NEZ) for the Southwest Gateway Area. A NEZ provides a tax incentive for the development. The Rehabilitation Tax Rate will freeze the value of the building for 15 years. The land will be taxed at the current city homestead tax rate and not be frozen.

The City Council enacted the NEZ at their April 16, 2016 meeting and set a policy on how to approve and award each certificate. The policy states that any investment over \$11,501 should be given a 15 year incentive.

On March 28, 2023 the Community Development Department received an application from Mr. Charles Richmond. Mr. Richmond plans to construct a new home at 845 Frederick St. The total investment will be approximately \$61,000.

Mr. Richmond has met the conditions to qualify for a NEZ Certificate at 845 Frederick St and is requesting a certificate of 15 years be granted.

ATTACHMENTS:

Resolution approving new facility exemption
845 Frederick St NEZ Application

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-073
April 18, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City Council of the City of Ypsilanti established a Neighborhood Enterprise Zone on April 16, 2016 as required under PA 147 of 1992 after a public hearing held on April 16, 2016; and

WHEREAS, the homeowner Charles Richmond is not delinquent on any taxes related to the home.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ypsilanti and hereby is granted a Neighborhood Enterprise Zone New Facility Exemption for property located at 845 Frederick Street, Ypsilanti MI 48197 for a period of 15 years, beginning December 31, 2023, and ending December 30, 2038, pursuant to the provisions of PA 147 of 1992, as amended.

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 18 day of April 2023

#Resolution No. 2023-073

Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

LOCAL GOVERNMENTAL UNIT USE ONLY	
Application No.	Date Received

STATE USE ONLY	
Application No.	Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction except as provided in the instructions on page 3 under Owner/Developer/Applicant Instructions. Initially file completed application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/DEVELOPER/APPLICANT INFORMATION (Applicant must complete all fields)			
Owner/Developer/Applicant Name Charles Richmond		Type of NEZ ☒ OPRA eligible community NEZ ☐ Workforce Housing NEZ	
Facility's Street Address 845 Frederick st		Type of Approval Requested	
City Ypsilanti	State MI	ZIP Code 48197	☒ New Facility ☐ Rehabilitated Facility ☐ Transfer (1 copy only)
Name of City, Township or Village (taxing authority) Ypsilanti		No. of years requested for exemption (6-15; 11-17 for qualified historic building) 15	
☒ City ☐ Township ☐ Village		Is the facility owned or rented by occupants? ☒ Owned ☐ Rented	
County Washtenaw		Type of Property (check one) ☒ House ☐ Duplex ☐ Condo ☐ Loft ☐ Apartment - No. of Units _____	
School District Ypsilanti			
Name of LGU that established district City of Ypsilanti		Name or Number of Neighborhood Enterprise Zone Ypsilanti Southwest Gateway Area	Date district was established
Identify who will complete the work ☒ Licensed Contractor ☐ Other _____		Estimated Project Cost (per unit) \$61,000.00	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. For rehabilitation only, include Breakdown of Investment Costs. Use attachments if necessary. Placing a modular home on a foundation and garage on vacant lot. Total cost for house \$30,000, cost of foundation work \$16,000, water line \$2,000, sewer line \$2,500, trenching \$500 and garage \$10,000.			
Timetable for undertaking and completing the rehabilitation or construction of the facility.		Additional Timetable Information (if applicable)	
Begin Date 03/28/2023	End Date 09/30/2023		
PART 2: OWNER/DEVELOPER/APPLICANT CERTIFICATION			
Contact Name Charles Richmond			
Contact Telephone Number [REDACTED]		Contact Email Address [REDACTED]	
Owner/Developer/Applicant Name Charles Richmond			
Owner/Developer/Applicant Telephone Number [REDACTED]		Owner/Developer/Applicant Email Address [REDACTED]	
Owner/Developer/Applicant Mailing Address 705 Franklin st		City Ypsilanti	State MI
		ZIP Code 48197	
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.			
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.			
Owner/Developer/Applicant Signature [REDACTED]		Date 03/28/2023	

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
☒ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU <i>City of Ypsilanti</i>			
Name of Assessor (First and last name) <i>Constance Borden</i>			
Telephone Number [REDACTED]		Email Address <i>cborden@CityofYpsilanti.com</i>	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature [REDACTED]		Date <i>4/10/2023</i>	
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
☐ Exemption Approved for _____ Years (6-15)		☐ 1. Original Application	
☐ Exemption Approved for _____ Years (11-17 qualified historic building)		☐ 2. Legal description of the real property with parcel identification number	
☐ Exemption Denied (include Resolution Denying)		☐ 3. Resolution approving the zone.	
Date of resolution approving/denying this application		☐ 4. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Clerk's Name (First and Last)			
Telephone Number		Email Address	
Mailing Address		City	State ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature		Date	

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission
P.O. Box 30471
Lansing, MI 48909

Note: Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent by email or mail directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.

SITE PLAN REVIEW APPLICATION
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name Charles Richmond		
Address 845 Frederick St 705 Franklin		
City Ypsilanti	State MI	Zip 48197
Phone [REDACTED]	Email [REDACTED]	

Property

Name of project Frederick Development
Address 845 Frederick St
List all parcel identification numbers included in development
Property owner* Charles Richmond
Current use empty lot
Proposed use building house on property
Current zoning
Legal description of property (may be attached)

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

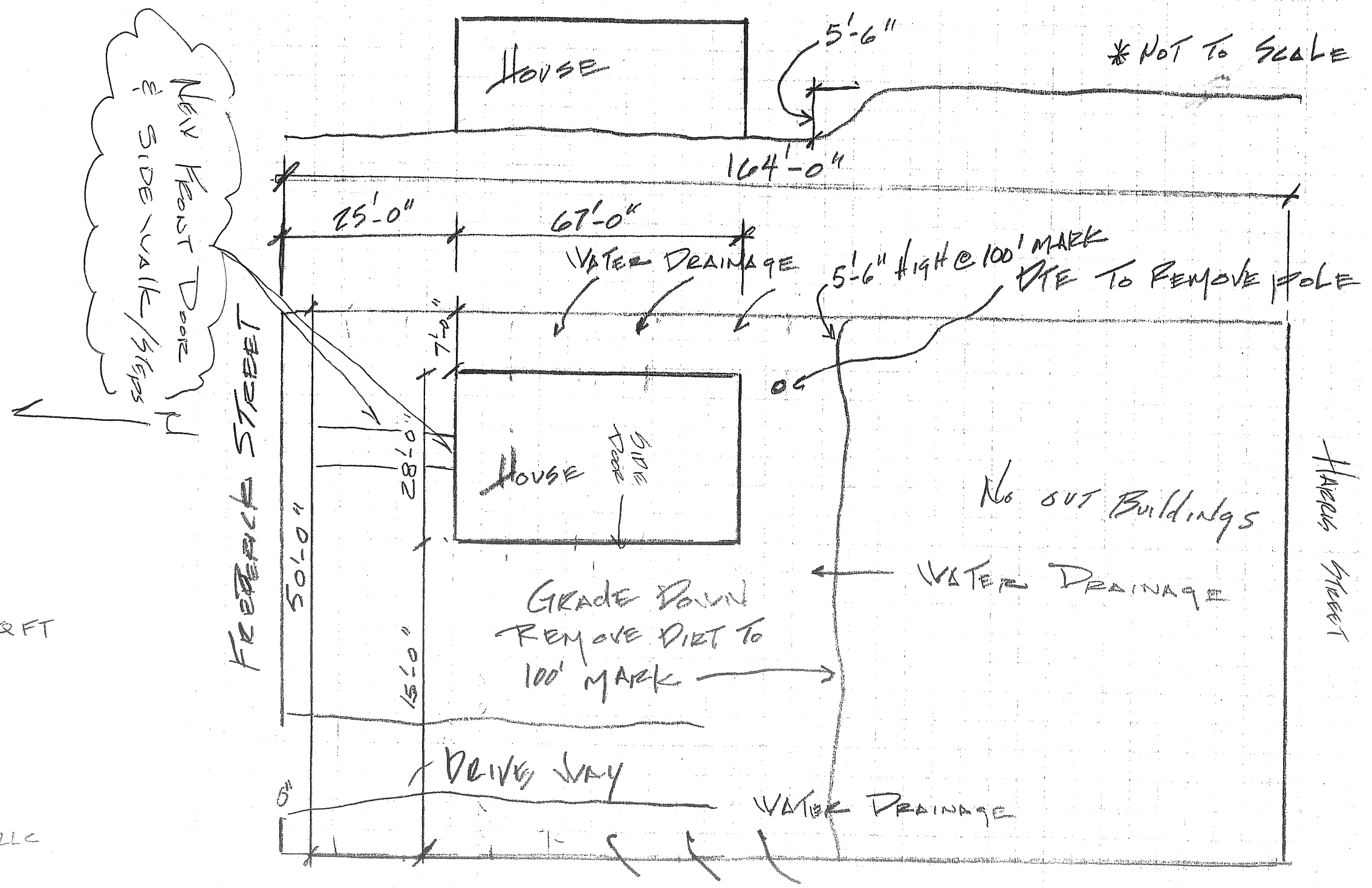
Signature

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Ypsilanti staff to access the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature: [REDACTED]	Date: 4/11/23
Print Name: Charles Richmond	

You must complete the checklist on the following page before turning in your application.

SITE PLAN

* NOT TO SCALE



8200 SQ FT

MCD LLC
4/23

1 of 1

L: 5271 P: 596 6438293 D
08/30/2018 11:06 AM Total Pages: 1
Lawrence Kestonbaum Washtenaw Co



QUITCLAIM DEED

The City of Ypsilanti, a Michigan municipal corporation, whose address is One S. Huron Street, Ypsilanti, MI 48197, QUITCLAIMS to Charles Richmond, a single man whose address is 705 Franklin, Ypsilanti, MI 48197, the following described premises situated in the City of Ypsilanti, County of Washtenaw, and State of Michigan, to-wit:

*OLD SID - 11 11-840-014-00 YP CITY 57W-14 LOT 14 WIARD'S SUBDIVISION OF LOTS 25 TO 45, INCLUSIVE OF HAWKINS ADDITION.

for the full consideration of One Thousand Dollars (\$1,000.00). Subject to easements and restrictions of record, and the following covenant and restriction, which shall run with the land: the premises shall be used only as a single-family residence, for use by related family members of one family.

THE GRANTOR IS A MUNICIPALITY OF THE STATE OF MICHIGAN AND THIS IS THEREFORE WITHIN THE MEANING OF MCLA 207.505(h)(i). ALSO EXEMPT UNDER MCL 207.526(h)(i).

NO OPINION ON TITLE, ZONING, SURVEY, OR ANY CONDITIONS OF USE RENDERED.

Dated this 26 day of August, 2018.

City of Ypsilanti

Darwin D.P. McClary Ypsilanti City Manager

STATE OF MICHIGAN)

)ss.

COUNTY OF WASHTENAW)

The foregoing instrument was acknowledged before me this 20th day of August, 2018, by Darwin D.P. McClary, who being duly sworn, did say that he is the City Manager of the City of Ypsilanti and did represent that he was duly authorized to execute this document on behalf of said Michigan municipality.

Instrument drafted by:
JOE MEYERS
CITY OF YPSILANTI
1 S. Huron Street, Ypsilanti MI 48197

Frances M. McMillan, Notary Public
Washtenaw County, Michigan,
My commission expires: 10/25/2019

Recording Fee: \$30.00
State transfer tax: \$0
Tax Parcel #11-11-39-440-007

When recorded return to and send subsequent tax bills to:
Charles Richmond
705 Franklin
Ypsilanti MI 48197 ✓

Time Submitted for Recording
Date 8-30 2018 Time 11:05 AM
Lawrence Kestonbaum
Washtenaw County Clerk/Registrar



NEZ 845 Frederick St

Legal Description - *OLD SID - 11 11-840-014-00 YP CITY 57W-14 LOT 14 WIARD'S SUBDIVISION OF LOTS 25 TO 45, INCLUSIVE OF HAWKINS ADDITION.

PID - 11-11-39-440-007

Description – Placing a modular home on a foundation and a garage on a vacant lot.

Timeline – The project should be completed by September 30, 2023



City of Ypsilanti
Building Department

January 20, 2023

CHRISTOPHER MCCOLLUM
[REDACTED]

SUBJECT: 845 FREDERICK – PENDING PERMIT PBLDG-23-0014

To Whom It Concerns:

I am reviewing the plan submittal for the proposed installation of a mobile home at 845 Frederick Street in the City of Ypsilanti. This review revealed the need for the following information.

1. A site plan that shows grading elevations for the your site that demonstrates proper drainage and how it will blend with the neighboring properties.
2. The proposed house placement appears to be 4 feet from the property line, this would require a fire rated wall under the 2015 Michigan Residential building code.
3. We have received no documentation on the original State approval for the new home, the condition of the home, and therefore at this time it is not approved.
4. The foundation system handout was provided with many different options. Please mark the foundation system that you are proposing to use.

Note: an email was sent to McCollumConstruction@gmail.com with the above information.

Please submit the above requested/required information within **forty five (45) days** of the date of this letter. If the above information is not received and/or contact is not made with this office we will consider the matter closed and process will need to restart at a later date.

Please feel free to contact me if you have any questions or concerns regarding this matter at 734-822-3127, or by email at weilandku@pittsfield-mi.gov.

Regards,
[REDACTED]

Kurt Weiland
Building Official
City of Ypsilanti

Pc: RICHMOND, CHARLES 705 FRANKLIN ST YPSILANTI MI 49197

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 482-1025
Fax: (734) 483-7444

www.cityofypsilanti.com

Jenni Miller

From: Kurt Weiland <[REDACTED]>
Sent: Friday, January 20, 2023 11:40 AM
To: [REDACTED]
Cc: Jenni Miller; Shaner, Lindsay
Subject: 845 Frederick

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

January 20, 2023

McCollum Construction
[REDACTED]

RE: 845 Frederick Street

Dear Applicant,

January 20, 2023

I am reviewing the plan submittal for the proposed installation of a mobile home at 845 Frederick Street in the City of Ypsilanti. This review revealed the need for the following information.

1. A site plan that shows grading elevations for the your site that demonstrates proper drainage and how it will blend with the neighboring properties.
2. The proposed house placement appears to be 4 feet from the property line, this would require a fire rated wall under the 2015 Michigan Residential building code.
3. We have received no documentation on the original State approval for the new home, the condition of the home, and therefore at this time it is not approved.
4. The foundation system handout was provided with many different options. Please mark the foundation system that you are proposing to use.

Thank you for your time,

Regards,

Kurt Weiland
Director of Building Services
Pittsfield Charter Township
Building Official, City of Ypsilanti
[REDACTED]



PBLDG-23-0014

City of Ypsilanti Building Department
One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Office Use Only:

Receipt: _____

Method: _____

I. Owner/Contractor Information

Property (Job Location)	Address <u>845 FREDERICK</u>	Parcel Number	
	Between <u>HARRIS</u> And <u>MICHIGAN AVE</u>	Number of Apts./Suites	Owner Occupied ☐ Yes ☒ No
Owner/Agent	Name <u>CHARLES RICHMOND</u>	Phone: [REDACTED]	
	Address	Cell: [REDACTED]	Email: [REDACTED]
Contractor Information If work is being done by owner/agent skip to next section	Company / Licensee <u>McCollum INVESTMENT GROUP</u>	Phone: [REDACTED]	
	Address: [REDACTED]	Email: [REDACTED]	
		License# <u>2101086623</u>	Expiration <u>5/31/23</u>
	Federal Employer ID # (or reason for exemption) <u>801313779</u>	Worker's Comp Carrier (or reason for exemption) <u>N/A</u>	MESC Employer # (or reason for exemption) <u>N/A</u>
Architect/Engineer	Name	Phone:	
	Address	Email: License#	Expiration

II. Property/Land Information

Historic District ☐ Yes ☒ No	Zoning District	Flood Zone ☐ Yes ☒ No	Number/Type of Structures Currently on Property ☐ House ☐ Garage ☐ Shed ☒ Other: <u>Mobil Home</u>
--	-----------------	---	--

III. Building Information

☒ Residential		☐ Commercial	
☒ Single Family	☐ Hotel/Motel	☐ Multi-Family (# units _____)	☐ Office
☐ Two Family	☐ Pole Barn/Shed	☐ Mercantile/Retail	☐ Public Utility
☐ Detached Garage	☐ Other _____	☐ Industrial	☐ Hospital
			☐ Church
			☐ Restaurant/Bar
			☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building	☐ Addition	☐ Windows	☐ Re-Roof	☐ Foundation	☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration	☐ Repair	☐ Deck/Porch	☒ House	☐ Garage	☐ Demolition
					☒ Other <u>Mobil Home</u>

Are there/will there be additional permits for this project? ☐ None ☐ Building ☐ HDC ☒ Electrical ☒ Mechanical ☒ Plumbing

Description of proposed work (please specify apartment/suite numbers):

BRING IN A DOUBLE WIDE MOBIL HOME TO THIS PROPERTY. ON PIERS (then Home to be placed on piers)

V. Construction Value *

* Must be based on market value of labor and materials

Building	\$
Electrical	\$
Mechanical	\$
Plumbing	\$
Other	\$
Total	\$ 50,000

OFFICE USE ONLY

Additional Reviews	☐ Planning/Zoning/HDC ☐ Yes ☐ No	Date Received	Permit Fee	\$ <u>609.00</u>
	☐ DPS/MDOT ☐ Yes ☐ No		Plan Review	\$ <u>121.80</u>
☐ Health Dept. ☐ Yes ☐ No		Contractor Reg.	\$	
☐ Soil Erosion ☐ Yes ☐ No		HDC Fee	\$	
☐ YCUA ☐ Yes ☐ No		Administrative Fee	\$	
☐ Other: _____ ☐ Yes ☐ No		Certificate of Occ.	\$	
		Fee Total	\$ 730.80	

VI. Plan Review

Plans must be submitted with this application before a permit can be issued, except as listed below.

Plans are not required for alterations and repair work **determined by the Building Official** to be of a minor nature.

Plans and specifications are required for all other building types and shall be prepared by, or under the direct supervision of, an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.

Plan Review Required ☐ Yes ☐ No

Plan Submission Date: _____

You MUST submit three copies of plans. At least one set must be no larger than 11 x 17

VII. Homeowner Affidavit

HOMEOWNERS: I hereby certify that I am the bona fide homeowner of the above property. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Department after the work is completed so that the Department may make its required inspection(s). I further agree to keep all parts of this work exposed until approved by the inspector.

Signature (Homeowners Only) _____

Printed Name and Address _____

Date _____

VIII. Applicant Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL APPLICABLE FEES AND CHARGES ASSOCIATED WITH THIS APPLICATION.

SECTION 23A of the State Construction Code Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

Signature of Applicant _____

Printed Name of Applicant _____

Date _____

How would you like the permit to be sent? ☒ Email ☐ U.S. Mail

It is recommended that if you are hiring a contractor to do the work proposed on this application, that the contractor be the one to obtain permits. Permits will not be closed until a final inspection has been completed and approved by the Building Department.

Frequent Contacts:

Miss Dig (800) 482-7171
YCUA (734) 484-4600
DTE (800) 477-4747

Washtenaw County Soil Erosion (734) 222-6860
Washtenaw County Health Dept. (734) 544-6700
City Building Inspection Line (734) 482-1025

OFFICE USE ONLY

ZONING NOTES: Zoning District: R-1 Use: Residential single family detached

Setbacks – Front: _____ Side: _____ Side: _____ Rear: _____

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

HISTORIC DISTRICT: ☐ Yes ☐ No

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

BUILDING NOTES: Use: P3 Construction Type: MOBILE HOME Code Edition(s): 2015-MI REHAB

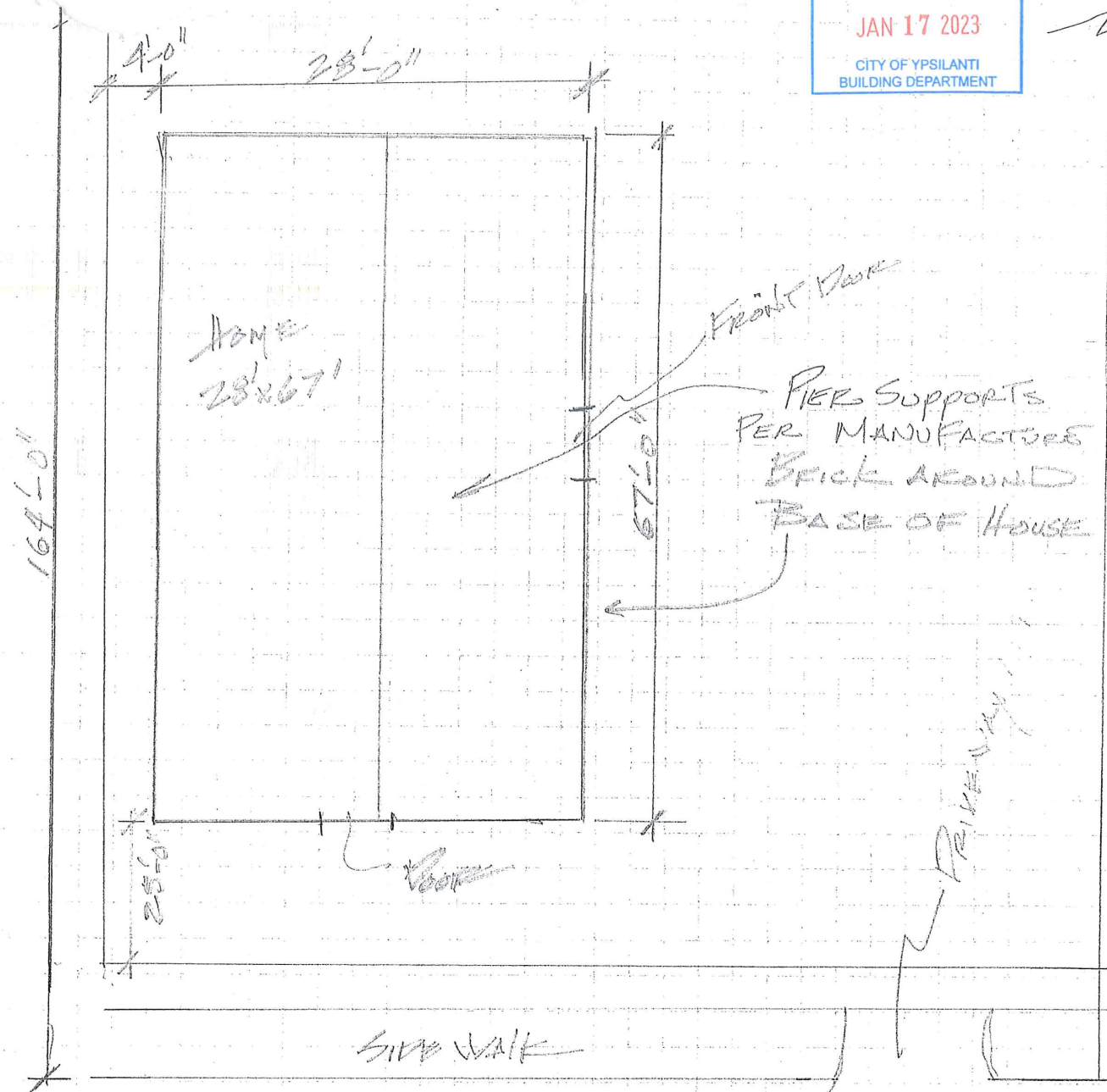
Notes: _____

PLACING DOUBLE WIDE MOBILE HOME ON CITY LOT - ZONING APPROVAL REQUIRED
DPW STREET ACCESS REQUIRED, YCUA CONNECTIONS

☒ Approved ☐ Disapproved Reviewed By: [Signature] Date: 3/9/23

PBLDG-23-0014

RECEIVED
JAN 17 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

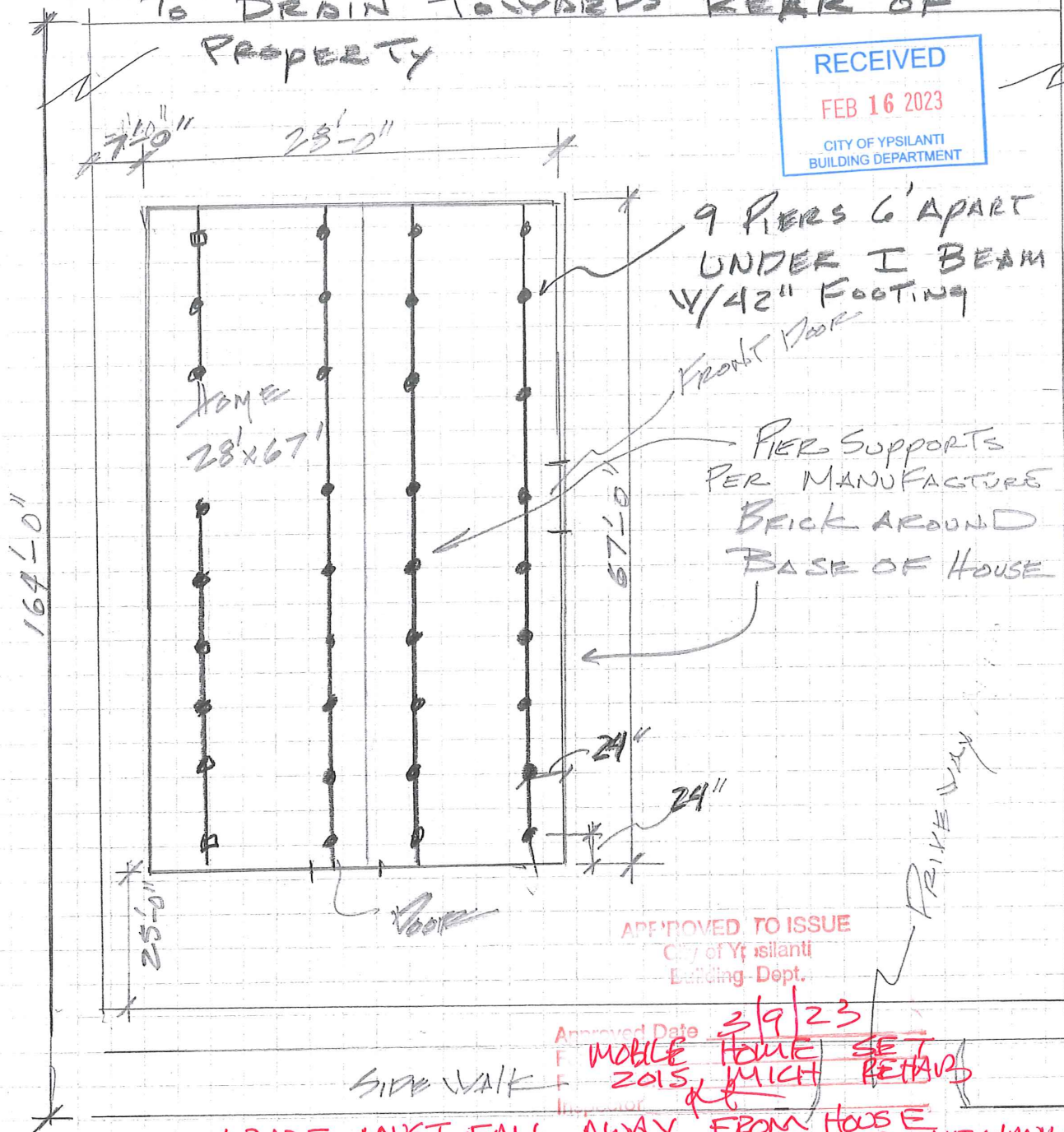


845 FREDERICK STREET

845 FREDERICK
YPSILANTI

PBLOG 23.0014

* SITE WILL BE GRADED SO ALL WATER
TO DRAIN TOWARDS REAR OF
PROPERTY



APPROVED TO ISSUE
City of Ypsilanti
Building Dept.

Approved Date 3/9/23
MOBILE HOME SET
2015 MICH RETAIN

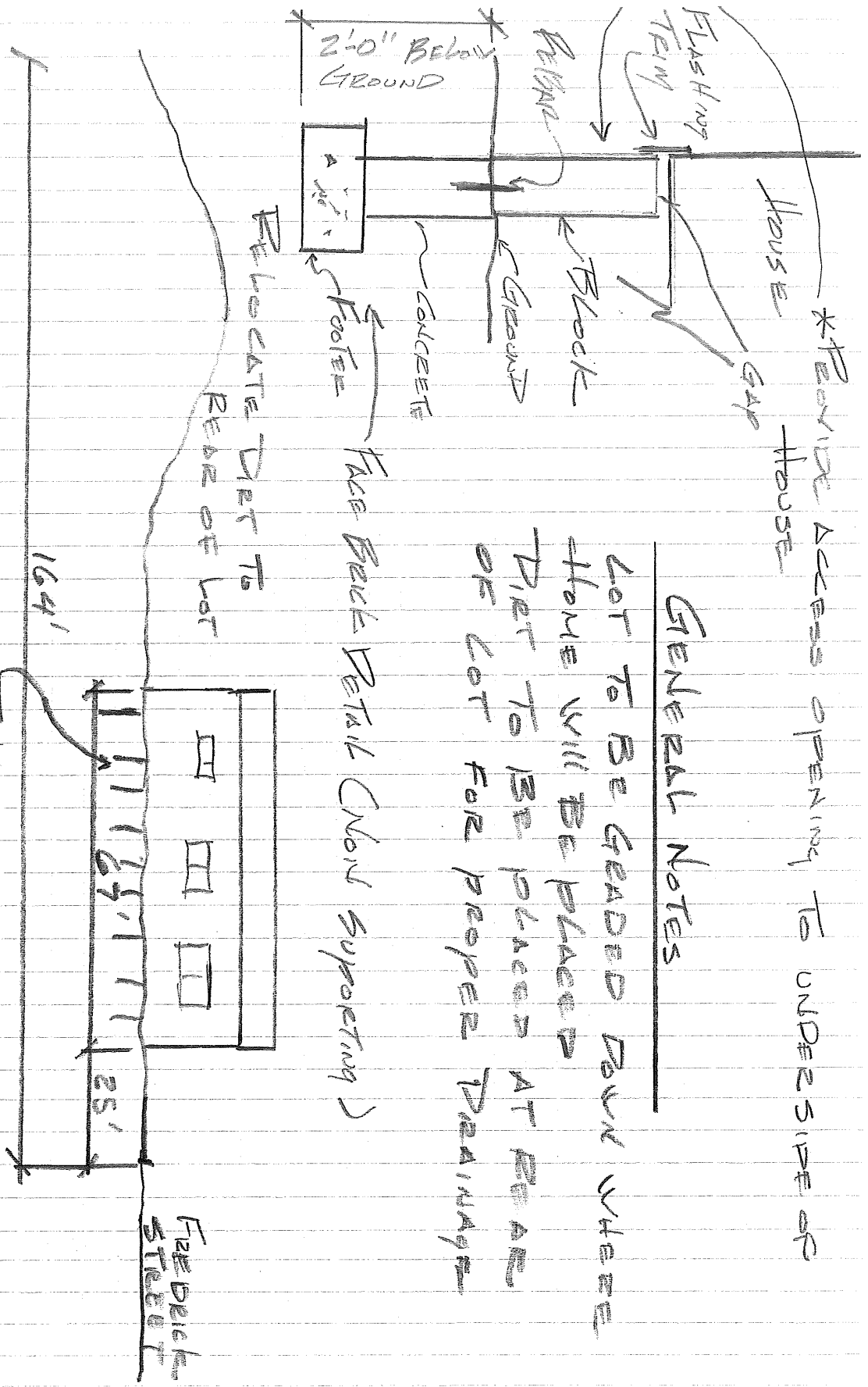
GRADE MUST FALL AWAY FROM HOUSE
ALL GAS APPLIANCES REQUIRE LICENSED MECHANICAL
CONTRACTOR INSPECTION AND APPROVAL
SD + CO DETECTORS PER IIRC ELECTRICAL
CONNECTION PLUGS BETWEEN SECTIONS 1 OF 3
REVISED 1/26/23 SHALL BE REPLACED
845 FREDERICK
YPSILANTI

* PROVIDE ACCESS OPENING TO UNDER SIDE OF HOUSE

General Notes

LOT TO BE GRADED DOWN WHERE HOME WILL BE PLACED
DIRT TO BE PLACED AT REAR OF LOT FOR PROPER DRAINAGE

FACE BACK DETAIL (NOV SUPPORTING)



845 FREDRICK ST.

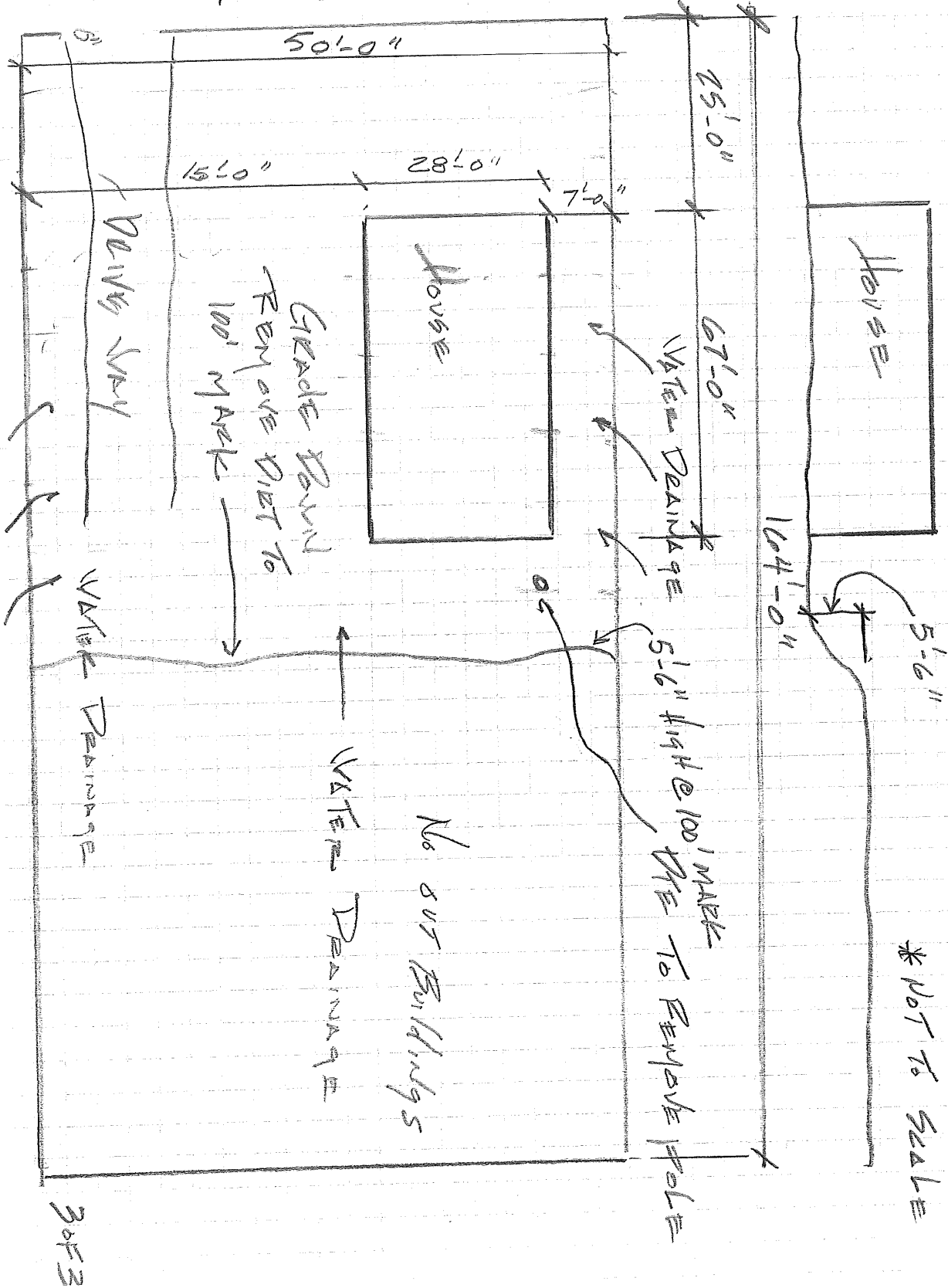
PIES/FOOTING

FREDRICK STREET

2043

REVISED 2/14/23

FREDERICK STREET



SITE PLAN

*NOT TO SCALE



REQUEST FOR LEGISLATION

TO: Mayor and City Council
FROM: Bonnie Wessler
DATE: April 18, 2023
SUBJECT: MDOT Contract 23-5077

DESCRIPTION:
MDOT Contract 23-5077

SUMMARY:

The City of Ypsilanti is working with MDOT on a reconstruct of Huron River Drive, Cornell to LeForge, as an MDOT Local Area Project (LAP). MDOT administers the bidding and the contract, once awarded by MDOT, and pays a share of the construction via funds programmed in the TIP. We bear the full costs of both design engineering and construction engineering/oversight.

Funding has been programmed in the Washtenaw County Transportation Improvement Program, with a mix of STP-U, HSIP, and TAP funding, for the full depth reconstruction of Huron River Drive from Cornell to LeForge, inclusive. The proposed scope of work includes hot mix asphalt (HMA) pavement full-depth reconstruction, new concrete sidewalk on the north side, concrete curb and gutter, storm sewer relocation, pavement marking work, ramp updates, and all other necessary related work.

The project construction cost was estimated in late 2021 at \$3,200,000 with \$2,474,271 being covered by Federal funds and \$274,272 being funded in grant funds; prior to bidding the construction cost was estimated at \$3,894,450.20. The City's estimated share was approximately \$900,000. MDOT conducted the bid opening for this project and the bids came in 16.25% higher than what was estimated at \$4,527,198.43.

% funded	Job Number	Funding source	Bid	Funded (% max)	Actual/Max funded*	Non-participating	Anticipated City portion
81.85	216928A	TAP	\$ 610,081.89	\$ 499,352.03	\$ 274,272.00		\$ 335,809.89
72.70%	205643A	Road	\$ 3,917,116.54	\$ 2,840,473.72	\$ 2,474,271.00	\$ 10,000.00	\$ 1,086,642.82
							\$ 1,422,452.71

The budget has listed in it \$1,175,000 (\$247,452.71) for Construction and \$400,000 for Construction Engineering in this year and next year's budget. The high bid will require that we divert funds from the new capital improvement project we had planned to undertake- storm system maintenance- but is required to proceed. These funds are programmed in and will be taken out of the Major Streets fund.

The project is planned to begin once Eastern Michigan University's classes are over, and the contract is structured to incentivize completion this year. Traffic will be maintained and emergency access to LeForge prioritized. We will be working with EMU on communications with their students/staff/faculty.

RECOMMENDED ACTION:

Approval, subject to the review by the City Attorney.

ATTACHMENTS:

Contract

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2023-074
April 18, 2023

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 for the road reconstruction of Huron River Drive; and,

WHEREAS, the Michigan Department of Transportation has received bids for this project in which the scope of work includes hot mix asphalt (HMA) pavement full-depth reconstruction, concrete sidewalk ramp, concrete curb and gutter, storm sewer, pavement marking work, and all other necessary related work; and,

WHEREAS, it is necessary to enter into a contract with the Michigan Department of Transportation for the implementation of this project; and,

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve MDOT contract # 23-5077 and the Mayor Nicole Brown and City Clerk Andrew Hellenga are authorized to sign this contract, subject to review by the City Attorney.

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 18 day of April 2023

#Resolution No. 2023-074

TAP, STP, HIP

	DA
Control Section	STU 81000; TA 81000
Job Number	205643CON; 216928CON
Project	23A0331; 23A0343
CFDA No.	20.205 (Highway Research Planning & Construction)
Contract No.	23-5077

PART I

THIS CONTRACT, consisting of PART I and PART II (Standard Agreement Provisions), is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF YPSILANTI, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Ypsilanti, Michigan, hereinafter referred to as the "PROJECT" and estimated in detail on EXHIBIT "I", dated March 8, 2023, attached hereto and made a part hereof:

PART A – STU 81000; JOB #205643CON; 23A0331; FEDERAL PARTICIPATION

Hot mix asphalt reconstruction along Huron River Drive from Cornell Road to Leforge Road, including pavement removal, grading, aggregate base, storm sewer, underdrain, concrete curb and gutter, traffic signals, video detection system, pedestrian signals, steel strain poles, mast arms, watermain, permanent signing and pavement markings; and all together with necessary related work.

PART B – STU 81000; JOB #205643CON; 23A0331; NO FEDERAL PARTICIPATION

Permit fees along the limits, as described in PART A; and all together with necessary related work.

PART C – TA 81000; JOB #216928CON; 23A0343; FEDERAL PARTICIPATION

Hot mix asphalt non-motorized path along the south side of Huron River Drive from Leforge Road to Ann Street and concrete sidewalk and curb ramps along the north side of Huron River Drive from Cornell Road to Leforge Road, including grading, aggregate base, fire hydrants, permanent signing and pavement markings; and all together with necessary related work.

WITNESSETH:

WHEREAS, pursuant to Federal law, monies have been provided for the performance of transportation enhancement activities; and

09/06/90 STPLSTAP.FOR 3/8/2023

1

WHEREAS, it has been determined that the PROJECT qualifies for such funding by virtue of its direct relationship with the intermodal transportation system; and

WHEREAS, pursuant to Federal law, monies have been provided for the performance of certain improvements on public roads; and

WHEREAS, the reference "FHWA" in PART I and PART II refers to the United States Department of Transportation, Federal Highway Administration; and

WHEREAS, the PROJECT, or portions of the PROJECT, at the request of the REQUESTING PARTY, are being programmed with the FHWA, for implementation with the use of Federal Funds under the following Federal program(s) or funding:

HIGHWAY INFRASTRUCTURE PROGRAM
SURFACE TRANSPORTATION PROGRAM
TRANSPORTATION ALTERNATIVES PROGRAM

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written contract.

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties hereto shall undertake and complete the PROJECT in accordance with the terms of this contract.

2. The term "PROJECT COST", as herein used, is hereby defined as the cost of the physical construction necessary for the completion of the PROJECT, including any other costs incurred by the DEPARTMENT as a result of this contract, except construction engineering and inspection.

No charges will be made by the DEPARTMENT to the PROJECT for any inspection work or construction engineering.

The costs incurred by the REQUESTING PARTY for preliminary engineering, construction engineering, construction materials testing, inspection, and right-of-way are excluded from the PROJECT COST as defined by this contract.

The Michigan Department of Environment, Great Lakes, and Energy has informed the DEPARTMENT that it adopted new administrative rules (R 325.10101, et. seq.) which prohibit any governmental agency from connecting and/or reconnecting lead and/or galvanized service lines to existing and/or new water main. Questions regarding these administrative rules should be directed to the Michigan Department of Environment, Great Lakes, and Energy. The cost associated with replacement of any lead and/or galvanized service lines, including but not limited to contractor claims, will be the sole responsibility of the REQUESTING PARTY.

09/06/90 STPLSTAP.FOR 3/8/2023

2

3. The DEPARTMENT is authorized by the REQUESTING PARTY to administer on behalf of the REQUESTING PARTY all phases of the PROJECT including advertising and awarding the construction contract for the PROJECT or portions of the PROJECT. Such administration shall be in accordance with PART II, Section II of this contract.

Any items of the PROJECT COST incurred by the DEPARTMENT may be charged to the PROJECT.

4. The REQUESTING PARTY, under the terms of this contract, shall:
- A. At no cost to the PROJECT
 - (1) Design or cause to be designed the plans for the PROJECT.
 - (2) Appoint a project engineer who shall be in responsible charge of the PROJECT and ensure that the plans and specifications are followed.
 - (3) Perform or cause to be performed the construction engineering, construction materials testing, and inspection services necessary for the completion of the PROJECT.
 - B. At least 10 days prior to any ceremony to be held in connection with the PROJECT, notify the DEPARTMENT.
 - C. When issuing any news release or promotional material regarding the PROJECT, give the DEPARTMENT and FHWA credit for participation in the PROJECT and provide a copy of such material to the DEPARTMENT.

The REQUESTING PARTY will furnish the DEPARTMENT proposed timing sequences for trunkline signals that, if any, are being made part of the improvement. No timing adjustments shall be made by the REQUESTING PARTY at any trunkline intersection, without prior issuances by the DEPARTMENT of Standard Traffic Signal Timing Permits.

5. The PROJECT COST shall be met in accordance with the following:

PART A

Federal Surface Transportation Program Funds in combination with Federal Highway Infrastructure Program Funds shall be applied to the eligible items of the PART A portion of the PROJECT COST at the established Federal participation ratio equal to 72.7 percent with Federal Highway Infrastructure Program Funds limited to \$120,033 and used first, Federal Surface Transportation Program Flex Funds limited to \$292,478 and used second, and Federal Surface Transportation Program Urban Funds used last. The balance of the PART A portion of the PROJECT COST, after deduction of Federal Funds, shall be charged to and paid

by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

PART B

The PART B portion of the PROJECT COST is not eligible for Federal participation and shall be charged to and paid 100 percent by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

PART C

Federal Transportation Alternatives Program Funds shall be applied to the eligible items of the PART C portion of the PROJECT COST up to the lesser of: (1) \$274,272, or (2) an amount such that 81.85 percent, the normal Federal participation ratio for such funds, for the PART C portion of the PROJECT is not exceeded at the time of the award of the construction contract. The balance of the PART C portion of the PROJECT COST, after deduction of Federal Funds, shall be charged to and paid by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

Any items of PROJECT COST not reimbursed by Federal Funds will be the sole responsibility of the REQUESTING PARTY.

6. No working capital deposit will be required for this PROJECT.

In order to fulfill the obligations assumed by the REQUESTING PARTY under the provisions of this contract, the REQUESTING PARTY shall make prompt payments of its share of the PROJECT COST upon receipt of progress billings from the DEPARTMENT as herein provided. All payments will be made within 30 days of receipt of billings from the DEPARTMENT. Billings to the REQUESTING PARTY will be based upon the REQUESTING PARTY'S share of the actual costs incurred less Federal Funds earned as the PROJECT progresses.

7. It is understood that the REQUESTING PARTY is responsible for the facilities constructed as the PROJECT and that said facilities may require special or unusual operation and/or maintenance. The REQUESTING PARTY certifies, by execution of this contract, that upon completion of construction and at no cost to the PROJECT or the DEPARTMENT, it will properly maintain or provide for the maintenance and operation of the PROJECT, making ample provisions each year for the performance of such maintenance work as may be required. Upon completion of the PROJECT, the REQUESTING PARTY shall accept the facilities constructed as built to specifications within the construction contract documents.

On projects involving the mobility for bicyclists, the REQUESTING PARTY will enact no ordinances or regulations prohibiting the use of bicycles on the facility hereinbefore described as the PROJECT and will amend any existing restrictive ordinances in this regard so as to allow use of this facility by bicycles. No motorized vehicles shall be permitted on such facility constructed as the PROJECT except those for maintenance or emergency assistance purposes, or mobility for persons with disabilities.

On projects involving the restoration of historic facilities, the REQUESTING PARTY agrees that the project will not be awarded until the owner of such facilities has an Historic Preservation Covenant, which includes an Historic Preservation Easement, or an Historic Preservation Agreement, as appropriate, with the Michigan State Historic Preservation Office in accordance with 1995 PA 60 for the purpose of ensuring that the historic property will be preserved. The REQUESTING PARTY also agrees that such facilities shall be maintained and repaired by the REQUESTING PARTY or owner, as applicable, at no cost to the DEPARTMENT or the PROJECT, in such a manner as to preserve the historical integrity of features, materials, appearance, workmanship, and environment.

On projects which include landscaping, the DEPARTMENT, at PROJECT COST, agrees to perform or cause to be performed, the watering and cultivating necessary to properly establish the plantings for a period of two growing seasons, in general conformance with Section 815.03(I) of the DEPARTMENT'S Standard Specifications for Construction. The REQUESTING PARTY shall maintain all plantings following completion of said period of establishment.

Failure of the REQUESTING PARTY to fulfill its responsibilities as outlined herein may disqualify the REQUESTING PARTY from future Federal aid participation in Transportation Alternatives Program projects or in other projects on roads or streets for which it has maintenance responsibility. Federal aid may be withheld until such time as deficiencies in regulations have been corrected, and the improvements constructed as the PROJECT are brought to a satisfactory condition of maintenance.

8. The performance of the entire PROJECT under this contract, whether Federally funded or not, will be subject to the provisions and requirements of PART II that are applicable to a Federally funded project.

In the event of any discrepancies between PART I and PART II of this contract, the provisions of PART I shall prevail.

Buy America Requirements (23 CFR 635.410) shall apply to the PROJECT and will be adhered to, as applicable, by the parties hereto.

9. The REQUESTING PARTY certifies that it is not aware if and has no reason to believe that the property on which the work is to be performed under this agreement is a facility, as defined by the Michigan Natural Resources and Environmental Protection Act [(NREPA), PA 451, 1994, as amended 2012]; MCL 324.20101(1)(s). The REQUESTING PARTY also certifies that it is not a liable party pursuant to either Part 201 or Part 213 of NREPA, MCL 324.20126 *et seq.* and MCL 324.21323a *et seq.* The REQUESTING PARTY is a local unit of government that has acquired or will acquire property for the use of either a transportation corridor or public right-of-way and was not responsible for any activities causing a release or threat of release of any hazardous materials at or on the property. The REQUESTING PARTY is not a person who is liable for response activity costs, pursuant to MCL 324.20101 (vv) and (ww).

10. If, subsequent to execution of this contract, previously unknown hazardous substances are discovered within the PROJECT limits, which require environmental remediation pursuant to either state or federal law, the REQUESTING PARTY, in addition to reporting that fact to the Michigan Department of Environment, Great Lakes, and Energy, shall immediately notify the DEPARTMENT, both orally and in writing of such discovery. The DEPARTMENT shall consult with the REQUESTING PARTY to determine if it is willing to pay for the cost of remediation and, with the FHWA, to determine the eligibility, for reimbursement, of the remediation costs. The REQUESTING PARTY shall be charged for and shall pay all costs associated with such remediation, including all delay costs of the contractor for the PROJECT, in the event that remediation and delay costs are not deemed eligible by the FHWA. If the REQUESTING PARTY refuses to participate in the cost of remediation, the DEPARTMENT shall terminate the PROJECT. The parties agree that any costs or damages that the DEPARTMENT incurs as a result of such termination shall be considered a PROJECT COST.

11. If federal and/or state funds administered by the DEPARTMENT are used to pay the cost of remediating any hazardous substances discovered after the execution of this contract and if there is a reasonable likelihood of recovery, the REQUESTING PARTY, in cooperation with the Michigan Department of Environment, Great Lakes, and Energy and the DEPARTMENT, shall make a diligent effort to recover such costs from all other possible entities. If recovery is made, the DEPARTMENT shall be reimbursed from such recovery for the proportionate share of the amount paid by the FHWA and/or the DEPARTMENT and the DEPARTMENT shall credit such sums to the appropriate funding source.

12. The DEPARTMENT'S sole reason for entering into this contract is to enable the REQUESTING PARTY to obtain and use funds provided by the Federal Highway Administration pursuant to Title 23 of the United States Code.

Any and all approvals of, reviews of, and recommendations regarding contracts, agreements, permits, plans, specifications, or documents, of any nature, or any inspections of work by the DEPARTMENT or its agents pursuant to the terms of this contract are done to assist the REQUESTING PARTY in meeting program guidelines in order to qualify for available funds. Such approvals, reviews, inspections, and recommendations by the DEPARTMENT shall not relieve the REQUESTING PARTY of its ultimate control and shall not be construed as a warranty of their propriety or that the DEPARTMENT is assuming any liability, control, or jurisdiction.

The providing of recommendations or advice by the DEPARTMENT or its agents does not relieve the REQUESTING PARTY and the local agencies, as applicable of their exclusive jurisdiction of any of their highways and responsibility under MCL 691.1402 et seq., as amended.

When providing approvals, reviews and recommendations under this contract, the DEPARTMENT or its agents is performing a governmental function, as that term is defined in MCL 691.1401 et seq., as amended, which is incidental to the completion of the PROJECT.

Upon completion of the PROJECT, the REQUESTING PARTY shall accept the facilities constructed as built to specifications within the contract documents. It is understood that the

REQUESTING PARTY shall own the facilities and shall operate and maintain the facilities in accordance with all applicable Federal and State laws and regulations, including, but not limited to, Title II of the Americans with Disabilities Act (ADA), 42 USC 12131 et seq., and its associated regulations and standards, and DEPARTMENT Road and Bridge Standard Plans and the Standard Specifications for Construction.

13. The DEPARTMENT, by executing this contract, and rendering services pursuant to this contract, has not and does not assume jurisdiction of any REQUESTING PARTY highway for purposes of MCL 691.1402 et seq., as amended. Exclusive jurisdiction of such highway for the purposes of MCL 691.1402 et seq., as amended, rests with the REQUESTING PARTY and other local agencies having respective jurisdiction.

14. The REQUESTING PARTY shall approve all of the plans and specifications to be used on the PROJECT and shall be deemed to have approved all changes to the plans and specifications when put into effect. It is agreed that ultimate responsibility and control over the PROJECT rests with the REQUESTING PARTY and local agencies, as applicable.

15. The REQUESTING PARTY agrees that the costs reported to the DEPARTMENT for this contract will represent only those items that are properly chargeable in accordance with this contract. The REQUESTING PARTY also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

16. Each party to this contract will remain responsible for any and all claims arising out of its own acts and/or omissions during the performance of the contract, as provided by this contract or by law. In addition, this is not intended to increase or decrease either party's liability for or immunity from tort claims. This contract is also not intended to nor will it be interpreted as giving either party a right of indemnification, either by contract or by law, for claims arising out of the performance of this contract.

17. The parties shall promptly provide comprehensive assistance and cooperation in defending and resolving any claims brought against the DEPARTMENT by the contractor, vendors or suppliers as a result of the DEPARTMENT'S award of the construction contract for the PROJECT. Costs incurred by the DEPARTMENT in defending or resolving such claims shall be considered PROJECT COSTS.

18. The DEPARTMENT shall require the contractor who is awarded the contract for the construction of the PROJECT to provide insurance in the amounts specified and in accordance with the DEPARTMENT'S current Standard Specifications for Construction and to:

- A. Maintain bodily injury and property damage insurance for the duration of the PROJECT.
- B. Provide owner's protective liability insurance naming as insureds the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and its officials, agents and employees, the REQUESTING PARTY and any other county, county road commission,

or municipality in whose jurisdiction the PROJECT is located, and their employees, for the duration of the PROJECT and to provide, upon request, copies of certificates of insurance to the insureds. It is understood that the DEPARTMENT does not assume either ownership of any portion of the PROJECT or jurisdiction of any REQUESTING PARTY highway as a result of being named as an insured on the owner's protective liability insurance policy.

- C. Comply with the requirements of notice of cancellation and reduction of insurance set forth in the current standard specifications for construction and to provide, upon request, copies of notices and reports prepared to those insured.

19. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto and upon the adoption of the necessary resolutions approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF YPSILANTI

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By _____
Title:

By _____
for Department Director MDOT

By _____
Title:



March 8, 2023

EXHIBIT I

CONTROL SECTION STU 81000; TA 81000
JOB NUMBER 205643CON; 216928CON
PROJECT 23A0331; 23A0343

ESTIMATED COST

CONTRACTED WORK

	<u>PART A</u>	<u>PART B</u>	<u>PART C</u>	<u>TOTAL</u>
Estimated Cost	\$3,403,400	\$ 10,000	\$479,600	\$3,893,000

COST PARTICIPATION

GRAND TOTAL				
ESTIMATED COST	\$3,403,400	\$ 10,000	\$479,600	\$3,893,000
Less Federal Funds*	<u>\$2,474,271</u>	<u>\$ 0</u>	<u>\$274,272</u>	<u>\$2,748,543</u>
BALANCE (REQUESTING PARTY'S SHARE)	\$ 929,129	\$10,000	\$205,328	\$1,144,457

*Federal Funds for the PROJECT are limited to an amount as described in Section 5.

NO DEPOSIT

DOT

TYPE B
BUREAU OF HIGHWAYS
03-15-93

PART II

STANDARD AGREEMENT PROVISIONS

SECTION I COMPLIANCE WITH REGULATIONS AND DIRECTIVES

SECTION II PROJECT ADMINISTRATION AND SUPERVISION

SECTION III ACCOUNTING AND BILLING

SECTION IV MAINTENANCE AND OPERATION

SECTION V SPECIAL PROGRAM AND PROJECT CONDITIONS

03-15-93

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SECTION I

COMPLIANCE WITH REGULATIONS AND DIRECTIVES

- A. To qualify for eligible cost, all work shall be documented in accordance with the requirements and procedures of the DEPARTMENT.
- B. All work on projects for which reimbursement with Federal funds is requested shall be performed in accordance with the requirements and guidelines set forth in the following Directives of the Federal-Aid Policy Guide (FAPG) of the FHWA, as applicable, and as referenced in pertinent sections of Title 23 and Title 49 of the Code of Federal Regulations (CFR), and all supplements and amendments thereto.
 - 1. Engineering
 - a. FAPG (6012.1): Preliminary Engineering
 - b. FAPG (23 CFR 172): Administration of Engineering and Design Related Service Contracts
 - c. FAPG (23 CFR 635A): Contract Procedures
 - d. FAPG (49 CFR 18.22): Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments—Allowable Costs
 - 2. Construction
 - a. FAPG (23 CFR 140E): Administrative Settlement Costs-Contract Claims
 - b. FAPG (23 CFR 140B): Construction Engineering Costs
 - c. FAPG (23 CFR 17): Recordkeeping and Retention Requirements for Federal-Aid Highway Records of State Highway Agencies
 - d. FAPG (23 CFR 635A): Contract Procedures
 - e. FAPG (23 CFR 635B): Force Account Construction
 - f. FAPG (23 CFR 645A): Utility Relocations, Adjustments and Reimbursement

- g. FAPG (23 CFR 645B): Accommodation of Utilities (PPM 30-4.1)
 - h. FAPG (23 CFR 655F): Traffic Control Devices on Federal-Aid and other Streets and Highways
 - i. FAPG (49 CFR 18.22): Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments--Allowable Costs
- 3. Modification Or Construction Of Railroad Facilities
 - a. FAPG (23 CFR 140I): Reimbursement for Railroad Work
 - b. FAPG (23 CFR 646B): Railroad Highway Projects
- C. In conformance with FAPG (23 CFR 630C) Project Agreements, the political subdivisions party to this contract, on those Federally funded projects which exceed a total cost of \$100,000.00 stipulate the following with respect to their specific jurisdictions:
 - 1. That any facility to be utilized in performance under or to benefit from this contract is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities issued pursuant to the requirements of the Federal Clean Air Act, as amended, and the Federal Water Pollution Control Act, as amended.
 - 2. That they each agree to comply with all of the requirements of Section 114 of the Federal Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all regulations and guidelines issued thereunder.
 - 3. That as a condition of Federal aid pursuant to this contract they shall notify the DEPARTMENT of the receipt of any advice indicating that a facility to be utilized in performance under or to benefit from this contract is under consideration to be listed on the EPA List of Violating Facilities.
- D. Ensure that the PROJECT is constructed in accordance with and incorporates all committed environmental impact mitigation measures listed in approved environmental documents unless modified or deleted by approval of the FHWA.
- E. All the requirements, guidelines, conditions and restrictions noted in all other pertinent Directives and Instructional Memoranda of the FHWA will apply to this contract and will be adhered to, as applicable, by the parties hereto.

SECTION II

PROJECT ADMINISTRATION AND SUPERVISION

- A. The DEPARTMENT shall provide such administrative guidance as it determines is required by the PROJECT in order to facilitate the obtaining of available federal and/or state funds.
- B. The DEPARTMENT will advertise and award all contracted portions of the PROJECT work. Prior to advertising of the PROJECT for receipt of bids, the REQUESTING PARTY may delete any portion or all of the PROJECT work. After receipt of bids for the PROJECT, the REQUESTING PARTY shall have the right to reject the amount bid for the PROJECT prior to the award of the contract for the PROJECT only if such amount exceeds by ten percent (10%) the final engineer's estimate therefor. If such rejection of the bids is not received in writing within two (2) weeks after letting, the DEPARTMENT will assume concurrence. The DEPARTMENT may, upon request, readvertise the PROJECT. Should the REQUESTING PARTY so request in writing within the aforesaid two (2) week period after letting, the PROJECT will be cancelled and the DEPARTMENT will refund the unused balance of the deposit less all costs incurred by the DEPARTMENT.
- C. The DEPARTMENT will perform such inspection services on PROJECT work performed by the REQUESTING PARTY with its own forces as is required to ensure compliance with the approved plans & specifications.
- D. On those projects funded with Federal monies, the DEPARTMENT shall as may be required secure from the FHWA approval of plans and specifications, and such cost estimates for FHWA participation in the PROJECT COST.
- E. All work in connection with the PROJECT shall be performed in conformance with the Michigan Department of Transportation Standard Specifications for Construction, and the supplemental specifications, Special Provisions and plans pertaining to the PROJECT and all materials furnished and used in the construction of the PROJECT shall conform to the aforesaid specifications. No extra work shall be performed nor changes in plans and specifications made until said work or changes are approved by the project engineer and authorized by the DEPARTMENT.

- F. Should it be necessary or desirable that portions of the work covered by this contract be accomplished by a consulting firm, a railway company, or governmental agency, firm, person, or corporation, under a subcontract with the REQUESTING PARTY at PROJECT expense, such subcontracted arrangements will be covered by formal written agreement between the REQUESTING PARTY and that party.

This formal written agreement shall: include a reference to the specific prime contract to which it pertains; include provisions which clearly set forth the maximum reimbursable and the basis of payment; provide for the maintenance of accounting records in accordance with generally accepted accounting principles, which clearly document the actual cost of the services provided; provide that costs eligible for reimbursement shall be in accordance with clearly defined cost criteria such as 49 CFR Part 18, 48 CFR Part 31, 23 CFR Part 140, OMB Circular A-87, etc. as applicable; provide for access to the department or its representatives to inspect and audit all data and records related to the agreement for a minimum of three years after the department's final payment to the local unit.

All such agreements will be submitted for approval by the DEPARTMENT and, if applicable, by the FHWA prior to execution thereof, except for agreements for amounts less than \$100,000 for preliminary engineering and testing services executed under and in accordance with the provisions of the "Small Purchase Procedures" FAPG (23 CFR 172), which do not require prior approval of the DEPARTMENT or the FHWA.

Any such approval by the DEPARTMENT shall in no way be construed as a warranty of the subcontractor's qualifications, financial integrity, or ability to perform the work being subcontracted.

- G. The REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, shall make such arrangements with railway companies, utilities, etc., as may be necessary for the performance of work required for the PROJECT but for which Federal or other reimbursement will not be requested.
- H. The REQUESTING PARTY, at no cost to the PROJECT, or the DEPARTMENT, shall secure, as necessary, all agreements and approvals of the PROJECT with railway companies, the Railroad Safety & Tariffs Division of the DEPARTMENT and other concerned governmental agencies other than the FHWA, and will forward same to the DEPARTMENT for such reviews and approvals as may be required.
- I. No PROJECT work for which reimbursement will be requested by the REQUESTING PARTY is to be subcontracted or performed until the DEPARTMENT gives written notification that such work may commence.

- J. The REQUESTING PARTY shall be responsible for the payment of all costs and expenses incurred in the performance of the work it agrees to undertake and perform.
- K. The REQUESTING PARTY shall pay directly to the party performing the work all billings for the services performed on the PROJECT which are authorized by or through the REQUESTING PARTY.
- L. The REQUESTING PARTY shall submit to the DEPARTMENT all paid billings for which reimbursement is desired in accordance with DEPARTMENT procedures.
- M. All work by a consulting firm will be performed in compliance with the applicable provisions of 1980 PA 299, Subsection 2001, MCL 339.2001; MSA 18.425(2001), as well as in accordance with the provisions of all previously cited Directives of the FHWA.
- N. The project engineer shall be subject to such administrative guidance as may be deemed necessary to ensure compliance with program requirement and, in those instances where a consultant firm is retained to provide engineering and inspection services, the personnel performing those services shall be subject to the same conditions.
- O. The DEPARTMENT, in administering the PROJECT in accordance with applicable Federal and State requirements and regulations, neither assumes nor becomes liable for any obligations undertaken or arising between the REQUESTING PARTY and any other party with respect to the PROJECT.
- P. In the event it is determined by the DEPARTMENT that there will be either insufficient Federal funds or insufficient time to properly administer such funds for the entire PROJECT or portions thereof, the DEPARTMENT, prior to advertising or issuing authorization for work performance, may cancel the PROJECT, or any portion thereof, and upon written notice to the parties this contract shall be void and of no effect with respect to that cancelled portion of the PROJECT. Any PROJECT deposits previously made by the parties on the cancelled portions of the PROJECT will be promptly refunded.
- Q. Those projects funded with Federal monies will be subject to inspection at all times by the DEPARTMENT and the FHWA.

SECTION III

ACCOUNTING AND BILLING

A. Procedures for billing for work undertaken by the REQUESTING PARTY:

1. The REQUESTING PARTY shall establish and maintain accurate records, in accordance with generally accepted accounting principles, of all expenses incurred for which payment is sought or made under this contract, said records to be hereinafter referred to as the "RECORDS". Separate accounts shall be established and maintained for all costs incurred under this contract.

The REQUESTING PARTY shall maintain the RECORDS for at least three (3) years from the date of final payment of Federal Aid made by the DEPARTMENT under this contract. In the event of a dispute with regard to the allowable expenses or any other issue under this contract, the REQUESTING PARTY shall thereafter continue to maintain the RECORDS at least until that dispute has been finally decided and the time for all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, copy, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the REQUESTING PARTY shall assure compliance with the above for all subcontracted work.

In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract, or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY, a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it concurs with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense and, (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE". The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate

arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The assessment of interest will begin thirty (30) days from the date of the invoice. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

The REQUESTING PARTY shall comply with the Single Audit Act of 1984, as amended, including, but not limited to, the Single Audit Amendments of 1996 (31 USC 7501-7507).

The REQUESTING PARTY shall adhere to the following requirements associated with audits of accounts and records:

- a. Agencies expending a total of \$500,000 or more in federal funds, from one or more funding sources in its fiscal year, shall comply with the requirements of the federal Office of Management and Budget (OMB) Circular A-133, as revised or amended.

The agency shall submit two copies of:

The Reporting Package
The Data Collection Form
The management letter to the agency, if one issued by the audit firm

The OMB Circular A-133 audit must be submitted to the address below in accordance with the time frame established in the circular, as revised or amended.

b. Agencies expending less than \$500,000 in federal funds must submit a letter to the Department advising that a circular audit was not required. The letter shall indicate the applicable fiscal year, the amount of federal funds spent, the name(s) of the Department federal programs, and the CFDA grant number(s). This information must also be submitted to the address below.

c. Address: Michigan Department of Education
Accounting Service Center
Hannah Building
608 Allegan Street
Lansing, MI 48909

d. Agencies must also comply with applicable State laws and regulations relative to audit requirements.

e. Agencies shall not charge audit costs to Department's federal programs which are not in accordance with the OMB Circular A-133 requirements.

f. All agencies are subject to the federally required monitoring activities, which may include limited scope reviews and other on-site monitoring.

2. Agreed Unit Prices Work - All billings for work undertaken by the REQUESTING PARTY on an agreed unit price basis will be submitted in accordance with the Michigan Department of Transportation Standard Specifications for Construction and pertinent FAPG Directives and Guidelines of the FHWA.
3. Force Account Work and Subcontracted Work - All billings submitted to the DEPARTMENT for Federal reimbursement for items of work performed on a force account basis or by any subcontract with a consulting firm, railway company, governmental agency or other party, under the terms of this contract, shall be prepared in accordance with the provisions of the pertinent FHPM Directives and the procedures of the DEPARTMENT. Progress billings may be submitted monthly during the time work is being performed provided, however, that no bill of a lesser amount than \$1,000.00 shall be submitted unless it is a final

or end of fiscal year billing. All billings shall be labeled either "Progress Bill Number _____", or "Final Billing".

4. Final billing under this contract shall be submitted in a timely manner but not later than six months after completion of the work. Billings for work submitted later than six months after completion of the work will not be paid.
5. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with Federal monies, the DEPARTMENT will act as billing agent for the REQUESTING PARTY, consolidating said billings with those for its own force account work and presenting these consolidated billings to the FHWA for payment. Upon receipt of reimbursement from the FHWA, the DEPARTMENT will promptly forward to the REQUESTING PARTY its share of said reimbursement.
6. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with non-Federal monies, the DEPARTMENT will promptly forward to the REQUESTING PARTY reimbursement of eligible costs.

B. Payment of Contracted and DEPARTMENT Costs:

1. As work on the PROJECT commences, the initial payments for contracted work and/or costs incurred by the DEPARTMENT will be made from the working capital deposit. Receipt of progress payments of Federal funds, and where applicable, State Critical Bridge funds, will be used to replenish the working capital deposit. The REQUESTING PARTY shall make prompt payments of its share of the contracted and/or DEPARTMENT incurred portion of the PROJECT COST upon receipt of progress billings from the DEPARTMENT. Progress billings will be based upon the REQUESTING PARTY'S share of the actual costs incurred as work on the PROJECT progresses and will be submitted, as required, until it is determined by the DEPARTMENT that there is sufficient available working capital to meet the remaining anticipated PROJECT COSTS. All progress payments will be made within thirty (30) days of receipt of billings. No monthly billing of a lesser amount than \$1,000.00 will be made unless it is a final or end of fiscal year billing. Should the DEPARTMENT determine that the available working capital exceeds the remaining anticipated PROJECT COSTS, the DEPARTMENT may reimburse the REQUESTING PARTY such excess. Upon completion of the PROJECT, payment of all PROJECT COSTS, receipt of all applicable monies from the FHWA, and completion of necessary audits, the REQUESTING PARTY will be reimbursed the balance of its deposit.

2. In the event that the bid, plus contingencies, for the contracted, and/or the DEPARTMENT incurred portion of the PROJECT work exceeds the estimated cost therefor as established by this contract, the REQUESTING PARTY may be advised and billed for the additional amount of its share.

C. General Conditions:

1. The DEPARTMENT, in accordance with its procedures in existence and covering the time period involved, shall make payment for interest earned on the balance of working capital deposits for all projects on account with the DEPARTMENT. The REQUESTING PARTY in accordance with DEPARTMENT procedures in existence and covering the time period involved, shall make payment for interest owed on any deficit balance of working capital deposits for all projects on account with the DEPARTMENT. This payment or billing is processed on an annual basis corresponding to the State of Michigan fiscal year. Upon receipt of billing for interest incurred, the REQUESTING PARTY promises and shall promptly pay the DEPARTMENT said amount.
2. Pursuant to the authority granted by law, the REQUESTING PARTY hereby irrevocably pledges a sufficient amount of funds received by it from the Michigan Transportation Fund to meet its obligations as specified in PART I and PART II. If the REQUESTING PARTY shall fail to make any of its required payments when due, as specified herein, the DEPARTMENT shall immediately notify the REQUESTING PARTY and the State Treasurer of the State of Michigan or such other state officer or agency having charge and control over disbursement of the Michigan Transportation Fund, pursuant to law, of the fact of such default and the amount thereof, and, if such default is not cured by payment within ten (10) days, said State Treasurer or other state officer or agency is then authorized and directed to withhold from the first of such monies thereafter allocated by law to the REQUESTING PARTY from the Michigan Transportation Fund sufficient monies to remove the default, and to credit the REQUESTING PARTY with payment thereof, and to notify the REQUESTING PARTY in writing of such fact.
3. Upon completion of all work under this contract and final audit by the DEPARTMENT or the FHWA, the REQUESTING PARTY promises to promptly repay the DEPARTMENT for any disallowed items of costs previously disbursed by the DEPARTMENT. The REQUESTING PARTY pledges its future receipts from the Michigan Transportation Fund for repayment of all disallowed items and, upon failure to make repayment for any disallowed items within ninety (90) days of demand made by the DEPARTMENT, the DEPARTMENT is hereby authorized to withhold an equal amount from the REQUESTING PARTY'S share of any future distribution of Michigan Transportation Funds in settlement of said claim.

4. The DEPARTMENT shall maintain and keep accurate records and accounts relative to the cost of the PROJECT and upon completion of the PROJECT, payment of all items of PROJECT COST, receipt of all Federal Aid, if any, and completion of final audit by the DEPARTMENT and if applicable, by the FHWA, shall make final accounting to the REQUESTING PARTY. The final PROJECT accounting will not include interest earned or charged on working capital deposited for the PROJECT which will be accounted for separately at the close of the State of Michigan fiscal year and as set forth in Section C(1).
5. The costs of engineering and other services performed on those projects involving specific program funds and one hundred percent (100%) local funds will be apportioned to the respective portions of that project in the same ratio as the actual direct construction costs unless otherwise specified in PART I.

SECTION IV

MAINTENANCE AND OPERATION

A. Upon completion of construction of each part of the PROJECT, at no cost to the DEPARTMENT or the PROJECT, each of the parties hereto, within their respective jurisdictions, will make the following provisions for the maintenance and operation of the completed PROJECT:

1. All Projects:

Properly maintain and operate each part of the project, making ample provisions each year for the performance of such maintenance work as may be required, except as qualified in paragraph 2b of this section.

2. Projects Financed in Part with Federal Monies:

a. Sign and mark each part of the PROJECT, in accordance with the current Michigan Manual of Uniform Traffic control Devices, and will not install, or permit to be installed, any signs, signals or markings not in conformance with the standards approved by the FHWA, pursuant to 23 USC 109(d).

b. Remove, prior to completion of the PROJECT, all encroachments from the roadway right-of-way within the limits of each part of the PROJECT.

With respect to new or existing utility installations within the right-of-way of Federal Aid projects and pursuant to FAPG (23 CFR 645B): Occupancy of non-limited access right-of-way may be allowed based on consideration for traffic safety and necessary preservation of roadside space and aesthetic quality. Longitudinal occupancy of non-limited access right-of-way by private lines will require a finding of significant economic hardship, the unavailability of practicable alternatives or other extenuating circumstances.

c. Cause to be enacted, maintained and enforced, ordinances and regulations for proper traffic operations in accordance with the plans of the PROJECT.

d. Make no changes to ordinances or regulations enacted, or traffic controls installed in conjunction with the PROJECT work without prior review by the DEPARTMENT and approval of the FHWA, if required.

- B. On projects for the removal of roadside obstacles, the parties, upon completion of construction of each part of the PROJECT, at no cost to the PROJECT or the DEPARTMENT, will, within their respective jurisdictions, take such action as is necessary to assure that the roadway right-of-way, cleared as the PROJECT, will be maintained free of such obstacles.
- C. On projects for the construction of bikeways, the parties will enact no ordinances or regulations prohibiting the use of bicycles on the facility hereinbefore described as the PROJECT, and will amend any existing restrictive ordinances in this regard so as to allow use of this facility by bicycles. No motorized vehicles shall be permitted on such bikeways or walkways constructed as the PROJECT except those for maintenance purposes.
- D. Failure of the parties hereto to fulfill their respective responsibilities as outlined herein may disqualify that party from future Federal-aid participation in projects on roads or streets for which it has maintenance responsibility. Federal Aid may be withheld until such time as deficiencies in regulations have been corrected, and the improvements constructed as the PROJECT are brought to a satisfactory condition of maintenance.

SECTION V

SPECIAL PROGRAM AND PROJECT CONDITIONS

- A. Those projects for which the REQUESTING PARTY has been reimbursed with Federal monies for the acquisition of right-of-way must be under construction by the close of the twentieth (20th) fiscal year following the fiscal year in which the FHWA and the DEPARTMENT projects agreement covering that work is executed, or the REQUESTING PARTY may be required to repay to the DEPARTMENT, for forwarding to the FHWA, all monies distributed as the FHWA'S contribution to that right-of-way.
- B. Those projects for which the REQUESTING PARTY has been reimbursed with Federal monies for the performance of preliminary engineering must be under construction by the close of the tenth (10th) fiscal year following the fiscal year in which the FHWA and the DEPARTMENT projects agreement covering that work is executed, or the REQUESTING PARTY may be required to repay to the DEPARTMENT, for forwarding to the FHWA, all monies distributed as the FHWA'S contribution to that preliminary engineering.
- C. On those projects funded with Federal monies, the REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, will provide such accident information as is available and such other information as may be required under the program in order to make the proper assessment of the safety benefits derived from the work performed as the PROJECT. The REQUESTING PARTY will cooperate with the DEPARTMENT in the development of reports and such analysis as may be required and will, when requested by the DEPARTMENT, forward to the DEPARTMENT, in such form as is necessary, the required information.
- D. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6 and the Regulations of the United States Department of Transportation (49 C.F.R. Part 21) issued pursuant to said Act, including Appendix "B", attached hereto and made a part hereof, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract.
- E. The parties will carry out the applicable requirements of the DEPARTMENT'S Disadvantaged Business Enterprise (DBE) program and 49 CFR, Part 26, including, but not limited to, those requirements set forth in Appendix C.

APPENDIX A
PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS

In connection with the performance of work under this contract; the contractor agrees as follows:

1. In accordance with Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants will be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontracts to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as hereinabove set forth in Section 1 of this Appendix.
3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to, the following: employment; treatment; upgrading; demotion or transfer; recruitment; advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
4. The contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.
5. The contractor or its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.
6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission; said forms may also elicit information as to the practices, policies, program, and employment statistics of each subcontractor, as well as the contractor itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.
8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State Administrative Board may order the cancellation of the contract found to have been violated and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Michigan Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.
9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

Revised June 2011

**APPENDIX B
TITLE VI ASSURANCE**

During the performance of this contract, the contractor, for itself, its assignees, and its successors in interest (hereinafter referred to as the "contractor"), agrees as follows:

1. **Compliance with Regulations:** For all federally assisted programs, the contractor shall comply with the nondiscrimination regulations set forth in 49 CFR Part 21, as may be amended from time to time (hereinafter referred to as the Regulations). Such Regulations are incorporated herein by reference and made a part of this contract.
2. **Nondiscrimination:** The contractor, with regard to the work performed under the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection, retention, and treatment of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices, when the contractor covers a program set forth in Appendix B of the Regulations.
3. **Solicitation for Subcontracts, Including Procurements of Materials and Equipment:** All solicitations made by the contractor, either by competitive bidding or by negotiation for subcontract work, including procurement of materials or leases of equipment, must include a notification to each potential subcontractor or supplier of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information, and facilities as may be determined to be pertinent by the Department or the United States Department of Transportation (USDOT) in order to ascertain compliance with such Regulations or directives. If required information concerning the contractor is in the exclusive possession of another who fails or refuses to furnish the required information, the contractor shall certify to the Department or the USDOT, as appropriate, and shall set forth the efforts that it made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to, the following:
 - a. Withholding payments to the contractor until the contractor complies; and/or
 - b. Canceling, terminating, or suspending the contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor shall include the provisions of Sections (1) through (6) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department or the USDOT may direct as a means of enforcing such provisions, including sanctions for non-compliance, provided, however, that in the event a contractor becomes involved in or is threatened with litigation from a subcontractor or supplier as a result of such direction, the contractor may request the Department to enter into such litigation to protect the interests of the state. In addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

Revised June 2011

APPENDIX C

TO BE INCLUDED IN ALL FINANCIAL ASSISTANCE AGREEMENTS WITH LOCAL AGENCIES

Assurance that Recipients and Contractors Must Make (Excerpts from US DOT Regulation 49 CFR 26.13)

- A. Each financial assistance agreement signed with a DOT operating administration (or a primary recipient) must include the following assurance:**

The recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR Part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

- B. Each contract MDOT signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance:**

The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of US DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.



Resolution No. 2023-075
April 18, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; The Bicentennial Committee was created through approval of Resolution No. 2022-061, and

WHEREAS; The Committee mission was to plan and coordinate a series of events in celebration of the City of Ypsilanti Bicentennial, and

WHEREAS; The Committee by resolution was to be not fewer than seven members and not more than fifteen members; and

WHEREAS; Members Arieona Klaus and Jeff Guyton, as a result of time constraints, have not been able to meet their obligations to the Committee, leading to issues of quorum.

NOW THEREFORE IT BE RESOLVED; That the City Council of the City of Ypsilanti remove Members Arieona Klaus and Jeff Guyton from the Bicentennial Committee under Council Power provided by Section 9.03 of the City Charter.

BE IT FURTHER RESOLVED; That City Council direct the City Clerk to notify Arieona Klaus and Jeff Guyton of their removal.

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 18 day of April 2023

#Resolution No. 2023-075



Resolution No. 2023-076
April 18, 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>
Nancy Heine 214 S. Washington St Ypsilanti, MI 48197	Sustainability	5/1/2026
Jesse Miller 93 Oakwood Ypsilanti, MI 48197	AAATA	5/1/2028

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
18 day of April 2023

#Resolution No. 2023-076

Board and Commission Application for Reappointment

First Name	Nancy
Last Name	Heine
Address	214 S. Washington St
City	Ypsilanti
State	Muchigan
Zip Code	48197
Phone Number	
Email Address	
Board or Commission of Reappointment	Sustainability Commission
Number of Terms Served	3
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	Vice chair of the commission. Helping with Earth day event. Research issues and network with partners
How will you continue to asisst your Board or Commission to achieve its purpose if reappointed?	Earth Day. Perhaps continue as Vice Chair. Continuing networking etc.
Number of absences	2
If you had over 3 absences in a calendar year please explain? (this information will not be made available to the public)	N/A
Electronic Signature Agreement	I agree.

Electronic Signature

Nancy L. Heine

Email not displaying correctly? [View it in your browser.](#)

Board and Commission Application for Reappointment

First Name	Jesse
Last Name	Miller
Address	93 Oakwood Street
City	Ypsilanti
State	MI
Zip Code	48197
Phone Number	
Email Address	
Board or Commission of Reappointment	Ann Arbor Area Transportation Authority
Number of Terms Served	1
Did you hold a Position of Leadership?	Yes
During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?	I currently serve as board secretary and chair of the Service Committee. During my time on the board I helped guide the AAATA through the covid-19 pandemic, maintaining services for essential workers without risking financial jeopardy or the long-term survival of the authority. I provided valuable input for the Long Range Plan from the perspective of a daily transit user and citizen of Ypsilanti. The LRP was approved by the board after years of input from community stakeholders and will serve as a north star for expanded service in our region over the next 20 years. I voted to put a millage rate increase before voters that would fund the first stage of the long range plan, including expanded overnight and weekend service, faster trips between Ypsilanti and Ann Arbor, and hiring customer service representative for the YTC so that riders in Ypsilanti have equitable access to services currently only available in Ann Arbor. This millage rate was approved overwhelmingly by the community, including by 75% of Ypsilanti voters.

How will you continue to assist your Board or Commission to achieve its purpose if reappointed?

My intention is to further enactment of the Long-Range Plan, starting with ensuring that the service increases promised in the 2022 millage campaign are fully implemented in 2024 when the new rate is put in place and continuing with construction of the new Ypsilanti Transit Center. By then end of my second term I hope to see a fully completed YTC, initial construction work on a new bus garage to house the additional busses necessary to provide increased service, expanded on-demand service in less urban areas, all while maintaining prudent oversight to guarantee financial stability and security.

Number of absences

2 over 5 years

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

NA

Electronic Signature Agreement

I agree.

Electronic Signature

Jesse C Miller

Email not displaying correctly? [View it in your browser.](#)



Resolution No. 2023-077
April 18, 2023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Ypsilanti was founded on April 22, 1823 as “Woodruffs Grove” on land belonging to the Anishinaabe people, which includes the Ojibwe, the Odawa, and the Potawatomi; and

WHEREAS, the year 2023 marks the City of Ypsilanti’s Bicentennial; and

WHEREAS, Ypsilanti is known as the first settlement in Washtenaw County, Michigan; and

WHEREAS, Ypsilanti was named after the Greek General Demetrius Ypsilanti, a hero in the Greek War of Independence; and

WHEREAS, Ypsilanti, Michigan has a proud record of abolition prior to the Civil War, being a part of the underground railroad to help free enslaved people; and

WHEREAS, The Asher Aray family, who had been free for generations, were willing to risk their lives to help fugitive slaves as conductors; and

WHEREAS, Over seventy black men from Ypsilanti fought in the Civil War in the 102nd United States Colored Troops Infantry Regiment; and

WHEREAS, Ypsilanti was home to Helen McAndrew, who established herself as the first female doctor in Washtenaw County; and

WHEREAS, Ypsilanti was home to Mary Ann Starkweather, whose charitable generosity contributed to much of the city’s growth; and

WHEREAS, Ypsilanti was home to Elijah McCoy, who developed 57 patents, including the “Real McCoy” engine lubrication device for railroad and factory engines; and

WHEREAS, in 1849, Ypsilanti was selected to host the location of a State Normal School, which later became Eastern Michigan University; and

#Resolution No. 2023-077

WHEREAS, in 1868 Ypsilanti opened the first public library, which was established by six women who chose the name the Ladies' Library Association of Ypsilanti; and

WHEREAS, The City of Ypsilanti played an important role in the Women's Suffrage Movement; and

WHEREAS, Estelle Downing was the first woman elected to the City Council in 1921, one year after the federal suffrage amendment was ratified; and

WHEREAS, Ypsilanti boasts one of the largest historic district in Michigan, including Downtown, Depot Town, and West Cross; and

WHEREAS, The City of Ypsilanti has a proud place in the history of fighting against bigotry in the successful passing of and inclusive Non-Discrimination Ordinance in 1998.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti declare Saturday, April 22, 2023 Ypsilanti's 200th Founder's Day.

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 18 day of April 2023

#Resolution No. 2023-077



Memo

To: City of Ypsilanti

From: Trische Duckworth, Executive Director, Juneteenth Planning Committee

Ypsilanti's Annual Juneteenth Celebration (June 16th, 17th, 18th 2023)

It is with great joy that we send this correspondence! We are gearing up for another community bonding moment, Ypsilanti's 3rd Annual Juneteenth Celebration. This will be a weekend of events to commemorate this Local and National Holiday. This event will take place as follows:

June 16th 6pm-10pm College Night (Powered by Divine 9)

June 17th 11am-9pm Saturday Celebration (Will include local and national artists)

June 18th 1pm Juneteenth Sunday Service Led by Pastor Jason Robinson, Pastor L. Deon Williams and others.

2:30pm Gospel and Giggles Comedy Show

4:00pm Gospel Explosion (Concert)

This weekend will be filled with a great celebration, as well as, offering education through our HEALS (Health Education and Learning Stations. This will ensure that the community will have a great time and receive much needed information regarding much needed resources. We want to ensure that this day isn't just about symbolism, rather a day that is well-rounded for families.

We are grateful that you all so graciously have waived fees these past two years. It is our hope that you all will be so gracious to stand with us again, waiving the fees and giving a donation of \$2,500 as well. We want to ensure that this celebration will be one to remember. Thank you for taking the time to read this memo and for your consideration. We are looking forward to hearing from you!

122 South Street, Belleville, MI 48111
T: 734-252-6075 W: www.survivorsspeak.info



City of Ypsilanti
Community and Economic Development
February 2023

2022 Annual Report Historic District Commission and Historic Preservation Program Ypsilanti, Michigan

INTRODUCTION

The Historic District Commission of the City of Ypsilanti is governed by the Michigan Local Historic Districts Act, State of Michigan Public Act 169 of 1970 as amended, and by Chapter 54 of the City of Ypsilanti Code of Ordinances. The Commission works to safeguard locally designated historic resources through review of exterior changes. City staff works on a broader historic preservation program that aims to recognize significant historic resources across the city.

MEMBERSHIP

Alex Pettit, Chair
James Chesnut, Vice Chair
James Ratzlaff
Stefan Szumko

Delrhea Byrge
Jimmy Huffman (served April to
September 2022)
Jeff Muir (resigned in September 2022)

COMMISSION AND STAFF

According to Sec. 54-32 of the City's Historical Preservation Ordinance, Historic preservation is declared to be a public purpose with numerous community benefits. The Historic District Commission (HDC) has several responsibilities, but chiefly, it serves as the quasi-judicial body that ensures exterior alterations of historic properties meet the Secretary of the Interior Standards for Rehabilitation and local Design Criteria to protect the historic integrity of the district for future generations.

The HDC is comprised of seven members, including at least one architect or building/conservation expert, and two residents of the historic district. Preservation Planner Scott Slagor resigned his position in December 2021, and Preservation Planner Ellen Thackery began with the City in February 2022.

By February 2022, the historic district commission was meeting in person but Zoom was still an available option early in the year.

The turnaround time for most applications was about two weeks from submission to approval. Potential applicants are encouraged to bring projects to the HDC as study items before formal submission of an application. The study item allows the HDC to provide feedback to property owners at a conceptual stage, clarifying expectations and allowing for a more predictable final review.

INITIATIVES

State Historic Rehabilitation Tax Credit

In 2022, the state reinstituted the historic rehab tax credit that allows up to 25% of eligible expenditures to be returned to the property owner in the form of a state income tax credit that can be carried forward up to 10 years. Staff had originally planned an infoshop about the new program at the Freighthouse for mid-June 2022 to be presented by the state preservation architect. About 20 registrants had reserved their spots, but, unfortunately, the architect had to cancel our program. Instead, staff promoted and held office hours in City Council Chambers and helped people submit their credit applications in a one-on-one format.

Ypsilanti was able to get several applications for the state rehab tax credit program submitted in 2022. The program has a cap, and the commercial credits available reached their cap very quickly statewide. The residential side of the program experienced less of a rush statewide, and the program is again available in 2023 for owner-occupied residential properties that contribute to the local historic district or the National Register historic district. The preservation planner is happy to help homeowners determine if their home is eligible, and more information about the tax credit is available at <https://www.mipace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/state-historic-tax-credit-program/> . Staff plans another educational event about the program in 2023, along with a mailer.

Commissioner Training

Two new residents joined the commission in 2022, and both were given an orientation to the commission and a training on preservation law and the Secretary of the Interior's Standards for Rehabilitation. The whole commission expressed interest in trainings pertaining to new materials and also new construction in the district. Staff was able to arrange for a training on reviewing new construction in the historic district by preservation architect Mike Kirk at the June 14 commission meeting. The training was held during the regular meeting and Mike presented by Zoom. The training was well received.

Resurveying the Historic District

In the 2021 update to the City's Master Plan, resurveying the historic district was established as a goal, because the guiding documents for the local historic district from the 1970s and 1980s are no longer sufficient. Updated documents would help property owners and the city make the best decisions for the preservation of Ypsilanti's most historic resources. In October 2022, staff began drafting a grant application for a Certified Local Government grant for the resurvey. That application was completed and submitted February 1, 2023.

HDC Demolition by Neglect

In 2018, the HDC reviewed and made the determination that three properties in the historic district were in danger of demolition by neglect: 302 E Cross, 206-210 N Washington and 401 E Forest. Work to resolve the condition issues of those properties has made some progress.

302 E Cross: In 2021, the HDC authorized the city to take legal action with the owner of 302 E Cross to have the building repaired and secured. In 2022, the property owner has been issued citations and has entered into the administrative hearings process with monthly fines, and the owner has put the property on the market. Staff has heard from a couple interested potential buyers since fall 2022, and staff will work with the property owner to resolve open issues.

206-210 N Washington: The property at 206-210 N Washington was acquired by the City through foreclosure. The City is working on its redevelopment, which will ultimately resolve the case of demolition by neglect.

401 E Forest: In 2021, owners of 401 E Forest appeared to have been working to resolve the Demolition by Neglect Issues, albeit without permits. City staff continues to work to resolve this issue.

Throwback Thursdays

In 2021, staff worked to include "Throwback Thursday" features in the monthly City Newsletter utilizing old photos from City files and surveys as well as photos from the archives at the Ypsilanti Historical Society. In 2022, staff was posting weekly Throwback Thursday features on the historic district commission's facebook page instead. Staff is working with the City's communications manager to reinstitute Throwbacks in City newsletters in addition to the weekly facebook posts.

APPLICATIONS

If 2018 and 2019 are considered typical years for application submissions, 2021's application submissions were about 30% lower than typical. The City received more HDC applications in 2022 than it did in 2021—2022's total submissions were only 14% lower than typical totals. The number of applications and actions taken in 2022 is depicted in the table below.

Historic District Commission Actions, 2017-2021

	2017	2018	2019	2020	2021	2022
Approved as submitted	73	68	60	43	42	65
Approved with modifications	22	11	13	4	4	2
Approved administratively	36	27	44	32	31	29
Amended applications	4	5	3	1	0	3
Denied: lack of information	1	1	0	0	0	0
Denied: inappropriate	6	3	3	3	6	2

Pending at year end	2	1	0	0	0	2
Notice to Proceed	0	5	7	7	3	2
Total Applications	144	124	125	90	86	108
Study Items	43	41	35	12	16	26

The most common proposed projects were roofs (22 of the total applications), many of which were approved administratively. The second most common item was paint (12 paint jobs were proposed and all were approved administratively, but some of the proposed paint jobs were also part of other applications).

MAJOR PROJECTS in the HISTORIC DISTRICT

The Historic District continued to benefit from investment over the past year.

New Construction

The proposed new construction project at 220 N Park was approved as presented.

Demolitions

No major demolitions were completed in 2022. Demolitions of a nonhistoric metal shed and a nonhistoric addition on a historic house were both approved.

Appeals

One appeal was filed with the State Historic Preservation Office for vinyl windows that had been installed without HDC review or approval at 18 N Washington. The administrative law judge in the case ruled in the City of Ypsilanti's favor. The applicant may appeal that decision to circuit court in 2023.

LOOKING FORWARD

There are a number of goals to look forward to in 2023.

Goals

Staff intends to continue to promote the state historic rehab tax credit and plans to facilitate an educational event on the topic in 2023.

Staff and the HDC will continue to work toward the goals established by the State Historic Preservation Office in their 2018 Certified Local Government evaluation, including new design guidelines as applicable, continued survey of undesignated historic resources, and education opportunities. In 2022, staff began planning an Old House Expo/ Preservation-palooza event for 2023 and staff is hoping that educational event will be successfully implemented. Staff also sees a need to better track enforcement issues

in the district. Checking on issues, confirming that completed work matches approved work, and tracking the status of active cases are all enforcement-related tasks that staff sees a need to systematize going forward. Staff also intends to reinstitute the practice of new owner outreach in the district. On a quarterly basis, staff will run a report from the assessment database showing new owners that quarter, and those new owners will receive a welcome to the historic district information packet and letter. That practice was completed by the former preservation planner but was stopped in 2022, and staff intends to reinstitute that practice for 2023.

In 2021, the then-preservation planner mentioned that he hoped to “investigate the creation of a historic district study committee to update the current district to address boundaries that do not conform to parcel lines, an updated period of significance, and updated contributing/non-contributing resources list. The size of Ypsilanti’s historic district and the timelines laid out in Michigan law make the update a challenge. Staff hopes a phased approach can be reached, coordinating the project with SHPO.” Current staff agrees that the historic district study committee report from 1972 needs to be updated and believes that access to an updated survey that complies with modern standards would greatly improve the efficiency of that report-updating effort. Staff has sought a grant for a resurvey, and if that grant is awarded, once that survey is complete, this study committee report work could move forward. If the grant is not awarded, a phased approach to the study committee work may indeed become necessary in the coming years.

SUMMARY

Coming out of the pandemic, there has been a lot of pent-up demand to get work in the historic district done. Supply chain issues and labor shortages continue to challenge, but work continues to get proposed and completed, and the HDC and property owners continue to work together. The new preservation planner has heard from many property owners and residents who love their old houses and commercial buildings and love being part of the historic community that Ypsilanti is. The HDC and staff will build on the achievements of 2021 and 2022 in fulfilling goals for the historic preservation program in 2023.



Resolution No. 2023-078
April 18, 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
18 day of April 2023

#Resolution No. 2023-078