



**CITY OF YPSILANTI
REGULAR COUNCIL MEETING
Tuesday, January 20, 2026 @ 6:00 PM
EMU Student Center
900 Oakwood, Ypsilanti, MI 48197
[Launch Meeting - Zoom](#)**

[IGNORE_INDENT]

I. CALL TO ORDER

II. ROLL CALL

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

V. BUDGET PRIORITY & GOALS SESSION

VI. PUBLIC COMMENT - 45 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

VII. CONSENT AGENDA

- A. Resolution No. 2026-001 Approving all items on the Consent Agenda.
- B. Resolution No. 2026-002 Approving the minutes of the December 9, 2025 City Council meeting.
- C. Resolution No. 2026-003 Reappointing Resident James Chesnut to the Historic District Commission, with a term ending December 31, 2028.
- D. Resolution No. 2026-004 Authorizing the extension of the 2024 Three-year Cracksealing contract (Resolution #2024-222) to include Major roads and change order one (1) in the amount of \$59,104.50.

VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. Resolution No. 2026-005, approving a new Class C On-Premises Retailer Permit for Roads & Shoals, LLC, for use at 2 W Michigan Avenue.
Public Hearing Resolution No. 2026-006, closing the public hearing.
- B. Resolution No. 2026-007, approving a new Class C On-Premises Retailer Permit for Hermanos Coney Island Inc., for use at 402 W Michigan Avenue.
Public Hearing Resolution No. 2026-008, closing the public hearing.
- C. Public Hearing for public comment on the draft EPA Brownfield Cleanup grant and the Analysis of Brownfield Cleanup Alternatives & A Water St. Clean Up Update.
Public Hearing Resolution No. 2026-009, closing the public hearing.

- D. Resolution No. 2026-010 Approving a YCUA Contract and Authorizing Notice for Water Mains and Lead Service Line Project.
- E. Resolution No. 2026-011 Appointing Resident Lisa Voelker to the Tenants' Rights Committee, with a term ending October 21, 2028.
- F. Resolution No. 2026-012 Appointing Resident Amelia Rondel to the Human Relations Commission, with a term ending October 21, 2028.
- G. Resolution No. 2026-013 Adopting the City of Ypsilanti Parks and Recreation Master Plan and recommending that the Plan be forwarded to the Michigan Department of Natural Resources for their approval.
Public Hearing Resolution No. 2026-014, close the public hearing.
Resolution No. 2026-013, determination.
- H. Resolution No. 2026-015 Supporting Senate Bill 510 to Support Unmasking Law Enforcement Officials.
- I. Resolution No. 2026-016 Changing the City Council Rules for Public Comment.
- J. Resolution No. 2026-017 Approving the Fee Waiver for Council Members Simmons and Fellows to use the Freighthouse for a Ward 3 Townhall Meeting on February 18th, per policy.
- K. Resolution No. 2026-018 Condemning the militarized police siege on West Cross St., calling for all charges to be dropped, and demanding immediate systemic reform.

IX. BOARD AND COMMISSION - LIAISON REPORTS

- A. Police Advisory Commission
- B. Human Relations Commission
- C. Parks and Arts Commission
- D. Sustainability Commission
- E. Historic District Commission
- F. Planning Commission
- G. Zoning Board of Appeals

X. LIAISON REPORTS

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Urban County
- D. Ypsilanti Downtown Development Authority

- E. Friends of Rutherford Pool

XI. COUNCIL PROPOSED BUSINESS

XII. COMMUNICATIONS FROM THE MAYOR

XIII. COMMUNICATIONS FROM THE CITY MANAGER

XIV. COMMUNICATIONS

- A. A YPAC Resolution Requesting That City Council Direct the City Manager to Develop an Extraordinary Emergency Response Cost-Recovery Ordinance and Establish a Dedicated Police Hiring Incentive Fund to Support a Forgivable Down-Payment Assistance Program and Other Recruitment and Retention Incentives.
- B. Submitting Annual Report of the Historic District Commission.

XV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XVI. REMARKS FROM THE MAYOR

XVII. ADJOURNMENT

- A. 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
January 20, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-001 Approving all items on the Consent Agenda.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. 2026 Consent

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-001
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2026-002 Approving the minutes of the December 9, 2025 City Council meeting.
2. Resolution No. 2026-003 Reappointing Resident James Chesnut to the Historic District Commission, with a term ending December 31, 2028.
3. Resolution No. 2026-004 Authorizing the extension of the 2024 Three-year Cracksealing contract (Resolution #2024-222) to include Major roads and change order one (1) in the amount of \$59,104.50.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-002 Approving the minutes of the December 9, 2025 City Council meeting.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Resolution No 2026-002 Minutes
2. City Council Meeting Minutes - December 9, 2025

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-002
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of the December 9, 2025 City Council Meeting be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



**MINUTES
REGULAR COUNCIL MEETING
6:00 PM - Tuesday, December 9, 2025
Council Chambers
One South Huron, Ypsilanti, MI 48197**

[IGNORE_INDENT]

I. CALL TO ORDER

Mayor Brown called the meeting to order at 6:06p.m.

II. ROLL CALL

PRESENT at roll call were Mayor Brown, Mayor Pro-Tem Wilcoxon, Council Member McLean, Council Member Fellows, Council Member Simmons, Council Member King and Council Member Tooson. ABSENT: None.

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

Council Member Tooson moved to Approve the AGENDA. Mayor Pro-Tem Wilcoxon seconded the motion. City Manager Hellenga requested that Item K be moved right after the closed session, and that items E and G be moved to the front of Section VII.

Council Member Tooson moved to Approve the AGENDA as amended. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

V. CLOSED SESSION

A. Resolution No. 2025-241 entering into a Closed Session for the following purposes:

1. pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the POAM collective bargaining agreement.

2. pursuant to MCL 15.268 (e), for the purpose of discussing the pending litigation of VTP River Woods LLC and VTP Arbor One LLC v City of Ypsilanti.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-241 entering into a Closed Session for the following purposes:

1. pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of the POAM collective bargaining agreement.

2. pursuant to MCL 15.268 (e), for the purpose of discussing the pending litigation of VTP River Woods LLC and VTP Arbor One LLC v City of Ypsilanti. Council Member Tooson seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

B. Resolution No. 2025-242 Leaving the Closed Session and returning to the Open Session of this meeting.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-242 Leaving the Closed Session and returning to the Open Session of this meeting. Council Member Tooson seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

C. Resolution No. 2025-248 Approving the new collective bargaining agreement between the City of Ypsilanti and the POAM, for the term commencing on January 1, 2026, and terminating on

December 31, 2030, as presented; also authorizing the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city after approval by the City Attorney as to form.

Council Member Simmons moved to Approve Resolution No. 2025-248 Approving the new collective bargaining agreement between the City of Ypsilanti and the POAM, for the term commencing on January 1, 2026, and terminating on December 31, 2027; also authorizing the Mayor, City Manager, and City Clerk to execute the agreement on behalf of the city after approval by the City Attorney as to form. Mayor Pro-Tem Wilcoxen seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

VI. PUBLIC COMMENT - 45 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

7 Members of the public spoke.

VII. RESOLUTIONS/MOTIONS/DISCUSSIONS

A. Resolution No. 2025-247 Approving the process laid out by staff to utilize the Ad Hoc Citizens committee to develop community benefits for the Water Street Redevelopment Area.

Council Member Fellows moved to Approve Resolution No. 2025-247. Council Member King seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-247 by adding "After Fall 2026, the CBO process will be followed, without creating a new committee". Council Member Fellows seconded the motion. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved to Approve Resolution No. 2025-247 Approving the process laid out by staff to utilize the Ad Hoc Citizens committee to develop community benefits for the Water Street Redevelopment Area, as amended. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

B. Resolution No. 2025-237 Designating a Social District within the City, which may be used by qualified licensees that obtain a social district permit from the Michigan Liquor Control Commission (the "MLCC"), pursuant to Section 551 of the Michigan Liquor Control Code of 1998 (MCL 436.1101, et seq.), as amended.

Mayor Pro-Tem Wilcoxen moved to Approve Resolution No. 2025-237 Designating a Social District within the City. Council Member Simmons seconded the motion.

Council Member Fellows moved to Amend Resolution No. 2025-237 by changing the license fee to \$100 annually. Council Member Simmons seconded the motion. The amendment passed upon a roll call vote as follows:

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Amber Fellows

No: 1 Patrick McLean

Absent: (0)

Council Member Fellows moved to Amend Resolution No. 2025-237 by extending the eastern border of the Social District to match the eastern DDA border and include Vertex. Council Member Simmons seconded the motion. Upon further discussion, a Friendly amendment was offered by Council Member Fellows to remove Vertex and Cross Street, which was accepted. The amendment failed upon a roll call vote as follows:

Yes: (1) Roland Tooson

No: (6) Michelle King, Desirae Simmons, Steve Wilcoxen, Nicole Brown, Amber Fellows, Patrick McLean

Absent: (0)

Mayor Pro-Tem Wilcoxen moved to Approve Resolution No. 2025-237 Designating a Social District within the City, which may be used by qualified licensees that obtain a social district permit from the Michigan Liquor

Control Commission (the "MLCC"), pursuant to Section 551 of the Michigan Liquor Control Code of 1998 (MCL 436.1101, et seq.), as amended. Council Member Simmons seconded the motion.

Yes: (5) Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Amber Fellows

No: 2 Michelle King, Patrick McLean

Absent: (0)

Mayor Pro Tem Wilcoxon moved, seconded by Council Member Simmons, to extend the meeting until 11p.m. The motion passed upon a voice vote.

Council Member McLean moved, seconded by Council Member Fellows, to move up Resolution No. 2025-246 as the next item. The motion passed upon a voice vote.

C. Resolution No. 2025-246 Appointing resident Ingrid Lao to the Planning Commission, with a term ending May 1, 2027.

Council Member King moved to Approve Resolution No. 2025-246 Appointing resident Ingrid Lao to the Planning Commission, with a term ending May 1, 2027. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

D. Resolution No. 2025-243 Approving the minutes of the November 18, 2025 Regular City Council Meeting.

Council Member Simmons left the Chambers at 9:23p.m.

Council Member Tooson moved to Approve the Resolution No. 2025-243 Approving the minutes of the November 18, 2025 Regular City Council Meeting. as presented. Council Member McLean seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (1) Desirae Simmons

E. Resolution No. 2025-244 Adopting Ordinance No. 1456, an ordinance to amend CHAPTER 2 "ADMINISTRATION" ARTICLE V "FINANCE", DIVISION 2 "FUNDS", SUBDIVISION V "BUDGET STABILIZATION FUND" upon second and final reading.

Council Member Simmons returned to the Chambers at 9:25p.m.

Council Member McLean moved to Approve Resolution No. 2025-244 Adopting Ordinance No. 1456, upon second and final reading. Mayor Pro-Tem Wilcoxon seconded the motion.

Council Member McLean moved to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding formatting provided by the City Manager. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved, seconded by Council Member Simmons, to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding the following preamble:

"Purpose. The Budget Stabilization Fund is established to provide for the financial stability of the City during periods of significant, unforeseen revenue shortfalls or economic distress, ensuring continuity of essential public services. Use of this fund is intended to be a measure of last resort."

Council Member McLean offered a friendly amendment to make this addition "Section 2-281". The friendly amendment was accepted. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows, seconded by Mayor Pro Tem Wilcoxon, moved to Amend Resolution No. 2025-244 Adopting Ordinance No. 1456, by adding the following wording, under "Procedures", before subsection (a): "Projections must be detailed in a public memo from the Finance Director to the City Council, which shall include the data, methodology, and assumptions".

City Attorney Barker offered a friendly amendment to add "and any other information council may require for the purposes of deliberation, used to make the projection." The friendly amendment was accepted. The amendment passed upon a roll call vote as follows:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member McLean moved to Approve Resolution No. 2025-244 Adopting Ordinance No. 1456, an ordinance to amend CHAPTER 2 "ADMINISTRATION" ARTICLE V "FINANCE", DIVISION 2 "FUNDS", SUBDIVISION V "BUDGET STABILIZATION FUND" upon second and final reading, as amended. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

F. Resolution No. 2025-245 Reappointing resident Alexander Pettit to the Historic District Commission with a term ending December 31, 2028.

Council Member King moved to Approve Resolution No. 2025-245 Reappointing resident Alexander Pettit to the Historic District Commission with a term ending December 31, 2028. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

G. Resolution No. 2025-236 A Resolution To Make Veterans Day a Holiday in Ypsilanti beginning in 2026.

Council Member McLean moved to Approve Resolution No. 2025-236. Council Member Tooson seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-236 by removing the #9 and #10 "Whereas" clauses. Council Member King seconded the motion. The amendment failed upon a roll call vote as follows:

Yes: (3) Michelle King, Desirae Simmons, Amber Fellows

No: 4 Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean

Absent: (0)

Council Member McLean moved to Approve Resolution No. 2025-236 A Resolution To Make Veterans Day a Holiday in Ypsilanti beginning in 2026 as presented. Council Member Tooson seconded the motion.

Yes: (5) Michelle King, Roland Tooson, Steve Wilcoxon, Nicole Brown, Patrick McLean

No: 1 Desirae Simmons

Absent: (1) Amber Fellows

H. Resolution No. 2025-238 Adopting the attached fee schedule, pursuant to the Ypsilanti City Code, and Establishing certain fees relating to various sections of the City Code and activities of the City, also authorizing the various City Departments to charge and collect such fees, effective immediately.

Council Member Tooson moved to Postpone Resolution No. 2025-238 Adopting the attached fee schedule, pursuant to the Ypsilanti City Code, and Establishing certain fees relating to various sections of the City Code and activities of the City, also authorizing the various City Departments to charge and collect such fees, effective immediately. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

I. Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule.

Council Member Tooson moved to Approve Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule. Council Member King seconded the motion.

Council Member Simmons moved to Amend Resolution No. 2025-239 by removing the meeting of December 15th. Council Member Tooson seconded the motion.

Mayor Pro Tem Wilcoxon offered a friendly amendment to move the December 1st meeting to December 8th. The friendly amendment was accepted. The amendment passed upon a roll call vote:

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Simmons moved to Amend Resolution No. 2025-239 by removing the meeting of July 7th.
Council Member Fellows seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Tooson moved to Approve Resolution No. 2025-239 Approving the 2026 Regular City Council Meeting Schedule, as amended. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member McLean left the Chambers at 10:24p.m. and returned at 10:25p.m.

J. Resolution No. 2025-240 Approving the Council Onboarding and Orientation Process and directing the City Clerk to provide this to each Council Member and future Council Member upon certification of the election; also directing the City Clerk to schedule all meetings as instructed in the Onboarding and Orientation Process.

Council Member Fellows moved to Approve Resolution No. 2025-240. Council Member Simmons seconded the motion.

Mayor Brown left the Council Chambers at 10:26p.m. and returned at 10:29p.m.

Mayor Pro-Tem Wilcoxon moved to Amend Resolution No. 2025-240 by changing "Staff" to "Mayor or Mayor Pro Tem" in #4. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved to Approve Resolution No. 2025-240 Approving the Council Onboarding and Orientation Process and directing the City Clerk to provide this to each Council Member and future Council Member upon certification of the election; also directing the City Clerk to schedule all meetings as instructed in the Onboarding and Orientation Process, as amended. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

K. Resolution No. 2025-249 Approving a one-year contract with EHIM to administer the self-funded Simply Blue PPO 100% for the IAFF membership in addition to Community Blue PPO 100%.

Council Member King moved to Approve Resolution No. 2025-249 Approving a one-year contract with EHIM to administer the self-funded Simply Blue PPO 100% for the IAFF membership, in addition to Community Blue PPO 100%. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

L. Resolution No. 2025-250 Approving a three-year contract, with 2, one-year renewal options, with Dewpoint for Managed Services, in the amount of \$186,000 for the first year.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2025-250 Approving a three-year contract, with 2, one-year renewal options, with Dewpoint for Managed Services, in the amount of \$186,000 for the first year.
Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved, seconded by Council Member Tooson, to extend the meeting until 11:30p.m. The motion passed upon a voice vote.

M. Discussion regarding annual review of City Manager and City Clerk.

City Manager and City Clerk will turn in self-evaluations to the Mayor by January 20, 2026. Council Members will turn in their evaluations by February 17, 2026.

N. Discussion regarding Parks and Events.

O. TABLED Discussion Regarding scope of Third Party Investigation for September 23, 2025 Hearing to Review A Removal Action.

City Manager will draft an RFP for a third party investigation to look into claims of discrimination.

VIII. BOARD AND COMMISSION - LIAISON REPORTS

Council Member Fellows offered to extend the meeting until 11:45p.m. The motion died for lack of support. Liaison reports and Council Business were put aside so the Mayor and City Manager could give their reports.

A. Police Advisory Commission

B. Human Relations Commission

C. Parks and Arts Commission

D. Sustainability Commission

E. Historic District Commission

F. Planning Commission

G. Zoning Board of Appeals

IX. LIAISON REPORTS

A. SEMCOG Update

B. Washtenaw Area Transportation Study

C. Urban County

D. Ypsilanti Downtown Development Authority

E. Friends of Rutherford Pool

X. COUNCIL PROPOSED BUSINESS

XI. COMMUNICATIONS FROM THE MAYOR

- EMU will announce their new president tomorrow at 12:30p.m. and then there will be a mixer with the President Elect in the Student Center at 2p.m.

XII. COMMUNICATIONS FROM THE CITY MANAGER

- Have met with the Dzanc House representatives and currently awaiting forms to be submitted.
- An MOU with LEAF will be coming soon.

- The RXKids program is underway.
- The City Holiday Closure Schedule for 2026 has been posted.
- Holiday Dinner with the Firefighters on December 14th.

XIII. COMMUNICATIONS

XIV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XV. REMARKS FROM THE MAYOR

XVI. ADJOURNMENT

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

Mayor Brown adjourned the meeting at 11:30p.m.

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
January 20, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-003 Reappointing Resident James Chesnut to the Historic District Commission, with a term ending December 31, 2028.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Resolution 2026- Reappointment
2. Chesnut, James Reapp_Redacted

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-003
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following Resident be reappointed to the City of Ypsilanti Board and Commission as indicated below:

<u>Name</u>	<u>Board</u>	<u>Expiration</u>
James Chesnut 1223 Sherman St Ypsilanti, MI 48197	Historic District Commission	12/31/2028

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Board and Commission Application for Reappointment - Submission #7751

Date Submitted: 12/8/2025

First Name*

James

Last Name*

Chesnut

Address (legal residence)*

1223 Sherman St

City*

Ypsilanti

State*

MI

Zip Code*

48197

Email Address*

Phone Number*

Which Ward do you live
or reside in?*

- ☐ Ward 1
- ☐ Ward 2
- ☒ Ward 3
- ☐ Do not live in the
City of Ypsilanti

Are you registered to
vote in the City of
Ypsilanti?*

- ☒ Yes
- ☐ No

Board or commission applying to for Reappointment*

Ypsilanti Historic District Commission

Number of Terms Served*

2

Did you hold a Position of
Leadership?*

Yes

Are you reapplying to continue as a youth member?*

- ☐ Yes
- ☒ No

During your time, how did you assist your Board or Commission to achieve its purpose as stated in the enabling legislation?*

As a licensed builder and licensed architect I bring a level of experience to meetings and conversations that facilitate dialogue as it relates to the applications submitted and the Secretary of Interior Standards and local ordinances.

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

Similar to the notes above.....with a balanced approach of interpreting the enabling legislation with evolving technologies and considering what makes sense for the City of Ypsilanti considering longevity of historic content, the urban/residential fabric, advancing technology, and the humanity of the community.

Number of absences*

unknown

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

I do not track my absences but when I do miss meetings it is due to travel for work, illness, or supporting my direct family need.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.

Electronic Signature*

James Chesnut



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-004 Authorizing the extension of the 2024 Three-year Cracksealing contract (Resolution #2024-222) to include Major roads and change order one (1) in the amount of \$59,104.50.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. 01-20 Change Order - pavement cracksealing majors
2. SIGN - City of Ypsilanti - 2024-2026 Pavement Preventative Maintenance-Change Order-01

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
January 20, 2026

From: Bonnie Wessler, Department of Public Works

Subject: Pavement Maintenance Change Order

SUMMARY & BACKGROUND:

In 2024, the City solicited and received bids for a three-year contract for cracksealing of the City's local roads. The contract was awarded to Asphalt Restoration, Inc. (2024-222), for calendar years 2025, 2026, 2027. We have had discussions with the contractor regarding their capacity to perform cracksealing on the City's major roads, in FY2025-6 and FY206-7 They are willing to extend contract pricing; this represents about half of the work planned. There is approximately \$75,000 remaining in the major roads surface maintenance contractual account.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Change order

FY2025/2026 Goal Alignment

- **Budget Priority 1: Public Infrastructure/Buildings/Roads**
 - Budget Priority 2: Water Street
 - Budget Priority 3: Public Safety/Public Health
 - Budget Priority 4: Shelter/Housing
 - **Budget Priority 5: Staffing Capacity**
-

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City solicited competitive bids in 2024 for cracksealing the City's local roads over the course of three years; and

WHEREAS, the awarded bidder has shown the ability and inclination to extend contract pricing to the same work on the City's major roads; and

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby authorizes the extension of the contract to include Major roads and change order one (1) in the amount of \$59,104.50.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CHANGE ORDER



Project: City of Ypsilanti - 2024-2026 Pavement Preventative Maintenance

Job Number: 0094-24-0040

Owner: City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

Change Order Number: 1

Date: 9/30/2025

Print Date: 12/15/2025
5

(734) 483-1421

Contractor: Asphalt Restoration, Inc
7968 W. G Avenue
Kalamazoo, MI 49009

Note:

TO THE CONTRACTOR:

You are hereby directed to comply with the changes to the contract documents. This change order reflects work completed or anticipated.

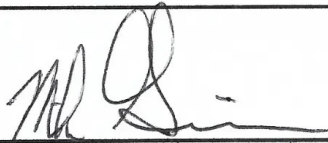
OHM Advisors
34000 Plymouth Road
Livonia, MI 48150
(734) 522-6711

CURRENT PROJECT PLANS AND SPECIFICATIONS WILL BE ADHERED TO UNLESS SPECIFICALLY CHANGED BY THIS CHANGE ORDER DOCUMENT.

THE CONTRACT AMOUNT WILL BE CHANGED BY THE SUM OF:	\$59,104.50
Original Contract Amount:	\$286,650.00
Contract Amount Including Previous Change Orders:	\$286,650.00
Amount of this Change Order:	<u>\$59,104.50</u>
REVISED CONTRACT AMOUNT:	\$345,754.50

Accepted By

Asphalt Restoration, Inc


MIKE GRIESSER

Date 12/15/25

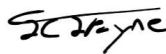
Approved By

Bonnie Wessler - DPS Director -
City of Ypsilanti

Date _____

Prepared By

Fraser Payne, PE, Project
Manager



Digitally signed by
Fraser Payne
Date: 2025.12.15
12:35:08-05'00'

Date 12/15/2025

Recommended By

Rachel Jackson, PE, Project
Manager

Rachel Jackson

Digitally signed by Rachel Jackson
Reason: I am approving this
document
Date: 2025.12.17 10:50:47-05'00'

Date 12/17/2025



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-005, approving a new Class C On-Premises Retailer Permit for Roads & Shoals, LLC, for use at 2 W Michigan Avenue.
Public Hearing Resolution No. 2026-006, closing the public hearing.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Res. No. 2026-005 2 W Michigan Class C On-Premises Retailer Liquor License
2. Resolution No 2026-006 PH
3. 2 W Michigan - Liquor License App
4. 2 W Michigan - Supporting Documents

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-005
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Roads & Shoals, LLC has applied to the City of Ypsilanti and the Michigan Liquor Control Commission requesting the following:

Class C On-Premises Retailer Permit, with Sunday Sales Permit (AM&PM), and Outdoor Service per MCL MCL 436.1107(2), at 2 W Michigan Ave., Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed On-Premises Retailer for Mama Pizza, LLC was duly noticed and held on January 20, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT the request of Roads & Shoals, LLC for the property located at 2 W Michigan Ave., Ypsilanti, MI 48197 be approved, contingent on approval of all applicable departments.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Resolution No. 2026-006
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for a new Class C On-Premises Retailer Permit for Roads & Shoals, LLC at 2 W Michigan Ave. be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



City of Ypsilanti
Office of the City Clerk

**APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE**

Full Name: Roads & Shoals, LLC **Date of Birth:** 01/19/1982

Home address: 3399 Daleview Dr **Apt.#**

City/State/Zip code: Ann Arbor, MI 48105

Home phone: (734) 274-1748 **Business Phone:** ()

Email address (optional): jamie@2westypsi.com

Non-Refundable \$500 fee- subject to change by City Council without notice.

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

Jamie Taralunga - Member

IF THE APPLICANT IS A CORPORATION: Supply a copy of the Articles of Incorporation, current corporation records disclosing the identity, address of all Directors, Officers, and Shareholders.

Address of place for a Liquor License: 2 W Michigan Ave, Ypsilanti, MI 48197
(Attach legal description of the premises)

Name and Address of Premise Owner: Sharp & Flats Realty, LLC
3399 Daleview Dr Ann Arbor, MI 48105
Address **City/State/Zip code**

TYPE OF LICENSE APPLIED FOR (Class C, Tavern, B-Hotel, etc.):

Class C

SPECIAL PERMITS APPLIED FOR (Dance, Entertainment, etc.):

Sunday Sales Permit (AM), Sunday Sales Permit (PM), Outdoor Service

- ✓ **SUPPLY WRITTEN EVIDENCE:** That the Applicant has the right to possess the premises from the property owner.
- ✓ **SUPPLY ZONING PERMIT OR CLEARANCE FROM THE ZONING ADMINISTRATOR:** That the location is in compliance with the Zoning Ordinance.
- ✓ **SUPPLY CERTIFICATE OF OCCUPANCY OR SIMILAR CLEARANCE FROM THE BUILDING OFFICIAL:** That the structure and premises is in compliance with local code provisions.
SUPPLY WRITTEN EVIDENCE FROM THE CITY TREASURER: That all real and personal property taxes and City utility bills associated with the premises are paid and that all real and personal property taxes and City utility bills in the name of the applicant are paid.
- ✓ **SUPPLY A WRITTEN STATEMENT:** That the applicant will not violate any laws of the State of Michigan or the ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used and that a violation on the premises may be caused for the City objecting to renewal of the license or requesting revocation of the license.
- ✓ **SUPPLY A WRITTEN STATEMENT:** That the applicant understands that the City of Ypsilanti has an ordinance prohibiting public nudity, and a violation of the ordinance on the premises where the liquor license is used will be caused for objecting to renewal of the license, or for requesting revocation of the license.

SUPPLY DOCUMENTATION (REDEVELOPMENT APPLICANTS ONLY): That the applicant has invested at least \$75,000 for the rehabilitation or restoration of the building over a period of the preceding five years, or documentation that the applicant has or will commit a capital investment of at least \$75,000 that will be expended for rehabilitation or restoration of the building before the license is issued.

My signature acknowledges the following:

- I have read the above application and am submitting this completed application for consideration of a new or transfer liquor license in the City of Ypsilanti.
- I have (either in hardcopy or online) received a copy of ordinance number 926, (as amended and codified in section 6-31 et sec) and have read and understand the City's ability to request revocation of the license upon violation of the ordinance terms, and/or breach of any agreement with the City.
- Council Approval **DOES NOT** take the place of or avoid any permitting process of the City, including, but not limited to Building, Zoning, Fire, ADA, etc. Significant issues with regards to non-conforming uses may arise after applicant properly submits detailed plans for such construction and/or use permits.
- Redevelopment Applicants:
 - ✗ I affirm that I have attempted to purchase an available on-premises escrowed license or quota license within the city, and that one was not readily available as defined in the Liquor Control Code (MCL 436.1521a).

- ☒ I affirm that the premises described above will be a dining, entertainment, or recreation business open at least 5 days per week and open to the general public at least 10 hours a day.
- ☒ I affirm that I have invested \$75,000 in the real property within the last 5 years, or I will invest \$75,000 prior to issuance of the license. This provision may be enforced by the City as a breach of contract. In the event I fail to make the required investment, and the City is required to enforce this provision, I agree to pay the City's actual attorney fees arising from the breach of contract.
- ☒ I affirm that at least \$75,000 was invested or will be invested in the property by _____, and that the liquor license may issue on or after that date.

Signature of Applicant: *Jani Janak*

Signature of Applicant: _____

Signature of Applicant: _____

IF THIS IS A LIQUOR LICENSE TRANSFER REQUEST, THE SIGNATURE OF THE CURRENT LICENSE HOLDER IS REQUIRED.

Signature of Current License Holder: _____ Date _____

For the City Clerk's Office Staff only:

Date application submitted: 10-2-25 Staff's Initials: TB

Routed for approval by the following departments: _____ Date: _____

For Department Approval:

_____ Building _____ Zoning _____ Fire Dept. _____ Police Dept.
 _____ Assessor _____ Treasurer _____ City Attorney _____ DDA/DTDDA

Departments: Please conduct the appropriate review to ensure that the applicant does not have any outstanding issues within your department area. When you have completed your review, please report your findings to the City Clerk's Office, and initial on the line provided for your department.



City of Ypsilanti

Community and Economic Development

Jamie Taralunga
2 W. Michigan Avenue
Ypsilanti, MI 48197

October 2nd, 2025

Re: 2 W. Michigan Liquor License Zoning Verification Letter; Parcel ID # 11-11-40-401-001

Dear Jamie Taralunga,

This office is responsible for the administration of the zoning ordinance for the City of Ypsilanti, Michigan (the "City"), within which the above-referenced Property is located. We write to address the liquor license application with the following:

1. 2 W. Michigan is located within the Center zoning district.
2. Section 122-446 establishes the permissible uses within the Center zoning district. Per this section, a tasting room is permitted as an accessory use to the proposed principal use as a performance venue and restaurant.

This information was researched on October 2nd, 2025, by the undersigned per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon or relates to the information supplied to the requestor. The authority assumes no liability for errors and omissions. All information was obtained from public records, which may be viewed anytime. Please contact me at 734-482-9832 or jburns@cityofypsilanti.com with any questions. The full text of the zoning ordinance is available at cityofypsilanti.com/zoning.

Sincerely,

Joshua Burns
City Planner, Community Services Department
City of Ypsilanti

Landlord Consent Letter

September 28, 2025

City of Ypsilanti – City Clerk's Office
1 South Huron Street
Ypsilanti, MI 48197

Re: Landlord Consent for Liquor License Application

To Whom It May Concern:

This letter serves as written confirmation that **Sharp & Flats Realty, LLC**, a Michigan limited liability company, is the owner of the real property located at:

2 W Michigan Ave, Ypsilanti, MI 48197

As the sole owner of the above-referenced property, **Sharp & Flats Realty, LLC** hereby grants permission and consent to **Roads & Shoals, LLC**, a Michigan limited liability company, to occupy and operate at the premises for the purposes of applying for and maintaining a liquor license with the City of Ypsilanti and the Michigan Liquor Control Commission.

This consent includes permission for the Applicant to use the premises for the sale and service of alcoholic beverages, subject to all applicable City ordinances, State of Michigan laws, and Michigan Liquor Control Commission regulations.

If you have any questions, please feel free to contact the undersigned.

Sincerely,

A handwritten signature in blue ink, reading "Jamie Taralunga", is written over a horizontal line.

Jamie Taralunga

Member, **Sharp & Flats Realty, LLC**
(734) 274-1748
jamie@2westypsi.com

Statement Regarding Certificate of Occupancy

September 28, 2025

City of Ypsilanti – City Clerk’s Office
1 South Huron Street
Ypsilanti, MI 48197

Re: Liquor License Application – Certificate of Occupancy

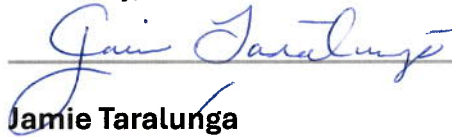
To Whom It May Concern:

On behalf of **Roads & Shoals, LLC**, the applicant for a liquor license at **2 W Michigan Ave, Ypsilanti, MI 48197**, I acknowledge that the building currently requires substantial rehabilitation and does not yet have a Certificate of Occupancy.

I understand that a Certificate of Occupancy (or similar clearance from the Building Official) must be obtained before the liquor license can be finalized, and I will provide the required documentation once the rehabilitation work is complete and the building passes inspection.

This statement is submitted so the City of Ypsilanti may continue preliminary review of the liquor license application while the building work is underway.

Sincerely,

A handwritten signature in blue ink, reading "Jamie Taralunga", is written over a horizontal line.

Jamie Taralunga

Member, **Roads & Shoals, LLC**

(734) 274-1748

jamie@2westypsi.com

Applicant Statement Regarding Public Nudity Ordinance

September 28, 2025

City of Ypsilanti – City Clerk’s Office
1 South Huron Street
Ypsilanti, MI 48197

Re: Statement for Liquor License Application

To Whom It May Concern:

On behalf of **Roads & Shoals, LLC**, the applicant for a liquor license at **2 W Michigan Ave, Ypsilanti, MI 48197**, I hereby state that the applicant understands the City of Ypsilanti has an ordinance prohibiting public nudity.

The applicant further acknowledges that a violation of this ordinance on the premises where the liquor license is used may be grounds for the City of Ypsilanti to object to the renewal of the license or to request revocation of the license.

Sincerely,



Jamie Taralunga

Member, **Roads & Shoals, LLC**
(734) 274-1748
jamie@2westypsi.com

Applicant Statement of Compliance

September 28, 2025

City of Ypsilanti – City Clerk’s Office
1 South Huron Street
Ypsilanti, MI 48197

Re: Statement of Compliance for Liquor License Application

To Whom It May Concern:

On behalf of **Roads & Shoals, LLC**, the applicant for a liquor license at **2 W Michigan Ave, Ypsilanti, MI 48197**, I hereby state that the applicant will not violate any laws of the State of Michigan or the ordinances of the City of Ypsilanti in conducting business where the liquor license will be used.

I further acknowledge that any violation on the premises may be grounds for the City of Ypsilanti to object to the renewal of the license or to request revocation of the license.

Sincerely,



Jamie Taralunga

Member, **Roads & Shoals, LLC**
(734) 274-1748
jamie@2westypsi.com



Invoice #4521-2

August 31, 2025

2 West
2 West Michigan Avenue
Ypsilanti, MI 48197

Scope of Work Demolition

Cost Breakdown

GENERAL REQUIREMENTS

Supervision and Site Coordination Labor	\$	7,212.82	Phoenix
Temporary Measures Labor	\$	1,812.00	Phoenix
Temporary Measures Materials	\$	1,040.61	Phoenix
Mitigation Coordination Labor	\$	950.00	Phoenix
Clean Up and Debris Removal Labor	\$	1,441.00	Phoenix
Clean Up and Debris Removal Dumpsters	\$	-	
Exploratory Work Patching Labor	\$	-	
Exploratory Work Patching Materials	\$	-	
GENERAL REQUIREMENTS SUBTOTAL	\$	12,456.43	

SUBCONTRACTOR TRADES WORK

Building Demolition and Salvage	\$	52,000.00	DKI
Plumbing Disconnect and Removal	\$	7,200.00	Al Walk
Mechanical Disconnect and Removal	\$	11,960.00	Robertson Morrison
Electrical Temp Power and Light, Electrical Make Safe and Demolition	\$	14,500.00	Harper Electric

\$ 85,660.00

Subcontractor Bonds	\$	1,199.24	Phoenix
Permit (Actual)	\$	-	Phoenix
Insurance	\$	685.28	Phoenix
CM Fee 7.5%	\$	6,424.50	Phoenix

\$ 93,969.02

SUBCONTRACTOR TRADES WORK

Invoice Total July - August

\$ 106,425.45



PHOENIX CONTRACTORS, INC. 2300 Bishop Circle East, Dexter, Michigan 48130 P-734-487-0040, F-734-487-1253, www.phoenixco.biz

Receipt# 22-22774 6661131
08/17/2022 Washtenaw Co, Michigan
Real Estate Transfer Tax
Tax Stamp # 470224
County Tax: \$715.00 State Tax: \$4,875.00



6661131 L: 5494 P: 311 D
Total Pages: 3 08/17/2022 03:59 PM
Lawrence Kestenbaum
Washtenaw County, Michigan



WARRANTY DEED

81-22835599-ANN

KNOW ALL PERSONS BY THESE PRESENTS: That: Reynold Lowe and Judith Lowe, husband and wife, ("Grantor")

the address of which is: 2 W. Michigan Ave., Ypsilanti, MI 48197

convey(s) and warrant(s) to: Full Moon Realty, LLC, a Michigan limited liability company, ("Grantee")

the address of which is: 3399 Daleview Dr., Ann Arbor, MI 48105

the following described premises situated in the City of Ypsilanti, County of Washtenaw, State of Michigan, to wit:

SEE EXHIBIT A

also known as Property Address: 2 W. Michigan Ave., Ypsilanti, MI 48197

Parcel ID No.: 11-11-40-401-001

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make All Available division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Six Hundred Fifty Thousand and 00/100 Dollars (***\$650,000.00***).

Subject to visible easements and encroachments, to easements and restrictive covenants of record and to the lien of taxes not yet due and payable at time of closing.

Washtenaw County Treasurer
Tax Certificate NO: 144402CC

When Recorded return to:
Jamie N. Taralunga

3399 Daleview Dr.
Ann Arbor, MI 48105

Send Subsequent Tax Bills To:
Grantee

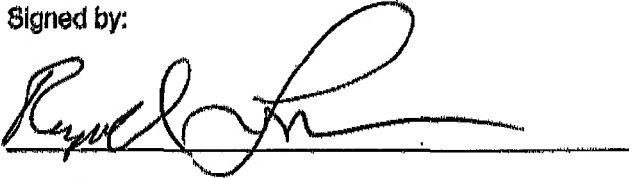
Drafted By:
Reynold Lowe
2 W. Michigan Ave.
Ypsilanti, MI 48197
Assisted by: ATA National Title Group,
LLC

5590/35

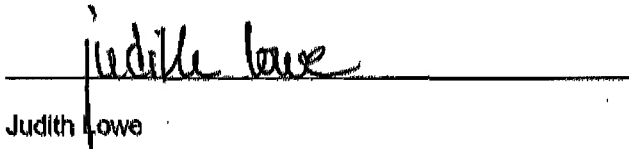
Page 2 of 3 of Warranty Deed between Reynold Lowe and Judith Lowe, husband and wife, ("Grantor") and Full Moon Realty, LLC, ("Grantee") dated this August 12, 2022.

Dated this August 12, 2022

Signed by:



Reynold Lowe



Judith Lowe

State of Michigan

County of Washtenaw

} ss.
}

The foregoing instrument was acknowledged before me on this 12th day of August, 2022 by Reynold Lowe and Judith Lowe, husband and wife

Lori K. Russo
Notary Public, Washtenaw County, MI
My Commission Expires Dec. 8, 2025
Acting in Washtenaw County


Notary Public: Lori K. Russo
Notary County: Washtenaw State: MI
Commission Expires: 12-8-25
Acting In: Washtenaw

Page 3 of 3 of Warranty Deed between Reynold Lowe and Judith Lowe, husband and wife, ("Grantor") and Full Moon Realty, LLC, ("Grantee") dated this August 12, 2022.

EXHIBIT "A"

Land situated in the City of Ypsilanti, County of Washtenaw, State of Michigan

Commencing at a point on the North line of Michigan Avenue 234.60 feet East of the intersection of said North line with the East line of Huron Street in the City of Ypsilanti at the Southeast corner of land now owned by Gerald Stewart and Mary Stewart, his wife; thence North parallel with Huron Street 250 feet; thence West parallel with Michigan Avenue to the East line of an alley 12 feet wide; thence North parallel with Huron Street 32.52 feet; thence East parallel with Michigan Avenue 143 feet; thence South parallel with Huron Street 207.25 feet; thence South parallel with Huron Street 14 feet more or less to the Huron River; thence Southwesterly along the Westerly bank of the Huron River to the North line of Michigan Avenue; thence West along the North line of Michigan Avenue 52 feet to the Place of Beginning, excepting from the above described land the following described parcel: Commencing at a point on the North line of Michigan Avenue 234.60 feet East of the intersection of said North line with the East line of Huron Street in the City of Ypsilanti; thence North parallel with Huron Street 235.52 feet for a Point of Beginning; thence continuing North parallel with Huron Street 14.48 feet; thence West parallel to Michigan Avenue 50 feet to the East line of an alley 12 feet wide; thence North parallel to Huron Street 32.52 feet; thence East parallel with Michigan Avenue 143 feet; thence South parallel with Huron Street 47 feet; thence West parallel with Michigan Avenue 93 feet to the Point of Beginning.

Also described as:

Commencing at a point on the North line of Michigan Avenue, 234.60 feet East of the Southwest corner of Lot 176, Original Plat of the village (now City) of Ypsilanti, as recorded in Transcripts, Pages 162 and 163, Washtenaw County Records; thence North parallel with Huron Street 235.52 feet; thence East parallel with Michigan Avenue 93 feet; thence South parallel with Huron Street 167.25 feet; thence South parallel with Huron Street 14 feet to Huron River; thence Southwesterly along the West bank of Huron River to the North line of Michigan Avenue; thence West along the North line of Michigan Avenue 52 feet to the Point of Beginning.

Commonly Known as: 2 W. Michigan Ave.
Tax Parcel ID: 11-11-40-401-001

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

FULL MOON PROPERTIES LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: JAMIE N TARALUNGA
2. Street Address: 3399 DALEVIEW DRIVE
Apt/Suite/Other:
City: ANN ARBOR
State: MI

Zip Code: 48105

3. Registered Office Mailing Address:

P.O. Box or Street Address: 3399 DALEVIEW DRIVE
Apt/Suite/Other:
City: ANN ARBOR
State: MI

Zip Code: 48105

Signed this 29th Day of March, 2022 by the organizer(s):

Signature	Title	Title if "Other" was selected
Jamie N Taralunga	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

FULL MOON PROPERTIES LLC

ID Number: 802832963

received by electronic transmission on March 29, 2022 ***, is hereby endorsed.***

Filed on April 07, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 7th day of April, 2022.

Linda Clegg

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Certificate of Amendment:

The identification number assigned by the Bureau is:

802832963

The name of the limited liability company is:

FULL MOON PROPERTIES LLC

The date of filing the original Articles of Organization was:

4/7/2022

Complete only those articles being amended.

Article I

The name of the limited liability company as amended, is:

FULL MOON ENTERTAINMENT, LLC

The amendment was approved by unanimous vote of all the members entitled to vote.

This document must be signed by a member, manager, or an authorized agent:

Signed this 11th Day of May, 2022 by:

Signature	Title	Title if "Other" was selected
Jamie N Taralunga	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the CERTIFICATE OF AMENDMENT TO THE ARTICLES OF
ORGANIZATION

for

FULL MOON ENTERTAINMENT, LLC

ID Number: 802832963

received by electronic transmission on May 11, 2022 ***, is hereby endorsed.***

Filed on May 17, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 17th day of May, 2022.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



27389300



STATE OF MICHIGAN
CSCL/CD- 715 - CERTIFICATE OF AMENDMENT TO
THE ARTICLES OF ORGANIZATION

Corporations Division Administrator

FILED

Doc #: 27389300
Filed Date: 8/14/2025

C0530-7714 08/12/2025 Received by Michigan Corporations Division

Certificate of Amendment to the Articles of Organization for use by Limited Liability Companies

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned execute the following Certificate of Amendment:

Limited Liability Company Information

The present name of the Limited Liability Company is: FULL MOON ENTERTAINMENT, LLC
The identification number assigned by the Bureau is: 802832963
The date of filing the original Articles of Organization was: 04/07/2022
Limited Liability Company Type: Domestic Limited Liability Company

The following articles of the Articles of Organization are hereby amended to read as follows:

Article I

Michigan Limited Liability Company Name: ROADS & SHOALS, LLC

Optional Article(s)

This space is intentionally left blank.

Filing Effective Date

The filing will be effective: when filed by the Corporations Division Administrator.

Method of Approval

The amendment was approved by: unanimous vote of all the members entitled to vote.

Attestations

- ☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I enter it into the system.
- ☒ I have been authorized by the business entity to file this document online.
- ☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

This document is hereby signed as required by Section 103 of the Act.

Signature(s)

SelfJamie Taralunga08/12/2025

Signer's Capacity

Sign Here

Date

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 02/2017

ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

FULL MOON REALTY, LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: JAMIE N TARALUNGA

2. Street Address: 3399 DALEVIEW DR

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48105

3. Registered Office Mailing Address:

P.O. Box or Street Address: 3399 DALEVIEW DR

Apt/Suite/Other:

City: ANN ARBOR

State: MI

Zip Code: 48105

Signed this 5th Day of April, 2022 by the organizer(s):

Signature	Title	Title if "Other" was selected
Jamie N Taralunga	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

FULL MOON REALTY, LLC

ID Number: 802837275

received by electronic transmission on April 05, 2022 ***, is hereby endorsed.***

Filed on April 14, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 14th day of April, 2022.

Linda Clegg

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

LARA Corporations
Online Filing System
Department of Licensing and Regulatory Affairs

Form Revision Date 07/2016

CERTIFICATE OF AMENDMENT TO THE ARTICLES OF ORGANIZATION

For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Certificate of Amendment:

The identification number assigned by the Bureau is:

802837275

The name of the limited liability company is:

FULL MOON REALTY, LLC

The date of filing the original Articles of Organization was:

4/14/2022

Complete only those articles being amended.

Article I

The name of the limited liability company as amended, is:

SHARP & FLATS REALTY, LLC

The amendment was approved by unanimous vote of all the members entitled to vote.

This document must be signed by a member, manager, or an authorized agent:

Signed this 6th Day of March, 2024 by:

Signature	Title	Title if "Other" was selected
Jamie Taralunga	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
FILING ENDORSEMENT

This is to Certify that the CERTIFICATE OF AMENDMENT TO THE ARTICLES OF
ORGANIZATION
for

SHARP & FLATS REALTY, LLC

ID Number: 802837275

received by electronic transmission on March 06, 2024 ***, is hereby endorsed.***

Filed on March 15, 2024 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 15th day of March, 2024.

Linda Clegg

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau



City of Ypsilanti
Finance Department

September 30, 2025

Full Moon Realty
3399 Daleview Dr
Ann Arbor, MI 48105

Parcel #s: 11-11-40-401-001 & 11-99-08-918-790

This letter is to inform you that the property taxes associated with the above parcel numbers are paid in full. There are currently no special assessments or open specials for this parcel. If you have any questions, please call our office (734) 483-1103.

Respectfully,

Vicki Simon
Accountant
City of Ypsilanti
1 S Huron St.,
Ypsilanti, MI 48197
vsimon@cityofypsilanti.com

S

Please indicate amount paying \$ _____

Account Number	9200 482 7017 6
Withdrawal Date:	October 02, 2025
Withdrawal Amount:	\$57.17

H

SHARP & FLATS REALTY LLC
2 W MICHIGAN AVE
YPSILANTI, MI 48197-5437



Scan code with Phone for quick and secure
 payment process!

For address corrections, please visit dteenergy.com or
 call 800.477.4747.

200345900956

Fold, detach and mail upper portion with your check made payable to DTE Energy. Please write your account number on your check or money order.

Contact Information

Gas Leak or Gas Emergency	800.947.5000
Customer Service or Power Outage	855.DTE.4BIZ (855.383.4249)
Hearing-Impaired TDD Line	800.888.6886 (Mon-Fri 8am-5pm)
Web Site	dteenergy.com

Programs you are enrolled in

AutoPay

Summary of Charges

Account Number	9200 482 7017 6
-----------------------	------------------------

Account Balance as of Aug 08, 2025	85.55
Payment Received Sep 02, 2025 Thank You!	- 85.55
Balance Prior to Current Charges	0.00
Current Charges	
Gas Commercial Heating	57.17
Total Current Charges	57.17
Account Balance as of September 10, 2025	\$57.17
Amount to be Withdrawn on October 02, 2025	\$57.17

Important Information**Account Information**

The Gas Cost Recovery (GCR) rate covers the actual price that DTE Gas pays for the gas you use without any markup. The Reservation Charge covers the expenses associated with acquiring and storing sufficient natural gas to ensure a safe and reliable supply for you, even during the most extreme high-use weather conditions. These rates may vary monthly. For more information, visit dteenergy.com/price.

Please return your check or money order, payable to DTE Energy, five business days prior to the due date. Do not send cash or attach notes.

Be sure to write your account number(s) on your check or money order.

Detail of Current Charges

For Service at 2 W Michigan Ave, Ypsilanti, MI

DTE Gas Company Gas Commercial Heating

Current Charges

Customer Charge		50.00
Gas Distribution Charge	1 CCF @ 0.404810	0.40
Gas Cost Recovery	1 CCF @ 0.384000	0.38
U-21291 IRM		3.06
Reservation Charge	1 CCF @ 0.036000	0.04
Other Delivery Surcharges		0.05
Commercial Michigan Sales Tax		3.24
Total DTE Gas Company Current Charges		57.17

Current Billing Information

Service Period	Aug 9, 2025 - Sep 10, 2025
Days Billed	33
Meter Number	2407506905 06
Meter Reading	93237 Actual - 93238 Actual
CCF Used	1.00000
Your next scheduled meter read date is on or around OCT 8, 2025	

Usage History - Average per day

	Current	Last	Year
	Month	Month	Ago
CCF Usage		1	
Change		-100%	0%

Total Current Charges

57.17

If You Smell Natural Gas and DTE Gas Company is Your Natural Gas Provider, Call 800.947.5000

If the odor is strong, leave the building immediately. Do not use electric switches or an open flame. Open doors and windows.

If Your Electricity Goes Out

Check your fuses or circuit breakers, then see if your neighbors' lights are on. To report an outage or fallen power line, contact your electric company. DTE Electric Company customers, call 800.477.4747 or visit dteenergy.com from a location that has power. Stay at least 20 feet away from a fallen power line and anything it's touching, including metal fences and puddles.

Energy Theft is illegal & dangerous

Confidentially report suspected tampering by calling our theft hotline at 800.441.6698.

For More Information

For more information on your bill or alternative payment methods, call 800.477.4747, visit dteenergy.com, or write to DTE Energy, One Energy Plaza, Detroit, MI 48226-1221 before the due date.

DTE Electric Company and DTE Gas Company are DTE Energy subsidiaries and are regulated by the Michigan Public Service Commission, Lansing, Michigan.



Customer Number
103013400002
Due Date
9/25/2025
Amount Due
\$274.71

Ypsilanti Community Utilities Authority Bi-Monthly
2777 State Road
Ypsilanti MI 48198

Service Address
2 W MICHIGAN

FULL MOON REALTY LLC
3399 DALEVIEW DR
ANN ARBOR MI 48105

Account Number
103013400002

Customer Name
FULL MOON REALTY LLC

Service Address
2 W MICHIGAN

Meter Number	Read Dates		Read Type	Meter Readings			Demand	Mul	Usage
	Present	Previous		Present	Previous	Comments			
51016786	08/22/2025	06/20/2025		683	667		0	0.0	16

BILL DETAILS

WATER USAGE	16	106.88
WATER RTS		58.39
SEWER USAGE	16	58.40
SEWER RTS		51.04

Payments	\$0.00
Current Charges	\$274.71
Adjustments	\$0.00

Total Amount Due	\$274.71
Due Date	9/25/2025



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-007, approving a new Class C On-Premises Retailer Permit for Hermanos Coney Island Inc., for use at 402 W Michigan Avenue.
Public Hearing Resolution No. 2026-008, closing the public hearing.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Res. No. 2026-007 402 W Michigan Class C On-Premises Retailer Liquor License
2. Resolution No 2026-008PH
3. App

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-007
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Hermanos Coney Island, Inc. has applied to the City of Ypsilanti and the Michigan Liquor Control Commission requesting the following:

Class C On-Premises Retailer Permit, with Sunday Sales & Catering Permit per MCL MCL 436.1107(2), at 402 W Michigan Ave., Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed On-Premises Retailer for Hermanos Coney Island, Inc. was duly noticed and held on January 20, 2026.

NOW, THEREFORE, BE IT RESOLVED THAT the request of Hermanos Coney Island, Inc. for the property located at 402 W Michigan Ave., Ypsilanti, MI 48197 be approved, contingent on approval of all applicable departments.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Resolution No. 2026-008
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for a new Class C On-Premises Retailer Permit for Hermanos Coney Island Inc. at 402 W Michigan Ave. be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



City of Ypsilanti
Office of the City Clerk

APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE

Full Name: NICOLAS ARREOLA Date of Birth: 11-13-1969
Home address: 9757 RAVENSHIRE DR. Apt.#
City/State/Zip code: YPSILANTI, MI 48198
Home phone: (734) 657-6395 Business Phone: (734) 802-1662
Email address (optional): NICO136E@YAHOO.COM

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

IF THE APPLICANT IS A CORPORATION: Supply a copy of the Articles of Incorporation, current corporation records disclosing the identity, address of all Directors, Officers, and Shareholders.

Address of place for a Liquor License: 402 W. MICHIGAN AVE YPSI MI
(Attach legal description of the premises) 48197

Name and Address of Premise Owner: HERMANOS CONEY ISLAND INC.
402 W. MICHIGAN AVE Ypsilanti, MI 48197
Address City/State/Zip code

TYPE OF LICENSE APPLIED FOR (Class C, Tavern, B-Hotel, etc.):

CLASS C

SPECIAL PERMITS APPLIED FOR (Dance, Entertainment, etc.):

SUNDAY SALES, CATERING PERMIT

SUPPLY WRITTEN EVIDENCE: That the Applicant has the right to possess the premises from the property owner.

SUPPLY ZONING PERMIT OR CLEARANCE FROM THE ZONING ADMINISTRATOR: That the location is in compliance with the Zoning Ordinance.

SUPPLY CERTIFICATE OF OCCUPANCY OR SIMILAR CLEARANCE FROM THE BUILDING OFFICIAL: That the structure and premises is in compliance with local code provisions.

SUPPLY WRITTEN EVIDENCE FROM THE CITY TREASURER: That all real and personal property taxes and City utility bills associated with the premises are paid and that all real and personal property taxes and City utility bills in the name of the applicant are paid.

SUPPLY A WRITTEN STATEMENT: That the applicant will not violate any laws of the State of Michigan or the ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used and that a violation on the premises may be caused for the City objecting to renewal of the license or requesting revocation of the license.

SUPPLY A WRITTEN STATEMENT: That the applicant understands that the City of Ypsilanti has an ordinance prohibiting public nudity, and a violation of the ordinance on the premises where the liquor license is used will be caused for objecting to renewal of the license, or for requesting revocation of the license.

SUPPLY DOCUMENTATION (REDEVELOPMENT APPLICANTS ONLY): That the applicant has invested at least \$75,000 for the rehabilitation or restoration of the building over a period of the preceding five years, or documentation that the applicant has or will commit a capital investment of at least \$75,000 that will be expended for rehabilitation or restoration of the building before the license is issued.

My signature acknowledges the following:

- I have read the above application and am submitting this completed application for consideration of a new or transfer liquor license in the City of Ypsilanti.
- I have (either in hardcopy or on line) received a copy of ordinance number 926, (as amended and codified in section 6-31 et sec) and have read and understand the City's ability to request revocation of the license upon violation of the ordinance terms, and/or breach of any agreement with the City.
- Council Approval **DOES NOT** take the place of or avoid any permitting process of the City, including, but not limited to Building, Zoning, Fire, ADA, etc. Significant issues with regards to non-conforming uses may arise after applicant properly submits detailed plans for such construction and/or use permits.
- Redevelopment Applicants:
 - I affirm that I have attempted to purchase an available on-premise escrowed license or quota license within the city, and that one was not readily available as defined in the Liquor Control Code (MCL 436.1521a).
 - I affirm that the premises described above will be a dining, entertainment, or recreation business open at least 5 days per week and open to the general public at least 10 hours a day.
 - I affirm that I have invested \$75,000 in the real property within the last 5 years, or I will invest \$75,000 prior to issuance of the license. This provision may be enforced

by the City as a breach of contract. In the event I fail to make the required investment and the City is required to enforce this provision, I agree to pay the City's actual attorney fees arising from the breach of contract.

- I affirm that at least \$75,000 was invested or will be invested in the property by 04-17-24, and that the liquor license may issue on or after that date.

Signature of Applicant: _____

NICOLAS ARREOLA
04-17-24

Signature of Applicant: _____

REYES ARREOLA
04-17-24

Signature of Applicant: _____

IF THIS IS A LIQUOR LICENSE TRANSFER REQUEST, THE SIGNATURE OF THE CURRENT LICENSE HOLDER IS REQUIRED.

Signature of Current License Holder: _____

_____ Date

.....
For the City Clerk's Office Staff only:

Date application submitted: _____

4/22/2024

Staff's Initials: _____

LT

Routed for approval by the following departments: _____

Date: _____

4/22/2024

For Department Approval:

_____ Building

OK

Burns
Zoning

4/24

OK

Hobbs.
Fire Dept.

_____ Police Dept.

OK
4/24
Assessor

_____ Treasurer

_____ City Attorney

_____ DDA/DTDDA

Departments: Please conduct the appropriate review to ensure that the applicant does not have any outstanding issues within your department area. When you have completed your review, please report your findings to the City Clerk's Office, and initial on the line provided for your department.

AGREEMENT FOR PURCHASE OF REAL ESTATE AND BUSINESS ASSETS

THIS AGREEMENT is made and entered into as of this 1st day of September, 2022, between ANT Development, a Michigan co-partnership ("Seller 1"), Abraham Asani and Kofser Asani (individually and collectively "Seller 2"), Abes Coney Island Restaurant, LLC, a Michigan limited liability company ("Seller 3"), Abraham Asani ("Covenantor"), 402 - 424 Michigan Ave. LLC, a Michigan limited liability company ("Purchaser 1") and Hermanos Coney Island Inc, a Michigan corporation ("Purchaser 2").

WITNESSETH:

1. **REAL PROPERTY 1 TO BE PURCHASED.** Subject to the terms and conditions herein set forth, Purchaser 1 shall purchase from Seller 1 and Seller 1 shall sell and convey to Purchaser 1 that certain real estate located at 410, 412 and 424 W. Michigan Ave. and 7 Hamilton St., Ypsilanti, Michigan (individually and collectively "Real Property 1"). Real Property 1 shall be purchased by Purchaser 1 subject to easements and building and use restrictions.

2. **PURCHASE PRICE FOR REAL PROPERTY 1.** The purchase price for Real Property 1 shall be \$900,000.00, payable \$210,000.00 in immediately available funds at the closing, with the balance of \$690,000.00 being paid pursuant to the execution of a Land Contract, on a form attached as Exhibit A. The parties agree to execute a Memorandum of Land Contract to be recorded with the Washtenaw County Register of Deeds.

3. **REAL PROPERTY 2 TO BE PURCHASED.** Subject to the terms and conditions herein set forth, Purchaser 1 shall purchase from Seller 2 and Seller 2 shall sell and convey to Purchaser 1 that certain real estate located at 402 and 404 W. Michigan Ave., Ypsilanti, Michigan (individually and collectively "Real Property 2"). Real Property 2 shall be purchased by Purchaser 1 subject to easements and building and use restrictions.

4. **PURCHASE PRICE FOR REAL PROPERTY 2.** The purchase price for Real Property 2 shall be \$300,000.00, payable \$50,000.00 in immediately available funds at the closing, with the balance of \$250,000.00 being paid pursuant to the execution of a Land Contract, on a form attached as Exhibit B. The parties agree to execute a Memorandum of Land Contract to be recorded with the Washtenaw County Register of Deeds.

5. **BUSINESS ASSETS TO BE PURCHASED.** Subject to the terms and conditions herein set forth, Purchaser 2 shall purchase from Seller 3 and Seller 3 shall sell and convey to Purchaser 2 all of Seller 3's business assets used in its operation of a coney island restaurant at Real Property 2, including but not limited to its business name, supplies, equipment and fixtures and furniture, individually and collectively referred to as "Assets". A list of the equipment to be

included in the sale is attached as Exhibit C. The Assets do not include Seller 3's accounts receivables, cash equivalents and other investments owned on the date of closing by Seller 3.

6. **PURCHASE PRICE FOR ASSETS.** The purchase price for the Assets shall be the sum of \$50,000.00, payable in immediately available funds at the closing.

7. **GOODWILL/COVENANT NOT TO COMPETE TO BE PURCHASED.** Covenantor agrees to sell to Purchaser 2 his personal goodwill and a covenant not to compete for a purchase price of \$100,000.00, allocable \$50,000.00 to each category. Payment of the purchase price shall be as follows:

- a. Payment of \$-0- at closing;
- b. The balance of \$100,000.00 shall be paid via the execution of a Promissory Note, on a form attached as Exhibit D; and
- c. Purchaser 2 shall execute a Security Agreement, on a form attached as Exhibit E to secure the payment of the Promissory Note referred to herein.

8. **INVENTORY.** In addition to the purchase of the Assets, Purchaser 2 shall purchase from Seller 3, at the closing, all inventory on hand on the date of closing. The purchase price for the inventory shall be \$1.00.

9. **REQUIREMENT OF MUTUAL CLOSING.** The parties agree that the closing of the sale of the Assets, goodwill and covenant are dependent on the closing of the sale of the real property and that the closing of the sale of the real property is dependent on the closing of the sale of the Assets, goodwill and covenant and that no closing on any transaction shall occur unless the others take place simultaneously.

10. **TITLE.** As evidence of title, Sellers 1 and 2, at their expense, agree to deliver to Purchaser 1 within 7 days from execution of this Agreement, a commitment for a policy of title insurance, with standard exceptions, issued by Cisló Title Company, in the amount of the purchase prices as set forth in Sections 2 and 4 above, certified to a date no earlier than the date hereof and guaranteeing the title in the condition required hereunder. Purchaser 1's attorney shall have 7 days from the date Purchaser 1 is furnished with such commitment in which to examine same and satisfy himself as to the condition of title. In the event Purchaser 1's attorney shall note any objections to title, Sellers 1 and 2 shall be notified in writing thereof and may cure such objections within 14 days thereafter. However, if the objections are not cured within such time, Purchaser 1 shall have the right to (a) cancel and rescind this Agreement or (b) waive such objections and elect to proceed to acquire the real property and take title subject to such objections(s). In the event Purchaser 1 does not provide Sellers 1 and 2 with written objections to title within 7 days from the date Purchaser 1 is furnished with such commitment then

Purchaser 1 shall be deemed to have accepted the condition of title. At the closing, Sellers 1 and 2, at their expense, shall deliver to Purchaser 1, policies of title insurance pursuant to such commitment certified to the closing date.

11. REPRESENTATIONS OF SELLER 1. Seller 1 hereby represents that:

a. As of the date of acceptance of this Agreement, that to the best of its knowledge, Seller 1 and/or its agents and/or employees have not released, discharged, deposited on, under or about Real Property 1, any materials, wastes or substances defined or classified as hazardous or toxic under federal, state or local laws or regulations and to the best of Seller 1's knowledge, Real Property 1 is not, nor has it been used as a landfill, nor have any materials, wastes or substances defined or classified as hazardous or toxic under federal, state, or local laws or regulations been released, discharged or deposited on, under or about Real Property 1 by Seller 1 or its agents or employees. Also, Seller 1 has not received any notice of violation from any governmental authority with respect to the existence of hazardous or toxic materials being located at Real Property 1;

b. There are no contracts in which Seller 1 shall have an obligation beyond the closing date in relation to Real Property 1;

c. There is no litigation, proceeding or investigation pending or, to the best of Seller 1's knowledge, threatened against Seller 1 which would adversely affect title to Real Property 1; and

d. Seller 1 is a Michigan co-partnership and has all requisite power and authority to own its properties, to carry on its business as now being conducted, to execute and deliver this Agreement and the agreements contemplated herein, and to consummate the transactions contemplated hereby. The execution of this Agreement (and all other agreements and documents provided for herein) by Seller 1, and the consummation of all transactions contemplated hereby, have been duly authorized by all requisite action of Seller 1.

Except for the representations set forth above, Seller 1 makes no representation whatsoever with respect to the condition of Real Property 1 or the use thereof. Purchaser 1 is relying on its own investigation and analysis in proceeding with the purchase of Real Property 1 and Purchaser 1 hereby expressly agrees to purchase Real Property 1 in its "as is" condition.

12. REPRESENTATIONS OF SELLER 2. Seller 2 hereby represents that:

a. As of the date of acceptance of this Agreement, that to the best of their knowledge, Seller 2 and/or their agents and/or employees have not released, discharged, deposited on, under or about Real Property 2, any materials, wastes or substances defined or classified as hazardous or toxic under federal, state or local laws or regulations and to the best of Seller 2's knowledge, Real Property 2 is not, nor has it been used as a landfill, nor have any materials, wastes or

substances defined or classified as hazardous or toxic under federal, state, or local laws or regulations been released, discharged or deposited on, under or about Real Property 2 by Seller 2 or their agents or employees. Also, Seller 2 has not received any notice of violation from any governmental authority with respect to the existence of hazardous or toxic materials being located at Real Property 2;

b. There are no contracts in which Seller 2 shall have an obligation beyond the closing date in relation to Real Property 2, except for a lease with Arreola Brothers, Inc., the lease of which will be assumed by Purchaser 2; and

c. There is no litigation, proceeding or investigation pending or, to the best of Seller 2's knowledge, threatened against Seller 2 which would adversely affect title to Real Property 2.

Except for the representations set forth above, Seller 2 makes no representation whatsoever with respect to the condition of Real Property 2 or the use thereof. Purchaser 2 is relying on its own investigation and analysis in proceeding with the purchase of Real Property 2 and Purchaser 2 hereby expressly agrees to purchase Real Property 2 in its "as is" condition.

13. REPRESENTATIONS OF SELLER 3. Seller 3 hereby represents that:

a. There are no contracts in which Seller 3 shall have an obligation beyond the closing date in relation to the Assets being sold;

b. There is no litigation, proceeding or investigation pending or, to the best of Seller 3's knowledge, threatened against Seller 3 which would adversely affect title to the Assets being sold hereunder;

c. Seller 3 shall comply with all requirements of MCL 421.15(g) relating to unemployment taxes;

d. Seller 3 is duly organized, validly existing and in good standing under the laws of the State of Michigan and has all requisite power and authority to own its properties, to carry on its business as now being conducted, to execute and deliver this Agreement and the agreements contemplated herein, and to consummate the transactions contemplated hereby. The execution of this Agreement (and all other agreements and documents provided for herein) by Seller 3, and the consummation of all transactions contemplated hereby, has been duly authorized by all requisite action of Seller 3. This Agreement and all such other agreements, documents and obligations entered into and undertaken in connection with the transactions contemplated hereby to which Seller 3 is a party constitutes the valid and legally binding obligations of Seller 3, enforceable against it in accordance with their respective terms; and

e. Seller 3 shall provide to Purchaser 2 all conditional tax clearances, following closing, necessary to deliver good and marketable title to the Assets.

Except for the representations set forth above, Seller 3 makes no representation whatsoever with respect to the condition of the Assets or the use thereof. Purchaser 2 is relying on its own investigation and analysis in proceeding with the purchase of the Assets and Purchaser 2 hereby expressly agrees to purchase the Assets in their "as is" condition.

14. CLOSING. The following are conditions precedent to closing under this Agreement:

a. Seller 3 shall have good and marketable title to the Assets to be sold hereunder, free and clear of all liens and encumbrances at the closing; and

b. Seller 3 agrees to allow \$10,000.00 to be withheld from its closing proceeds, to be held by John Barr, Esq., until such time as Seller 3 has secured a conditional tax clearance from the Michigan Department of Treasury. In the event the amount held in escrow is insufficient to pay all balances due the Michigan Department of Treasury, and Purchaser suffers damages as a result thereof, then Seller 2, jointly and severally, shall indemnify and hold Purchaser harmless, including reimbursement of costs and reasonable attorney fees for any deficiency owed by Seller 3 to the Michigan Dept. of Treasury.

Possession of the real and personal property shall be delivered to Purchasers at the time of closing.

15. PRORATIONS AND EXPENSES. All taxes and assessments (real and personal), including unpaid assessments whether or not due, which become a lien on the real or personal property at the date of closing shall be paid by Sellers except taxes for the current year shall be prorated as of the date of closing. Sellers 1 and 2 shall pay the county transfer stamps and state transfer taxes upon the recording of the Warranty Deed following payment in full of the Land Contracts. Purchaser 1 shall pay to have the Warranty Deeds held in escrow by the title company and the recording fee the Warranty Deeds following payment in full of the Land Contract. Sellers and Purchasers shall split equally any fees charged by the title company for document preparation and acting as closing officer. The security deposit in the amount of \$7,500.00 held by Seller 2 for the lease referenced above shall be credited to Purchaser 1 at the closing

16. COVENANT NOT TO COMPETE. In consideration of the consummation of this transaction, Covenantor 1 shall execute a Covenant Not to Compete, in the form attached as Exhibit F, which covenant provides that Covenantor shall not, for a period of 2 years and within a territory comprising a radius of 5 miles from 402 W. Michigan Ave., Ypsilanti, Michigan, directly or indirectly (whether as sole proprietor, partner, stockholder, member, director, officer,

employee or in any other capacity as principal or agent) own, become employed by, operate or become financially interested in a coney island restaurant.

17. **BINDING EFFECT AND ASSIGNMENT.** The provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, representatives, successors and assigns. No party may assign its rights and/or obligations hereunder without the prior written consent of all of the other parties.

18. **BROKER.** All parties acknowledges that no broker is involved in this transaction.

19. **MISCELLANEOUS.** This Agreement shall be construed and interpreted and the rights of the parties determined and enforced in accordance with the laws of the State of Michigan.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Seller 1:

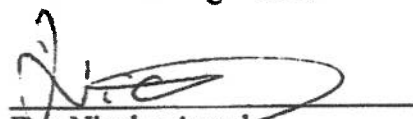
ANT Development

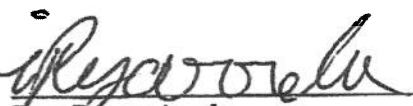

By: Abraham Asani
Its: Partner


By: Nuh Asani
Its: Partner

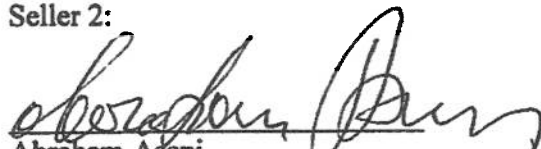
Purchaser 1:

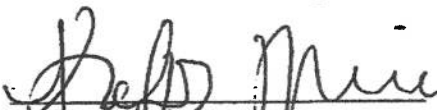
402 - 424 Michigan Ave. LLC


By: Nicolas Arreola
Its: Member


By: Reyes Arreola
Its: Member

Seller 2:


Abraham Asani


Kofor Asani

Seller 3:

Abes Coney Island Restaurant LLC



By: Abraham Asani

Its: Member

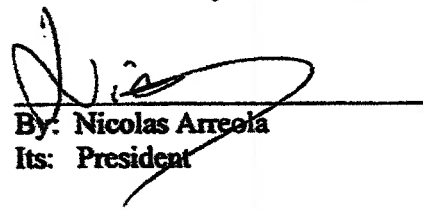
Covenantor:



Abraham Asani

Purchaser 2:

Hermanos Coney Island Inc



By: Nicolas Arreola

Its: President

City of Ypsilanti

Building Department

One South Huron St.

Ypsilanti, MI 48197

Ph: (734) 482-1025

Business Occupancy Certificate

Issued To

DOS HERMANOS MEXICAN GRILL

Business Name

DOS HERMANOS MEXICAN GRILL

402 W MICHIGAN

YPSILANTI

MI 48197

Business Owner

ARREOLA NICOLAS

402 W MICHIGAN AVE

YPSILANTI

MI 48198

The above business was found to be in substantial compliance with the minimum requirements of the City of Ypsilanti Property Maintenance Code and may only be used for the business and use as indicated on this certificate.

This certificate does not represent compliance with the Americans With Disabilities Act of 1991. This certificate only applies to the structure's use under the codes adopted by the City of Ypsilanti at the time of issuance. Additional certifications required by other governmental agencies must remain valid at all times. Any changes to the building or use indicated on this certificate without prior approval will result in this certificate being revoked.

Certificate #: CBOP-23-0003

Inspector: John Roe

Date Issued: 07/07/23

Certification Period: 01/01/23 - 01/01/25

Certificate expires at the end of certification period

It is the business owner's responsibility to schedule the next inspection prior to the expiration of this certificate

MEXICAN FOOD GRILL

TO BE COMPLETED BY THE NEXT CERTIFICATION CYCLE:

- 1) PAINT THE BUILDING.
- 2) REPLACE THE SOFFIT ALONG THE BACK SIDE OF THE BUILDING.
- 3) REPLACE THE MISSING FENCE BOARDS, STRAIGHTEN, AND PAINT FENCE.
- 4) STRIPE THE PARKING LOT PER CITY ORDINANCE. INSTALL BARRIER FREE SIGN IN FRONT BARRIER FREE PARKING SPOT. SEC. 122-683.
- 5) RENEW PERMIT # PMECH 17-0186, ROOF TOP A/C UNIT, AND OBTAIN FINAL APPROVAL.

Next HVAC service check required: December 2026



MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF INCORPORATION

for

HERMANOS CONEY ISLAND INC

ID Number: 802874451

received by electronic transmission on June 17, 2022 ***, is hereby endorsed.***

Filed on June 21, 2022 ***, by the Administrator.***

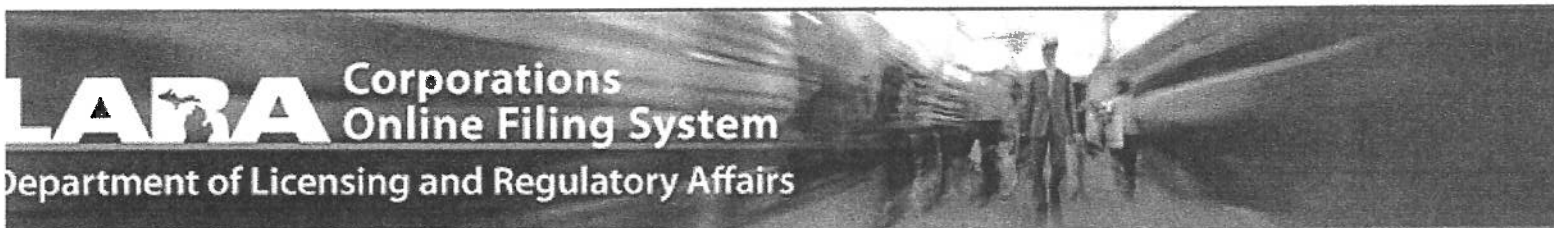
The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 21st day of June, 2022.

Linda Clegg

***Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau***



Form Revision Date 07/20

ARTICLES OF INCORPORATION

For use by DOMESTIC PROFIT CORPORATION

Pursuant to the provisions of Act 284, Public Acts of 1972, the undersigned executes the following Articles:

ARTICLE I

The name of the corporation is:

HERMANOS CONEY ISLAND INC

ARTICLE II

Unless the articles of incorporation otherwise provide, all corporations formed pursuant to 1972 PA 284 have the purpose of engaging in any activity within the purposes for which corporations may be formed under the Business Corporation Act. You may provide a more specific purpose:

ARTICLE III

1. State the total authorized shares of each class of stock that the corporation is authorized to issue. All corporations must authorize stock.* If there is more than one class or series of shares, state the relative rights, preferences and limitations of the shares of each class in Article III(2).

Class of Stock	Total authorized number of shares
COMMON	60,000

ARTICLE IV

The street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

- Agent Name: NICOLAS ARREOLA
- Street Address: 402 W MICHIGAN AVE
Apt/Suite/Other:
City: YPSILANTI
State: MI Zip Code: 48197
- Registered Office Mailing Address:
P.O. Box or Street Address: 402 W MICHIGAN AVE
Apt/Suite/Other:
City: YPSILANTI
State: MI Zip Code: 48197

ARTICLE V

Name	Residence or Business Address
NICOLAS ARREOLA	402 W MICHIGAN AVE, YPSILANTI, MI 48197 USA

Signed this 17th Day of June, 2022 by the incorporator(s).

Signature	Title	Title if "Other" was selected
Nicolas Arreola	Incorporator	
Reyes Arreola	Incorporator	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

Date of this notice: 07-08-2022

Employer Identification Number:
88-3151008

Form: SS-4

Number of this notice: CP 575 A

HERMANOS CONEY ISLAND INC
402 W MICHIGAN AVE
YPSILANTI, MI 48197

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-3151008. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 940	01/31/2023
Form 943	01/31/2023
Form 1120	04/15/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

FILING ENDORSEMENT

This is to Certify that the ARTICLES OF ORGANIZATION

for

402 - 424 MICHIGAN AVE. LLC

ID Number: 802882816

received by electronic transmission on July 06, 2022 ***, is hereby endorsed.***

Filed on July 06, 2022 ***, by the Administrator.***

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 6th day of July, 2022.

Linda Clegg

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



Form Revision Date 02/20

ARTICLES OF ORGANIZATION
For use by DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

Article I

The name of the limited liability company is:

402 - 424 MICHIGAN AVE. LLC

Article II

Unless the articles of organization otherwise provide, all limited liability companies formed pursuant to 1993 PA 23 have the purpose of engaging in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan. You may provide a more specific purpose:

Article III

The duration of the limited liability company if other than perpetual is:

Article IV

The street address of the registered office of the limited liability company and the name of the resident agent at the registered office (P.O. Boxes are not acceptable):

1. Agent Name: NICOLAS ARREOLA
2. Street Address: 402 W. MICHIGAN AVE.
Apt/Suite/Other:
City: YPSILANTI
State: MI Zip Code: 48197

3. Registered Office Mailing Address:

P.O. Box or Street
Address:
Apt/Suite/Other:
City:
State: Zip Code:

Signed this 6th Day of July, 2022 by the organizer(s):

Signature	Title	Title if "Other" was selected
Nicolas Arreola	Organizer	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

☐ Decline ☒ Accept

Date of this notice: 07-08-2022

Employer Identification Number:
88-3156186

Form: SS-4

Number of this notice: CP 575 B

402-424 MICHIGAN AVE LLC
REYES ARREOLA MBR
402 W MICHIGAN AVE
YPSILANTI, MI 48197

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-3156186. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2023

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

04-17-24

1) I AND my BROTHER ARE OWNERS OF THE CORPORATION AND LLC

2) I AND my BROTHER WILL NOT VIOLATE ANY LAWS OF THE STATE OF MICHIGAN OR ANY ORDINANCES OF THE CITY OF YPSILANTI IN CONDUCTING THE BUSINESS WHERE THE LIQUOR LIC. WILL BE USED.

3) I AND my BROTHER UNDERSTAND THAT public nudity is prohibited in the city limit.

4) I AND my BROTHER HAVE INVESTED MORE THAN \$200,000⁰⁰ IN THE PARK LOT, ROOF AND RESTORATION OF PROPERTY. CITY HAS PERMITS AND PLANS OF WHAT WE DID.

NICOLAS ARREDIA



04-17-24
DATED

REYES ARREDIA



04-17-24
DATED



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Katie Jones, Economic Development/Equity Coordinator

Subject: Public Hearing for public comment on the draft EPA Brownfield Cleanup grant and the Analysis of Brownfield Cleanup Alternatives & A Water St. Clean Up Update.
Public Hearing Resolution No. 2026-009, closing the public hearing.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. USEPACleanUpGrant_RFL
2. Resolution 2026-009_PublicHearing_USEPACleanupGrant
3. FY26 EPA Cleanup-Water Street Ypsilanti DRAFT_web
4. Water St Clean Up Update - Ypsi Grant Slides_2026

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
1/20/2026

For: Mayor and City Council

From: Katie Jones, Community, Economic Development & Equity Manager

Subject: USEPA Brownfield Cleanup Grants FY 2026

SUMMARY & BACKGROUND:

In the fall of 2025, the City of Ypsilanti conducted a self-implementing Cleanup & Disposal of PCBs in the area once used as the Detroit United Rail yard Storage Yard utilizing the current MEDC funding. Ultimately if awarded final PCB cleanup of the marsh would take place with USEPA Cleanup Grant funds. The grant is a nationwide competition, and applications are due on January 28th. Projects can be awarded up to \$4M per project and we are applying for \$1,890,350 in our application.

RECOMMENDED ACTION: Staff is seeking Council to hold a public hearing for public comment on the draft EPA Brownfield Cleanup grant and the Analysis of Brownfield Cleanup Alternatives.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the public hearing to consider public comment for the US EPA Cleanup Grant be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area

The City of Ypsilanti (population 19,937, 2023 Census data), the geographic area for this Cleanup Grant application, is in Washtenaw County in southeast Michigan. It was the second incorporated city in the state and contains Michigan's fifth-largest historic district. Its industrial growth in the 19th and early 20th centuries was driven by the establishment of the Chicago Road and Michigan Central Railroad, as well as the founding of Eastern Michigan University (EMU) in 1849. EMU is now the city's largest tax-exempt landowner and the City's major economic driver. In the 20th century, Ypsilanti became a regional industrial hub with the construction of Ford's Willow Run Air Force Plant in 1942, which would eventually produce up to 23 B-24 bombers per day during World War II. The later construction of I-94 and US-23 further connected the city to Detroit, Flint, Ann Arbor, Toledo, and Chicago, strengthening its ties to the automotive and transportation industries.

The City's economy has shifted dramatically with the decline of the automotive and manufacturing sectors in the region. The region lost more than 44,000 manufacturing jobs (SEMCOG) during the 2008 Great Recession. Ypsilanti alone has lost an estimated 1,600 manufacturing jobs since 2001. Although the region has been recovering, it now faces new challenges from a changing economy. According to a jobs forecast published by the Southeast Michigan Council of Governments (SEMCOG), an **additional loss of 71,000 manufacturing jobs** is projected to occur from 2015 to 2045 as the economy transitions from a production-based to a knowledge-based industry, focusing on the trade of services over physical goods. Rising numbers of vacant and underused industrial properties have weakened the city's tax base, a challenge compounded by the fact that roughly 40% of Ypsilanti's land is owned by tax-exempt entities.

Today, what remains of Ypsilanti's physical goods economy is shifting toward small manufacturing, craft production, and renewable energy. The city is also gaining recognition for its growing destination restaurant scene. The city prides itself on its diversity and long-standing civil rights leadership, having passed Michigan's first living wage ordinance in 1999 and an anti-discrimination ordinance covering housing, employment, and public accommodations in 2020.

Shifts in demographics, housing demand, and the local economy have led the city to pursue new strategies for addressing housing and commercial retail needs. While Ypsilanti has established neighborhoods and a traditional downtown, it lacks new single-family workforce housing. As of 2023, only 36% of its housing stock consists of detached single-family homes (compared to 58% countywide), and 92% of these units are occupied (2023 Census data). Rising housing costs in nearby Ann Arbor (approximately 10 miles west of Ypsilanti)—now unaffordable for many working families—have further increased demand for affordable options in surrounding communities. In response, the city identified the **Water Street Redevelopment Area (WSRA)** as the target area for this grant application, a former industrial property of 37.15 acres. WSRA is located within Census Tract 26161410800 at 4 Water Street and presents a prime development opportunity to meet the City's workforce housing demands.

The Water Street Redevelopment Area is adjacent to the Huron River and was originally developed in the late 1800s and formerly consisted of dozens of individual tax identification parcels. Between the 1880s and 1980s, the Water Street Redevelopment Area had several unique historical land uses, many of which have contributed to environmental contamination at the site. Historical land uses include residential dwellings, foundries, lumber yards and mills, bulk petroleum, and coal storage, a Detroit United Railway (DUR) storage yard later used as a metal junk yard, manufacturing, railroads and sidings, former gravel pit(s) and/or marshland infilled with non-native material, automobile service and repair, dry cleaners, printers, restaurants, grocers, and public parks (e.g., Gilbert Park), etc. Several Environmental Site Assessments (ESAs) have been conducted on the property over the past two decades, which have identified concentrations of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs) above state and/or federal regulatory criteria.

Over the past three decades, the WSRA has remained vacant, generated little to no tax revenues and has become an eyesore, and continues to pose environmental risks. To leverage funding for cleanup and redevelopment, the City passed a bond in 1998 to acquire the affected properties, consolidate them into a single tax parcel, and coordinate a cleanup effort.

The target area has been broken into three focus areas, Areas 1 through 3. Area 1 comprises approximately 24.79 acres primarily impacted by VOCs, SVOCs, arsenic, and lead above the state's generic cleanup criteria (GCC). Several targeted cleanup projects have been conducted in Area 1 to address the most contaminated areas. Although contamination is present within Area 1, the use of brownfield tax increment financing (TIF) under Michigan's Brownfield Financing Act (Public Act 381 of 1996, as amended) is now sufficient to address the remaining remediation and/or mitigation costs that are needed to support future redevelopment activities.

Area 2 is comprised of approximately 6.13 acres of vacant land formerly operated as the Commerce Motor Truck Company manufacturing facility and Detroit United Railway (DUR) Storage Yard/metal junkyard. Investigations conducted within the footprint of the former Commerce Motor Truck Company manufacturing facility identified soils contaminated

with PCBs at concentrations greater than 1 part per million (ppm) and less than 10 ppm within four feet of the existing grade. The source is consistent with incidental releases, likely from former PCB-containing transformers, hydraulic equipment, and/or PCB-containing oil used as a dust suppressant on the exterior of the former building. PCB-contaminated soil (>50 ppm within two feet of grade) has been found throughout the former DUR storage/metal yard, likely from surface spills caused by leaking rail-car transformers and possibly on-site dielectric-fluid storage. The southern half of the yard—previously identified as a “lead removal area” before widespread PCB contamination was discovered—also shows elevated lead levels. This overlap suggests that rail-car painting/stripping and transformer-service activities occurred in the same area. To address lead and PCB contamination in Area 2, the City secured \$4.38 million from the Michigan Economic Development Corporation (MEDC) to remove and dispose of TSCA-regulated contaminated soils and to import clean backfill to restore grade. Cleanup began in August 2025 and is expected to finish by December. While this effort will address a substantial portion of the contamination, the funding is insufficient to remove all hazardous soils in Area 2. The City is therefore seeking additional support from the Downriver Community Conference’s brownfield revolving loan fund to address the remaining cleanup activities, which are anticipated to begin in summer 2026.

Although the City has made significant progress by addressing the costliest cleanup activities within Areas 1 and 2, no cleanup has occurred to address the known contamination in Area 3 (**the proposed brownfield site**), which remains necessary to safely redevelop the target area.

b. Description of Proposed Brownfield Site

Area 3 is comprised of 3.7 acres of former marshland bordering the former manufacturing facility and DUR storage yard to the north and the Water Street Trail (a portion of Washtenaw County’s Border-to-Border, or “B2B,” Trail) and the Huron River to the south. This area was historically mined for sand and gravel to support the construction of local railroads around 1900. Subsurface investigations indicate that Area 3 was used as a dumping site for solid waste from the former DUR storage yard, and for construction and demolition debris. PCBs have been detected in soil to depths of up to 9 feet, with some concentrations exceeding 50 ppm—levels considered hazardous under TSCA. Therefore, funding from an EPA Brownfield Cleanup Grant will address contamination at the proposed brownfield site, build on the momentum from prior MEDC funding, and complete the City’s 26-year effort to remediate the Water Street Redevelopment Area, positioning the site for future redevelopment.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

The Water Street Redevelopment Area (the target area) has been identified in the City’s Master Plan as a prime opportunity to address the shortage of new workforce housing stock, including condo and townhome developments, duplexes, and other multifamily housing options. The redevelopment of the target area into workforce housing resonates with several of the Master Plan’s goals, including: *1) responsibly dealing with the legacy of polluted sites, 2) protecting the watershed from further contamination, 3) creating diverse and accessible housing options, 4) integrating placemaking and streetscape design features, and 5) creating opportunities to make the area more accessible by foot or bike to connect to nearby services.* The project also addresses the Ypsilanti Economic Development Action Plan goal of improving the general environment and quality of life by *1) prioritizing vacant, underutilized nonresidential properties for redevelopment that use innovative design concepts consistent with smart growth principles and 2) remediating potential brownfield sites to make land available for redevelopment.* The proposed brownfield site is located within a federally designated floodplain.

On a regional scale, the project resonates with objectives outlined in the Comprehensive Economic Development Strategy for Southeast Michigan (SEMCOG, 2021), which include: *1) creating and marketing quality places through connecting people to the places they live and supporting the growth of dynamic, diverse places to live, work, and visit, and 2) anticipating demands for land use by encouraging sustainable development of diverse and desirable housing options, considering regional needs and economic conditions, and prioritizing infill development.*

The city has conducted several public engagement events over the past decade (three occurring within the past year) to solicit community feedback and explore reuse scenarios for the target area and proposed brownfield site. In conjunction with the City’s planning initiatives, the feedback received from these community engagement sessions was instrumental in developing a conceptual site plan to determine the best potential reuses. Major components of this site’s conceptual plan include the construction of 54 single-family homes, 60 affordable townhome units, a single 5-story building consisting of 180 apartment units, 42,500 square feet of retail and restaurant space, and 40,800 square feet of mixed-use commercial office space. Devising a site conceptual plan was a key step in developing a detailed cleanup plan to facilitate the redevelopment of the target area and proposed brownfield site. While the desired reuses are largely residential, the conceptual site plan is intended to be a living document with specific uses that can be adapted to accommodate the community’s changing needs. As such, the city will continue to provide opportunities for community input into the redevelopment and planning process and evaluate redevelopment options and specific uses for the site.

With the cleanup activities in Area 2 expected to be completed by summer of 2026, the city hosted a workshop for area developers to generate development interest for the target area, learn more about the target area history, provide a status of ongoing cleanup initiatives, the availability of potential development incentives, and provided an overview of the desired reuse(s) for the target area and proposed brownfield site. Over the next year, the city intends to issue a Request for Qualifications to identify a development partner to redevelop portions of Areas 1 and 2 of the target area.

d. Outcomes and Benefits of Reuse Strategy

The redevelopment of the target area brownfield will achieve the goals of regional and local planning initiatives by providing affordable workforce housing, attracting new residents, developing a workforce to serve multiple sectors of the city, and creating spaces that provide walkable connections to Ypsilanti's downtown, Depot Town, and to parks for residents.

Target Area Reuse	Outcomes and Benefits	Tax Implications
Commercial Retail/ Office Space	- Two retail spaces totaling an estimated 42,500 square feet 40,800 square feet of new office space - Creation of 98 new jobs*	Est. Taxable Value Increase: \$6.1 million Annual Tax Revenue Increase: \$505,000
Workforce Housing	60 affordable townhome units 54 single-family homes - Housing for an additional 145 new residents	Est. Taxable Value Increase: \$13.9 million Annual Tax Revenue Increase: \$1.2 million
Multi-Family Housing	180 affordable apartment units - An additional 225 new residents	Est. Taxable Value Increase: \$8.1 million Annual Tax Revenue Increase: \$675,000

*According to data provided by the Energy Information Administration

The redevelopment will also include a stormwater detention area designed using sustainable best management practices intended to offset the effects of climate change. Specifically, the detention area will reduce the effects of peak stormwater discharges during wet-weather rain events and mitigate channel degradation in the nearby Huron River. The basin will be stabilized with native wetland vegetation that has high transpiration rates, will provide habitat for area wildlife, and will have the capability of filtering non-point source pollutants commonly associated with urban stormwater runoff. Preliminary estimates indicate the detention area could store up to 600,000 gallons of stormwater.

Redevelopment of the target area will also improve local climate adaptation capacity and resilience, thereby protecting residents and community investments by reducing atmospheric greenhouse gas levels. According to the US Department of Agriculture's (USDA) I-Tree estimation tool, the inclusion of tree canopy planned for the redevelopment of the target area (see table below), can significantly reduce energy consumption for heating and cooling and reduce carbon dioxide emissions. In conjunction with carbon sequestration from the tree's life cycle, the redevelopment of the priority brownfield sites can improve climate adaptation capacity at the local level by reducing and removing carbon dioxide emissions.

Target Area Reuse	Estimate of Carbon Dioxide Reductions (lbs/year)			
	Trees Planted (estimated)	Energy Reduction from Heating/Cooling	Carbon Sequestration	Total*
Commercial Retail/ Office Space	30	91 lbs.	594 lbs.	685 lbs.
Workforce Housing	115	333 lbs.	2,180 lbs.	10,723 lbs.
Multi-Family Housing	16	49 lbs.	317 lbs.	366 lbs.

* Ireetools.com – Totals are calculated for the first year of planting only, using 2.5" caliper, balled and burlap trees. Totals do not account for carbon reductions over the lifetime of the trees.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

The City has completed multiple assessments of the proposed brownfield site, and it is now sufficiently characterized. No further site characterization is required for remediation to begin.

f. Resources Needed for Site Remediation

The City secured a \$4,381,000 grant from the Michigan Economic Development Corporation (MEDC) to support environmental characterization and remediation of the former DUR storage/metal yard adjacent to the proposed brownfield site. Part of this grant funded the environmental characterization of the proposed brownfield site and is now complete. The remaining cleanup activities under this grant are scheduled for completion by late December 2025.

The City also secured \$3,000,000 in Community Project Funding (SPF) through the Consolidated Appropriations Act of 2023 for assessment activities in the Target Area (remediation is not eligible). A portion of these funds may be used for post-remediation verification sampling at the proposed brownfield site.

In addition to these secured resources, the funding requested in this application will be sufficient to complete remediation at the proposed brownfield site.

g. Resources Needed for Site Reuse

A summary of the funding resources that have been secured, sought, or will be sought to contribute to the completion of the reuse of the target area and proposed brownfield site is included in the table below.

Name of Resource	Is the Resource for (1.c.i.) Assessment, (1.c.ii) Remediation, (1.c.iii) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resource
Michigan Economic Development Corporation (MEDC)	Assessment, Remediation	Secured	MEDC awarded a grant in the amount of \$4,381,000 to support environmental site characterization and remediation activities.
US Department of Housing and Urban Development (HUD)	Assessment, Remediation, Reuse	Secured	\$3,000,000 in funding was secured as Community Project Funding (SPF) via the Consolidated Appropriations Act of 2023. Funding from this source will address the cost of verification sampling in support of cleanup activities, as well as soft costs related to identifying a developer.
Michigan Department of Environment, Great Lakes and Energy (EGLE) Brownfield Site Assessment Program	Assessment	Secured	EGLE has committed to the use of funds under their brownfield site assessment program (BSA) to support any additional site assessment/characterization needs that are needed to facilitate the cleanup of the target area and proposed brownfield site.
Tax Increment Financing (TIF)	Remediation	Unsecured	Michigan enables local governments to issue TIF plans for the cleanup and redevelopment of brownfields. Tax revenue generated from brownfield redevelopment within the target area or proposed brownfield site creates the tax increment, which is reimbursed to the developer over time to assist in the cost of cleanup activities.
EGLE Grant and Loans	Remediation	Unsecured	State funding is available for environmental assessment and cleanup of properties with known contamination. Local units of government can apply for funding. Funding is limited to \$1 million in grants and loans per applicant per year.
EGLE Refined Petroleum Fund (RPF)	Remediation	Unsecured	The RPF establishes an environmental protection regulatory fee that funds the cleanup. Eligible properties include properties where soils are contaminated by releases from registered underground storage tanks (USTs), there are non-labile parties, and planned redevelopment in place.
Tax Abatements	Reuse	Unsecured	Michigan has several tax abatement programs available to encourage the rehabilitation of obsolete commercial, and industrial properties. The type, amount, and length of the tax abatement is dependent upon the property history and need for assistance.

h. Use of Existing Infrastructure

The target area and proposed brownfield site are adjacent to Ypsilanti's downtown district and have access to readily available utilities that include natural gas, electricity, water, sewer, and fiber optic lines that are sufficient to support redevelopment and reuse without significant additional resource investment. In addition, the city has already invested in creating the Water Street Trail, which provides a recreational connection from the target area to Riverside Park and, by extension, a multitude of recreational opportunities such as walking, biking, canoeing, and fishing along the Huron River. Regionally, the target area and proposed brownfield site has direct access to an established regional infrastructure, providing many advantages that include access to a world-class transportation network of highways, rail, airports, and waterways.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**Community Need****a. The Community's Need for Funding**

The City's small population and low community income due to stagnating tax revenues are the primary reasons why the City does not have the ability to fund the cleanup activities needed at the proposed brownfield site. Between 2024 and 2025,

the City's projected revenues dropped by approximately 6% while operating expenses increased by 16.7% (Ypsilanti 2025-2026 Amended Budget Report). Although revenues from project property taxes are expected to rise by 3%, this is not enough to offset the increased costs of governmental operations and city services. To maintain fiscal responsibility, the City has reduced the budgets of parks and recreation by 46.9%, public safety by 0.8%, road maintenance by 2.3%, and reallocated budget from the City's general fund to make up the shortfall (Ypsilanti 2025-2026 Amended Budget Report).

Within Census Tract 4108, the presence of the target area and proposed brownfield site has likely had a negative impact on nearby residential properties. The average value of residential properties within Census Tract 4108 is approximately 15.2% below the City's average and less than half of the County-wide average. The population within this area is of low income and has a median household income (\$38,125) that is approximately \$6,000 less than the City's average (\$44,141), less than half of the County's average (\$87,156), and approximately \$34,200 less than the State's average (\$72,389). The poverty rate within Census Tract 4108 is 22.6% higher than the rest of the County, with 15.3% of households receiving public assistance compared to 8.9% of the County. Large tracts of developable land are not available outside the target area, reducing opportunities to increase property tax revenues from new development within the City. The City's revenues are required to maintain existing services to support a growing population (1.8% increase over the past 8 years) (ACS, 2023). Therefore, the City is unable to fully fund cleanup activities at the proposed brownfield property without assistance from an EPA Brownfield Cleanup Grant.

b. Health or Welfare of Sensitive Populations

There are a disproportionate minority and low-income population in Census Tract 4108, which includes the target area, making these populations more susceptible to contamination exposure. The following table shows the percentages of minority, low-income, and senior populations in the target area census tract compared to the City, County, and state (2023 Census data).

	Target Area	City	County	State
Percent Minority Population	42.1%	42.8%	32.1%	27.0%
Percent of Low-Income Population*	22.5%	25.9%	9.6%	14.2%
Percent of Population Aged 65+	13.4%	9.2%	8.8%	18.2%

*Source: unitedforalice.org – Low Income is defined as Asset Limited, Income Constrained, Employed (ALICE) — where median household income is above the federal poverty line, but not enough to afford basic expenses in the county (Washtenaw County – \$38,172).

Cleanup of the proposed brownfield site will reduce exposure to harmful chemicals and compounds, thereby reducing the negative health impacts associated with contamination for this segment of the population and positioning the property for redevelopment.

c. Greater than Normal Incidence of Disease and Adverse Health Conditions

According to the International Agency for Research on Cancer (IARC), PCBs are known carcinogens that impact the liver, skin, and reproductive system, suggesting that segments of the population that are exposed to these contaminants are more vulnerable to experiencing severe health effects. In addition, the IARC has determined that a correlation exists between long-term PCB exposure and non-Hodgkin lymphoma. Data published by the Michigan Department of Health and Human Services (MDHHS, 2021) indicates that the cancer-related mortality rate (per 100,000 persons) in Washtenaw County, where the target area lies, has increased by 1.1% since 2015, compared to a decrease at the State level (-3.9%). Specifically, the age group that has experienced the highest increase is individuals aged 50-74. Since 2015, cancer mortality for individuals within this age group has risen by 12.2% in the county compared to an increase of 4.0% at the state level. Although the incidence of liver-related cancer in Washtenaw County is consistent with the State, the incidence of non-Hodgkin lymphoma per 100,000 persons between 2017 and 2021 is 9.8% higher than the state's rate (MDHHS, 2021).

d. Economically Impoverished/Disproportionately Impacted Populations

As stated in Section 2.b – Health or Welfare of Sensitive Populations, there are disproportionately impacted populations present within Census Tract 4108, which includes the target area. Industries that once served as an economic resource for the city have created liabilities that unfairly impose health and safety hazards upon minority and low-income populations.

This grant will assist the city in eliminating environmental hazards by remediating contamination that negatively impacts residents' health, depresses property values, and stagnates economic growth. As noted in Section 1.d – Outcomes and Benefits of the Reuse Strategy, the redevelopment of the target area and proposed brownfield site will address the needs of the surrounding underserved communities by creating additional affordable workforce housing options and commercial retail spaces that will create approximately 98 new jobs.

Community Engagement

e. Project Involvement, f. Project Roles

The table below summarizes the roles of local organizations and groups that will provide technical assistance to the city and provide critical input into the cleanup and redevelopment process to ensure that the highest and best use of the target area property is determined.

List of Organizations, Entities, Groups & Roles

Name of Organization, Entity, or Group	Entity's Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
Southeast Michigan Council of Governments (SEMCOG)	SEMCOG supports local planning efforts by providing technical assistance, regional data, and intragovernmental resources.	Kevin Johnson johnson@semcog.org	SEMCOG will assist the city by providing economic data pertaining to housing demand, trends, and other economic data.
Huron River Watershed Council (HWRC)	An organization dedicated to the health and improvement of the Huron River through the use of technical data, stewardship, and citizen involvement	Rebecca Esselman resselman@hrwc.org	HRWC will advise the city to identify opportunities to improve the quality, natural habitat, and recreational value of the Huron River (the target area's southern border).
Washtenaw County Brownfield Redevelopment Authority (WCBRA)	WCBRA administers the Washtenaw County's brownfield program and manages brownfield tax increment financing plans and administers the local brownfield revolving fund.	Nathan Voght voght@ewashtenaw.org	WCBRA will provide technical assistance for local brownfield planning initiatives.
Ypsilanti Downtown Development Authority (YDDA)	YDDA's goal is to contribute to the City's vibrancy by fueling development and growth that benefits business and residents	Elize Jakobson elize@ypsilantidda.org	YDDA will assist the City by identifying the needs of current and future business owners that could potentially benefit from the redevelopment of the target area.
Border to Border Trail (B2B)	A citizen group that manages and organizes events for the 35-mile trailway traversing Washtenaw County	Patricia Tupacz Scribner info@B2BTrail.org	B2B will assist the City in identifying and recommending trail improvements for the section of trail that traverses the proposed brownfield property.
Ann Arbor/Ypsilanti Regional Chamber of Commerce	The chamber's mission is to foster greater regional economic success, community prosperity, and improved quality of life by advocating for, and supporting, the Ann Arbor/Ypsilanti business community.	Diane Keller dkeller@a2chamber.org	The chamber will serve as a liaison to the City for local business owners that are affected by the project and advise the City on the long-term uses of the target property that involve commercial uses.

g. Incorporating Community Input

The City will engage target area residents and the surrounding community through multiple communication channels, including the distribution of flyers, postings at City offices and local libraries, the City website, and social media. A planning consultant has already helped deliver three public presentations over the past year to explain the target area's history, environmental challenges, and the role of brownfield planning in its cleanup and redevelopment. Feedback from these meetings supported the decision-making process and helped refine reuse options for the target area.

The City also hosted a workshop for interested developers summarizing redevelopment opportunities and potential financial incentives that can be leveraged to support cleanup and redevelopment. By the end of the first quarter of 2026, the City plans to issue a request for qualifications to identify a development partner with the experience and financial capacity to redevelop portions of the site where contamination has largely been addressed.

Once the grant is awarded, a "kickoff" announcement meeting will be held, followed by public meetings to update the public on the cleanup and redevelopment status of the project. These meetings will provide a platform for residents to share input on health, safety, and community disruption posed by the project. The city will record these concerns to help make decisions on improving the process and performance under the grant. Community input will be appropriately responded to by the grant manager or environmental consultant. To reach residents who may not attend public meetings, communication regarding grant updates will be posted on the city's website, social media platforms, community-wide emails, or mailers, and an option to provide comments electronically or attend virtually will be made available.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**a. Proposed Cleanup Plan**

Once EPA approves the project work plan and enters into a cooperative agreement with the City, the City will begin procuring a qualified environmental consultant. The selected consultant will have experience with the cleanup activities

outlined in the work plan, community outreach, and relevant state and federal regulations. Procurement of the qualified environmental consultant will be conducted using EPA’s procurement guidelines and the established City’s purchasing and procurement policies. This includes publishing a Request for Proposal that will be widely distributed to qualified firms with specific guidelines and deadlines. The city will review each response, select the most qualified candidate, and enter into a master services agreement with the selected consultant.

The selected cleanup alternative involves utilizing a self-implementing cleanup approach for the PCB contamination based on the intended reuse of the proposed brownfield site and target area using the TSCA Subpart D Cleanup Standards for low occupancy uses. With respect to the location of the proposed brownfield site, directly adjacent to the Huron River, the conceptual reuse of the proposed brownfield site includes passive uses that include stormwater management areas, walking trails, parks, green space, and common areas, all of which are considered low occupancy uses (albeit adjacent to proposed high occupancy use areas to the north). Before the commencement of cleanup activities, a self-implementing TSCA PCB Cleanup work plan will be prepared for EPA review and approval (the state of Michigan does not have its own TSCA program). EPA’s review of the plan is expected to be a timely process (generally 8 to 12 months); however, the entire project is anticipated to fall within the four-year grant period. Based on preliminary sampling data collected from the proposed brownfield site, cleanup activities are expected to include the disposal of approximately 565 tons of hazardous contaminated soil, 11,135 tons of non-hazardous contaminated soil, and the import and placement of approximately 11,700 tons of clean backfill material. Contaminated materials will be transported to a licensed facility that meets applicable disposal requirements. In addition, cleanup activities include oversight by an environmental consultant to ensure compliance with all applicable regulations. Environmental verification sampling of the excavated areas will be completed using other funding sources procured by the City (see Section 1.g – Resources Needed for Site Reuse).

Description of Tasks/Activities and Outputs

Task 1: Community Involvement	
b.	<i>Project Implementation:</i> Includes preparing and implementing a Community Involvement Plan outlining all community participation activities, including resident notifications, cleanup schedules, project updates, and a direct line of communication for submitting questions and concerns. At a minimum, three public meetings will be held (pre, interim, and post cleanup) to solicit input, educate, and update the community on cleanup progress. This task also includes the attendance of two staff members at the EPA National Brownfield Conference.
c.	Anticipated Project Schedule: Community Involvement Plan and pre-project public meeting: Quarter 2, interim public meeting: Quarter 7, post cleanup public meeting: Quarter 12
d.	Task/Activity Lead: City of Ypsilanti with support from the environmental consultant.
e.	Outputs: Community Involvement Plan, community involvement meetings, presentation materials, meeting minutes documenting the outcomes of each meeting.
Task 2: Cleanup Planning	
b.	<i>Project Implementation:</i> Includes the finalization of the Analysis of Brownfield Cleanup Alternatives (ABCA), the preparation of a Section 106 Historical Review to document the potential past use of the proposed brownfield site by Native Americans, a Section 7 Threatened and Endangered Species Review, and the development and approval of a self-implementing TSCA PCB Cleanup work plan for low occupancy (or, if feasible, high occupancy) uses, preparation of bids and specifications, solicitation of competitive pricing, and the development of a Quality Assurance Project Plan (QAPP). Both the Section 106 Historic Review and the Section 7 Threatened and Endangered Species Review are required by the EPA as part of its Brownfield Cleanup Grant requirements. The self-implementing TSCA PCB Cleanup work plan will include volume calculations using environmental site characterization data that was previously completed using other grant sources procured by the City. It is anticipated that the approval process of the self-implementing TSCA PCB Cleanup work plan will take approximately one year and require the submittal of several drafts and ongoing correspondence with EPA TSCA staff before final approval is issued. Attendance of a pre-bid meeting and site walkover will be mandatory for qualified contractors to submit competitive pricing. Retaining a qualified contractor will abide by EPA Guidelines and the City’s established procurement process.
c.	Anticipated Project Schedule: Final ABCA: Quarter 2, Section 106 and Section 7 Review: Quarter 3, QAPP: Quarter 4, Self-Implementing TSCA PCB Cleanup Work Plan: Quarters 2-7, Plans, Specifications, Contractor Selection and Documentation: Quarter 8
d.	Task/Activity Lead: City of Ypsilanti with support from the environmental consultant.
e.	Outputs: Final ABCA, Section 106 and Section 7 review, Approved Self-Implementing TSCA PCB Cleanup Work Plan, QAPP, Pre-Bid Meeting/Site Walkover Attendance List, Bid Tabulation and Recommendation to Award.
Task 3: Cleanup Activities	

- b. *Project Implementation:* Activities include the implementation of the self-implementing TSCA PCB Cleanup work plan that involves the excavation, transport and disposal of contaminated soil at an approved disposal facility, temporary sheeting and shoring, contaminated groundwater disposal, the import and placement of clean fill material, environmental oversight, and the installation and maintenance of appropriate surface cover. Environmental verification sampling of the excavated areas will be completed using other funding sources procured by the City. Once cleanup activities have been completed, a final cleanup report that summarizes the cleanup activities, environmental verification sampling results, disposal documentation, and remaining due care obligations will be prepared by the environmental consultant. In addition, the City will ensure that the cleanup activities conducted by the contractor are compliant with federal wage requirements in accordance with the Davis-Bacon Act.
- c. *Anticipated Project Schedule:* Quarters 8-10
- d. *Task/Activity Lead:* City of Ypsilanti with support from the environmental consultant and cleanup contractor.
- e. *Outputs:* 1) Removal and disposal of approximately 565 tons of hazardous PCB contaminated soil, 11,135 tons of non-hazardous PCB contaminated soil, 250 linear feet of temporary sheeting and shoring, the disposal of 75,000 gallons of contaminated groundwater, and the placement of approximately 11,700 tons of clean backfill (quantity imported). Other outputs include a final cleanup report which will summarize daily observation reports, project photos, disposal documentation, Davis-Bacon Act compliance documentation.
- Task 4: Grant Administration**
- b. *Project Implementation:* Includes the preparation and submittal of required quarterly and annual progress reports, input of project data into ACRES, and preparation and submittal of a final project report.
- c. *Anticipated Project Schedule:* Progress reports will be submitted quarterly over the course of the cooperative agreement. A final project report will be prepared and submitted prior to the end of the agreement.
- d. *Task/Activity Lead:* City of Ypsilanti with support from the environmental consultant.
- e. *Outputs:* 12 Quarterly progress reports (assuming project is completed in three years), final project report.

f. Cost Estimates

Budget Categories		Project Tasks (\$1,890,350)				Total
		Task 1	Task 2	Task 3	Task 4	
		Community Involvement	Cleanup Planning	Cleanup Activities	Grant Administration	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$5,500	\$0	\$0	\$0	\$5,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$13,000	\$51,500	\$195,600	\$28,500	\$288,600
	Construction	\$0	\$0	\$1,596,250	\$0	\$1,596,250
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$18,500	\$51,500	\$1,791,850	\$28,500	\$1,890,350
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$18,500	\$51,500	\$1,791,850	\$28,500	\$1,890,350

Task 1 – Community Involvement:

Contractual Costs: Preparation of the Community Involvement Plan is estimated to require 22.25 hours at \$135/hour for an estimated cost of \$3,000. Preparation and presentation for three community outreach meetings, which include consultant time to assist the city with these tasks, is approximately \$3,330/meeting, 24.5 hrs./meeting at an average rate of \$135/hr. = \$10,000. A total of \$5,500 is budgeted for attendance at the EPA Brownfield Training Conference in 2027 for two City staff. This includes registration fees (\$350/person), a per-diem (\$450/person over 4 days), lodging (\$1,300/person over 3 nights), and air travel (\$650/person). Personnel costs incurred by the City will be provided as in-kind services.

Task 2 – Cleanup Planning:

Contractual Costs: The total estimated cost to complete cleanup planning activities, which includes the following: finalizing the ABCA, preparing the memorandum of decision/equivalency memorandum, establishing an administrative

record preparing a self-implementing TSCA PCB Cleanup Work Plan, a Section 106 Historical Review, a Section 7 Threatened and Endangered Species Review, and preparation of specifications and competitive bidding of the project, is \$51,500. The cost of finalizing the ABCA is estimated to require 26 hours, at an average rate of \$135/hr., for an estimated cost of \$3,500. The cost of preparing the memorandum of decision/equivalency memorandum and establishing an administrative record, as required by EPA, is estimated to require 22.25 hours, at an average rate of \$135/hr., for an estimated cost of \$3,000. The cost of preparing and submitting a TSCA PCB Cleanup Work Plan for EPA TSCA approval is estimated at approximately 174 hours at an average rate of \$135/hr. for an estimated cost of \$23,500. The preparation and submittal of a Section 106 Historical Review is estimated to require 48 hours, at an average rate of \$135/hr. for an estimated cost of \$6,500. The preparation and submittal of a Section 7 Threatened and Endangered Species Review is estimated to require 26 hours, at an average rate of \$135/hr. for an estimated cost of \$3,500. The cost of preparing specifications, bidding, and selecting a qualified contractor to complete the cleanup activities is estimated at 59.25 hours, at an average rate of \$135/hr. for an estimated cost of \$8,000. The cost of preparing the QAPP is estimated at approximately 26 hours, at an average rate of \$135/hr. for an estimated cost of \$3,500.

Task 3 – Cleanup Activities:

Contractual Costs: The total estimated cost of cleanup activities to be paid with grant funds is \$1,791,850, of which \$1,596,250 is estimated for construction activities (including a 15% contingency of \$197,000 to account for unforeseen conditions related to soil removal and backfill activities). The excavation, transportation, and disposal cost of hazardous PCB contaminated soil is estimated to be \$218,500 based on a unit cost of \$386.75/ton and an estimate of 565 tons of soil. For non-hazardous PCB contaminated soil, the excavation, transportation, and disposal cost is estimated to be \$624,000 based on a unit cost of \$56/ton and an estimate of 11,135 tons of soil. Approximately 250 linear feet of temporary sheeting and shoring for the excavation areas adjacent to the Huron River is estimated at \$28,750 based on a unit cost of \$115/linear foot. The cost to pump and dispose of 75,000 gallons of contaminated groundwater within the excavation areas is \$60,000, based on a unit cost of \$0.80/gallon. The import and placement of clean backfill are estimated at \$468,000, based on a \$40/ton cost and a preliminary estimate of 11,700 tons. The cost of environmental oversight generally ranges from 10-15% of the total cost of cleanup activities and is estimated at approximately \$177,600 (averaging \$2,960/day over 60 days). The preparation of the Final Cleanup Report is estimated to be \$12,500 and requires 92.5 hours at an average rate of \$135/hr. The cost of Davis-Bacon compliance is estimated to be \$5,500 and requires 40.5 hours at an average rate of \$135/hr. The cost of post removal verification sampling will be funded using other grant sources and is not included in this grant request.

Task 4 – Grant Administration:

The city will oversee this task, with reporting assistance from the environmental consultant. The estimated cost for this task is \$28,500 over the duration of the grant. This cost assumes that 12 quarterly reports will be prepared throughout the grant, that regular updates will be submitted to EPA ACRES, that a final project report will be prepared, and that additional EPA forms will be completed. Costs include environmental consultant support (approximately 211.25 hours at \$135/hr.). Personnel costs incurred by the City will be provided as in-kind services.

g. Plan to Measure and Evaluate Environmental Progress and Results

The City will track several metrics to evaluate the grant's outputs and outcomes and determine whether it is fulfilling its intended purpose. The City will measure progress by holding monthly progress meetings with the qualified environmental consultant and contractor throughout the grant. Outputs related to community involvement tasks include the number of community involvement meetings held, attendance documentation, and meeting summaries. Progress will be tracked during cleanup activities by preparing daily observation reports and site photos. Outputs will also include the excavated and disposed of quantities of contaminated materials, the number of temporary jobs created for cleanup activities, and the preparation of a final cleanup report documenting cleanup activities. Through the final site plan approval process, additional outcomes include the number of acres redeveloped, temporary construction jobs created, permanent jobs created, new residents relocating to the site, and total dollars leveraged from other funding sources and private investment will be reported; however, it is anticipated that these outcomes may not be available until after the cooperative agreement has expired.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure and b. Description of Key Staff

Ms. Katie Jones, the City's Community, Economic Development Manager, & Equity Manager, will be responsible for the day-to-day project management, grant administration, and financial management of the grant. Ms. Jones has over 15 years of experience and has secured and managed millions of dollars from federal, state, and private funding sources. She oversees the entire grant lifecycle, from proposal writing and budgeting to compliance monitoring and reporting. She ensures that all projects meet their goals and deliver tangible benefits to the communities served. She holds a master's degree

in public affairs from the University of Michigan Ford School of Public Policy and is a lifelong resident of Ypsilanti. Mr. Andrew Hellenga, the City Manager, will provide support to Ms. Jones as needed over the course of the grant. Before stepping into the role of City Manager, Mr. Hellenga held key positions within the City of Ypsilanti, including City Clerk, Deputy City Clerk, and Downtown Development Coordinator. These roles provided him with extensive knowledge of municipal operations and a comprehensive understanding of how to effectively serve the public. Mr. Hellenga holds a master's degree in public administration, complemented by graduate certificates in public management and land-use planning.

c. Acquiring Additional Resources

Once EPA approves the project work plan and enters into a cooperative agreement with the City, the City will immediately begin the procurement process to retain a qualified environmental consultant. The desired consultant will be experienced in conducting various types of brownfield cleanup activities, as outlined in our cleanup plan, along with community outreach experience and familiarity with the applicable state and federal regulations.

As described in Section 3, Task 2 – Cleanup Planning, the City, with assistance from the qualified environmental consultant, will prepare project specifications and publish a Request for Proposal with allotted guidelines and deadlines to solicit competitive pricing from qualified contractors. The selected contractor will be experienced in conducting cleanup activities specific to those outlined in the EPA approved Self-implementing TSCA PCB Cleanup Work Plan, and familiar with the appropriate state and federal regulations.

Past Performance and Accomplishments

d. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments

In FY 2009, the city was awarded an EPA Brownfield Cleanup grant totaling \$600,000. The grant was divided into three cooperative agreements totaling \$200,000 each, all located in the Water Street Development Project Area. The first project funded cleanup activities at the former parcel located at 103 S. River Street, in addition to a subgrant provided by the Downriver Community Conference (DCC). The grant outputs and outcomes included the demolition of a concrete floor slab, which provided access for the removal and disposal of approximately 1,030 tons of contaminated soil. The second project funded cleanup activities at the former parcel located at 20 E. Michigan Avenue, including the removal and disposal of 5,268 tons of contaminated soil and 11,000 gallons of contaminated groundwater. The third project funded cleanup activities at the former parcels located at 34, 38, and 40 E. Michigan Avenue and 14 S. River Street and included the removal of approximately 520 tons of contaminated soil and building debris from the site. The outputs and outcomes for all three projects are reflected in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) (ACRES IDs: 109285, 109141, and 109284). Please note that these projects which occurred in Areas 1 and 2 described in Section I.a, are not included as part of the proposed brownfield site. No cleanup activities, funded by an EPA Brownfield Cleanup Grant or otherwise, have occurred at the proposed brownfield site identified in this grant request.

2. Compliance with Grant Requirements

Grant funds previously awarded to the city were successfully managed and completed in FY 2011. The city successfully complied with all grant requirements by submitting on-time approved work plans, schedules, quarterly, final, and ACRES reporting. All grant funds were expended upon closure of the grant.

DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

USEPA Brownfield Cleanup Grant Application
Water Street Redevelopment Area
Ypsilanti, Michigan

PREPARED FOR The City of Ypsilanti
1 South Huron Street
Ypsilanti, Michigan 48197

DATE December 2025

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FIGURES

Figure 1	Topographic Location Map
Figure 2	Sample Location Map

DRAFT ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Water Street Redevelopment Area

1.0 Introduction

This draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared by AKT Peerless for the Water Street Redevelopment Area Project. It is a required element of the United States Environmental Protection Agency (USEPA) Brownfield Cleanup Grant application that the City of Ypsilanti, Michigan (the City) is submitting.

The Water Street Redevelopment Area (the target area) consists of a single parcel totaling approximately 37.15 acres located on the eastern end of the City of Ypsilanti's Central Business District. It is bordered to the north by East Michigan Avenue, to the east by Park Street, and the west and south by the Huron River in Ypsilanti, Washtenaw County, Michigan (the subject property). If awarded, the proposed environmental cleanup activities conducted at the target area will be funded, in part, under the USEPA Brownfield Cleanup grant.

In preparing this draft ABCA for the Project, AKT Peerless and the City (property owner) considered environmental factors, various site characteristics, surrounding property use, land use restrictions, potential future uses of the subject property and surrounding area, and applicable cleanup goals for the Project.

This draft ABCA provides a comparative analysis of the cleanup alternatives being considered using the criteria of effectiveness, ability to implement, and the cost of each alternative. This draft ABCA recommends the most appropriate cleanup alternative, which will position the subject property for redevelopment for commercial and residential use, which is a direct benefit to the public.

2.0 Background

2.1 Site Description

The target area consists of a single parcel of land that is in Section 9, Township 3 South, Range 7 East), Washtenaw County, Michigan. The subject property is located on the eastern end of the City of Ypsilanti's Central Business District. It is bordered to the north by East Michigan Avenue, to the east by Park Street, and the west and south by the Huron River.

Subject Property Identifiers

Address	Tax Identification Number	Approximate Acreage
4 Water Street	11-11-09-170-031	37.15

The target area is currently undeveloped gravel, grassy, and vegetated land with no structures or connected utilities. Remnants of former roads/driveways are present throughout the target area.

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

2.2 Site History

The target area was originally developed in the 1800s and formerly consisted of dozens of individual tax identification parcels. Between the 1880s and 1980s, land use included residential dwellings, foundries, lumber yards and mills, bulk petroleum, and coal storage, a Detroit United Railway (DUR) storage yard later used as a metal junk yard, manufacturing, railroads and sidings, former gravel pit(s) and/or marshland infilled with non-native material, automobile service and repair, dry cleaners, printers, restaurants, grocers, and public parks. The City began acquiring and combining individual parcels and demolishing on-site structures to facilitate eventual sale and redevelopment in the late 1990s. The demolition of structures formerly located at the subject property was completed around 2011. Environmental due diligence activities conducted during this period revealed the presence of subsurface (i.e., soil, groundwater) contamination from: (1) volatile organic compounds (VOCs); (2) semi-volatile organic compounds (SVOCs)/polynuclear aromatic hydrocarbons (PNAs); (3) heavy metals (e.g., arsenic, lead); and (4) polychlorinated biphenyls (PCBs).

2.3 Previous Environmental Investigations

Several environmental consultants have completed dozens of environmental investigations on the target area since 1999. Generally, Environmental Consulting and Technology, Inc. (ECT) conducted environmental due diligence and subsurface investigations on behalf of the City of Ypsilanti during the City's property acquisition in the late 1990s and early 2000s, while The Traverse Group (2002) and ASTI Environmental (ASTI, 2014) are among the consultants that have subsequently conducted supplemental investigations related to potential redevelopment activities. In addition, AKT Peerless has conducted several supplemental subsurface investigations at the target area since 2016 on behalf of the City of Ypsilanti.

As the proposed environmental cleanup activities conducted at the target area under the USEPA Brownfield Cleanup grant, if awarded, involves PCB soil contamination, AKT Peerless notes the following known environmental investigations that have been conducted at the target area as they pertain to PCB soil contamination.

- In September 1999, ECT advanced approximately 32 soil borings across historical parcel nos. 2, 3, 20, 26, 29, 31, and 34 of the subject property and submitted 63 samples for laboratory analyses, including PCBs.
- In October 2001, ECT advanced three more soil borings on historical parcel no. 15 of the subject property and submitted six soil samples for laboratory analyses, including PCBs.
- In July and August 2002, the Traverse Group sampled approximately 85 soil locations (i.e., soil borings or surface soil sampling locations) across historical parcel nos. 1, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17, 20, 21, 26, 27, 28, 31, and 32 of the subject property and submitted 114 soil samples for laboratory analyses including PCBs. Sixty-one of these soil samples were collected from 37 sampling locations on historical parcel no. 26.
- Between July and October 2010, ECT advanced 26 soil borings within the footprint of the former industrial building on historical parcel no. 26 and submitted 29 soil samples for laboratory analyses of PCBs. PCBs were identified at concentrations greater than 1 ppm and less than 10 ppm in some soil samples. Following the removal of soil impacted with PCBs at concentrations less than 10 ppm from the southern portion of the former building footprint, ECT collected and submitted eight verification of soil remediation (VSR) samples for laboratory analyses of PCBs in December 2010.

- In March 2014, ASTI advanced 14 soil borings across the southeastern portion of historical parcel no. 26 and an adjacent area to the east at the subject property and submitted 23 soil samples for laboratory analyses, including PCBs. Two of these soil borings (i.e., SB-5 and SB-6) appear to have been advanced along the northern edge of the proposed PCB cleanup site.
- In May 2016, ASTI advanced 19 soil borings on the northern portion of the subject property fronting E. Michigan Avenue and collected 31 soil samples for laboratory analyses, including PCBs.
- In March 2016, AKT Peerless advanced 52 soil borings across the central and south-central portions of the subject property (including historical parcel no. 26 and the proposed PCB cleanup site) and submitted 128 soil samples for laboratory analyses, including PCBs. PCBs were identified at concentrations greater than 50 ppm in two soil samples [i.e., 65 ppm at WSR-AKT-28 (1'-2') and 52 ppm at WSR-AKT-32 (2'-3')] collected from the proposed PCB cleanup site.
- In May 2016, AKT Peerless (1) advanced 58 soil borings along Water Street Trail and submitted 58 soil samples for laboratory analyses, including PCBs, and (2) advanced an additional 15 soil borings within the proposed PCB cleanup site and submitted an additional 45 soil samples for laboratory analyses of PCBs to roughly delineate the extent of PCB contamination at concentrations greater than 50 ppm. PCBs were identified at concentrations greater than 50 ppm in three soil samples [i.e., 61 ppm at WSR-AKT-28-1 (0.5'-1'), 330 ppm at WSR-AKT-28-3 (2'-3'), and 96 ppm at WSR-AKT-28-5 (1'-2')] collected from the proposed PCB cleanup site.
- Between July and August 2017, AKT Peerless collected and submitted (among other VSR samples) nine VSR samples for laboratory analyses, including PCBs, following excavation/off-site disposal of contaminated soil along Water Street Trail.
- In November 2020, AKT Peerless advanced 104 soil borings on a ten-foot (i.e., three-meter) sampling grid across the southeastern portion of historical Parcel 26 and submitted 118 soil samples for laboratory analyses of PCBs to reasonably satisfy TSCA site characterization standards in advance of eventual excavation, transportation, and off-site disposal of the previously identified hazardous PCB soil contamination. PCBs were identified at concentrations greater than 50 ppm in five soil samples collected from the southeastern portion of historical Parcel 26.

Copies of the above-referenced reports are on file with AKT Peerless and the City and are available for review upon request.

2.4 Current Environmental Concerns

The target area has been broken into three focus areas, Areas 1 through 3. Area 1 comprises approximately 24.79 acres primarily impacted by VOCs, SVOCs, arsenic, and lead above the state's generic cleanup criteria (GCC). Several targeted cleanup projects have been conducted in Area 1 to address the contaminated areas that have been most impacted. Although contamination is present within Area 1, the use of brownfield tax increment financing (TIF) under Michigan's Brownfield Financing Act (Public Act 381 of 1996, as amended) is now sufficient to address the remaining remediation and/or mitigation costs that are needed to support future redevelopment activities.

Area 2 is comprised of approximately 6.13 acres of vacant land formerly operated as the Commerce Motor Truck Company manufacturing facility and Detroit United Railway (DUR) Storage Yard/metal junkyard. Investigations conducted within the footprint of the former Commerce Motor Truck Company manufacturing facility identified soils contaminated with PCBs at concentrations greater than 1 part per million (ppm) and less than 10 ppm within four feet of the existing grade. The source is consistent with incidental releases, likely from former PCB-containing transformers, hydraulic equipment, and/or PCB-containing oil used as a dust suppressant exterior to the former building. PCB-contaminated soil (>50 ppm

within two feet of grade) has been found throughout the former DUR storage/metal yard, likely from surface spills caused by leaking rail-car transformers and possibly on-site dielectric-fluid storage. The southern half of the yard—previously identified as a “lead removal area” before widespread PCB contamination was discovered—also shows elevated lead levels. This overlap suggests that rail-car painting/stripping and transformer-service activities occurred in the same area. To address lead and PCB contamination in Area 2, the City secured \$4.38 million from the Michigan Economic Development Corporation (MEDC) to remove and dispose of TSCA-regulated contaminated soils and to import clean backfill to restore grade. Cleanup began in August 2025 and is expected to finish by December.

Although the City has made significant progress by addressing the costliest cleanup activities within Areas 1 and 2, no cleanup activities have occurred to address the known contamination within Area 3. Therefore, Area 3 is the proposed brownfield site within the target area and is the focus of the cleanup activities of this ABCA. Funding from an EPA Brownfield Cleanup Grant will address contamination at the proposed brownfield site, build on the momentum from prior MEDC funding, and complete the City’s 26-year effort to remediate the Water Street Redevelopment Area, positioning the site for future redevelopment.

Area 3 is comprised of 3.7 acres of former marshland bordering the former manufacturing facility and DUR storage yard to the north and the Water Street Trail (a portion of Washtenaw County’s Border-to-Border, or “B2B,” Trail) and the Huron River to the south. This area was historically mined for sand and gravel to support the construction of local railroads around 1900. Subsurface investigations indicate that Area 3 was used as a dumping area for solid waste from the former DUR storage yard, as well as construction and demolition debris. PCBs have been detected in soil to depths of up to 9 feet, with some concentrations exceeding 50 ppm—levels considered hazardous under TSCA.

Refer to Figure 1 for a topographic location map and Figure 2 for a site map with sample locations.

3.0 Proposed Cleanup Objectives

The City intends to market and sell the property to a developer once cleanup activities have been completed. Preliminary conceptual plans include 196 single-family homes, 60 affordable townhome units, 180 apartment units over a single 5-story building, 42,500 square feet of retail and restaurant space, and 40,800 mixed-use commercial office space. Within the proposed brownfield site, a stormwater detention basin will be constructed using sustainable best management practices intended to offset climate change effects. Specifically, the detention area will reduce the effects of peak stormwater discharges during wet-weather rain events, reducing the effects of channel degradation of the nearby Huron River. In addition, the basin will be stabilized with native wetland vegetation that has high transpiration rates, provides habitat for area wildlife, and a water quality benefit by filtering non-point source pollutants commonly associated with urban stormwater runoff.

Specific cleanup activities to accomplish brownfield redevelopment for this Project include:

- Preparing the required grant documentation which includes the finalization of the analysis of brownfield cleanup alternatives, preparation of a community involvement plan, the conducting of an endangered species and historic property review, the establishment of an administrative record, and the preparation of a self-implementing TSCA Subpart D cleanup plan.
- The excavation, transportation, and disposal of PCB contaminated soil
- The import, placement and compaction of clean backfill

- Field oversight, sampling and reporting to verify and document the achievement of cleanup goals and objectives
- Final reporting

Response activities are necessary given the site conditions, the nature of the hazardous substances on-site, and the proposed redevelopment plan. Actual or threatened releases of hazardous substances at the property, if not addressed by implementing the response action(s) proposed below, may present an imminent and substantial endangerment to public health, welfare, and/or the environment.

3.1 Applicable Regulations and Cleanup Standards

Laws and regulations that apply to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Brownfields Utilization, Investment, and Local Development (BUILD) Act, and the Federal Davis-Bacon Act. Federal, state, and local laws regarding the procurement of contractors to conduct the cleanup will be followed. As described herein, all cleanup activities will be in accordance with TSCA Subpart D Cleanup Standards and the State of Michigan regulations, as applicable. All applicable permits and documentation will be obtained before the work commences, and all work will be conducted in accordance with the conditions for approval.

Remediation activities will be undertaken in a manner compliant with protocols established by EGLE pursuant to Part 201 of NREPA, federal Occupational Safety and Health Administration (OSHA), and/or Michigan Occupational Safety and Health Administration (MIOSHA), as applicable.

Soil impacts were identified at the subject property and compared to TSCA Subpart D standards. These standards are:

Standard	Criteria	No Action	Cap with Deed Restriction	Removal Required
High-Occupancy	Greater than 335 hours annually	Less than 1 ppm	Greater than 1 ppm, less than 10 ppm	Greater than 10 ppm
Low-Occupancy	Less than 335 hours annually	Less than 25ppm (with deed restriction)	Greater than 25 ppm, less than 100 ppm	Greater than 100 ppm

3.2 Cleanup Alternatives

To verify that the use of the USEPA Brownfield Cleanup Grant funds for the Project is appropriate and warranted, the City of Ypsilanti and AKT Peerless conducted an evaluation of the proposed development activities to ensure that they are the best and appropriate environmental activities based on a combination of efficacy, implementation, and cost.

Remedial alternatives included in this portion of the ABCA were developed based on the nature and extent of contamination, planned development activities and schedule, and technological feasibility.

3.2.1 Alternative No. 1 – No Action

The “no action” alternative is included as a baseline comparison to other remedial alternatives. The “no action” alternative assumes no action is taken and is not a valid option for the subject property.

A “no action” alternative would be the lowest cost; however, the “no action” option does not reduce the threat of potential undue exposure to the identified contamination and potential additionally identified soil contamination encountered during site redevelopment activities. Therefore, the “no action” option is not recommended, as it is not compatible with due care obligations and the needs of development and reuse of the subject property.

Effectiveness

The “no action” option is not appropriate for this project. Contaminated soil generated during site development activities must be managed in accordance with all applicable rules and regulations. In addition, if contaminated soil is not removed from the site and/or the exposures are controlled, it infers that no special management is required. This does not protect public health, the community or workers at the site, or the environment.

Ability to Implement

This alternative would be the simplest to implement; however, is not technically feasible because residuals generated during the redevelopment activities would not be managed in a manner which: (1) conforms to Federal, State, and local solid waste and environmental response laws; (2) protects workers and the general public from unacceptable exposure to the residuals; and (3) reduces the potential for exacerbation of environmental conditions at the subject property. Further, concentrations of mercury may represent a concern for vapor intrusion.

Cost

There are no direct costs associated with this alternative; however, due care responsibilities would not be addressed, which may result in additional management costs during development and future use.

3.2.2 Alternative No. 2 – Cleanup of PCB Contaminated Soils

This alternative involves removal of all PCB contaminated soil via excavation, transport, and offsite disposal at an appropriate landfill facility for soil that exceeds TSCA Subpart D Standards for High Occupancy uses. Additionally, the excavation area would be backfilled with clean imported backfill, compacted, and graded to match surrounding grades. This removal option would eliminate the presence of PCB soil contamination within the proposed brownfield site cleanup area and facilitate target area redevelopment.

Effectiveness

The removal of PCB contaminated soil to the high occupancy standard would eliminate the presence of contaminated soils within the proposed brownfield site and would allow redevelopment activities to proceed. This alternative would also be protective of public health, the community, or workers at the site and would improve the general environmental quality of the proposed brownfield site by removing the contaminated media; however, this alternative has some drawbacks over the other alternatives, including (1) creating potential off-site safety concerns associated with transportation of waste materials and (2) using landfill capacity.

The removal and disposal of all PCB contaminated soils to the high occupancy standard will mitigate the threat to human health and the environment, will not require long term operation and maintenance, and will support future development of the subject property. Therefore, this alternative is the most effective option for this Project.

Ability to Implement

Aspects of this alternative are routinely used and easily implemented. The proposed brownfield site is accessible for field equipment, personnel, and disposal facilities that are licensed to accept the contaminated soil are located a reasonable distance from the proposed brownfield site. This alternative can be completed in a timely manner; however, additional health and safety concerns will need to be addressed for management, monitoring, and construction worker exposure to the contaminated soil. In addition, open excavations will need to be properly maintained and barricaded to protect the surrounding areas and prevent undue access to the property.

Cost

The volume of contaminated soil that would need to be removed from the proposed brownfield site is estimated at 180,000 tons based on a 1.65-acre area at an average excavation depth of 4.5 feet. The estimated cost of excavation, transportation, and disposal of the contaminated soil at a licensed facility, in addition to the import of clean backfill and the requisite management, sampling, and monitoring activities, is estimated to be between \$13 million and \$14.5 million, which exceeds the total funding the City has procured for this project.

3.2.3 Alternative No. 3 – Targeted Cleanup of all PCB Contaminated Soils

This alternative involves targeted removal of PCB contaminated soil via excavation, transport, and offsite disposal at an appropriate landfill facility for soil that meets the TSCA Subpart D Standards for low occupancy uses. Cleanup to the low occupancy standard would facilitate the reuse of the target area as a retrofitted stormwater detention basin and natural area. Once the contaminated soil has been removed, an impervious geotextile clay liner will be installed under two feet of clean, imported backfill before the basin is planted with native wetland vegetation. For the areas not used for stormwater detention, a geotextile demarcation barrier will be installed under two feet of clean backfill and stabilized with native vegetation.

Effectiveness

The targeted removal of PCB contaminated soil to the low occupancy standard and subsequent backfill with clean imported fill would significantly reduce the presence of contaminated soils within the proposed brownfield site. Although achieving the low occupancy standard would not be sufficient to redevelop the proposed brownfield site for high occupancy uses (i.e., residential dwellings), it would be sufficient to facilitate the redevelopment into passive, low occupancy uses. This alternative would still be protective of public health, the community, or workers at the site. It would improve the general environmental quality of proposed brownfield site for the planned reuse as a retrofitted stormwater detention basin and natural area. However, the option would not be sufficient to redevelop the proposed brownfield site for high occupancy uses.

Like Alternative No. 2, drawbacks include: (1) creating potential off-site safety concerns associated with transportation of waste materials and (2) using landfill capacity. In addition, the engineering controls implemented (the detention basin liner and demarcation barrier) would require periodic inspection and long-term operation and maintenance.

Ability to Implement

Aspects of this alternative are routinely used and implemented. The proposed brownfield site is accessible for field equipment, personnel, and disposal facilities that are licensed to accept the contaminated soil are located a reasonable distance from the proposed brownfield site. This alternative can be completed in a timely manner; however, additional health and safety concerns will need to be addressed for management, monitoring, and construction worker exposure to the contaminated soil. In addition, open excavations will need to be properly maintained and barricaded to protect the surrounding areas and prevent undue access to the property.

Cost

The estimated cost of excavating, transporting, and disposing of the contaminated soil at a licensed facility, the import of clean backfill, and the requisite management, sampling, and monitoring activities estimated to be \$1.9 million based on site characterization data obtained from the proposed brownfield site.

4.0 Recommended Cleanup Alternatives

The Cleanup Alternatives for environmental activities related to contaminated soil at the subject property were evaluated based on effectiveness, ability to implement, cost, and the proposed redevelopment of the subject property. The results of the analyses of each of these factors for each option were evaluated as a whole and between options to arrive at the recommendation presented below.

The “no action” alternative was included in this ABCA for comparative purposes only and is not a feasible option for managing soil contamination at the subject property. It does not address concerns to human health, safety, welfare and the environment. Further, the proposed property redevelopment cannot be completed without remediation measures. Consequently, the “no action” option was eliminated from further discussion.

With respect to cost feasibility, the recommended alternative is Alternative 3: Targeted Cleanup of all PCB Contaminated Soils, which will achieve the low-occupancy standards under TSCA Subpart D. The costs associated with Alternative 2 are not economical as the total remediation costs are estimated to be greater than the property’s value. The targeted cleanup of PCB contaminated soil to TSCA Risk-Based Low-Occupancy Standards would utilize EPA Brownfield Cleanup funding to address some remedial activities needed, allowing the leveraging of state brownfield TIF incentives to assist with redevelopment the of the target area. Neither program would provide enough funding to fully address the PCB contamination's cleanup and due care response activities on their own. Following the implementation of cleanup activities, The City will submit a TSCA Closure Report to EPA documenting compliance with TSCA subpart D. It is understood that the Closure Report will need to include requirements for post-closure actions, including inspections and operation and maintenance activities, as applicable.

5.0 Signatures of Environmental Professionals

This ABCA was prepared by the following individuals:

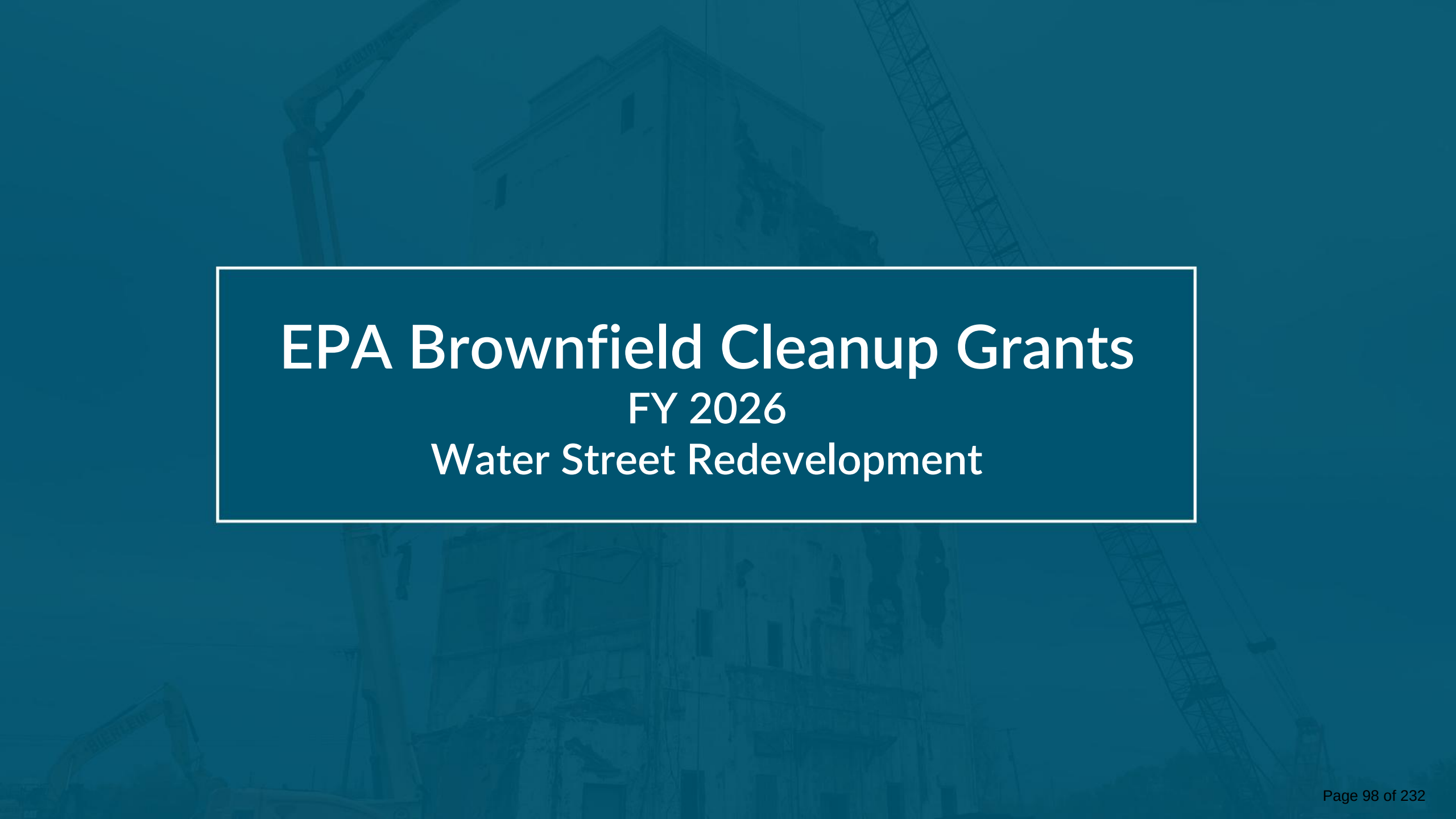
Ryan Higuchi
Senior Project Manager
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Scott Wasielewski
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AKT Peerless
Farmington, Michigan
Phone: (248) 615-1333

DRAFT

DRAFT

Figures



EPA Brownfield Cleanup Grants

FY 2026

Water Street Redevelopment

Grant Basics

- No match required
- Nationwide competition
 - Estimated **\$107 million** available
 - Approximately **36 grants**
- City is eligible to apply
- Applications due January 28, 2026
- Winning applicants notified by the end of May 2026

Up to
\$4,000,000
Per project

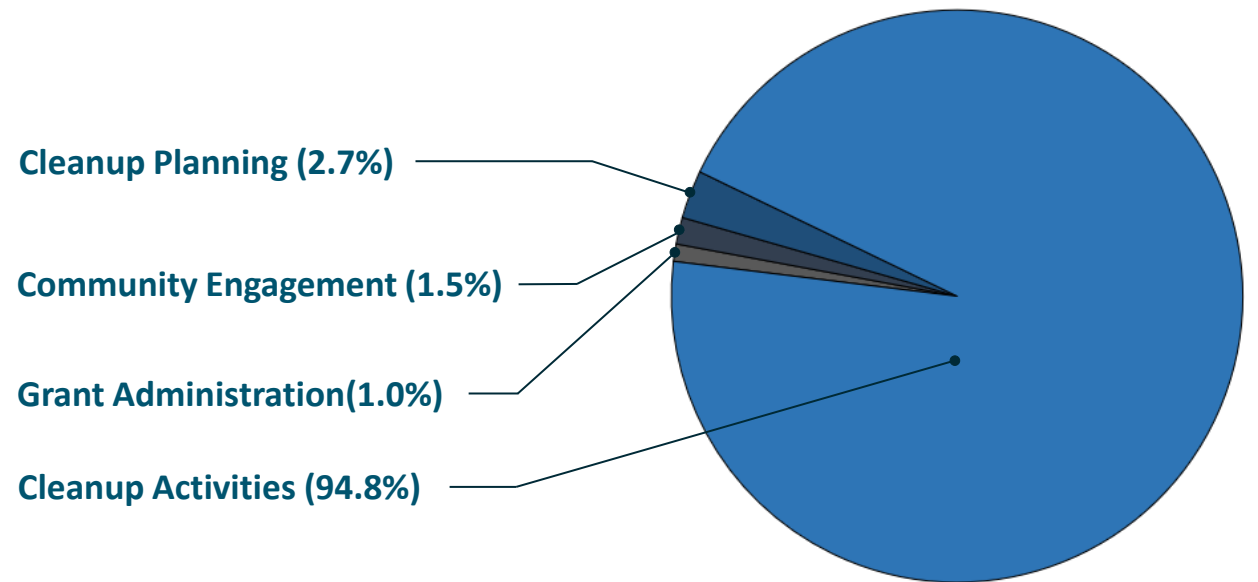
Grant Focus

- Western Marsh of the Water Street Redevelopment Area
- Targeted cleanup of PCB contaminated soil
- Other grant activities
 - Community Involvement
 - Cleanup planning and work plan development
 - Grant administration



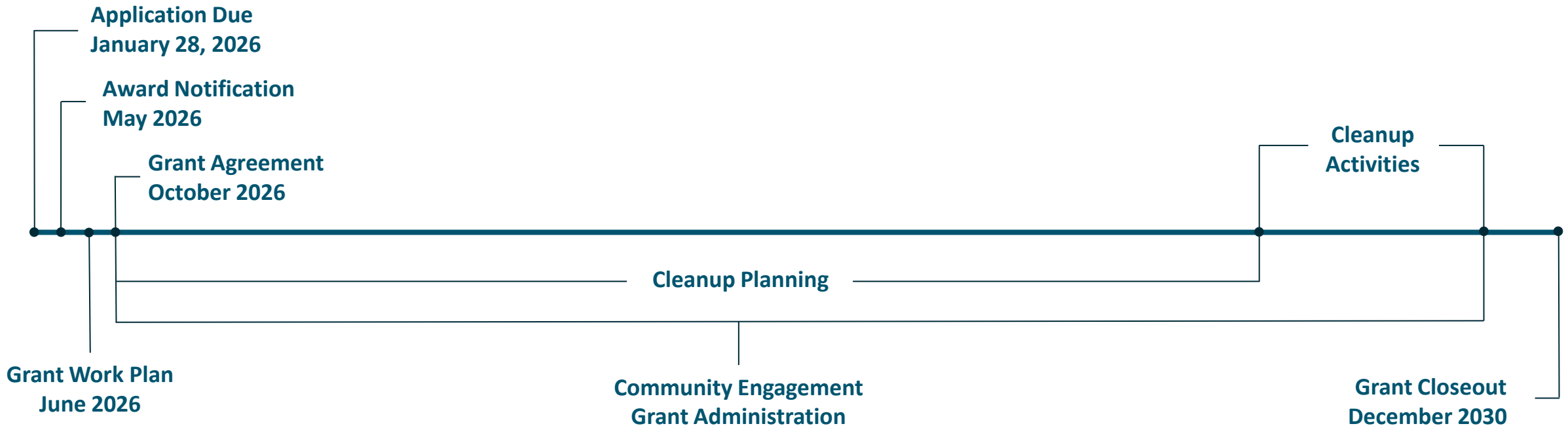
Grant Budget

- **Community Involvement**
 - Public meetings, project updates
- **Cleanup Planning**
 - EPA TSCA Approved Work Plan
 - Compliance with other Federal laws
 - Bid Specifications
- **Cleanup Activities**
 - Targeted removal of highest concentrations of PCB contaminated soil
 - Backfill
- **Grant Administration**
 - Reporting



Total Budget
\$1,890,350

Grant Timeline





REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-010 Approving a YCUA Contract and Authorizing Notice for Water Mains and Lead Service Line Project.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 2026 - City Resolution Approving Contract (City_2026 DWSRF_Water Mains and LSLR)(45184294.2)
2. 2026 - YCUA Res Approving ContractDRAFT
3. 2026 DWSRF Contract (2026_City_Water Mains and LSL)(45184284.2)
4. 2026-01-12 City Council SRF Bond Letter
5. YCUA Resolution 2025-14 Approving Contract

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:

RESOLUTION 2026-010 APPROVING CONTRACT
AND AUTHORIZING NOTICE
(Water Mains and Lead Service Line Project)

City of Ypsilanti
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the City Council (the “Governing Body”) of the City of Ypsilanti, County of Washtenaw, State of Michigan (the “Local Unit”), held on the 20th day of January, 2026, at 7:00 o’clock p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____
and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain improvements to the water supply system, consisting of the acquisition, construction and installation of lead service line replacements; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the “Improvements”); and

WHEREAS, a DWSRF Contract (the “Contract”) has been prepared between the Local Unit and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the Local Unit to provide for the financing of the Local Unit’s share of the cost of the acquisition, construction and installation of the Improvements; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the acquisition and construction of the Improvements and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Approval of Contract; Effectiveness. The Contract is hereby approved and the Mayor and the Clerk of the Local Unit are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Local Unit; provided, however, that the Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the *Washtenaw Legal News*, a newspaper of general circulation within the Local Unit, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Local Unit of the details of the proposed Contract and the rights of referendum thereunder.

2. Publication of Notice. The Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. Rescission. All resolutions and parts of resolutions in conflict with this resolution are hereby repealed.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Tracey Boudreau, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on January 20, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Tracey Boudreau, City Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CITY OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the City of Ypsilanti (the “Local Unit”) has approved by resolution the execution of a contract (the “Contract”) with the Ypsilanti Community Utilities Authority (the “Authority”) pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire and construct certain water supply system improvements, consisting of the acquisition, construction and installation of lead service line replacements; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto, to serve the Local Unit (the “Improvements”), and will issue its bonds in the principal amount not to exceed \$1,140,000 to finance the cost of the acquisition and construction of such Improvements for the Local Unit AND THE LOCAL UNIT WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

LOCAL UNIT’S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be issued in the principal amount of not to exceed \$1,140,000, will be payable in not more than twenty (20) annual installments, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two percent (2.0%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Local Unit’s pledge of its limited tax full faith and credit for the prompt and timely payment of the Local Unit’s obligations as expressed in the Contract. THE LOCAL UNIT WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL, STATUTORY AND CHARTER TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE LOCAL UNIT TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE LOCAL UNIT TO USE THE REVENUES FROM THE CITY DIVISION OF THE AUTHORITY’S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Local Unit without vote of the electors as permitted by law unless a petition requesting an election on the question of the Local Unit entering into the Contract, signed by not less than 10% of the registered electors of the Local Unit, is filed with the City Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Local Unit qualified to vote and voting on the question. The Contract is on file at the office of the City Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the City Clerk’s office.

Tracey Boudreau
Clerk
City of Ypsilanti

45184294.2/099369.00055

RESOLUTION APPROVING CONTRACT
(City/Water Meter, Water Mains, and Lead Service Line Replacements)

Ypsilanti Community Utilities Authority
County of Washtenaw, Michigan

Minutes of a regular meeting of the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan (the “Authority”), on the 17th day of December, 2025, at 3:00 p.m., prevailing Eastern Time.

PRESENT: Commissioners _____

ABSENT: Commissioners _____

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____:

WHEREAS, the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, intends to authorize the issuance and sale of its Water Supply System Bonds, Series 2026 (City of Ypsilanti) (the “Bonds”) pursuant to Act 233, Public Acts of Michigan, 1955, as amended, in an amount of not to exceed One Million One Hundred Forty Thousand Dollars (\$1,140,000), for the purpose of defraying the cost of the acquisition, construction and installation of lead service line replacements; water meter upgrades, improvements, and replacement; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto (the “Improvements”), to service the City of Ypsilanti (the “City”);

WHEREAS, a DWSRF Contract has been prepared between the Authority and the City to provide for the financing of the cost of acquiring and constructing said improvements, which Contract has been reviewed by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DWSRF Contract dated as of January 20, 2026, between the Authority and the City is hereby approved and the Chair and Secretary are each authorized to sign the same on behalf of the Authority.

2. The Authority may incur expenses for the Improvements prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the Authority, to be reimbursed from proceeds of the Bonds when available. The Authority makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

Miller, Canfield, Paddock and Stone, P.L.C.

- (a) The Authority reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Improvements which were paid or will be paid from available funds of the Authority subsequent to sixty (60) days prior to today.
- (b) The maximum principal amount of debt expected to be issued for the Improvements, including issuance costs, is \$1,140,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Improvements are placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the Authority's use of the proceeds of the Bonds to reimburse the Authority for a capital expenditure made pursuant to this resolution.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners _____

NAYS: Commissioners _____

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, at a regular meeting held on the 17th day of December, 2025 and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, as amended, and that minutes of said meeting were kept and will be or have been made available as required by said Act.

Secretary

45184290.2/099369.00055

DWSRF CONTRACT

THIS DWSRF CONTRACT, dated as of January 20, 2026, by and between the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the “Authority”), and the CITY OF YPSILANTI (hereinafter referred to as the “Local Unit”) located in the County of Washtenaw, Michigan,

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as “Act 233”), for the purposes set forth in Act 233 and the Local Unit being a constituent member of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health and welfare of the present and future residents of the Local Unit to acquire and construct certain water supply system improvements in the Local Unit, consisting of the acquisition, construction and installation of lead service line replacements; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto, to serve the Local Unit; and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority’s consulting engineers (the “Consulting Engineers”), which said estimate of cost totals not to exceed \$1,140,000; and

WHEREAS, the Local Unit is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of the Local Unit with improved water supply system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of the Local Unit; and

WHEREAS, the Authority and the Local Unit are each agreeable to the execution of this Contract by and between themselves, the Contract to provide, among other things, for the financing of the cost of said improvements; and

WHEREAS, the Local Unit has approved and authorized the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for the Local Unit upon expiration of a period of forty-five days following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit;

NOW, THEREFORE, in consideration of the premises and the covenants made herein, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. Approval of Improvements. The Authority and the Local Unit again approve the establishment of water supply system improvements in the Local Unit under the provisions of Act 233, consisting of the acquisition, construction and installation of lead service line replacements; water meter upgrades, improvements, and replacement; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto, to serve the Local Unit, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. Designation of System. The system referred to in Section 1 above has been designated YPSILANTI COMMUNITY UTILITIES AUTHORITY WATER SUPPLY SYSTEM (City of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Local Unit Consent to Use of Public Rights of Way. The Local Unit hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in such Local Unit for the purpose of constructing, operating and maintaining the System and any improvements, enlargements and extensions thereto.

SECTION 4. Local Unit Consent to Service. The System is designed to serve areas in the Local Unit as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and the Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in the Local Unit.

SECTION 5. Approval of Plans and Cost Estimate. The Authority and the Local Unit hereby approve and confirm the plans for the improvements to the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of \$1,140,000 and the Local Unit's share thereof of not to exceed \$1,140,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. Contracts for System Improvements; Cost Increases. The Authority will take bids for the acquisition and construction of improvements to the System and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless the Local Unit, by resolution of its legislative body, (a) approves said increased total cost and the Local Unit's share thereof, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of the Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. Acquisition and Construction of Improvements to System by Authority; Local Unit Payment. The improvements to the System shall be acquired and constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this

Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction contracts, the approval of work and materials thereunder, and construction supervision, shall be in the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. The Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition any costs incurred by the Local Unit in connection with the acquisition or construction of improvements to the System, including engineering expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority bonds as described in Section 9 hereof.

SECTION 8. System Operation by Authority; Local Unit Benefit. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be acquired, constructed, operated, administered and maintained for the sole use and benefit of the Local Unit and its users.

SECTION 9. Issuance of Bonds by Authority. To provide for the construction and financing of the System in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds, in one or more series, in the aggregate principal amount of not to exceed \$1,140,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance the cost of improvements to the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of the Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to the Michigan Finance Authority.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the acquisition and construction of the improvements to the System as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to the Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction and acquisition of the improvements to the System necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of the Local Unit as permitted by law and investment income shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable

regulations thereunder (the “Code”), in such a manner as to cause the bonds to be “arbitrage bonds” within the meaning of Code § 103(b)(2) and §148.

SECTION 10. Local Unit Payments. That cost of the improvements to the System shall be charged to and paid by the Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the improvements to the System to be financed with the issuance of one or more series of bonds of the Authority (\$1,140,000) shall be paid by the Local Unit to the Authority in annual installments (corresponding to principal payments on each series of the bonds on the next October 1st of each year) on September 15 of each year, as follows:

2027	\$45,000
2028	50,000
2029	50,000
2030	50,000
2031	50,000
2032	50,000
2033	55,000
2034	55,000
2035	55,000
2036	55,000
2037	55,000
2038	60,000
2039	60,000
2040	60,000
2041	60,000
2042	65,000
2043	65,000
2044	65,000
2045	65,000
2046	70,000

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on October 1 of each year, commencing with the year 2027, or such other year as determined at the time the bonds are sold to the Michigan Finance Authority, corresponding to the principal amount of the above installments, and the Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on September 15, 2026, as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed two percent (2.0%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by the Local Unit, or from other actions taken in connection with the System, the Authority shall notify the Local Unit of the amount of such fees and other costs and expenses, and the Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet

such fees and other costs and expenses. The principal payment date may be adjusted to April 1 at the time the bonds are sold to the Michigan Finance Authority but shall be payable in not more than twenty annual installments.

Should cash payment be required from the Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, the Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of its agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. The Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish the Local Unit with a complete schedule of installments of principal and interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2027, advise the Local Unit, in writing, of the exact amount of principal and interest installments due on the Authority bonds on the next succeeding April 1, and payable by the Local Unit on March 15, as hereinbefore provided, and the exact amount of interest installment due on the bonds of the Authority on the next succeeding October 1, and payable by the Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Local Unit Limited Tax Full Faith and Credit Pledge. The Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing July 1, 2026, set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional, statutory and charter tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Advance Payment by Local Unit. The Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Additional Payments by Local Unit. The Local Unit may pay additional moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. Payment Default by Local Unit; Withholding of State Payments. In the event the Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to the Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the obligations of the Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to the Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of the Local Unit to make its payments in the manner and at the times required by this Contract, including the right of the Authority to direct the Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. Local Unit Payment Obligation. It is specifically recognized by the Local Unit that the debt service payments required to be made by it pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and the Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. Additional Bonds. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete the Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the Local Unit's share of completing the System and to increase the annual payments required to be made by the Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and the Local Unit shall be committed to retire such amount of bonds as may be necessary to pay the Local Unit's share of the costs of the System whether or not in excess of those presently estimated herein. Any such additional bonds shall comply with the requirements

of Act 233 and any increase in the annual payments shall be made in the manner and at the times specified in this Contract. In lieu of such additional bonds, the Local Unit may pay over to the Authority, in cash, sufficient moneys to complete the Local Unit's share of the System.

SECTION 17. Surplus Bond Proceeds. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of the Local Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of the Local Unit; subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by the Local Unit hereunder.

SECTION 18. Voidability. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. Bondholders' Rights. The Authority and the Local Unit each recognize that the owners from time to time of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore, covenanted and agreed by the Authority and the Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Unit and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. Contract Term. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of twenty-five (25) years. At such time within said 25-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of the Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. Indemnification. The parties hereto hereby expressly agree that the Authority shall not be liable for and the Local Unit shall pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the ownership, acquisition, construction, operation, maintenance and repair of the

System, this Contract, or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by the Local Unit from liability for such claims, actions, demands, expenses, damages and losses, however caused or however arising, including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, the Local Unit will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, the Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, the Local Unit shall, upon written notice and demand from the Authority, but will not, without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. Successors and Assigns. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. Effectiveness of Contract. This Contract shall become effective upon (i) approval by the legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by the Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the Local Unit, and (iv) due execution by the Mayor and City Clerk of the Local Unit and by the Chair and Secretary of the Authority.

SECTION 24. Downward Adjustment of Bond Amount. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of bonds for the Local Unit's share to be issued than \$1,140,000, the Director of the Authority and the Treasurer of the Local Unit are each authorized on behalf of the Authority and the Local Unit, respectively, to agree to a revised principal amount of the Bonds and a revised maturity schedule and to approve the same as an addendum to this Contract. If a lower amount of bonds is required and if such lower amount and revised maturity schedule is agreed to and approved by the Director of the Authority and the Treasurer, respectively, this Contract shall be construed as referring to the reduced principal amount of said bonds and the revised maturity schedule therefor.

SECTION 25. Counterparts. This Contract may be executed in several counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES
AUTHORITY

By: _____
Chair

By: _____
Secretary

In the presence of:

CITY OF YPSILANTI

By: _____
Mayor

By: _____
City Clerk

45184284.2/099369.00055



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

January 12, 2026

VIA ELECTRONIC MAIL

CITY OF YPSILANTI
City Council
One South Huron Street
Ypsilanti, Michigan 48197-5400

Re: Water System Improvements Bond Sale

Dear City Council Members:

The Ypsilanti Community Utilities Authority (YCUA) recently became eligible for project funding through the Drinking Water State Revolving Fund (DWSRF) loan program administered by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). This funding opportunity will allow YCUA to perform much-needed capital improvements in the City of Ypsilanti. The DWSRF program offers subsidized low-interest loans with rates typically 1.5% to 2% below corresponding open-market interest rates. In addition to the DWSRF loan, the proposed project is also eligible for \$205,200 of principal loan forgiveness through the program. Please find below a brief summary of the capital improvement projects that would be completed under the proposed DWSRF loan.

The first portion of the project would be to complete the second phase of water main improvements along Harriet Street. Harriet Street from Hawkins Street to Hamilton Street has been approved for pavement reconstruction in 2026 as part of the City of Ypsilanti's application for federal funding under the Washtenaw Area Transportation Study. As part of the second phase of this project, YCUA will replace the existing 4" diameter water main with new 8" diameter water main in this corridor to improve water quantity and pressure. The water main in this corridor was originally installed in the early 1930s and has failed on at least 16 occasions over the past 2 decades. The existing water main is an undersized, unlined cast-iron pipe, with evidence of solid material buildup. The buildup of material reduces the effective size of the pipe and adversely affects water distribution. The current opinion of probable cost for this project is \$600,000.00.

The second portion of the project would consist of installing 8" diameter water main to provide a redundant source of supply to the Stadium Meadows Condominiums. The installation of water main would start on Collegewood Street, through Eastern Michigan University (crossing the Border to Border Trail), and connect to the existing water main on the west side of North Hewitt Road. Although the existing dead-end water main has not experienced any problems, the lack of redundancy would result in many, if not all, customers in the area losing service in the event of a failure. The redundant source of supply will also improve water quality in the area. The current opinion of probable cost for this project is \$324,400.00.

The last portion of the project will consist of fifteen (15) lead or galvanized previously connected-to-lead service line replacements. In accordance with the federal and state requirements, full replacement of lead or galvanized previously connected-to-lead service lines is the responsibility of YCUA at YCUA's expense. The current opinion of probable cost for this project is \$212,000.00.

Please find enclosed a description from the YCUA DWSRF Project Plan, which provides an overview and design criteria for each of these projects. The combined cost of these improvements is estimated at \$1,140,000. Under the DWSRF program, the City of Ypsilanti is categorized as an "overburdened" community, which qualifies for a 2.0% interest rate. The DWSRF interest rate will save approximately \$21,075 per year on bond payments or \$421,500 over the 20-year duration of the loan compared to a similar bond issue on the open market with an interest rate of 4.81%.

Please note that, in a separate correspondence, YCUA will request consideration for a Bond Authorizing Resolution in an amount not to exceed \$1,140,000, along with an Authorizing Notice. YCUA will request consideration of these items at the City Council Meeting on January 20, 2026. Please contact me at 734-484-4600 extension 116 or by electronic mail at lblackburn@ycua.org with any questions or concerns regarding this matter.

Sincerely,



LUTHER BLACKBURN, Executive Director
Ypsilanti Community Utilities Authority

LB
Enclosures
cc w/encl.:

YCUA Board of Commissioners
Ms. Tracey Boudreau, City of Ypsilanti
Mr. Rheagan Basabica, City of Ypsilanti
Mr. Andrew Hellenga, City of Ypsilanti
Mr. Nathaniel Watson, PFM Financial Advisors, L.L.C.
Mr. Tom D. Colis, Miller, Canfield, Paddock, and Stone, P.L.C.
Mr. Matt Jane, Pear Sperling Eggan & Daniels, P.C.
Mr. Scott D. Westover, YCUA
Mr. Dwayne Harrigan, YCUA
Ms. Gail Thomas, YCUA
Ms. Karen Groulx, YCUA

Harriet Street Water Main Replacement

The proposed work will consist of replacing existing 4" diameter water main with new 8" diameter water main along Harriet Street between South Hamilton Street and First Avenue in section 9 of the City of Ypsilanti to improve water quantity and pressure. The water main in the project area was originally installed in the early 1930s and has failed on at least 16 occasions during the past 2 decades. The existing water main is undersized, unlined cast iron pipe and evidence of solid material build up inside the mains was noted during the main repairs. The material buildup reduces the effective size of the pipe and adversely affects the water distribution.

1. Design Parameters

- The existing water within the project area serves approximately 40 customers.
- Since the existing water main has experienced excessive failures and has exceeded its design life, it needs to be replaced.
- The proposed improvements will minimize future water main breaks in the area, avoid costly repairs incurred, and minimize potential contamination of the system that could occur as a result from such failures.
- The proposed improvements to the water supply system will maintain a double source of water supply.
- Hydraulic Modeling Results- Existing and Improved Conditions:

Street/Intersection	Existing Pipe Diameter	Proposed Pipe Diameter	Existing Flow (gpm)	Proposed Flow (gpm)
Harriet Street	4"	8"	1,300	1,600

2. Controlling Factors

- The proposed water supply system improvements are in accordance with the recommendations included in the YCUA Water System Master Plan and the YCUA Engineering Design Specifications.
- Harriet Street will be completely reconstructed by the City of Ypsilanti in two phases – from First Avenue to Hawkins Street during fiscal year 2024-2025 and from Hawkins Street to South Hamilton Street during fiscal year 2025-2026. The existing water main is located under the pavement, consequently, replacement of the old, undersized and failure-prone pipe in conjunction with the road improvements is warranted.

3. Maps and Sketches

a. Project Location



The opinion of probable project cost is \$458,000.00 during fiscal year 2024-2025 and \$419,000 during fiscal year 2025-2026.

Please note that this figure has been updated to \$600,000.

City of Ypsilanti Lead Service Line Replacement

In accordance with the 2018 revisions to the Lead and Copper Rule (LCR) established by the State of Michigan, YCUA prepared a preliminary distribution system materials inventory (DSMI) by January 1, 2020. Since then, YCUA staff have worked diligently to continuously update the DSMI so that the list will be complete on or before the current October 16, 2024, deadline. In the process, YCUA has identified just over 150 water services in the City of Ypsilanti that are either lead or galvanized previously connected to lead.

1. Design Parameters

- a. Due to the 2018 revisions to the LCR, YCUA is required to complete full replacement of water services where the existing pipe contains any lead, is galvanized from the water main to the meter, or is galvanized pipe previously connected to lead on the property owner's side of the curb stop box. Prior to the 2018 revisions, YCUA was only required to replace the portion of the water service between the water main and the curb stop box.
- b. Full replacement of water services is the responsibility of YCUA at YCUA's expense, regardless of ownership and whether the pipe is located on public or private property.
- c. Of the water services identified for replacement in the City of Ypsilanti, 16 have been determined to be lead within the public right-of-way but copper from the property line into the building. Consequently, only the portion of those water services located in the public right-of-way requires replacement. These pipes will be replaced during fiscal year 2024-2025.
- d. Almost all other water services identified for replacement in the City of Ypsilanti will require full replacement from the water main all the way to the meter in the building. These pipes will be replaced incrementally during fiscal years 2025-2026, 2026-2027, and 2027-2028.

2. Controlling Factors

- a. Replacement of the services identified is required by the LCR.
- b. YCUA and/or its consultant will follow notification and sampling procedures as required by the LCR and as utilized on similar service replacements completed during the past few years.

The opinion of probable project cost is \$124,000.00 during fiscal year 2024-2024, \$212,000.00 during fiscal year 2025-2026, \$219,000.00 during fiscal year 2026-2027, and \$239,000.00 during fiscal year 2027-2028.

G:\YCUAproj\2024 - DWRP Project Plan\Project Descriptions\City Lead Service Line Replacement 2025.docx

City of Ypsilanti Water Main Looping – Stadium Meadows Condominiums

The proposed work will consist of installing 8” diameter water main in the City of Ypsilanti to provide redundant source of supply to the Stadium Meadows Condominiums in section 6.

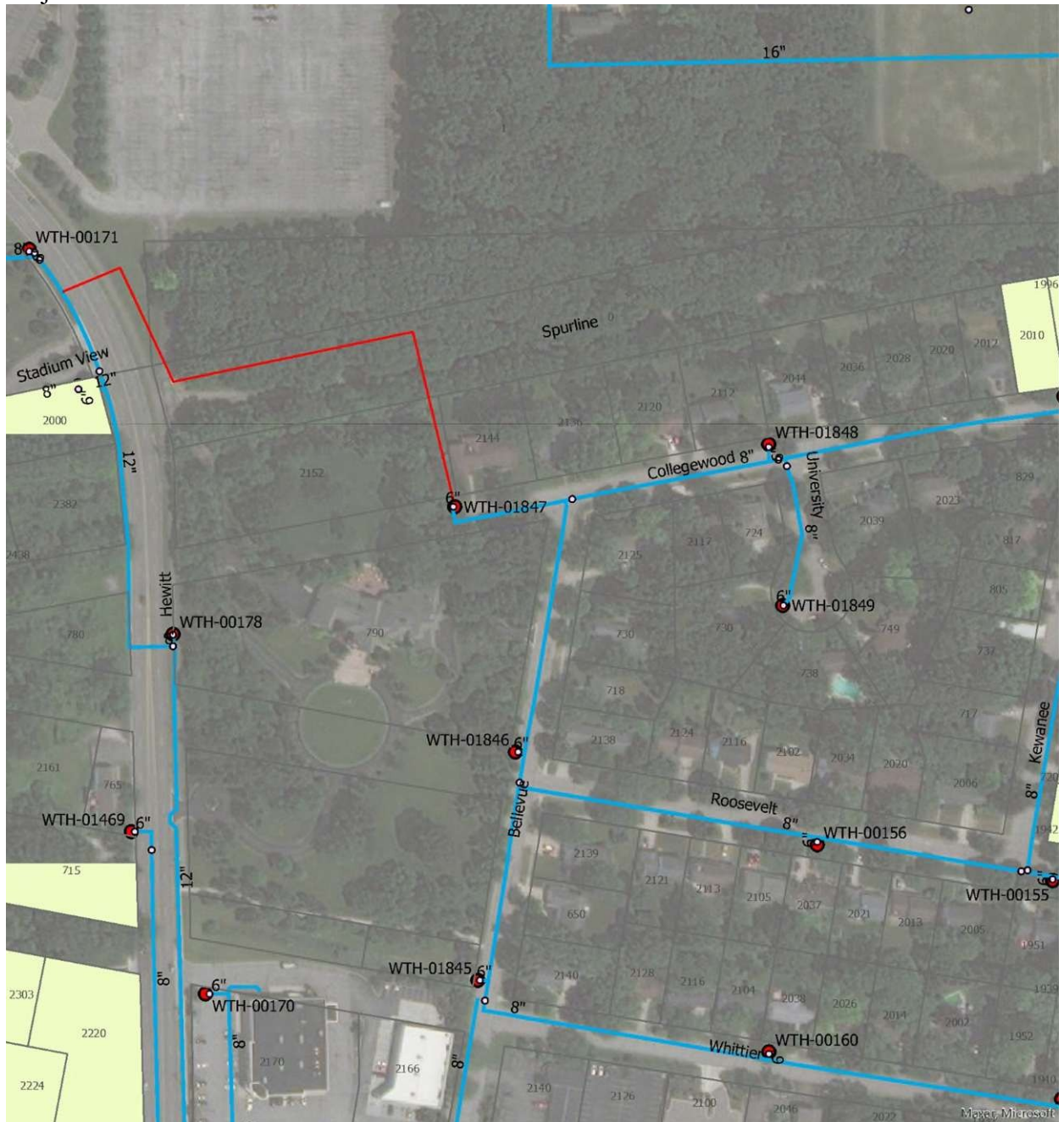
1. Design Parameters

- a. The existing dead-end water main serves approximately 128 customers in the Stadium Meadows Condominiums.
- b. Although the existing dead-end water main has not experienced any problems, the lack of redundancy would result in many, if not all, customers in the area losing service in the event of a failure.
- c. The redundant source of supply will improve water quality in the area.

2. Controlling Factors

- a. The proposed water supply system improvements are in accordance with the recommendations included in the YCUA Water System Master Plan and the YCUA Engineering Design Specifications.
- b. The preliminary alignments of both water main extensions are located in either public right-of-way or land controlled by public agencies. Consequently, it is not anticipated that easement acquisition will be problematic and should be completed in advance of any loan-related activities.
- c. Open-cut construction is the anticipated method for installation of the proposed water main extensions.

3. Maps and Sketches
a. Project Locations



The opinion of probable project cost is \$324,400.00.

G:\YCUAproj\2023 - DWRP Project Plan Update\Project Descriptions\City WM Looping.docx

RESOLUTION 2025-14 APPROVING CONTRACT
(City/Water Mains and Lead Service Line Replacements)

Ypsilanti Community Utilities Authority
County of Washtenaw, Michigan

Minutes of a regular meeting of the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan (the "Authority"), on the 17th day of December, 2025, at 3:00 p.m., prevailing Eastern Time.

PRESENT: Commissioners Bodary, Doe, Peterson, and Ostrowski.

ABSENT: Commissioners Ichesco

The following preamble and resolution were offered by Commissioner Peterson and supported by Commissioner Doe:

WHEREAS, the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, intends to authorize the issuance and sale of its Water Supply System Bonds, Series 2026 (City of Ypsilanti) (the "Bonds") pursuant to Act 233, Public Acts of Michigan, 1955, as amended, in an amount of not to exceed One Million One Hundred Forty Thousand Dollars (\$1,140,000), for the purpose of defraying the cost of the acquisition, construction and installation of lead service line replacements; and looping and installation of new water mains; together with all necessary appurtenances and attachments thereto (the "Improvements"), to service the City of Ypsilanti (the "City");

WHEREAS, a DWSRF Contract has been prepared between the Authority and the City to provide for the financing of the cost of acquiring and constructing said improvements, which Contract has been reviewed by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The DWSRF Contract dated as of January 20, 2026, between the Authority and the City is hereby approved and the Chair and Secretary are each authorized to sign the same on behalf of the Authority.

2. The Authority may incur expenses for the Improvements prior to receipt of proceeds of the Bonds and may advance moneys for that purpose from funds available to the Authority, to be reimbursed from proceeds of the Bonds when available. The Authority makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

(a) The Authority reasonably expects to reimburse itself with proceeds of the Bonds for certain costs of the Improvements which were paid or will be paid from available funds of the Authority subsequent to sixty (60) days prior to today.

Miller, Canfield, Paddock and Stone, P.L.C.

- (b) The maximum principal amount of debt expected to be issued for the Improvements, including issuance costs, is \$1,140,000.
- (c) A reimbursement allocation of the capital expenditures described above with the proceeds of the Bonds will occur not later than 18 months after the later of (i) the date on which the expenditure is paid, or (ii) the date the Improvements are placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid. A reimbursement allocation is an allocation in writing that evidences the Authority's use of the proceeds of the Bonds to reimburse the Authority for a capital expenditure made pursuant to this resolution.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

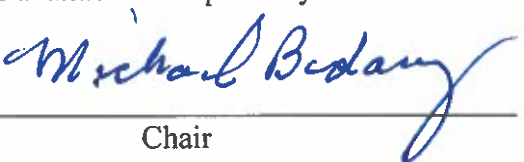
AYES: Commissioners Bodary, Doe, Peterson and Ostrowski.

NAYS: Commissioners None.

RESOLUTION DECLARED ADOPTED.


Chair

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, at a regular meeting held on the 17th day of December, 2025 and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, as amended, and that minutes of said meeting were kept and will be or have been made available as required by said Act.


Chair

45184290.2/099369.00055



Miller, Canfield, Paddock and Stone, P.L.C.



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Desirae Simmons, Council Member

Subject: Resolution No. 2026-011 Appointing Resident Lisa Voelker to the Tenants' Rights Committee, with a term ending October 21, 2028.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution 2026-011 Voelker appointment
2. Voelker, Lisa App_Redacted

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-011
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following Resident be appointed to the City of Ypsilanti Board and Commission as indicated below:

<u>Name</u>	<u>Board</u>	<u>Expiration</u>
Lisa Voelker 734 North River Street Apt 1 Ypsilanti, MI 48198	Tenants' Rights Committee	10/21/2028

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI – TENANTS’ RIGHTS COMMITTEE - Submission #7783

Date Submitted: 1/13/2026

First Name*

Lisa

Last Name*

Voelker

Address*

734 North River Street Apt 1

City*

Ypsilanti

State*

MI

Zip Code*

48198

Phone Number*

[REDACTED]

Email Address*

[REDACTED]

Eligibility Confirmation*

- ☒ I confirm that I am a current tenant residing in the City of Ypsilanti.
- ☒ I am not a landlord or property owner.
- ☒ I am at least 18 years of age.

1. Why are you interested in serving on the Tenants’ Rights Committee?*

I've lived here in the city for over 20 years as a renter. I am interested in keeping Ypsi renter friendly, and working with others on improving conditions for renters.

2. What experiences or perspectives do you bring as a tenant that would contribute to the Committee's work?*

I've served on an ad-hoc committee for the City, the first Community Benefits Ordinance committee and learned introductory level rules and processes for municipal participation. I have given public comment over the years, and am invested in Ypsilanti and plan to stay long term. I've worked with various landlords to share property fixes and a vision for better living conditions. I've lived in my current rentals over 4 years, and in many places around Ypsilanti. I've got background knowledge on data collection, aggregation and synthesis. I also have decent people skills, and communications skills. I work at EMU.

3. Have you been involved in any tenant advocacy, community organizing, or civic engagement efforts? If so, please describe. Your response: *

Only my own when it came to parking rules downtown Ypsi; we worked to change the policy about towing after there were over 12 of us towed on the same morning without warning as to if and why this would happen; many times have been at public comment, presented at council and helped to keep track of operating landlords in Ypsi, as well as their track record with condition of housing; I volunteered and helped run the Ypsi Gathering space, which was also a warming center at RAC, we gathered tons of food donations and other resources, had street medic services, art education, and more.

Electronic Signature Agreement*

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.

Electronic Signature

Lisa Voelker



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Desirae Simmons, Council Member

Subject: Resolution No. 2026-012 Appointing Resident Amelia Rondel to the Human Relations Commission, with a term ending October 21, 2028.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution 2026-012 Rondel appointment
2. Rondel, Amelia App_Redacted

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-012
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following Resident be appointed to the City of Ypsilanti Board and Commission as indicated below:

<u>Name</u>	<u>Board</u>	<u>Expiration</u>
Amelia Rondel 722 Cambridge Ypsilanti, MI 48197	Human Relations Commission	7/01/2029

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Citizen Advisory Boards and Commissions Participation Resume - Submission #7775

Date Submitted: 1/9/2026

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

After submitting your resume application, nomination to a board or a commission under the City Charter is either by the Mayor or by two Council Members and is subject to the approval and confirmation by a majority vote of the City Council.

QUALIFICATIONS

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

Name*		Email Address*	
Amelia Rondel			
Address (legal residence)*			
722 Cambridge			
City*	State*	Zip Code*	
Ypsilanti	MI	48197	

Phone Number***Number of Years in the Community*****Are you registered to vote in the City of Ypsilanti?***

- ☒ Yes
☐ No

Which Ward do you live or reside in?*

- ☐ Ward 1
☒ Ward 2
☐ Ward 3
☐ NA

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

- | | | |
|--|---|--|
| ☐ Ann Arbor Area Transit Authority | ☐ Fire Civil Service Commission (party affiliation required) | ☐ Police Advisory Commission (YPAC) |
| ☐ Ann Arbor/Ypsilanti SmartZone (LDFA) | ☐ Historic District Commission (HDC) | ☐ Sustainability Commission |
| ☐ Dangerous Buildings Officer | ☒ Human Relations Commission (HRC) | ☐ YCUA |
| ☐ Economic Development Corporation/Brownfield Redevelopment Authority | ☐ Huron River Watershed Council | ☐ Ypsilanti Downtown Development Authority (YDDA) |
| ☐ Board of Ethics (party affiliation required) | ☐ Non-motorized Advisory Committee | ☐ Ypsilanti Housing Commission |
| ☐ Review and Tax Assessment Board | ☐ Parks and Arts Commission | ☐ Zoning Board of Appeals |
| ☐ Police and Fire Pension Board | ☐ Planning Commission | |

Party Affiliation

Are you applying for youth membership?*

Boards and Commissions that allow Youth Membership are: Human Relations Commission (HRC), Parks and Arts Commission, Police Advisory Commission (YPAC), Sustainability Commission

☐ Yes

☒ No

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

I am interested in serving on the Human Relations Commission because I have seen how gaps in communication and trust can prevent residents from engaging with local government, even when support and resources are available. Through my experience in issue advocacy and community organizing, I have worked with individuals who were hesitant to engage with governmental institutions due to past experiences of exclusion or misunderstanding. These experiences have shown me how intentional, respectful outreach can change not only outcomes, but whether people feel heard at all.

As a transgender woman, I bring lived experience that informs how people may approach, or avoid, civic processes and advisory bodies. This perspective shapes how I listen, how I communicate, and how I consider barriers that are not always visible from within institutional settings. I believe this experience would help the commission remain approachable and responsive, particularly to residents who may otherwise feel disconnected from city processes. I am committed to contributing thoughtful, collaborative input that supports careful deliberation and balanced recommendations.

Work/volunteer experience related to the board or commission:

My advocacy work and volunteer experience leading community based committees and as the president of the Gender Variant Alliance has centered on engaging with individuals and communities navigating conflict, marginalization, or mistrust of institutions. In advocacy and organizing roles, I have supported people in articulating their concerns, identifying practical next steps, and communicating effectively with organizations or decision-makers. This has often required balancing empathy with clarity, and ensuring that conversations remain constructive even when perspectives differ.

I have experience facilitating discussions across differences, helping to de-escalate tension, and focusing groups on shared goals rather than points of division. I am accustomed to working collaboratively, respecting confidentiality, and approaching sensitive issues with care and discretion. These experiences have prepared me to contribute thoughtfully to the deliberative, consensus-oriented work of the Human Relations Commission.

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

☒ Yes

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

☒ Yes

Electronic Signature Agreement *☒ Yes

By checking the "I agree" box above, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Electronic Signature*

Amelia Rondel





REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-013 Adopting the City of Ypsilanti Parks and Recreation Master Plan and recommending that the Plan be forwarded to the Michigan Department of Natural Resources for their approval.

Public Hearing Resolution No. 2026-014, close the public hearing.

Resolution No. 2026-013, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 01-20 parks plan RFL
2. Resolution 2026-013 - Adoption of Ypsilanti Parks Recreation Master Plan
3. Resolution No 2026-014 PH
4. 1.12.26 City of Ypsilanti Parks Recreation Master Plan

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
January 20, 2026

From: Bonnie Wessler, Department of Public Works

Subject: Parks and Recreation Master Plan

SUMMARY & BACKGROUND:

The City of Ypsilanti last updated the Parks and Recreation Master Plan in early 2020, just prior to the pandemic. In order to be eligible for certain State grants administered via the Department of Natural Resources, our plan must be no more than five years old and meet certain Michigan Department of Natural Resources standards for both content and process. Staff, our consultant Mannik & Smith, and the Parks and Arts Commission have been working on the technical aspects of the plan since mid-2024. An online survey was open this summer (paper copies were welcomed as well), and freeform input was invited via email. Three in-person open house sessions were held, on May 19, August 14, and August 19th. The Parks and Arts Commission discussed the draft plan at its regular November meeting, and it was released for public review and comment concurrently.

The draft was available on the City website (cityofypsilanti.com/parksplan), with a paper copy available in the waiting area of City Hall. The Parks and Arts Commission held a public hearing at their regular meeting on 12/15, at which they recommended approval for Council. The plan is formatted differently than plans prior, but still meets the criteria laid out by the DNR. The overarching goals of ensuring the City parks are welcoming and accessible remain substantially similar to previous editions.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Draft Parks Plan

FY2025/2026 Goal Alignment

- **Budget Priority 1: Public Infrastructure/Buildings/Roads**
- Budget Priority 2: Water Street
- Budget Priority 3: Public Safety/Public Health
- Budget Priority 4: Shelter/Housing
- Budget Priority 5: Staffing Capacity

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

**CITY OF YPSILANTI
COUNTY OF WASHTENAW, STATE OF MICHIGAN
RESOLUTION 2026-013**

Adoption of the City of Ypsilanti Parks and Recreation Master Plan

At a Regular Meeting of the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan, held in the City on January 20, 2026, at 6:00 pm, prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Councilor [NAME] and supported by Councilor [NAME]:

WHEREAS, the City of Ypsilanti has undertaken the update of its five-year Parks and Recreation Master Plan which describes the city physical and social characteristics, existing parks and recreation facilities, and the desired actions to be taken to improve parks and recreation facilities during the period between 2026 and 2030; and

WHEREAS, the City of Ypsilanti Parks and Recreation Master Plan's goals and objectives were developed in response to needs and deficiencies identified by a survey of residents conducted in 2025 as well as input from City officials, community stakeholders, and staff at three public open houses held on May 19, 2025, August 14, 2025, and August 19, 2025; and

WHEREAS, the Parks and Arts Commission reviewed the proposed City of Ypsilanti Parks and Recreation Master Plan during a public meeting on November 17, 2025; and

WHEREAS, the City of Ypsilanti draft Parks and Recreation Master Plan has been made available for public review in the manner required by law and all comments from the public have been considered by the Parks and Arts Commission; and

WHEREAS, the City Parks and Arts Commission at a meeting held on December 15, 2025, held a public hearing, as required by law, to provide another opportunity for citizens to express opinion, ask questions and discuss all aspects of the Master Plan; and

WHEREAS, the City of Ypsilanti Parks and Recreation Master Plan was approved by the City of Ypsilanti Parks and Arts Commission at a meeting held on December 15, 2025, and recommended that the Plan be forwarded to the Ypsilanti City Council for their adoption; and

NOW, THEREFORE, BE IT RESOLVED, that the Ypsilanti City Council hereby adopts the City of Ypsilanti Parks and Recreation Master Plan and recommends that the Plan be forwarded to the Michigan Department of Natural Resources for their approval.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED ON JANUARY 20, 2026

Nicole Brown, Mayor

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan at a regular meeting held on January 20, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be of have been made available as required by said Act.

Tracey Boudreau, City Clerk



uResolution No. 2026-014
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the City of Ypsilanti Parks and Recreation Master Plan be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



CITY OF YPSILANTI

2026-2030 PARKS & RECREATION MASTER PLAN



ACKNOWLEDGEMENTS

City of Ypsilanti Staff

Andrew Halenga, City Manager
Bonnie Wessler, Director
Jennifer Collins, Events and Facilities Supervisor
Ryan Dillon, Supervisor
Gary Burchwell Jr., Supervisor
David Blakley, Supervisor
David Canter, Office Manager

City Council

Nicole Brown, Mayor
Me’Chelle King, Ward 1
Roland Tooson, Ward 1
Patrick McLean, Ward 2
Steve Wilcoxon, Ward 2
Desirae Simmons, Ward 3
Amber Fellows, Ward 3

City of Ypsilanti Parks and Arts Commission

Michael McAtee, Chair
Cathy Thorburn, Secretary
Ben Connor-Barrie, Commissioner
Amanda Moore, Commissioner
Aaron Seagraves, Commissioner
Evan Sweet, Commissioner
Abra Beua, Commissioner
Brian Merlos, Commissioner
Anna Parker, Commissioner

Adopted by the Ypsilanti Parks and Arts Commission on December 15, 2025

Adopted by the Ypsilanti City Council on January 20, 2026



Assisted by The Mannik & Smith Group, Inc.
Photographs provided by City of Ypsilanti and by The Mannik & Smith Group, Inc.

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INTRODUCTION

Parks and recreation in Ypsilanti provides a wide range of community benefits. Recreation contributes to the mental and physical health of city residents, providing a place for exercise, physical activity, relaxation, play, and sports. Parks provide valuable open space and help to protect environmental resources.

The purpose of the City of Ypsilanti Parks and Recreation Master Plan is to guide recreation planning and development efforts of the city over the next five-year period, through 2030. The Plan identifies existing parks and recreational opportunities, assesses the need for future recreational needs, provides direction for the future development of the city parks, and presents strategies to meet the recreational needs of a growing population.

Past parks and recreation plans for the City of Ypsilanti were adopted in 2008, 2013 and 2020. These plans guided the development of new playground at Riverside Park, accessibility improvements at Parkridge Park, non-motorized transportation improvements and many other park improvements. A new priority which has been shown by the city's governance is the incorporation of the arts into its parks and recreation services and this plan. The purpose of this new updated Plan is to guide parks, recreation and arts planning and development efforts of the city over the next five years. The current Master Plan is intended to meet state standards for community recreation planning that are necessary to gain eligibility for grant programs.

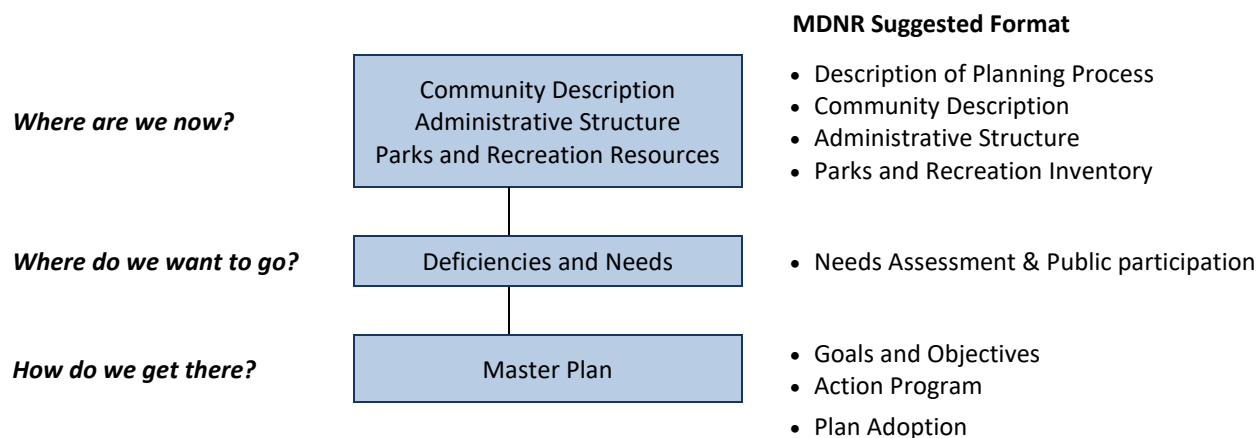
PLANNING PROCESS

The process used to generate the Plan consisted of three phases which are described below.

1. **Where are we now?** In this phase, the community's demographics and the administration of parks were reviewed and updated. The city parks were examined and mapped to document the existing resources. The information is organized into three main categories: community description, administrative structure, and parks and recreation resources.
2. **Where do we want to be?** The second phase in the planning process consisted of an analysis of the community's parks to determine deficiencies and needs. Public input was sought to solicit ideas and suggestions about recreation preferences and desired improvements through an online questionnaire and at a public open house meeting. Input was also solicited from city officials, community stakeholders, and staff.
3. **How do we get there?** Once needs were identified, the final phase involved the development of an action plan to support the community's vision for the parks and recreation system and provide for park development projects. Recommended projects were summarized in a capital improvement schedule, along with strategies for implementation. This phase also included preparation of a full draft of the Plan, which was presented to the city Parks and Arts Commission as well as the public for review and comment prior to adoption.

The following diagram illustrates the planning process and how it corresponds to the Michigan Department of Natural Resources (MDNR) suggested format described earlier.

Figure 1. Planning Process



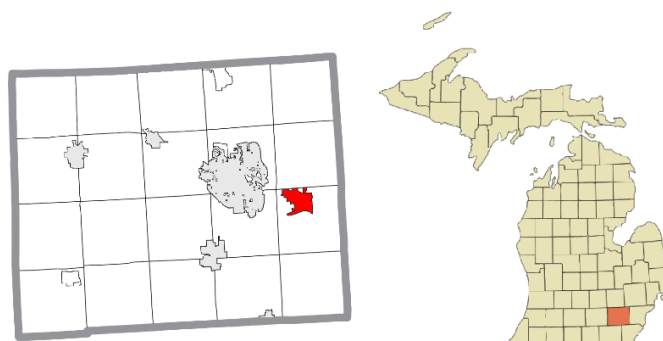
WHAT THIS PLAN CONTAINS

The City of Ypsilanti Parks and Recreation Master Plan follows the format suggested by the MDNR in the *Guidelines for the Development of Community Parks and Recreation Plans* (IC1924, Rev. 4/16/2021). The first chapter, **Community Description**, includes a summary of both the social and physical characteristics of the city. The **Administrative Structure** chapter includes a description of how parks and recreation services are managed in the city, including budget and funding information. The next chapter, **Parks and Recreation Resources**, describes the existing city parks as well as those of the County and other parks located nearby. This chapter also includes an accessibility assessment and a description of the grant-assisted park projects. The **Needs Assessment** portion of the Plan presents the input received from local officials, staff, and residents, which helped in formulating the **Goals and Objectives** and **Action Program** chapters, which outlines an action plan with strategies for implementation.

DESCRIPTION OF THE PLANNING AREA

The City of Ypsilanti is located in eastern Washtenaw County and is located just east of Ann Arbor and 35 miles west of Detroit. It is the fourth (4) most populous community in Washtenaw County. The city is bounded to the north by Superior Township and on the west, south and east by Ypsilanti Charter Township. Ypsilanti is part of the Ann Arbor-Ypsilanti metropolitan area, the Huron River Valley and is home of Eastern Michigan University.

Figure 2. Regional Setting



COMMUNITY DESCRIPTION

The City of Ypsilanti, originally settled as Woodruff Grove, was named Ypsilanti in 1825, and is known for its rich historic facilities, riverside parks and is the home of Eastern Michigan University, which it collaborates with regularly. Ypsilanti prides itself on green initiatives, including city-wide LED streetlights, the use of solar panels to produce energy, and a curbside textile recycling program. Ypsilanti hosts a large number of festivals that take place along the Huron River, bringing in large crowds of citizens and tourists. The City has a growing downtown area and the historic Depot town with many thriving restaurants and attractions such as the Hudson Car Museum and the Michigan Firehouse Museum and Education Center. Ypsilanti is also known for its rich diversity and many artistic endeavors. It has also been awarded a Foodie award for best food destination.

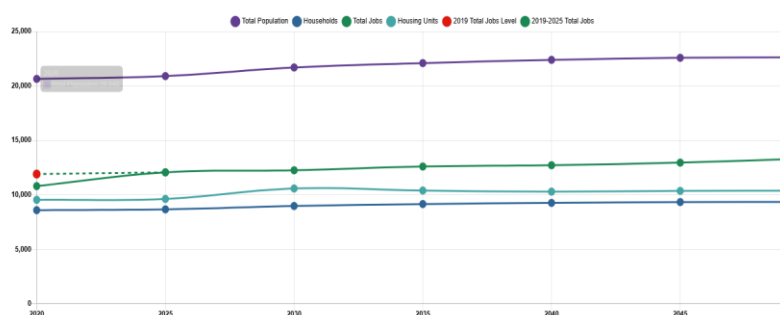
Arts and cultural activity are core to Ypsilanti's identity and occur throughout the city—not only in the downtown and Michigan Avenue corridors. Neighborhoods across Ypsilanti support a diverse range of creative spaces including community arts centers, print studios, home-based makers, public art installations, and nonprofit arts organizations. The city encourages accessible, walkable, small-scale arts uses within residential and mixed-use districts as part of fostering a vibrant and inclusive cultural ecosystem.

POPULATION TRENDS

Anticipated changes in the size, distribution, and age composition of the population will affect the need for future recreational facilities. According to the most recent census information (2020), Ypsilanti is home to 20,648 people, an increase of 1,213 people from its 2010 population of 19,435. The most recent population estimate for the city is 20,929 (July 2024, SEMCOG), indicating continued growth.

Population projections for Ypsilanti predict continued growth in population, with the number of persons growing at 9.6% to 22,637 between 2020 and 2050 and the number of households increasing by 8.8% from 8,600 to 9,355. These projections, which were developed by the Southeast Michigan Council of Governments (SEMCOG), indicate that the city's population and household will continue to grow. As a result, the recreational needs of city residents will most likely continue to grow.

Figure 3. Ypsilanti Forecast Summary Report, 2020-2050
Ypsilanti - 2050 Forecast Summary Report



Source: US Census Bureau & SEMCOG 2045 Regional Development Forecast

Table 1. Ypsilanti City Population and Households, 2010 and 2020

Community	Population			Households		
	2010	2020	% change	2010	2020	% change
City of Ypsilanti	19,435	20,648	6.2%	9,271	9,236	-0.4%
Washtenaw County	344,791	372,258	8.0%	137,193	147,847	7.8%

Source: U.S. Census Bureau (2010 and 2020)

Table 2. Ypsilanti Youth and Older Adults Trends, 2020 and 2050

	2020	2050	% Change		2020	2050	% Change
Under 5	960	956	-0.4%	25 to 64	9,792	10,215	4.3%
5 to 17	2,055	2,726	32.7%	65 to 84	1,747	2,205	26.2%
18 to 24	5,885	5,665	-3.7%	85+	209	870	316.3%

Source: SEMCOG 2050 Regional Development Forecast

POPULATION CHARACTERISTICS

In addition to examining the number and distribution of people, it is important to understand the population characteristics of the community. Table 3 presents information on race, age, education, employment, income, disability status, and housing characteristics of the city.

Table 3. Census Profile, 2020/2023 ACS

	number	%		number	%
TOTAL 2020 POPULATION (Census 2020)	20,648	100.0%			
TOTAL 2023 POPULATION (ACS 2023)	19,937	100.0%			
AGE (ACS 2023)					
Under 5 years	928	4.7%	45 to 49 years	689	3.4%
5 to 9 years	901	4.5%	50 to 54 years	889	4.4%
10 to 14 years	794	3.9%	55 to 59 years	858	4.3%
15 to 19 years	2,616	13.1%	60 to 64 years	610	3.1%
20 to 24 years	3,823	19.2%	65 to 69 years	706	3.5%
25 to 29 years	2,240	11.2%	70 to 74 years	418	2.1%
30 to 34 years	1,596	8.0%	75 to 79 years	331	1.7%
35 to 39 years	1,347	6.8%	80 to 84 years	184	1.0%
40 to 44 years	804	4.0%	85+ years	203	1.0%
MEDIAN AGE (years) (ACS 2023)	27.0				
POPULATION & HOUSEHOLDS (ACS 2023)					
Homeownership Rate	31.0%				
Housing Units	9,352				
Households (Occupied Units)	2,895				
Vacant Housing Units	663				
HOUSEHOLD TYPES (ACS 2023)					

	number	%		number	%
Single Unit	3,399				
Multi-Unit	5,925				
Mobile Homes or Other	28				
RACE AND ORIGIN (ACS 2023)					
White	18,255	57.2%			
Black or African American	4,470	22.4%			
Asian	1,024	5.1%			
Multi-Racial	1,209	6.1%			
Other	54	0.3%			
Hispanic	1,682	8.4%			
TOTAL	19,937	100.0%			
HIGHEST EDUCATIONAL LEVEL (ACS 2023)					
Graduate / Professional Degree		23.3%	Some College, No Degree		25.7%
Bachelor's Degree		22.6%	High School or equivalent		16.0%
Associate's degree		6.1%	Did Not Graduate High School		6.3%
JOBS BY INDUSTRY (ACS 2023)					
Administrative, Support & Waste Services	602	5.0%	Education Services	3,051	25.3%
Healthcare Services	1,453	12.0%	Information & Finance	982	8.1%
Leisure & Hospitality	1,147	9.5%	Manufacturing	669	5.5%
Natural Resources, Mining, Construction	399	3.3%	Other Services	791	6.6%
Professional & Technical Services	1,118	9.3%	Public Administration	635	5.3%
Retail Trade	645	5.3%	Transportation, Warehousing	412	3.4%
Wholesale Trade	166	1.4%			
			Total	12,070	100%
POVERTY (ACS 2023)					
Persons in Poverty	4,427	25.5%			
INCOME (ACS 2023)					
Median Household Income (in 2023 \$)	\$44,141				
ANNUAL HOUSEHOLD INCOME (ACS 2023)					
\$200,000 or more	375	4.3%	\$40,000 TO \$44,999	388	4.5%
\$150,000 to \$199,999	391	4.5%	\$35,000 TO \$39,999	572	6.6%
\$125,000 to \$149,000	292	3.4%	\$30,000 TO \$34,999	624	7.2%
\$100,000 to \$124,999	596	6.9%	\$25,000 TO \$29,999	382	4.4%
\$75,000 to \$99,999	786	9.0%	\$20,000 TO \$24,000	372	4.3%

	number %			number %	
\$60,000 TO \$74,999	855	9.8%	\$15,000 TO \$19,999	655	7.5%
\$50,000 TO \$59,999	626	7.2%	\$10,000 TO \$14,999	584	6.7%
\$45,000 TO \$49,999	350	4.0%	LESS THAN \$10,000	841	9.7%
			TOTAL	8,689	100%
HOUSING TYPE (ACS 2023)					
Single Family Detached	3,399	36.3%			
Multi-Unit	5,925	63.4%			
Mobile Homes or Other	28	0.3%			
TOTAL	9,352	100%			
HOUSING TENURE (ACS 2023)					
Owner occupied	2,895	31.0%			
Renter occupied	5,794	62.0%			
Vacant	663	7.0%			
	9,352	100%			
HOUSING VALUE (ACS 2023)					
Median Housing Value – in 2023 dollars	\$223,700				
Median gross rent	\$1,034				
HOUSING VALUE (ACS 2023)					
\$1,000,000 or more	8	0.3%	\$100,000 to \$124,999	180	6.2%
\$500,000 to \$999,999	101	3.5%	\$80,000 TO \$99,999	51	1.7%
\$300,000 to \$499,999	453	15.6%	\$60,000 TO \$79,999	45	1.6%
\$250,000 to \$299,999	642	22.2%	\$40,000 TO \$59,999	16	0.6%
\$200,000 TO \$249,000	463	16.0%	\$30,000 TO \$39,999	21	0.7%
\$175,000 TO \$199,000	263	9.1%	\$20,000 TO \$29,999	11	0.4%
\$150,000 TO \$174,999	327	11.3%	\$10,000 TO \$19,999	19	0.7%
\$125,000 TO \$149,999	285	9.8%	LESS THAN \$10,000	10	0.3%
			TOTAL	2,896	100%

Source: U.S. Census Bureau (2020) & 2020 and 2023 American Community Survey (ACS)

NATURAL FEATURES

Like much of Michigan's southern Lower Peninsula, the landscape of the Ypsilanti area was formed through glacial action. The glacier's movement shaped the topography and created the different types of soils. Most of Ypsilanti is developed but some natural features, two surface water rivers and wetlands exist which are shown in Figure 4 below.

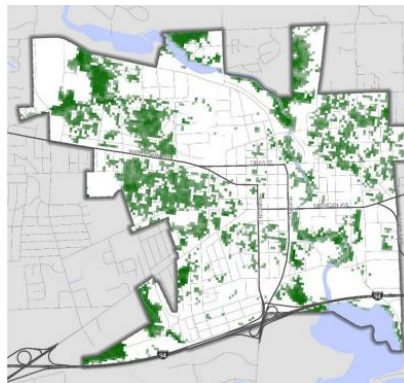
Figure 4. Natural Features

Wooded areas are found along the entire edge of both Huron River. They provide protective buffers for the waterways and protect the watershed from siltation and soil erosion damage caused by stormwater runoff. Approximately 1,058.4 acres or 37.6% of Ypsilanti has tree canopy as of 2022. The wooded areas also serve as a valuable wildlife corridor. Much of the heavily wooded areas around the river are identified as freshwater forested and shrub wetlands that exhibit temporary flooding (a few days to a few weeks) or seasonal flooding (primarily during the early growing season).



The major surface water in City of Ypsilanti is the Huron River. The presence of this river in conjunction with their location determines the type and extent of floodplain within the community. In general, wetlands occur in association with these waterways at many locations. The river passes through downtown Ypsilanti, drains into Ford Lake and is a part of the Lower Middle Huron River Watershed. Paint Creek is also identified as a surface water waterway in the city with its own watershed and floodplain.

While the soil's poor drainage and wetness present some limitations in the existing riverfront recreation facilities, the Huron River provide great opportunities for outdoor recreation, particularly fishing and canoeing. The city owns and operates five (5) parks along the Huron River; Peninsular, Frog Island, Riverside, Waterworks and Huron Landing Parks.



LAND USE AND DEVELOPMENT PATTERNS

The City of Ypsilanti is located where an old Native American trail crossed the Huron River. It was a camping and burial ground for several Native American tribes. In 1809, explorers built a long structure on the west bank of an Indian trading post and was one of the first structures in the vast and sparsely populated Michigan territory. Its first written settlement was in 1823 by Benjamin Woodruff and several of his companions along the river just a mile south of the original trading post and named it Woodruff's Grove. In 1825, settlers combined portions of their own land to form the original plan for a new settlement and called it Ypsilanti.

Ypsilanti is divided into various neighborhoods, corridors and districts. These include the downtown, Depot Town, the Human and Health Services District, various job districts and the railroad area southeast of Depot Town. The city's boundaries typically fall along major roadways. The Michigan Avenue corridor is host to major destination commercial centers consisting of shops, restaurants and arts & entertainment experiences. While Depot Town is located at the intersection of River and Cross Streets.

Ypsilanti is likely most well-known for being the home of Eastern Michigan University. It is the largest employer in Ypsilanti and is a diverse public university providing a wide range of undergraduate, graduate and doctoral degree options.

Figure 4, on page 10, illustrates the city's existing land use. This map shows the clear distinction between residential districts, business districts, industrial districts and the city's primary natural feature, the Huron River. The City of Ypsilanti, boasting 15 parks, are spread throughout the City's 4.47 square miles.

As presented in Table 4, the City of Ypsilanti has seen slow growth of occupied housing units from 2010 to 2022.

Table 4. Housing Units

Housing Type	Census 2010	ACS 2023	Change 2010-2023	New Units since 2023
Single Family Unit	3,612	3,399	-213	25
Multi-Unit Apartment	5,547	5,925	378	322
Mobile Home or Other	37	28	-9	0
Total Net Housing Units	9,196	9,352	156	347
Units Demolished				-5
NET (Total Permitting Units – Units Demolished)				342

Source: SEMCOG Community Profile

Single family residential, commercial districts and industrial districts take up large portions of the land use in the City of Ypsilanti. The pattern of land uses in Ypsilanti is predominantly built out with a very small portion of the City ready for new development.

Table 5. 2020 Land Use Acreage

	Acres 2020	Percent
Single-Family Residential	719.7	24.52%
Attached Condo Housing	3.1	0.11%
Multi-Family Residential	225.4	7.68%
Mobile Home	0.0	0.0%
Agricultural/Rural Residential	13.6	0.46%
Mixed Use	7.2	0.25%
Retail	60.4	2.06%
Office	40.0	1.36%
Hospitality	9.7	0.33%
Medical	34.0	1.16%
Institutional	312.6	10.65%
Industrial	143.3	4.88%
Recreational/Open Space	272.9	9.3%
Cemetery	89.3	3.04%
Golf Course	0.0	0.0%
Parking	57.5	1.96%
Extractive	0.0	0.0%
TCU	33.8	1.15%
Vacant	166.7	5.68%
Water	157.5	5.37%
Not Parceled	588.5	5.37%
TOTAL	2,935.2	100.0%

Source: SEMCOG Community Profile

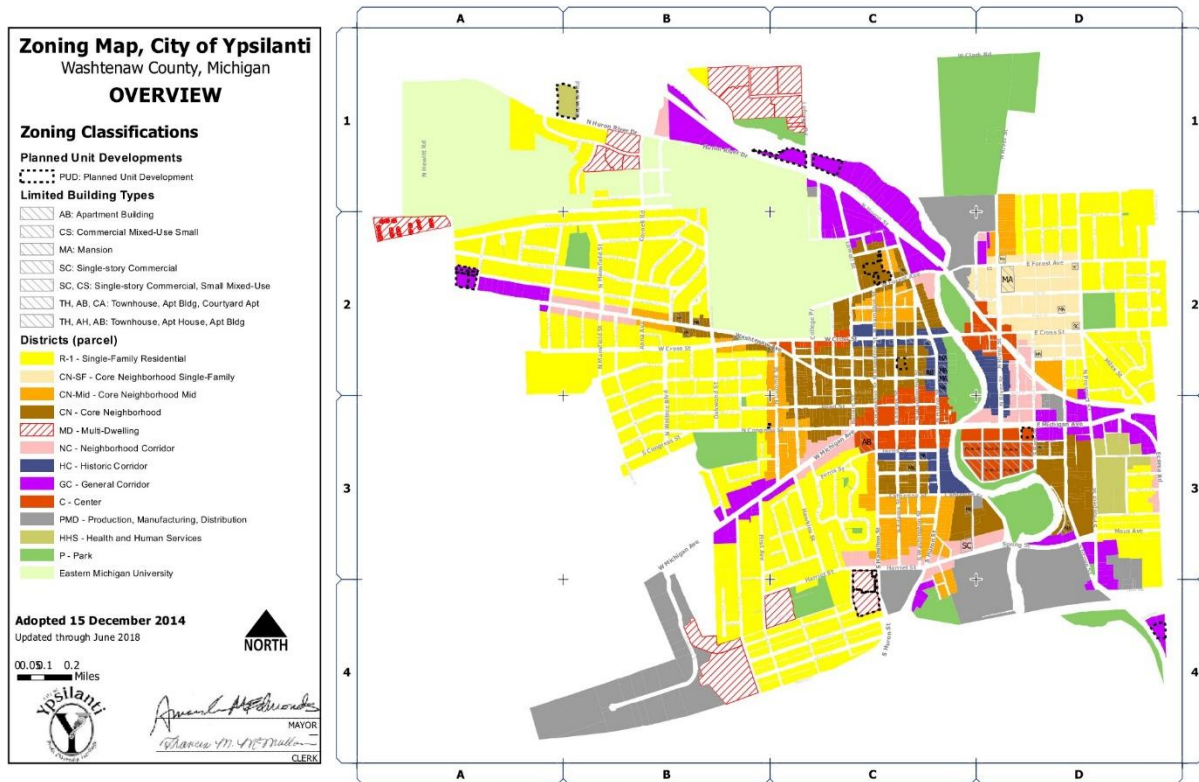
1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

Table 6. 2020 Land Cover

	Acres	Percent
Impervious (buildings, roads, driveways, parking lots)	1,148.4	40.8%
Trees (woody vegetation, trees)	654.8	23.3%
Open Space (agricultural fields, grasslands, turf grass)	881.2	31.3%
Bare (soil, aggregate piles, unplanted fields)	22.7	0.8%
Water (Rivers, lakes, drains, ponds)	108.8	3.9%
Total	2,816	100%

Source: SEMCOG Community Profile. SEMCOG Land Cover data was derived from SEMCOG's detailed data and imagery. Acreages are approximate and have been rounded to the nearest whole number.

Figure 5. Existing Land Use



Source: City of Ypsilanti Website; As Amended to December, 2014

PLANNING INITIATIVES

While change is inevitable and growth in both population and housing will occur, the City of Ypsilanti is committed to managing that growth to enhance economic benefit, recreational activities, and overall quality of life for city residents.

Various initiatives and organizations have relevance to the current plan. They include:

- Shape Ypsilanti Master Plan Update (2021)
- Non-Motorized Transportation Plan Update (2021)
- Initiatives led by the Ypsilanti Downtown Development Authority
- Initiatives led by the Historic District Commission
- Initiatives led by the Ypsilanti Housing Commission

Shape Ypsilanti Master Plan

The Shape Ypsilanti Master Plan is the foundation for future land use and planning decisions in the city. The City Framework Map, categories and plan were all updated in 2021. The Shape Ypsilanti Master Plan included several community goals and actions that relate to Culture, Recreation & The Environment in the city, which still have relevance to this plan.

- Eliminate new instances of soil contamination and responsibly deal with the legacy of existing polluted sites
- Protect the watershed from further contamination
- Preserve and expand the city's capacity to deal with heavy rainfall to mitigate negative effects on people and property
- City operations to become carbon neutral by 2035
- Expand and protect natural habitats
- Expand and preserve a resilient tree canopy

Ypsilanti Downtown Development Authority

The City of Ypsilanti has a Downtown Development Authority which currently represents three (3) separate adopted TIF Plans; Downtown, Depot Town and West Cross. The Downtown district boundaries and TIF plan were most recently adopted in 2003. The Depot Town district boundaries and TIF plan were adopted in 2015 and include two parks: Frog Island and Riverside Parks. It also includes the Freighthouse and Market Plaza where the Farmer's Market(s) are held. The West Cross district boundaries and TIF plan were adopted in 1992. The Ypsilanti Downtown Development Authority is regulated by their own City Ordinance and Bylaws. The board consists of the Mayor of the City of Ypsilanti and not less than eight (8) or more than twelve (12) members as determined by the City Council. The board also employs one (1) Executive Director who serves the pleasure of the board. Most recent accomplishments include Façade and Rehabilitation Grants, Streetscape Beautification, Special Events Sponsorship and Support, Community Engagement, and Business Owner Portraits.

Ypsilanti Historic District Commission

The City of Ypsilanti has a Historic District Commission which guides development and renovation in the Historic District to safeguard Ypsilanti built resources. Any proposed work done on the exterior of a structure within the district must be reviewed by the HDC. This includes new construction, reconstruction, renovation, restoration, or painting of any property or historic landmark within the Historic District, as well as site features such as driveways, retaining walls, and fences.



Ypsilanti Housing Commission

The Ypsilanti Housing Commission provides affordable housing opportunities to moderate and low-income families and individuals in the City of Ypsilanti. The YHC owns 342 units of affordable housing within the city. It is the project sponsor of Hamilton Crossing, a nationally recognized, award-winning 144-unit affordable housing development. The YHC is led by a Board of Commissioners who each serve a term length of five years.

Ann Arbor/Ypsilanti Regional Chamber

The Ann Arbor/Ypsilanti Regional Chamber is a 1,200 member community organization that actively facilitates, educates, and advocates on behalf of its members through its services and programs. Chamber member offerings include numerous networking opportunities and events, educational seminars, leadership development, and special offers to Chamber members from Chamber members. The Chamber offers multiple ways to get businesses to get noticed and provide networking opportunities. Its mission is to foster great regional economic success, community prosperity, and improved quality of life by advocating for, and supporting the Ann Arbor/Ypsilanti business community. The Chamber is led by a Board of Directors who oversee a full-time professional staff.

Ypsilanti Historical Society

The Ypsilanti Historical Society is a non-profit board led group which works to instill pride in the community by inspiring the future, educating the present and preserving the past. It owns and operates its own museum and archives. The Museum is in the historic district of the city, just north of the downtown. Its goals include:

- To bring together those people interested in the history of the Ypsilanti area.
- To discover and collect materials relating to the events and history of this area, including printed matter, manuscripts, and museum materials illustrative of life, conditions, events and activities of the past and present.
- To provide for the preservation and assembling of such materials and for its public display and accessibility.
- To disseminate historical information and generate interest in the past by publishing historical material in newsletters, the news media, holding meetings, special tours, lectures and demonstrations.
- To hold title to personal and real property, assets and records acquired by the Society, and
- To encourage bequests and contributions to endow the work of the Society.

ADMINISTRATIVE STRUCTURE

The City of Ypsilanti is an incorporated city in Michigan whose role it is to serve the residents, businesses and visitors. The City of Ypsilanti is governed by a Mayor, who is elected by voters in the city at-large, and six-member City Council, elected by the voters who represent the city's three (3) voting wards. The Mayor and City Council work together to govern and address the needs of the community. The city employs a council-manager form of government that combines the strong political leadership of elected officials with the strong managerial experience of an appointed City Manager.

The City of Ypsilanti has a Parks and Arts Commission which is created and governed by City Ordinance Chapter 80. It is an advisory board who are appointed by City Council to ensure recreational programs and public arts opportunities are afforded all citizens, by encouraging public-private partnerships between the City, local businesses, organizations, neighborhoods, Washtenaw County, and neighboring townships and by encouraging volunteerism. The goal of the Parks and Arts Commission is to seek sustainable alternatives and methods for making recreational programming and the arts available to the citizens of the City of Ypsilanti. Their primary principal duties and responsibilities include:

- Make recommendations to staff and City Council concerning the recreation and city parks needs of the city, including how park improvement funds are used.
- Make recommendations to staff and City Council concerning the solicitation and selection, funding, partnerships, and promotion of public art in public spaces and/or on City property, including how public art funds are used.
- Prepare, consider, and approve a parks and recreation master plan. An update shall be considered no less frequently than every five (5) years.
- Create and update an arts plan for the City with goals and vision regarding supporting and fostering arts within the City.
- Review and approve "Adopt-A-Park" applications.
- Review applications for public art.
- Review and advise upon plans for capital improvements within the parks.
- Prepare an annual written report to the City Council concerning its operations.
- Expand park and recreation opportunities through Commission-sponsored events
- Work to amend the ordinances of the City to include a definition of public art.

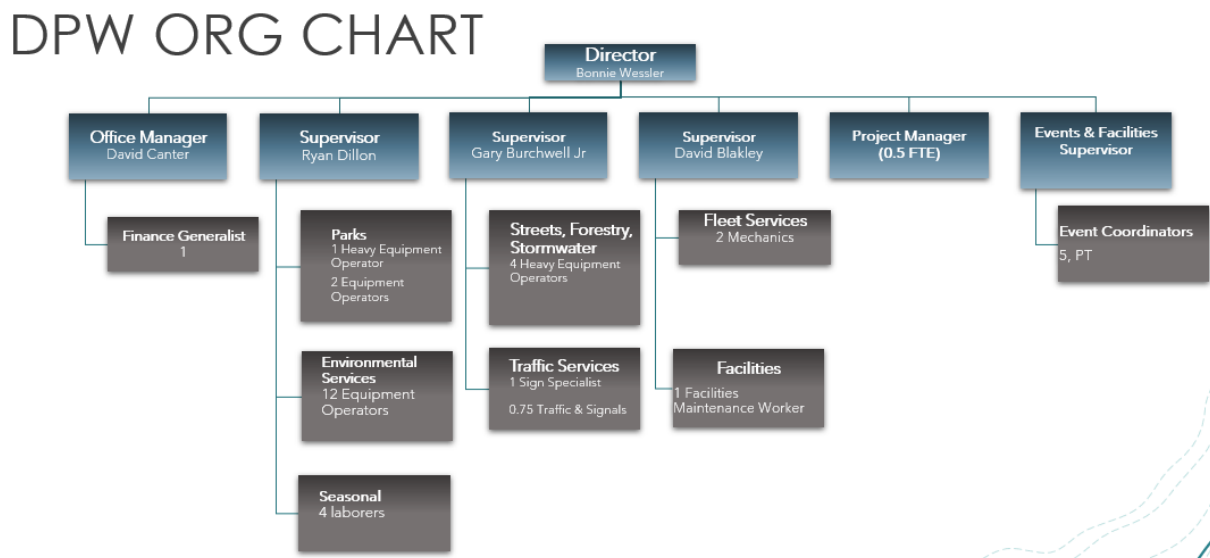
ADMINISTRATION

The City of Ypsilanti's parks and recreation operation is overseen by the Department of Public Works. The establishment and governance of parks and public property is established in Chapter 78 in the code of ordinances. The Department of Public Works (DPW) is responsible for the maintenance of all City-owned and operated buildings, facilities, and infrastructure as well as the provision of solid waste services. Routine responsibilities of this Department include:

- Solid Waste Services, Recycling & Yard Waste Composting
- Capital Improvements
- Street Maintenance
- Traffic signal and sign maintenance
- Maintenance of stormwater conveyance facilities and structures
- Public Tree Maintenance
- Facilities maintenance
- Equipment Maintenance
- Parking lot & meter maintenance
- Parks Maintenance

The Public Works Department is organized and operates by the leadership of one (1) Director. The department is broken into five (5) divisions which are all led by a division supervisor. They include Administration, Parks and Environmental Services, Streets, Forestry, Stormwater and Traffic Services, Fleet and Facilities Maintenance, and Events & Facilities Operations. Within the Department of Public Works, park maintenance is completed by the Parks and Environmental Services division which includes one full-time (1) supervisor, one full-time (1) heavy equipment operator, fourteen full-time (14) equipment operators and four (4) seasonal laborers. Special events, park rentals and programming are led by the Events & Facilities Division, which includes one full-time (1) Events & Facilities Supervisor and five (5) part-time event coordinators.

Figure 6. Organizational Chart



FUNDING AND BUDGET

The City of Ypsilanti's fiscal year runs from July 1 to June 30 of each year. Funding for parks and recreation is appropriated within various departments within the city's general fund. These include DPS-Parks, Freighthouse, Senior Center, Parkridge, Swimming Pool and Special Events. The General Fund's primary revenue sources are taxes, state grants, special assessments, investment income and other revenues. The parks & recreation amended budget in FY 2025 was \$1,889,784. In FY2026, the parks & recreation budget is \$1,002,783, a decrease of 46.9%.

Expenditures for equipment replacement and capital improvements are submitted each budget cycle and identified in both a one-year Capital improvement plan and a five-year Capital Improvement Plan. Projects are financed through a variety of funding sources outside of the General Fund. They include bonds, support from other department budgets, Community Development Block Grants, Washtenaw County Parks Grants, mDNR Grants and American Rescue Plan Act (ARPA) funds.

Table 7. Parks and Recreation Budget Summaries

Special Events	Desc.	24-25 Council Approved	25-26 Approved
Revenue			
101-4420-4676-01	SPECIAL EVENTS ADMIN FEE	\$1,000	\$1,000
101-4420-4676-04	REIMBURSEMENT	\$2,250	\$0
101-4420-4676-20	SPECIAL EVENTS APP & UTILITIES	\$10,000	\$10,000
101-4420-4676-32	SPECIAL EVENTS - DPW	\$8,500	\$1,000
101-4420-4676-38	PUB PKING LOT/SPACE RENTAL	\$1,000	\$1,000
101-4420-4676-46	STREET CLOSURE FEE	\$3,750	\$3,750
Expenditure			
	PERSONNEL	\$46,335	\$41,932
101-4420-7757-00	OPERATING SUPPLIES	\$950	\$1,000
101-4420-7775-01	REPAIR AND MAINTENANCE	\$1,000	\$1,000
101-4420-7799-01	SOFTWARE CITYWIDE	\$5,500	\$5,500
101-4420-7818-00	CONTRACTUAL SERVICES	\$5,000	\$7,500
101-4420-7900-01	PRINTING	\$800	\$800
101-4420-7920-00	PUBLIC UTILITIES	\$4,000	\$4,000
DPS-Parks	Desc.	24-25 Council Approved	25-26 Approved
Revenue			
101-7170-4607-06	PARK CAPITAL IMPROVEMENT	\$9,000	\$7,500
101-7170-4607-08	CDBG FUNDING PROSPECT PARK	\$10,000	\$0

Expenditure			
	PERSONNEL	\$294,649	\$310,940
101-7170-7757-00	OPERATING SUPPLIES	\$1,425	\$3,000
101-7170-7768-00	UNIFORMS, LAUNDRY & CLEANING	\$5,000	\$5,000
101-7170-7768-01	PPE	\$1,000	\$1,000
101-7170-7775-01	REPAIR AND MAINTENANCE	\$15,000	\$15,000
101-7170-7818-00	CONTRACTUAL SERVICES	\$56,000	\$50,000
101-7170-7818-10	PARK CAPITAL IMPROVEMENT EXP	\$25,000	\$10,000
101-7170-7920-00	PUBLIC UTILITIES	\$5,000	\$5,000
101-7170-7943-00	MOTORPOOL RENTAL	\$177,394	\$198,653
101-7170-7958-00	MEMBERSHIP AND DUES	\$750	\$800
Senior Center	Desc.	24-25 Council Approved	25-26 Approved
Expenditure			
	PERSONNEL	\$10,712	\$10,883
101-7510-7757-00	OPERATING SUPPLIES	\$95	\$100
101-7510-7775-01	REPAIR AND MAINTENANCE	\$1,000	\$1,000
101-7510-7818-00	CONTRACTUAL SERVICES	\$11,900	\$40,000
101-7510-7943-00	MOTORPOOL	\$4,000	\$2,500
Parkridge Center	Desc.	24-25 Council Approved	25-26 Approved
Expenditure			
	PERSONNEL	\$51,439	\$52,853
101-7520-7757-00	OPERATING SUPPLIES	\$1,188	\$1,250
101-7520-7818-00	CONTRACTUAL SERVICES	\$20,000	\$20,000
101-7520-7852-00	ALARMS	\$0	\$2,000
101-7520-7853-00	TELEPHONE	\$6,398	\$5,241
101-7520-7920-00	PUBLIC UTILITIES	\$14,000	\$14,000
101-7520-7932-00	JANITORIAL SERVICE	\$15,000	\$20,000
101-7520-7943-00	MOTORPOOL	\$0	\$2,500
Recreation Pool	Desc.	24-25 Council Approved	25-26 Approved
Revenue			
101-7530-4653-01	R. POOL PERSONNEL O/H REIMB	\$77,661	\$73,500
Expenditure			
101-7530-7706-00	WAGES	\$70,000	\$73,500
101-7530-7818-00	CONTRACTUAL SERVICES	\$0	\$500

Freighthouse	Desc.	24-25 Council Approved	25-26 Approved
Revenue			
101-7551-4667-00	FREIGHTHOUSE RENTALS	\$115,000	\$115,000
101-7551-4667-01	FREIGHTHOUSE APPLICATION	\$12,000	\$12,000
Expenditure			
	PERSONNEL	\$65,149	\$65,763
101-7551-7757-00	OPERATING SUPPLIES	\$7,125	\$7,500
101-7551-7768-00	UNIFORMS, LAUNDRY & CLEANING	\$0	\$0
101-7551-7775-01	REPAIR & MAINTENANCE	\$5,000	\$5,000
101-7551-7799-01	SOFTWARE CITYWIDE	\$5,500	\$5,000
101-7551-7818-00	CONTRACTUAL SERVICE	\$5,000	\$20,000
101-7551-7850-00	INTERNET	\$2,350	\$2,500
101-7551-7852-01	ALARM	\$1,500	\$3,500
101-7551-7900-01	PRINTING AND PUBLISHING	\$800	\$800
101-7551-7920-00	PUBLIC UTILITIES	\$11,400	\$12,000
101-7551-7932-00	JANITORIAL SERVICE	\$15,000	\$15,000
101-7551-7943-00	MOTORPOOL RENTAL	\$10,000	\$5,000

VOLUNTEERS & PARTNERSHIPS

Volunteers, service clubs, community groups and government agencies, play an active role in supporting parks and recreation in the City of Ypsilanti. They include:

Civic and Other Organizations:	Ann Arbor-Ypsilanti Regional Chamber of Commerce Ypsilanti Historical Society Ypsilanti Downtown Development Authority Ypsilanti Convention and Visitors Bureau Ypsilanti Senior Center Rutherford Pool Parkridge Community Center
Community Arts Partners:	Eastern Michigan University (EMU) Riverside Arts Center Riverside Fine Arts Club University Musical Society (UMS) Ypsilanti Symphony Orchestra
Community Sports Partners:	Ypsi-Arbor American Little League Soccer Shots Michigan FC
Local Service Clubs:	Rotary Club of Ypsilanti Ypsilanti Kiwanis Club Friends in Deed Fed-Up Ministries
Fraternal Organizations:	St. Andrews No. 7 Masonic Lodge American Legion Post 282
Scouting Groups:	Troop 243 of Ypsilanti Troop 240 of Ypsilanti Troop 290 of Ypsilanti

PARK AND RECREATION INVENTORY

The residents of the City of Ypsilanti have a variety of available parks and recreational resources. These facilities vary in terms of ownership (Federal, State, County, local, schools, and private), size (small neighborhood playgrounds of less than one acre to large community parks with thousands of acres), and type (playgrounds, sports facilities, community parks, etc.). The purpose of this chapter of the plan is to describe the full range of recreational facilities in and around Ypsilanti.

PARKS AND RECREATION FACILITIES WITHIN YPSILANTI

The City of Ypsilanti owns and operates sixteen (16) parks and open spaces totaling 91.59 acres. They currently include community, neighborhood and mini parks with play equipment, picnic facilities, sports fields, river access and landscape areas. Ypsilanti's four (4) community parks are the largest green spaces in the city and offer the greatest array of recreational amenities. The city's four (4) neighborhood parks are those that provide residents with convenient access to green space within walking distances of nearby homes and neighborhoods. Seven (7) mini parks are sprinkled throughout the city, creating small green spaces in developed areas. This includes two (2) memorial parks. Additionally, the city has trails, bikeways and linear parks identified in its inventory.

Figure 7. Ypsilanti City Parks



Community Parks

Riverside Park

Riverside Park is a 14.64-acre community park located at 5 East Cross Street. Riverside Park has a long history in Ypsilanti. The parcels that make up the park were acquired by the city from the early 1900s to the 1990s, because of recommendations from the Olmsted Brothers landscape design firm, who also wrote the first development plan for the park. It was originally known as Quirk Park, after the original owners, or colloquially as “the river flats,” but today is simply Riverside. It currently serves as a non-motorized transportation link locally between downtown and Depot Town, and regionally as part of the Border to Border & Iron Belle trail network. It also serves as outdoor recreation space for adjacent neighborhoods and is the City’s primary outdoor event and gathering space, and the gazebo and dock by the river are together a popular site for weddings. The Liz Dahl MacGregor Playground, completed in 2018 with grant aid from Washtenaw County, is the first accessible playground in the city and has been extremely popular with residents and visitors alike. The Ypsilanti Heritage Bridge, constructed in 2015 with grant aid from the Michigan DNR, is not only the Ypsilanti’s downtown. The park hosts major annual regional events, such as the Brewer’s Guild of Michigan Summer Beer Festival; car and motorcycle shows such as the Orphan Car Show; and kicks off run/walk events, such as the Color Run.



As a result of the 2008 - 2010 partnership with the Depot Town CDC, Frog Island Park and Riverside Park have had extensive charrette-driven development plans created. The recommendations for Riverside Park aim to enhance its role both as a recreation resource for residents and as a versatile setting for community events. Appendix B contains further detail on each of these items, as well as the full conceptual site plans. With the construction of the accessible Liz Dahl MacGregor Playground in late 2018 and the Ypsilanti Heritage Bridge in 2015 changing the landscape of the park, this development plan remains a vision and inspiration.



In 2009, work was completed on Natural Resources Trust Fund grant-funded improvements to the park, including lighting and electrical systems upgrades and construction of a gazebo on the existing dock, which itself had been constructed as part of a 1981 DNR Land & Water Conservation Fund grant (LWCF). In 2015, a pedestrian bridge connection from the south side of Riverside Park across the river to the north side of Michigan Ave was constructed, courtesy of a 2011 Natural Resources Trust Fund Grant, with match generously provided by the Washtenaw County Parks and Recreation Commission. This enables pedestrians to cross from Riverside Park, across Michigan Ave via a HAWK crossing, and onwards to the River’s Edge Linear Park and Trail. This is the only entrance that is ADA-accessible without a motor vehicle and increases the park’s visibility from US-12. This bridge complements the pedestrian bridge

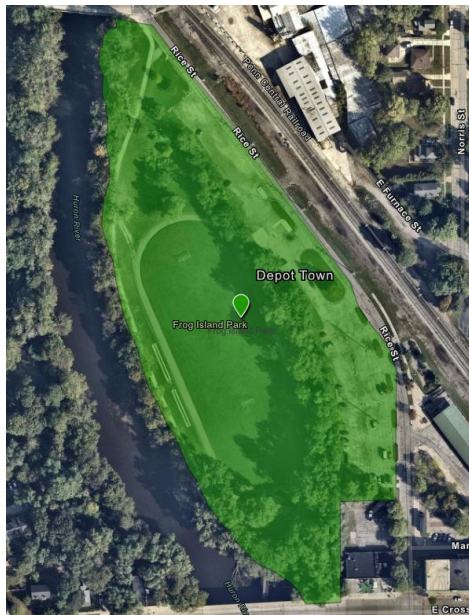
known as the Tridge on the north side of the park, linking it to Frog Island. Also in 2015, the HRWC placed a rock vane in the river adjacent to the dock, as part of a larger project that also included felling and anchoring trees at the riverbank to improve fish habitat. In December 2018, the Liz Dahl MacGregor Playground was completed, following three years of fundraising effort by a dedicated group of residents, including Liz Dahl MacGregor, who passed away suddenly in June of 2018.



Frog Island Park

Frog Island Park is an 8.55-acre community park located at 699 River Street. Frog Island is another park with extensive history located along the Huron River and envisioned by the Olmsted Brothers in 1905 as a public greenspace. Originally a true island, bordered on the east by a millrace and used by a neighboring mill for storage, it was acquired and used by the Ypsilanti High School from 1933 to 1975 as their sports field, having tennis courts, a football field, and a track. The city acquired it in 1975, and with assistance from a DNR LWCF grant in 1983, built the amphitheater, pathway, and the three-terminus bridge known as the Tridge. The millrace was culverted and the channel filled with concrete debris sometime before 1980. In 2007, a neighborhood group established the Frog Island Community Garden at the north end of the park.

Frog Island hosts more sports uses than Riverside, in addition to serving as an overflow area for events occurring in Riverside. At the north end of the park is a set of steps and unpaved path leading down to the Huron River and a canoe/kayak takeout adopted by the Huron River Watershed Council, as well as the community garden. The soccer field and running track in the center of the park are well used, with organized groups or pick-up games on most days with good weather. The running track is unique to the area due to its “cinder” surfacing and true quarter-mile length. The amphitheater at the southern end of the park is underutilized despite having electrical power available by reservation but has the potential to host events. A paved path runs the length of the park along the berm that separates the park from the Huron. At the far south end of the park, Frog Island is connected to Riverside via the Tridge, and to Depot Town through both a paved path leading to a parking area and a small concrete bridge, originally constructed by the Works Progress Administration (WPA). The Recycling Center, located near the east entrance of the park, presented a grant conversion issue and was demolished in 2018.



Recreation Park

Recreation Park is a 16.9-acre community park located at 1017 Congress Street. Recreation Park, known as the Ypsilanti Fairgrounds until approximately 1905 and used by the Normal College (now Eastern Michigan University) in the early 1900s as their track & field facility, today serves a wide array of recreational purposes. Recreation Park houses play equipment, two ballfields, an unimproved walking path, the outdoor Rutherford Pool, a basketball court, a picnic pavilion, the Senior Center, and a community garden. Located next to the former Chapelle Elementary School, it also adjoins a school playground.

Recreation Parks' mix of facilities and activities is popular throughout the community and for a broad range of ages. The Senior Center attracts users from both the city and the neighboring townships, and the Rutherford Pool has an even wider service area, being one of the few public swimming pools on the east side of Washtenaw County. The two ballfields are heavily used in the spring and early summer by participants in the Ypsilanti American Little League, which serves western Ypsilanti and eastern Ann Arbor, including parts of Ypsilanti and Pittsfield Townships. The park is surrounded by residential neighborhoods with many children, and is within walking distance of daycares, Washtenaw International High School & Middle Academy, Estabrook Elementary School and Ypsilanti High School. The current tenants of the Chapelle school building consist of several daycare and nonprofit facilities; they do not currently use the park for their programming.

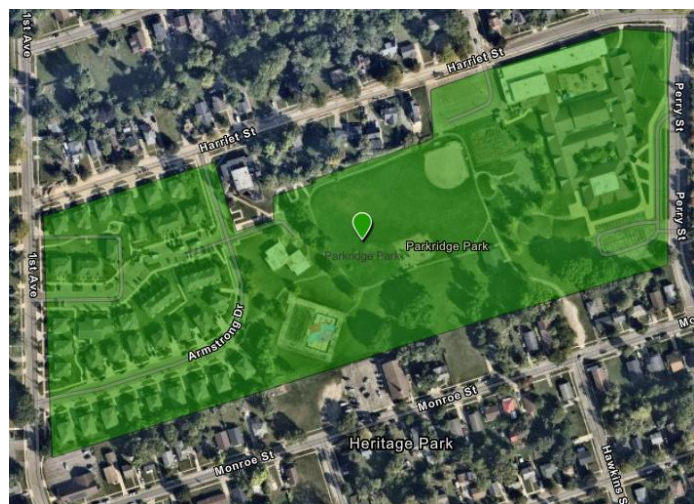
Due to Recreation Park's broad appeal, stakeholders have suggested that it be prioritized for accessibility updates, including a paved trail and further expressed a desire to pursue intergenerational play opportunities. Stormwater control, dog waste, and tree succession issues were also brought up frequently in both surveys and during visioning sessions. The Little League has expressed interest in pursuing further playing field improvements including reconfiguration and adding a field.



Parkridge Park

Parkridge Park is an 11.7-acre community park located at 791 Harriet Street. Adjacent to over 300 units of affordable housing controlled by the Ypsilanti Housing Commission, the pre-school to first grade Perry Early Learning Center, the Parkridge Community Center, and near the intersection of Huron Street and I-94 (and planned bike lanes and non-motorized crossing), this park has a wide potential user base. It contains basketball and tennis courts, a softball field, jogging and walking track, playground equipment, an educational garden, and a picnic pavilion.

Perry ELC borders the park directly to the east, and some facilities- such as parking, a small “tot lot” playground, community garden, and paths, are freely accessible to the public and appear part of the park, but were installed by YCS, who currently maintains those grounds. West of there- with the easternmost north-south pathway being the approximate boundary line- ownership is clearly the City’s. On paper, however, records are less clear and put the boundary further west. The City and YCS are currently working together to ensure boundaries and responsibilities are clear going forward.



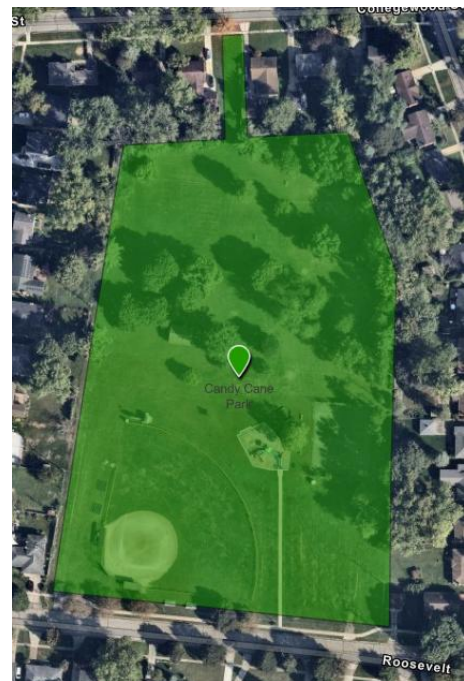
Neighborhood Parks

Candy Cane Park

Candy Cane Park is a 6.72-acre neighborhood park located at 1620 Roosevelt Street. Candy Cane Park, acquired at the initial plat of the land and originally called College Heights Park, is 6.7 acres in size and is used primarily for active recreation. The Ypsilanti American Little League maintains the scoreboard and ballfield, and the neighborhood is active in parks maintenance projects. There is a small picnic pavilion on the site, which groups can reserve for events. The Border-to-Border Trail passes within 50 yards of the northern entrance, but the park itself is relatively secluded and known primarily to nearby residents or those seeking it out for Little League or for its play equipment. There is one paved pathway to the newly built accessible play structure.

Little League games have been held at Candy Cane in spring and early summer for over seventy years and was the setting for a historic struggle for gender equity in sports. In 1973, Ypsilanti resident Carolyn King tried out for a place on the Ypsilanti Orioles, having been granted special permission by the league president, as girls were not allowed to try out or play. She outperformed many boys and was placed on the roster. When Little League International officials learned that King had been placed on the team, they threatened to revoke YALL's charter unless she was removed. Begrudgingly, YALL removed Carolyn; however, Ypsilanti City Council responded by saying that if King was not allowed to play, YALL was not permitted to use City fields. YALL relented, and King played in May of 1973. Little League International officials then revoked the YALL charter, and the city joined a suit with King against Little League International alleging discrimination. Although Little League International won the suit, they dropped the prohibition of girls beginning with the 1975 season. A documentary about this event was released in 2011 called *The Girls in Centerfield*.

The accessible play structure and connector trail was installed in 2020.

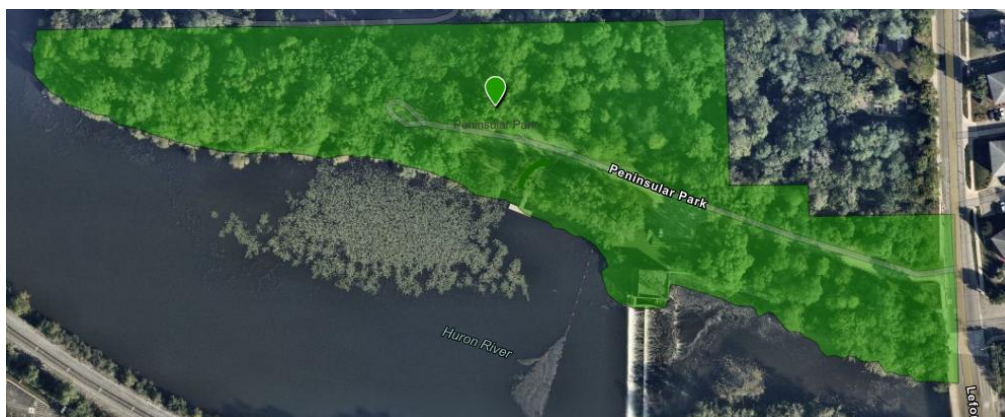


Peninsular Park

Peninsular Park is a 7.6-acre neighborhood park located at 1265 LeForge. Peninsular Park, acquired in 1986 from the Peninsular Paper Company, is a 7-acre wooded area on the shore of the Huron River, anchoring the northern end of the riverfront park system. This park is largely undeveloped, having a fishing pier, canoe dock and picnic pavilion. It is relatively secluded, being separated from most of Ypsilanti by the river, railroad tracks, and major roadways, and from nearby multifamily residential developments by significant grade changes.

Peninsular Park serves a wide array of regional users due to its location on the river and scenic overlooks. The decommissioned dam requires canoe and kayakers portage around it, using a floating dock on the upstream side of the dam and a concrete dock on the downstream side. The concrete dock also serves as a popular fishing pier, although lately fishing has been diminished due to concerns surrounding PFAS.

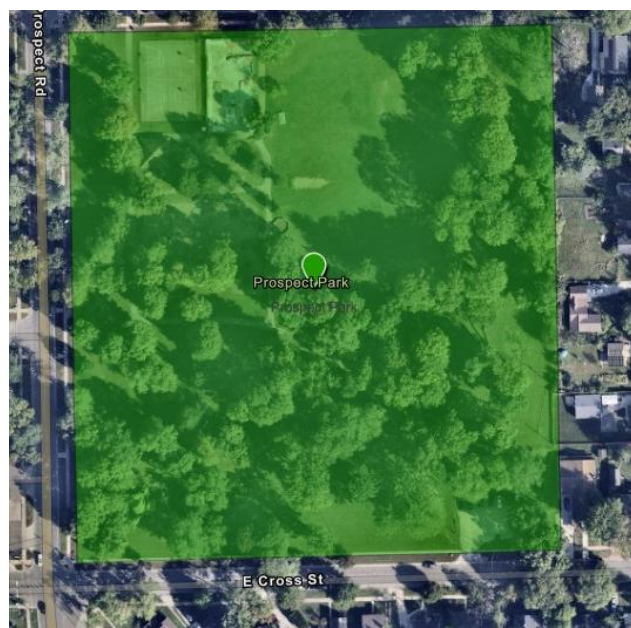
An empty powerhouse remains on the site, a legacy of the Peninsular Paper Company, connected to a deteriorated dam, built in 1920 to power the Peninsular Paper Mill across the river. The 2,500 square foot Powerhouse and the sign atop it together is a historic landmark, reflecting Ypsilanti's industrial past, although not officially designated or protected as such. Although the mill site across the river was demolished and redeveloped in the early 2000s as student housing, the dam and Powerhouse remain. The dam is considered a high-hazard dam by the State, and the city is legally obligated to make repairs or to remove it. A feasibility study was completed in 2018 by Princeton Hydro with support from the Huron River Watershed Council. This feasibility study is contained in Appendix I. In May 2019 City Council resolved to remove the dam and has been awarded grants to do so. Efforts for that are currently underway.



Prospect Park

Prospect Park is a 9.97-acre neighborhood park located at 550 N. Prospect. Prospect Park is the City's oldest park. Originally a privately-owned graveyard, it was acquired by the Park Improvement Society in 1892, a women's charity organization. Over the next two years, they moved the graves to Highland Cemetery, performed significant work, including installation of Luna Lake, fed by the city water system, and deeded it to the city in 1894. A historic cannon, a former coast defense gun from Fort McClery in Kittery, Maine, was placed on the west side of the park in 1902 and remains there to this day as a memorial to the mayor who placed it there, Oliver E. Thompson.

Today, this 10-acre expanse is a popular destination for neighborhood residents. Within this park are a skate park, two picnic shelters, basketball courts, the Luna Lake native plant garden installed and cared for by the neighborhood associations, a baseball diamond, and a play area shared with the neighboring Ypsilanti International Elementary School (PK-5)



Waterworks Park

Waterworks Park is a 10-acre neighborhood park located at 40 Catherine Street. Waterworks is located on the Huron River at the southern end of the river's course through the city. It is secluded, separated from the nearest major thoroughfare, Factory Street, by the compost/mulch yard for the city where once a water treatment plant operated. Sidewalk connectivity in the immediate area is poor, due to a history of industrial use to the east and south, steep slopes to the west, and the Huron River to the north. The park is linked to River's Edge Trail by an existing steel truss pedestrian bridge. The park has a disused baseball field, a picnic shelter and a disc golf course built in 2007 by volunteers. This course draws players from around the Ann Arbor and eastern Washtenaw County area.

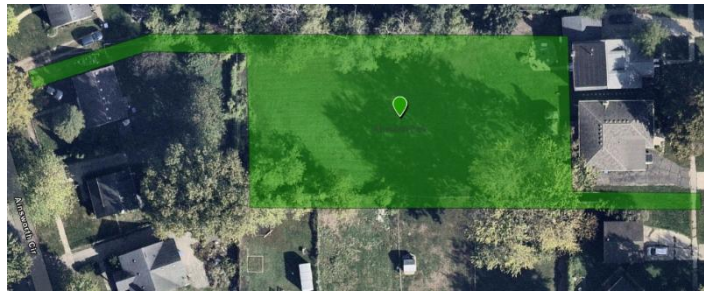
Several groups have expressed interest in constructing a dog park in Ypsilanti. Currently it appears that Waterworks may be an ideal location, due to its relative isolation and a relatively large, vacant, grassy space. Should a dog park be developed, careful attention must be paid to preserving existing uses; the disc golf course is unique to Ypsilanti's parks, as is the existing forested area. This and any other proposals for future uses must also be considered that this park is entirely within the floodway of the Huron River.



Mini Parks

Ainsworth Park

Ainsworth Park is a 0.55-acre mini park located in the center of Ainsworth Circle. a 0.55-acre center-block parcel similar in layout to and one block south of Carrie R. Mattingly. There are two access points, but neither is signed; there is nothing to indicate from the street that there is a park nearby. This park appears to generally be used by adjacent homeowners as an extension of lawn or garden space. This park should be assessed as to whether it should continue or better be served as a recreational need in the neighborhood. There is no play equipment or other park amenities.



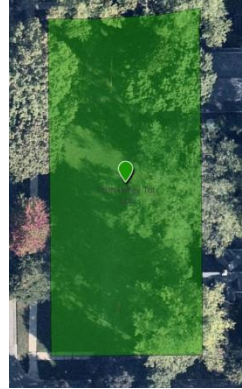
Huron Landing Park

Huron Landing Park is 3.19-acre neighborhood park located on 101 Spring Street. It was acquired and created as a park by the city in 2024. It is a riverfront park with a small parking lot and direct river access. This park would benefit by the installation of floating docks and other accessibility improvements such as paving the parking lot and connecting the park from the Spring Street sidewalk.



Edith Hefley Tot Lot

Edith Hefley Tot Lot is a 0.42-acre mini park located at 107 Elm Street. The park is heavily used by neighbors. It has play equipment, including a swing set and a slide, as well as a Peace Pole. The play equipment was replaced in 2017. Sidewalks are present on the three street sides of the parcel, and signage exists on the north-west corner. There are no paths internal to the park.



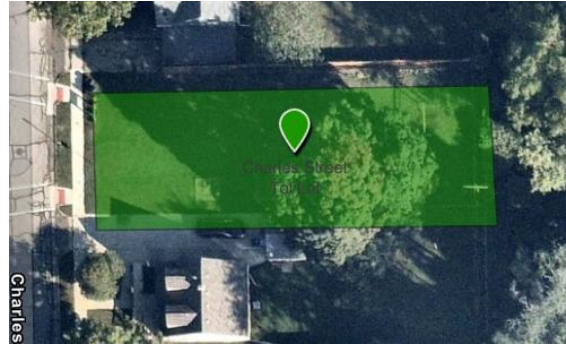
Carrie R. Mattingly Tot Lot

The Carrie R. Mattingly Tot Lot is a 0.46-acre mini park located at 206 Ainsworth Street. The park is at the center of a residential block in the Ainsworth Street neighborhood. Its play equipment was replaced in 2017. There is almost no visibility or access from the street. There are two access points; one has been encroached upon by a driveway and garage; the other is poorly maintained and overgrown. Maintenance equipment can only access the park via the entrance encroached upon by the driveway, due to guy wire placement at the west entrance.



Charles Street Tot Lot

The Charles Street Tot Lot is a 0.1-acre mini park located at 800 Charles Street. The park is east of the intersection of Charles and Thomas Streets and was deeded to the city in 1979. It has a prominent sign, is connected to the street network via a sidewalk, and has play equipment that was mostly replaced in 2017. Some equipment, such as the rockers and climbers should be removed due to the lack of fall surfacing and other updated safety standards.



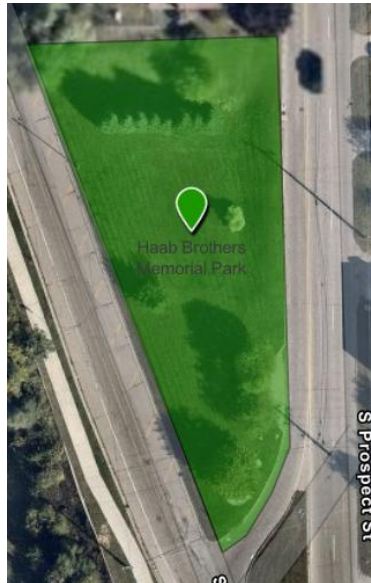
Spanish American War Memorial

The Spanish American War Memorial is a 0.1-acre mini park located at 944 West Cross Street. Known as “The Hiker,” stands on a 0.3 acre parcel at the intersection of Cross and Washtenaw. It was gifted in 1940 by veterans of the Spanish-American War to memorialize its veterans. One such veteran, Walter Pierce, was a member of Ypsilanti’s first police force. The plaque describing the memorial is worn, and the bronze statue itself is falling victim to corrosion brought about by outdoor pollution. There is minimal signage, but sidewalks are present on both sides.



Haabs Brothers Memorial

The Haabs Brothers Memorial is a 0.49-acre mini park located at 413 Grove Road. It is a triangular parcel at the intersection of Grove and Prospect. Previously a gas station, the site was deeded to the city in 1996, with the condition that it be used as a public green space or city park, named in memory of the Haab Brothers, Otto and Oscar. There are no sidewalks on either side of this park, nor is there signage in place or a place to park a vehicle or a bicycle.



Linear Parks

River's Edge Park/Water Street Trail

River's Edge Linear Park and Trail, opened in 2018 with grant aid from the DNR's NRTF and several other partners. It connects on the north to Riverside Park via a HAWK crossing of Michigan Avenue, and to the south it connects to Grove Road. This shared-use path also connects to Waterworks Park via a pedestrian bridge at about its midpoint. There are two accessible fishing piers along its length, as well as a small plaza with a bench at the Waterworks bridge. This trail was created to move several miles of Border-to-Border Trail from a mixed bike-lane and sidewalk experience to a shorter, more scenic shared-use path.



Other Parks & Recreation Facilities

Freighthouse & Market Plaza

The Freighthouse, located at 100 Market Place and next to Frog Island Park on the north side of Depot Town, has been used as a community center, hosting the Depot Town Farmers Market, a café, and various community meetings and events. The Freighthouse is part of the Ypsilanti Historic District, and is listed in the National Register of Historic Sites.

The building's condition forced its closure in 2004. The Friends of the Ypsilanti Freighthouse (FOYF), a 501(c)(3) non-profit organization and the City, have raised money and received grants for the various repairs required to re-open the building. In April of 2020, management of the Freighthouse transitioned from the Friends of Ypsilanti Freighthouse to the City of Ypsilanti. Today the Freighthouse is once again available for community and private events.



Ypsilanti Senior Center

Located in Recreation Park, the Ypsilanti Senior Center is a 501(c)(3) organization that leases the building from the City of Ypsilanti. The Center is a home away from home for area seniors, providing a community of peers for connection, education, and active living. The mission of the Center is to create great experiences for older adults in a welcoming environment that encourages learning, active engagement, fitness, and healthy living.

It has been serving older adults in Washtenaw County for over 60 years, originally founded in 1960 as a space for retirees to gather and stay active. The Ypsilanti Senior Center is the primary senior programming organization within the city. Their offerings include fitness classes, occupational therapy, arts and crafts classes, collaborative intergenerational storytelling and more.



Rutherford Pool

Located in Recreation Park, Rutherford Pool is a community pool within Recreation Park leased to the Friends of Rutherford Pool 501(c)(3). The city operated the pool until 2003. The pool was proposed by Jesse A Rutherford in 1971 to provide recreation to the community of Ypsilanti MI and the surrounding areas. Sadly, the pool had to close in 2011 due to numerous failures. The pool was completely rebuilt and reopened in May of 2014. The Friends of Rutherford Pool remained committed to ensure that the pool provide swim lessons, exercise programs and most of all a safe, enjoyable recreational experience to all Ypsilanti area residents no matter their age or ability.

Friends of Rutherford Pool raises funds and organizes programming opportunities to keep the pool accessible and safe. It's a central part of Ypsilanti's summer and hosts events like the Kids Triathlon and offers scholarships for swimming lessons and exercise programs. Rutherford Pool has been a cornerstone of the Ypsilanti community for over 50 years.



Parkridge Community Center

Parkridge Community Center is a vital resource in Ypsilanti. Washtenaw Community College and the City of Ypsilanti partnered to create WCC at Parkridge to enhance the ability to serve the community. Located at 591 Armstrong in the northwest corner of Parkridge Park, the facility offers recreational and educational programs to Ypsilanti youth, with a focus on after-school and summer activities. The facility has a gym, kitchen, library, and meeting rooms.

For over 75 years, the Parkridge Community Center has been a cornerstone in the city's south side. And is one of the primary recreational programming organizations in the city. It offers a wide range of virtual and in-person programs and services for community members of all ages. Offerings are designed to engage youth in safe, positive, and structured activities with a focus on education, health, leadership, empowerment, and social development. The City of Ypsilanti owns the facility while Washtenaw Community College leases and operates it.



Riverside Arts Center

Riverside Arts Center (RAC) began in 1995 to spur the cultural and economic revitalization of downtown Ypsilanti with an emphasis on the arts. During this early phase, Riverside Arts Center facilitated several focus groups to determine how the facility could best meet community needs and generate more public opportunities for the involvement in the arts. The Riverside Arts Center, located in the heart of Ypsilanti, currently occupies the former Masonic Temple and the adjacent former Detroit Energy Building for \$1/year lease. These buildings are connected by an elevator system making every space accessible.

For the first 18 years of existence, Riverside Arts Center was run entirely by a dedicated Board of Directors and a part-time Gallery Coordinator. In 2014, RAC hired its first Executive Director and today employs three full-time staff members (Executive Director, Operations Manager, Marketing and Administrative Coordinator), one part-time staff member (Rental and Facilities Coordinator), and several independently contracted teaching artists. In August 2017, Riverside Arts Center incorporated FLY Children's Art Center, which offered youth and family programs on-site and in the community.

The Riverside Arts Center provides many artmaking opportunities, classes and workshops. It is the location of the Riverside Fine Arts Club, the Art Explorers Summer Camp and more. They also provide rental space for events, gatherings and performances. The facility is connected to Riverside Park via a plaza. It is operated by a 501(C)(3). The city neither owns nor controls this facility.



Schools and Churches

In addition to the City parks there are schools, churches, and private properties and open spaces offering recreation opportunities to the residents of Ypsilanti. The following is a brief overview of these facilities.

Public School Facilities

Ypsilanti Community Schools (YCS) is the public school district serving the City of Ypsilanti where enrollment is approximately 3,700 students with a K-12 curriculum. There are twelve total schools including 3 preschools, 8 elementary, 5 middle and 3 high schools. YCS aims to empower students through equitable education, community partnerships, and innovative learning environments. The district has deep community roots and has a focus on inclusive, forward-thinking education.

Ypsilanti International Elementary School immediately borders the cities Prospect Park and utilizes it for its classes daily recess. Perry Elementary School immediately borders the city's Parkridge Park.

Huron Valley Catholic School

Huron Valley Catholic School (HVCS) is a private parent-governed Catholic school in the community. It serves students from preschool through eighth grade. Founded in 1982, it emphasizes academic excellence, faith formation, and character development in a nurturing environment. Its enrollment is around two hundred students and offers a strong blend of faith, academic and community.

Eastern Michigan University

Eastern Michigan University (EMU) is a public research university located in Ypsilanti known for its career-focused programs, diverse student body, and historic commitment to teacher education. Founded in 1849, EMU now offers two hundred majors across undergraduate and graduate levels. Its enrollment as of fall of 2024 was 10,470 undergraduate and 2,193 graduate students.

The city has and continues to partner with Eastern Michigan University in several ways including through its arts programming, EMU holds a seat on the city's DDA board, community, and economic development initiatives and with student engagement programs.

Ypsilanti Area Churches

The City of Ypsilanti includes approximately eighty churches representing 31 different denominations, some of which incorporate recreation facilities such as playgrounds, picnic areas, and open grass areas.

Private Recreation Facilities

Private Gym Facilities

There are several private gym facilities within the City of Ypsilanti including The Mix Fitness Studios, Powerhouse Gym, Planet Fitness and Crunch Fitness. These facilities provide opportunities for residents and visitors to visit these full-service fitness centers to participate in weightlifting, yoga, or group fitness classes.

Nearby Public Recreation Facilities

Eagle Crest Golf Club

Eagle Crest Golf Club is a part of the Eagle Crest Resort overlooking Ford Lake, known for its scenic layout and challenging design. The land it sits on is owned by Ypsilanti Township but is operated and affiliated with Eastern Michigan University. The course offers panoramic views and a tranquil setting with several holes running along Ford Lake.

Green Oaks Golf Course

Green Oaks Golf Course is an 18-hole course owned and operated by Ypsilanti Township. It offers a mix of challenges and historic charm, making it a favorite among local golfers and visits alike. Green Oaks Golf Course is located on the same campus and is connected to the Ypsilanti Township Community Center.

Ypsilanti Township Community Center

Owned and operated by Ypsilanti Township, this facility offers recreation, enrichment, and community engagement programming for residents and visitors. The Township's Recreation Department offers programs of all ages including sports, adult fitness, arts, and senior activities. The facility has a gym, racquetball courts and classrooms and meeting rooms.

Eastern Washtenaw Recreation Center

Coming soon to Eastern Washtenaw County is the Eastern Washtenaw Recreation Center. It's going to be a new multi-use facility on the former Cheney Elementary School site in Ypsilanti Township. A collaborative project between Washtenaw County Parks & Recreation, Ypsilanti Township and Superior Township, it is aimed at expanding recreation opportunities and access in the region.



Recreation Programs

The city does not directly offer recreation programs but does so through its partnerships:

Parkridge Community Center Programs:	GED Preparation Programs Senior Focus Program Dance Strength and Conditioning for Seniors In-School Programming Hustle to Success Financial Literacy Ypsilanti District Library Programs African Dance Program Girls Groups Summer Camps Tutoring Youth Leadership Academy Mentor2Youth
Rutherford Pool Programs:	Swim Lessons Swim Team Baby Bubbles Water Exercise Water Polo Inner Tube Water Polo Kids Triathlon National Night Out
Ypsilanti Senior Center Programs:	Food Delivery Programs Exercise Classes Bingo Euchre Educational Speaker Series Occupational Therapy Arts & Crafts Classes
Facility Rentals:	Candy Cane Park Shelter Parkridge Park Shelter Peninsular Park Shelter Prospect Park Shelter Recreation Park Shelter Waterworks Park Shelter Riverside Park Gazebo Frog Island Park Amphitheater Ypsilanti Freighthouse Ypsilanti Senior Center Parkridge Community Center

PARKS AND RECREATION FACILITIES AROUND YPSILANTI

Washtenaw County Parks

Washtenaw County is fortunate to have an abundance of parks, natural areas, recreation facilities, trails and programs available for its residents. Washtenaw County Parks & Recreation (WCPARC) has strategically developed and enhanced its parks system which provides public access to nearly 7,100 acres of parks, preserves, trails, rivers and lakes. It also holds an additional 3,200 acres of open space and agricultural lands through purchase of conservation easements.

Ypsilanti does have a portion of one Washtenaw County Park within its boundary and several others that are just outside. The Janice Anschuetz Highland Preserve is a 75 acre preserve with its southern parcel within the City of Ypsilanti limits. This preserve is named after the long-time Parks Commissioner and City of Ypsilanti resident, Janice Anschuetz. The property has a variety of landforms and characteristics including meadow and remnant prairie habitats. Amenities include natural ground, unimproved areas and boardwalk trails.



Parker Mill County Park is a 44 acre park (26 acres owned by WCPARC and 18 leased from City of Ann Arbor) in Ann Arbor Township just northwest of the city's boundary. The Parker gristmill located in this park was built in 1873 and is one of the historic treasures in Washtenaw County. Various programming events are held throughout the year and several trails are available at this park.

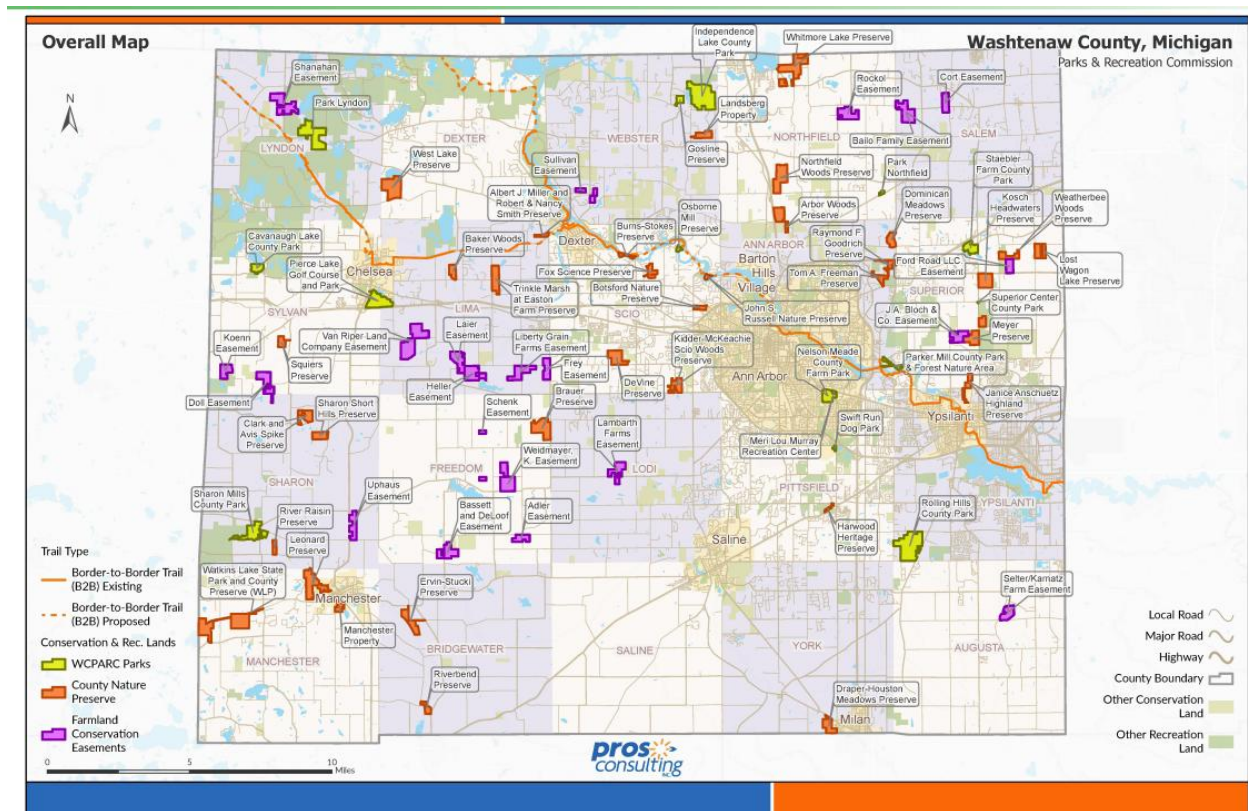


The most visible Washtenaw County recreational amenity that goes through the City of Ypsilanti is the Border to Border Trail (B2B). In 1999, it was suggested linking 400 of public land in the Huron River corridor from the Livingston County border to the Wayne County border. The B2B is a shared-use, non-motorized trail network that connects various cities, parks and other destinations throughout Washtenaw County, including through downtown Ypsilanti and its River's Edge, Riverside, and Frog Island Parks.



Figure 8 depicts the location of the Washtenaw County parks and recreation facilities

Figure 8. Washtenaw County Parks and Recreation Facilities



Federal, State and Regional Parks and Recreation Areas

The United States government owns and operates no outdoor recreational facility in Washtenaw County.

The State of Michigan is the largest provider of recreational land in Washtenaw County. The Michigan Department of Natural Resources (MDNR) operates 21 state parks in southeast Michigan, of which eight (8) are located wholly or partially within Washtenaw County. These include State Recreation areas Waterloo, Pinckney, Walter J. Hayes, Watkins Lake (managed in park with WCPARC), and four state game areas: Chelsea, Sharon, Little Goose Lake, and Gregory. In total, the state has approximately 18,000 acres under its management in Washtenaw County and near the City of Ypsilanti. Most of the acreage is undeveloped and provides wildlife habitat for nature study; about 1,200 acres are developed for active recreation.

Additionally, the Huron Clinton Metroparks serves the City of Ypsilanti and Washtenaw County with 13 parks across southeast Michigan that provide year-round recreation and educational opportunities. The Metroparks are funded by a tax levy and vehicle entry fees. It includes over 7.3 million visitors annually, nearly 25,000 acres of parks and nearly 400 miles of trails. While there are no Metroparks in the City of Ypsilanti, there are three (3) that are in Washtenaw County. They include Delhi Metropark, Dexter Huron Metropark and Hudson Hills Metropark.

Delhi Metropark: Located at 3902 E. Delhi, Ann Arbor, MI 48103. Nestled in a quiet bend of the Huron River, Delhi Metropark offers natural beauty to enjoy. You'll find mature stands of oak trees, open lawns and well-maintained ecosystems along the water that herons, turtles and deer call home. Come relax in the fresh air with family and friends under our picnic shelter or give kids the space to explore on our playground. Start a bike ride from the park or explore the river by canoe or kayak.

Dexter Huron Metropark: Located at 6535 Huron River Drive, Dexter, MI 48130. Peace and rejuvenation are waiting for you at Dexter-Huron Metropark. Get out into nature and experience the rich ecosystems along the Huron River. Our dense woodlands, open fields and gently flowing waters are home to a variety of unique plants and animals. Spend the day picnicking, biking, fishing or paddling the Huron River.

Hudson Hills Metropark: Located at 8801 N. Territorial Road, Dexter, MI 48130. Discover the best of the Huron River at Hudson Mills Metropark. This park features some of the most picturesque spots on the Huron and is popular with anglers, hikers and paddlers alike. Spend your day navigating the greens of our 18-hole, par-71 golf course or spin by playing two 24-hole disc golf courses. Hikers and bikers have access to well-maintained trails that connect to downtown Dexter and sports enthusiasts will find plenty of space to play ball. In winter, our cross-country ski trails provide great ways to stay fit.



LAND AND WATER TRAILS

Non-motorized trail systems in Washtenaw County are extensive with major trails, complete streets visioning and within existing parks. Several plans helped build the land trail vision including the SEMCOG Bicycle and Pedestrian Mobility Plan for Southeast Michigan (2020) the City of Ypsilanti Non-Motorized Transportation Master plan (2021) and the Border to Border (B2B) trail initiative lead by Washtenaw County Parks and Recreation Commission (WCPARC) and the Huron Waterloo Pathways Initiative.

The Ypsilanti Corridor, within the B2B, is an 11.67-mile corridor which goes through the City of Ypsilanti and Ypsilanti Township. It is a combination of paved and road-separated pathways for non-motorized use with on-road/sidewalk segments. Frog Island and Riverside Parks offer direct access to the B2B trail.

Figure 9 illustrates the network within the City of Ypsilanti developed by these plans which consist of neighborhood, community, and regional connectors.

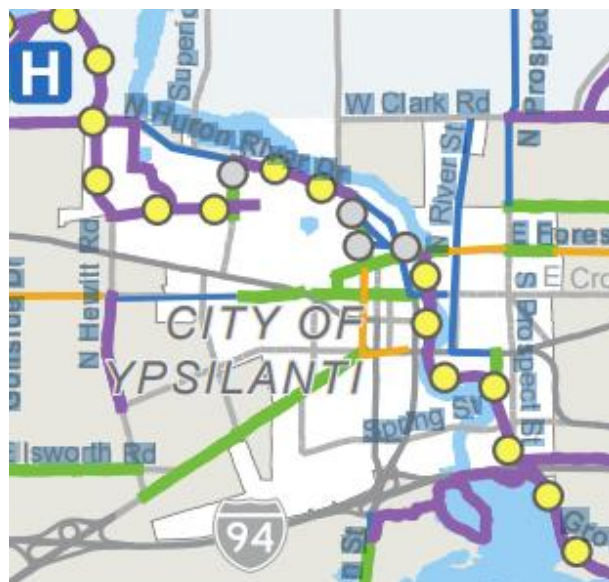
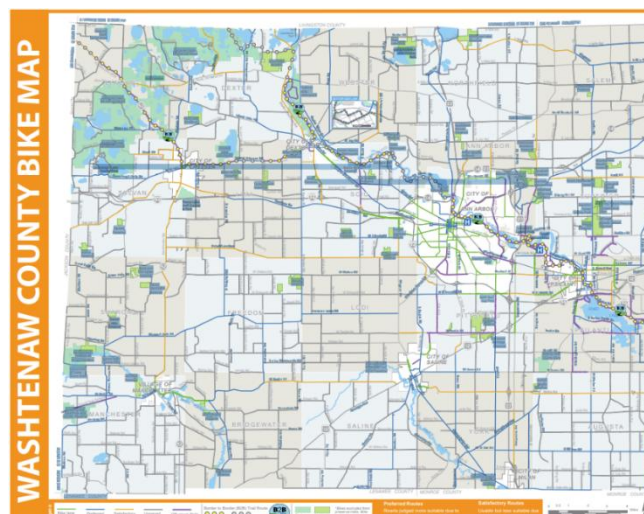


Figure 10. City and Regional Trail and Bike Lane Connectivity Map

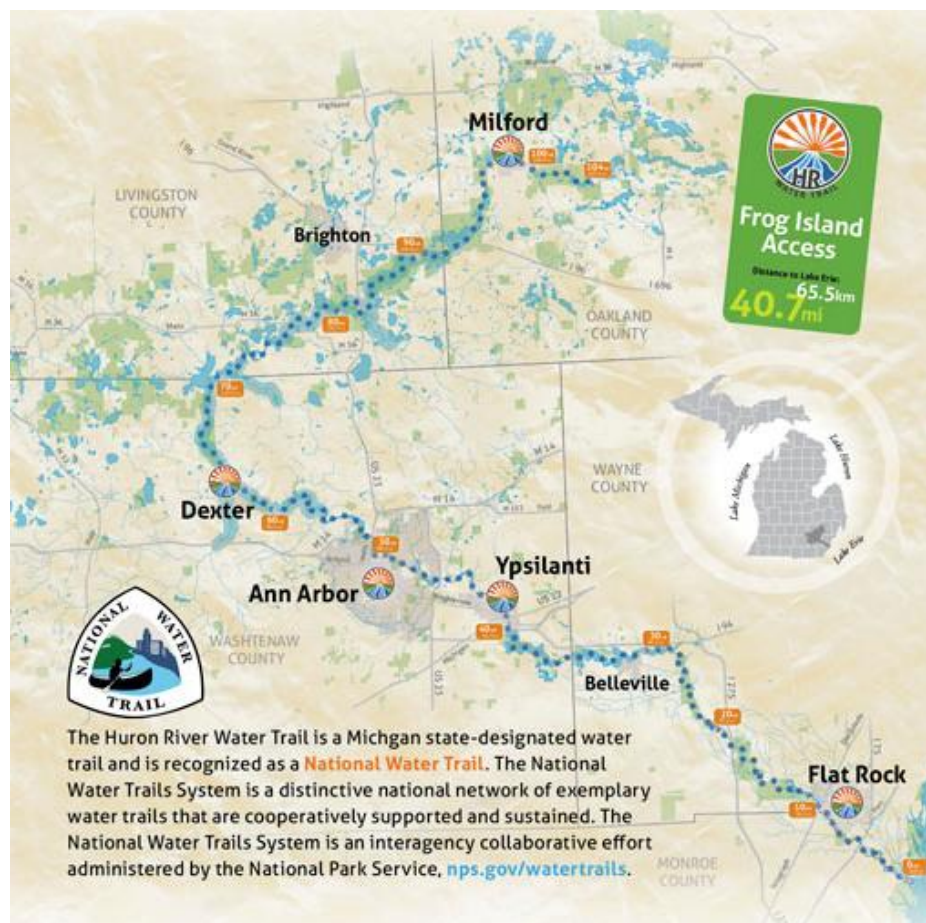


Water trails have become an important recreation resource in Michigan. Water trails are designated routes along a river, lake, canal, or bay specifically designed for people using small boats like kayaks, canoes, single sailboats or rowboats.

The Huron River Water Trail is a 104-mile inland paddling trail connecting people to the rivers natural environment, history and the communities it touches. It runs through the City of Ypsilanti and was added as the 18th trail to the National Water Trail System in 2015, joining a network of national exemplary water trails. It is a project of the Huron River Watershed Council and is managed by a consortium of interested groups and communities, including the City of Ypsilanti. A comprehensive water trail and program has been developed including water safety tips, leave no trace, river conditions updates, special events and more.

Figure 11 depicts the lower route paddling map which includes Ford Field Park

Figure 11. Huron River Water Trail



Source: Huron River Water Trail

ACCESSIBILITY ASSESSMENT AND GRANT-ASSISTED PROJECTS

The city park system is intended for use by all people, regardless of their disability status. It is the intent of the city to comply with the appropriate accessibility standards and guidelines for play areas, outdoor developed areas, parking areas, and other facilities, which fall under the requirements of the Americans with Disabilities Act (ADA). All recent improvements to the city parks have been designed to comply with or exceed accessibility guidelines and standards, and to retrofit, when appropriate, those facilities which pre-date ADA standards.

A critical component in planning for recreation facilities is providing access to accommodate the needs of all people, including those with disabilities. The ranking system suggested by the MDNR Guidelines was used to evaluate the accessibility of the city parks. The ranking system ranges from 1 to 5 as follows:

1. None of the facilities meet accessibility guidelines.
2. Some of the facilities/park areas meet accessibility guidelines.
3. Most of the facilities/park areas meet accessibility guidelines.
4. The entire park meets accessibility guidelines; and
5. The entire park was developed/renovated using the principles of universal design.

Each of the parks was evaluated using the MDNR ranking system. The elements evaluated include parking areas, paths of travel from parking to activity areas, the activity areas themselves, and support facilities such as restrooms and surfacing. Table 8 presents the results of this evaluation. It is the intent of the City of Ypsilanti that current and future park projects comply with the American with Disabilities Act (ADA) regulations. Deficiencies will be corrected with park renovation and improvements.

Table 8. Accessibility Assessment

<u>Park</u>	<u>Rating</u>	<u>Park</u>	<u>Rating</u>	<u>Park</u>	<u>Rating</u>
Riverside Park	3	Frog Island Park	3	Freighthouse & Market Plaza	3
Recreation Park	3	Parkridge Park	4	Candy Cane Park	2
Peninsula Park	1	Prospect Park	3	Waterworks Park	2
Spanish-American War Memorial	1	Edith Hefley Tot Lot	2	Carrie R. Mattingly Tot Lot	1
Ainsworth Park	1	Haab Brothers Memorial	1	Charles Street Tot Lot	1
River's Edge Park	2	Huron Landing Park	2		

The City of Ypsilanti has received many grants that have been used to develop and improve the city parks. Table 9 lists the grants which have been awarded to the City of Ypsilanti. These include various types of grants from the Michigan Department of Natural Resources (MDNR), including from the Trust Fund, Land and Water Conservation Fund and Bond Funds. Corresponding Post Completion Self Certification Report Forms can be found at the end of this plan.

Table 9. Grant Assisted Projects

Park	Year	Grant Type	Project elements	Grant Award
Rutherford Pool	1972	mDNR 26-00393	Develop one acre to include swimming pool, bathhouse and fencing	\$150,000
Parkridge Park	1978	mDNR 26-01060	Two Softball Fields, tot lot, picnic area, landscaping and sign	\$28,000
Riverside Park	1981	mDNR 26-01243	Site development, walkways, parking, landscaping, dock, utility line relocation and sign	\$98,250
Frog Island Park	1983	mDNR 26-01269	Shed and tennis courts demo, water and electric service, lawn river walk, bike loop, grading, amphitheater, lighting, entry plaza, steps, ramp, dock and bridge and sign	\$68,901
Peninsular Park	1985	mDNR 26-01393	Acquisition of 7 acres and develop lighting, paths, parking, bollards, shelter and steps	\$100,000
Water Street Community Park	1987	mDNR TF87-304	Acquisition of land as links to Huron River Corridor System	\$105,000
Parkridge Park	1991	mDNR BF91-383	Renovation of park including security, ballfields, paths, grills, flag pole, landscaping, lighting, play equipment, sand volleyball, soccer, tennis and trash	\$279,000
Rutherford Municipal Pool	1993	mDNR 26-01542	Renovation of bathhouse and pool for ADA access, mechanical upgrades and paving of parking lot	\$159,850
Prospect Park Improvement	1993	mDNR BF93-352	Renovations of courts, luna lake, play structure, parking lot and softball field	\$250,000
Riverside Park	2005	mDNR TF05-054	Development of lighting, electrical upgrades, playground and landscaping.	\$80,300
Rutherford Pool	2011	mDNR TF11-083	Renovation of docks and pool deck	\$300,000
Heritage Bridge Development	2011	mDNR TF11-120	Development to include bridge over the river and under Michigan Avenue fishing pier.	\$289,400
River's Edge Linear Park and Trail	2012	mDNR TF12-120	Development including trail, plaza, fishing pier, river overlook, signage and site amenities	\$300,000
Rutherford Pool Bathhouse	2018	mDNR 26-01802	Development of bathhouse	\$300,000
I-94 Non-Motorized Crossing	2020	mDNR TF20-0162	Development of non-motorized pathway along Huron Street over I-94	\$300,000
Frog Island Trailhead	2021	mDNR TF21-0187	Development of accessible canoe/kayak launch, fishing space, paving the parking lot, green stormwater and accessibility improvements.	\$300,000

NEEDS ASSESSMENT

A critical component in the recreation planning process is determining the needs and desires of the community as a basis for an action plan to improve the parks and recreation system. Needs and preferences provide the rationale for the formulation of goals and objectives that lead to an action plan. To assess needs and desires, consideration was given to current recreation trends and input from community stakeholders, public officials, and residents of Ypsilanti.

PARK ACREAGE COMPARISON

The National Recreation and Park Association (NRPA) recommend a minimum amount of parkland to adequately serve a given population size. The NRPA guidelines provide minimum recommended parkland and facility development standards that are applicable nationwide for recreation planning purposes. While the standards are useful benchmarks addressing minimum park acreage, a park and recreation system should be tailored to meet the needs of the community it pertains to.

According to the NRPA, parks are categorized as mini-parks, neighborhood parks, community parks, and regional parks. The mini, neighborhood, and community parks are *close-to-home* parks, designed to satisfy the recreational needs of local communities as described on the right. Close-to-home parks would include all the city parks. According to NRPA standards, the suggested amount of *close-to-home* parkland is 6.25 to 10.5 acres for every 1,000 residents.

NRPA Close-to-home Parkland:

Mini-Park: Addresses limited recreational needs; serves an area less than ¼-mile distance.

Neighborhood Park: Is the basic unit of the park system and serves as the recreation and social focus of a neighborhood; focus is on informal active and passive recreation; serves an area ¼ to ½ mile distance and is uninterrupted by non-residential roads or other physical barriers.

Community Park: Serves a broader purpose than neighborhood parks; focus is on meeting community-based recreation needs and preserving unique landscapes and open spaces; usually serves two or more neighborhoods at ½ to 3-mile distance.

Regional parks serve a broader area (40-mile distance) and focus on meeting the recreation needs of the region as well as preserving unique areas. Regional parks would include the County parks as well as the federal and state-owned recreation areas described in the preceding chapter. The NRPA also recognizes other types of parks such as school properties that can contribute to the parks and recreation system.

Table 10 presents a comparison of the NRPA suggested parkland standards with existing parks based on a city population of 20,929 in 2024 and project population of 22,637 in 2050. According to these standards, local City of Ypsilanti parks do not meet the recommended acreage for total *close-to-home* parkland. Ypsilanti residents are, though, well-served by the regional park facilities provided by Washtenaw County, federal, and state governments that are located nearby.

Table 10. Comparison to Suggested Parkland Acreage Standards

Type of Park	NRPA standard Acres/ 1000 Pop.	Suggested 2024 Pop. 20,929	Suggested 2050 Pop. 22,637	Existing
Close to Home Parkland	6.25 - 10.5 Acres	5.09 acres	4.70 acres	106.5 Acres
Regional Parks	15 - 20 Acres	339.2 acres	313.6 acres	7,100 Acres

STATE AND NATIONAL RECREATION TRENDS

In 2024, the outdoor recreation participant base grew 4.1% to a record 175.8 million participants: 57.3% of all Americans aged six and older. The number of participants increased through demographics and activities as new, more casual participants began hiking, biking, camping, running, and fishing. In 2023, 7.7 million Americans tried one or more outdoor recreation activities for the first time. New and young outdoor recreation participants are driving growth and increased diversity in the outdoor recreation participant base, including increasing numbers of women, people of color, and seniors. The growth that began in 2016 and accelerated during the COVID pandemic is showing few signs of slowing.

Table 11. National Sports Participation, 2024

Activity	Participation Percent
1. Hiking	20.0%
2. Fishing	18.2%
3. Running, Jogging, and Trail Running	17.9%
4. Camping	17.7%
5. Bicycling	17.2%

Source: Outdoor Participation Report, 2024, the Outdoor Foundation

These trends are consistent with trends observed in Michigan. According to a survey of Michigan residents conducted as part of the 2023-2027 Michigan Statewide Comprehensive Outdoor Recreation Plan, Michigan’s overall outdoor recreation participation rate is 95%. Eighty-six percent of Michiganders are involved in trail activities and “other” outdoor activities. Water activities logged 80% participation, snow activities 40% and wildlife activities 52%. The top 10 activities by frequency were ranked (see appendix B), with the percentages of Michigan residents participating and total annual occasions of participating included. From this list, the top three, in ascending order, were visiting the beach but not swimming (60% – 49,959,236), going for a walk on local unpaved trails or paths (62% – 380,532,847) and going for a walk on local streets or sidewalks (80% – 1,156,390,531).

Monitoring parks and recreation trends is important in determining how parks and recreation services should evolve. The implication of the trends noted above along with the demographic and physical characteristics of the Ypsilanti area can be summarized as follows:

- Recreation facilities and programs should respond to the high number of young families with children currently living in Ypsilanti as well as the expected increase of seniors in the future.
- There is a need for more parks to accommodate the shortage in the national park acreage standards..
- The Huron River is the greatest natural asset within the city. Encouraging its use for recreation while maintaining its ecological functions should be a priority.

PUBLIC INPUT

A critical component in the recreation planning process is to determine the needs and desires of the community as a basis for an action plan to improve the parks and recreation system. Needs and preferences provide the rationale for the formulation of goals and objectives that lead to an action plan. To assess needs and desires, consideration was given to current recreation trends and input from community stakeholders, public officials, staff, and residents of Ypsilanti.

Online Survey

Residents were invited to provide ideas and suggestions for the city parks and recreation system through an online survey available throughout the development of this plan starting in June of 2025. A Spanish and Arabic version of the survey was also provided. The survey was advertised on the city's website, through social media and with signage throughout the park system. The online questionnaire was designed to solicit feedback on suggestions for improvements to the city park system. 356 surveys and comments were received and compiled. Key findings from the survey are outlined below. A full review of the survey with responses can be found at the end of this plan.

Park & Facility Visitation

The most visited park and facility:

2025 Survey Result	
1	Riverside Park
2	Frog Island Park
3	B2B Trail
4	Recreation Park
5	Prospect Park

The least visited park and facility

2025 Survey Result	
1	Carrie Mattingly Tot Lot
2	Haabs Brothers Park
3	Spanish American War Memorial
4	Charles Street Tot Lot
5	Parkridge Community Center

Park & Facility Improvements

Frog Island Park Improvement Priority

2025 Survey Result	
1	Addition of permanent restrooms
2	Pedestrian Connectivity
3	Stormwater Management
4	Bike Connectivity
5	Improvements to Parking Lot

Parkridge Park Improvement Priority

2025 Survey Result	
1	Pedestrian Connectivity
2	Bike Connectivity
3	Improvement to existing trails
4	Improvements to existing play shelter
5	Improvements to existing picnic shelter

Prospect Park Improvement Priority

2025 Survey Result	
1	Pedestrian Connectivity
2	Improvements to existing play structure
3	Bike Connectivity
4	Improvements to existing picnic shelter
5	Improvements to existing trails

Recreation Park Improvement Priority

2025 Survey Result	
1	Pedestrian Connectivity
2	Bike Connectivity
3	Improvements to existing play structure
4	Improvements to existing trails
5	Improvements to existing picnic shelter

Riverside Park Improvement Priority

2025 Survey Result	
1	Addition of permanent restroom
2	Stormwater Management
3	Pedestrian Connectivity
4	Improvements to existing trails
5	Bike Connectivity

Waterworks Park Improvement Priority

2025 Survey Result	
1	Addition of permanent restrooms
2	Pedestrian Connectivity
3	Bike Connectivity
4	Improvement of existing trails
5	Stormwater Management

Park Facility and Program Preference

Respondents top five choices for programs and/or events currently offered:

2025 Survey Result	
1	Ypsilanti Farmer's Market
2	Ypsi Pride
3	Freighthouse Events
4	Community Garden Plots
5	Ypsilanti Symphony Orchestra

Respondents top five choices for preferred recreation programs in order of importance are:

2025 Survey Result	
1	Children programs
2	Concerts, Movies and Shows
3	Special Events
4	Senior Programs
5	Family Programs

Park Priorities

Respondents top priorities for general park improvements in order of importance are:

2025 Survey Result	
1	Maintain/renovate existing City parks
2	Prioritize improvements of community parks
3	Work to enhance the management of the parks' trees and natural habitat
4	Prioritize improvements of neighborhood parks
5	Prioritize public art in the parks, along trails and in the downtown

Arts Priorities

Respondents top priorities for the arts in the City of Ypsilanti in order of importance are:

2025 Survey Result	
1	More performing arts opportunities to attend
2	Public art in the Downtown/Depot Town
3	Art events
4	Art classes or programs for myself or my family to attend
5	Public art in parks

As part of the survey, an open ended question was asked about any other considerations for the City of Ypsilanti Parks & Recreation System:

Common Comments

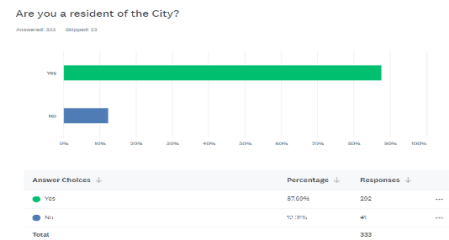
- Improve maintenance of parks including trash collection and graffiti cleanup
- Update picnic tables and benches throughout the park system
- Upgrade and improve existing park amenities and play structures
- Improved pedestrian and bicycling connectivity to the parks and trails
- Invest more into the city owned facilities including Rutherford Pool and Senior Center
- More childrens sports offerings
- More natural play spaces that aren't traditional play structures
- Replace the trees that are taken out and provide natural shade

New Park and New Park Amenity Ideas

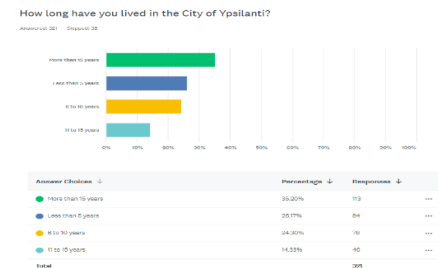
- Dog Park
- Permanent Restrooms
- Full size soccer field
- Nature based park(s)

Demographics

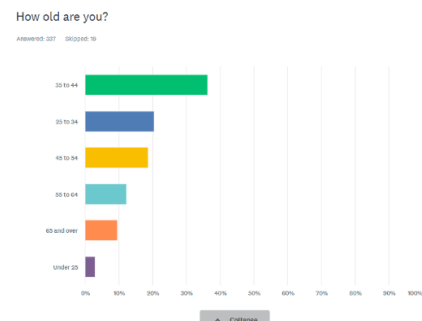
87.7% of respondents are City of Ypsilanti Residents



35.2% of respondents have lived within the City of Ypsilanti for more than 15 years



75.36% of respondents are between the ages of 25 to 54



Public Input Meetings

Three (3) public input meetings were hosted throughout the city during the master plan process. Potential improvements derived from the online survey, current park conditions and needs were presented at a public meeting. A voting and comment charrette exercise was held with attendees to gather more public feedback with similar questions that were asked in the survey.

1. Monday, May 19 at a regular Parks and Arts Commission Meeting at Ypsilanti City Hall
2. Thursday, August 14 at Ypsilanti City Hall
3. Tuesday, August 19 at Ypsilanti City Hall

Suggestions were received from meeting attendees through the charrette exercise and open comment. Some of the top themes from these meetings include:

1. Increase and improved existing accessibility in the parks and their amenities
2. Update existing park amenities
3. Increase levels of services, specifically safety and cleanliness
4. Addition of a dog park
5. Create areas of non-traditional play
6. Update benches and seating options within the parks
7. Increase volunteer opportunities
8. Addition of permanent restrooms
9. More awareness and outreach from the city about the parks, events and programming

STAKEHOLDER MEETINGS

Separate stakeholder meetings were held with partner organizations. These included the Parkridge Community Center, Rutherford Pool, and the Ypsilanti Senior Center. A conversation about their relationship with the city, park and facility improvements, facility usage and organizational priorities were all discussed. A synopsis of those stakeholder meetings is below:

June 23, 2025: Parkridge Community Center

1. WCC has an operating Memorandum of Understanding (MOU) with the City of Ypsilanti
2. Future MOU needs to specify more detail with roles and responsibilities
3. WCC does not have the resources to take care of the building and are reliant on grants
4. Capital Improvements:
 - a. Electrical systems
 - b. Roof renovation
 - c. Painting
 - d. Kitchen expansion
 - e. ADA access and updates

June 24, 2025: Ypsilanti Senior Center

1. Operators have an operating Memorandum of Understanding (MOU) with the City of Ypsilanti
2. Future MOU needs to specify more detail with roles and responsibilities
3. The Senior Center does not have the resources to take care of the building and are reliant on grants
4. Capital Improvements:
 - a. ADA access and updates
 - b. Renovation of small meeting room
 - c. Painting
 - d. Improvements to Recreation Park could greatly benefit the senior center users and programs including the pathway, benches and seating and mobile exercise equipment

June 25, 2025: Rutherford Pool

1. Friends of Rutherford Pool have an operating Memorandum of Understanding (MOU) with the City of Ypsilanti
2. City of Ypsilanti does not provide regular funding
3. Friends of Rutherford Pool have completed major capital improvements and renovation projects
4. Capital Improvements:
 - a. Pump room renovations
 - b. Parking lot renovation
 - c. Improvement to the sidewalk from the road to the pool

PUBLIC REVIEW AND PUBLIC HEARING

Once a draft Parks and Recreation Plan was completed, it was made available for the required 30-day public review from November 13, 2025 to December 13, 2025. The availability of the draft plan for public review was advertised in the December 4, 2025 publication of the Washtenaw Legal News and available on the city's website. Copies of the draft plan were available for consultation at City Hall.

The Parks and Arts Commission hosted a public hearing and considered the comments received from the public at a scheduled meeting on December 15, 2025, where minor changes were made to the document and the plan was recommended to the City Council at their January 20, 2026 meeting. The City Council subsequently adopted the Plan.

Copies of the Parks and Arts Commission and City Council resolutions, as well as the public notices regarding plan availability and public hearing, the minutes of the public hearing, and letters of transmittal are uploaded to the MDNR MiGrants website as required.



GOALS AND OBJECTIVES

Goals and objectives were formulated to provide direction and a long-term vision for the City of Ypsilanti's park system. They are broad enough to encompass the suggestions expressed from the public, city officials, staff, as well as to meet the observed deficiencies in the recreation resources of the area.

GOAL 1. PARK MAINTENANCE AND IMPROVEMENTS

Maintain and improve the city parks to ensure clean, safe, attractive, and high-quality recreational experiences.

It is important to maintain and improve existing park facilities to ensure public safety and continued enjoyment. This includes upgrading aging equipment, removing barriers, and general park upkeep.

- 1.1 Upgrade or repair aging play equipment, paved surfaces, park structures, and furnishings.
- 1.2 Improve the parks' accessibility by removing barriers to universal access.
- 1.3 Continuing renovations and improvements to outdoor aquatic facilities
- 1.4 Create and establish a volunteer program to support city staff
- 1.5 Green Infrastructure improvements across the park system using native vegetation.

GOAL 2. ASSIST PARTNER GROUPS WITH FACILITY IMPROVEMENTS

The City of Ypsilanti should seek alternative funding sources to support the facility improvements necessary at the city owned facilities that are operated by community partners.

Stakeholder feedback supported throughout this planning process supports the need to support the community partners through facility improvements. The facilities in most need include the Ypsilanti Senior Center and the Parkridge Community Center. These community partners are the primary recreation programmers for the residents of the city.

- 2.1 Assess facility conditions and identify project priorities
- 2.2 Upgrade and repair the facilities in collaboration with feedback from the community partners
- 2.3 Identify funding opportunities including grants, public funding or private funding to complete capital improvements

GOAL 3. PENINSULAR PARK RENOVATION

Following the removal of the Peninsular Park dam, the city should prioritize this park as its next major development.

The removal of the Peninsular Park dam allows a renewed attention to be placed at this park. A survey question during this master plan process was specifically asked about this park and the dam removal.

- 3.1 Master Plan Peninsular Park to gather input and feedback from the public and stakeholders
- 3.2 Complete feasibility studies to assess site conditions, soil quality, drainage and topography
- 3.3 Secure funding through grants, city funds or private donations and sponsorships for acquisition and/or improvements.

GOAL 4. PEDESTRIAN AND BICYCLE CONNECTIONS TO THE PARKS

Make it safer and easier for more residents to walk and bike to the parks

There is an opportunity to plan for and continue to develop an interconnected network of pedestrian and bicycle facilities that provide safe and efficient travel between key places within Ypsilanti including parks, neighborhoods, schools, downtown, and neighboring communities.

- 4.1 Ensure parks are bicycle-friendly with pathways that are sufficiently wide, available bicycle parking, and appropriate amenities such as drinking fountains, fix-it stations, and rest areas.
- 4.2 Utilize the city-wide non-motorized transportation plan containing a mix of on street and off-street bicycle accommodations to connect the city parks, neighborhoods, and community facilities; and
- 4.3 Create more natural trails for hiking, mountain biking or nature walks.

GOAL 5. INCREASE ART OPPORTUNITIES

Create an established organizational structure and processes for arts opportunities within the City of Ypsilanti.

Arts are a priority within the City of Ypsilanti and with the Parks and Arts Commission. Time and energy should be spent creating a framework for local artists to be more engaged, partners should be identified, and an arts master plan should be completed in coordination with this plan.

- 5.1 Create subcommittees that can assist with commission specific goals and objectives.
- 5.2 Collaborate with the Riverside Arts Center, city partners and local artists to create a framework and plan for public arts and art programming opportunities.
- 5.3 Identify funding from community partners, city agencies, or private funding sources to support local arts in the parks, downtown or along trails.

GOAL 6. RE-ESTABLISH THE RECREATION DEPARTMENT

Bring back the Recreation Department underneath the management of the City Manager. Keep park maintenance within the Department of Public Works.

There is feedback through this master planning process to support the re-establishment of the Recreation Department. This should include park rentals, special events and recreation programming.

- 6.1 Work with City Administration and the City Council to brainstorm the goals and objectives for the department and plan the budgeting and organizational framework.
- 6.2 Discuss with community partners the priority of the city's programming efforts as to not create unnecessary competition.
- 6.3 Take the feedback from this survey to build the basis for recreational programming opportunities.

ACTION PROGRAM

The following describes the specific projects and actions which are recommended to be accomplished during the planning period. Illustrations and plans showing the proposed park improvements and actions are also included to depict the proposed actions.

1. Maintain and upgrade existing city parks

This action includes replacing old equipment which is in a state of disrepair, outdated, or is dangerous, as well as improving the appearance of the parks and properties through appropriate landscaping and upkeep. All upgrades must be in compliance with the Americans with Disabilities Act and efforts should be taken to remove all existing barriers to universal access. Proposed projects include:

- A. Replace or upgrade aging play equipment as needed.
- B. Replace or upgrade seating, benches and picnic tables as needed.
- C. Remove barriers to universal access.
- D. Ensure safety surfaces under playground equipment meet regulated depth and fall zones.
- E. Refurbish parking, walkways, sports courts, and other concrete and paved surfaces as needed.
- F. Replace and add park furnishings such as benches, trash cans, pet waste dispensers and signs.
- G. Maintain buildings, structures, and picnic shelters in good condition with roof repair, exterior painting, and other renovations.
- H. Manage and improve existing tree canopy and vegetation.
- I. Green Infrastructure opportunities and improvements to the park system.

Park improvements were identified during the park site audits and are denoted below as immediate action items, intermediary action items and long-term action items:

Park	Immediate Action	Intermediary Action	Long-Term Action
Riverside Park	• New bike rack • Clean up brush pile • Update picnic tables and benches	• Create access to riverfront gazebo	• Crack fill walking trail • Stormwater mitigation • Permanent restrooms
Frog Island Park	• Update picnic tables and benches • Replace or remove bleachers	• Resurface of pave walking trail • Improve access from B2B trail to field and walking track • Create access to B2B Trail from parking lot	• Renovate storage building • Create full-size soccer field • Permanent restrooms
Freighthouse & Market Plaza	N/A		
Recreation Park	• Update picnic tables and benches • Add EWF to play areas • Weed play areas • Replace basketball nets	• Crack fill basketball court • Crack fill walking trail and connectors • Add exercise equipment along trail • Add intergenerational play equipment and swings	• Complete paved walking trail • Improve wet meadows • Replace or renovate picnic shelter • Mill and fill parking lot • Public Restrooms

Parkridge Park	• Update GIS map parcel and legal boundary • Replace basketball nets and backboards • Update picnic tables and benches	• Crack fill walking trail	• Mill and fill basketball court • Mill and bill tennis court • Public restrooms
Candy Cane Park	• Update picnic tables and benches • Fill gaga pit with mulch • Trim brush around tennis courts • Take down dead trees	N/A	• Replace picnic shelter • Create connectivity through the park • Mill and fill tennis courts • Improve wet meadows
Peninsular Park	• Add picnic tables and benches	• Master Plan the park following dam removal • Create better visibility into and within the park	• Renovate or remove the pump house
Prospect Park	• Update picnic tables and benches • Fill gaga pit with mulch • Seed the goalmouths of soccer field	• Crack fill basketball courts • Create accessibility throughout the park, main play areas, picnic pads and to Cross Street • Replace skatepark fencing	• Replace picnic shelters • Upgrade play equipment • Upgrade skate park concrete crumbling • Permanent restrooms
Waterworks Park	• Move bike rack • Add gravel and grade parking lot	• Update disc golf baskets, pads and signage	• Add permanent restrooms • Add connectivity to ball fields
Spanish American War Memorial	N/A	• Create connectivity to the memorial	N/A
Edith Hefley Tot Lot	• Add EWF to play area • Add sand to sand box	N/A	• Add connectivity from sidewalk to play features
Carrie R. Mattingly Tot Lot	• Add EWF to play area • Replace picnic tables	N/A	• Create connectivity from sidewalk to play features
Ainsworth Park	N/A	N/A	• Create connectivity to and through the park for neighborhood use
Haab Brothers Memorial	N/A	• Create connectivity to what will be the memorial • Master Plan the park	N/A
Charles Street Tot Lot	• Add picnic tables • Add EWF to play area	N/A	• Replace play equipment • Create connectivity through the park to play features
River's Edge Park	N/A	N/A	N/A
Huron Landing Park	• Add gravel and grade parking lot	• Add accessible docks	• Pave parking lot

2. Maintain and upgrade existing city park facilities

This action includes updating facilities which may be in a state of disrepair, outdated, or is dangerous, as well as improving the appearance of the facilities. All upgrades must be in compliance with the Americans with Disabilities Act and efforts should be taken to remove all existing barriers to universal access.

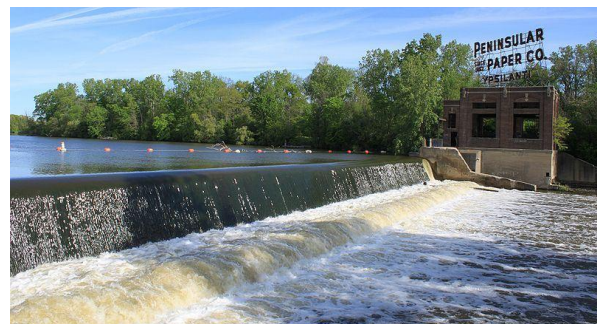
Facility improvements were identified during the park site audits and are denoted below as immediate action items, intermediary action items and long-term action items:

<u>Park</u>	<u>Immediate Action</u>	<u>Intermediary Action</u>	<u>Long-Term Action</u>
Rutherford Pool	• Renovate sidewalk connector from the road	• Mill and fill parking lot • Upgrade pump room equipment	N/A
Ypsilanti Senior Center	• ADA compliance • Outside painting	• Renovate and improve the small meeting room	• Future building expansion
Parkridge Community Center	• Update electrical systems, wiring and outlets • ADA Compliance • Painting • New Roof	• Update the bathrooms • Update the gymnasium • Update water fountains	• Expand the kitchen and create commercial kitchen • Expansion of multi-purpose room

3. Peninsular Park Renovation

This action includes taking the feedback from the survey completed during this master plan and using it as a starting point for the renovation of Peninsular Park. It is recommended that the city invest in a park specific master plan which would include public input and concept designs. Some of the ideas noted in the survey for Peninsular Park include:

1. Add Huron River access for canoe, kayak and tubing.
2. Public restrooms
3. Turn the pump house into an event space or lease it for a riverfront restaurant/bar
4. Additional seating and picnic tables
5. Keep the park as a natural/passive recreation space with hiking trails
6. Nautre based play area or structure
7. Expand the existing docks for dedicated fishing
8. Pave the parking lot
9. Connect the park to LeForge sidewalk



4. Bicycle and Pedestrian Connectivity

This action includes steps to include bicycle and pedestrian connectivity to the parks:

1. Update the Non-Motorized Transportation Plan from 2021
2. Identify sidewalk or connectivity gaps and walkability to each of its parks
3. Identify sidewalk or connectivity gaps to the Border 2 Border Trail
4. Identify funding to fill sidewalk gaps and/or connect to existing bicycle and pedestrian infrastructure

5. Increase Art Opportunities

Arts are a core value and increasing opportunities and supporting local artists is a goal of the Parks & Arts Commission. This action includes:

1. Define the arts goals of the Parks & Arts Commission either within its bylaws, strategic plan or the city code of ordinances
2. Create a process for public art in parks and in the city
3. Create a database of local artists or art organizations which the Parks & Arts Commission supports
4. Work with city leaders to create an Arts District where arts goals and priorities can be focused
5. Work to create an arts master plan which will assist with all previous action items

6. Re-establish Recreation Department

Throughout this master planning process, it was mentioned in various areas of the feedback that residents would like to see a return of a parks & recreation department. While I believe the parks are well served by the Department of Public Works, the city should work to investigate the re-establishment of its Recreation Department

1. Work with the City Manager and City Council Liaison to see if there is an appetite for its return
2. Determine an organizational structure of the department
3. Determine the budgeting and finance of the department and where it will sit within the citywide budget (General Fund, Special Revenue Fund, etc.)
4. Create a business plan or strategy for the re-establishment of the Recreation Department determining primary goals and objectives, revenue streams, staffing levels, levels of service.
5. Study existing rental rates, fees and special event processes for a streamline opportunity for all residents, non-residents and non-profit organizations.

ACCOMPLISHMENTS

Shown below are a list of accomplishments since the last parks & recreation plan was adopted in 2021:

- Worked with Washtenaw County Parks & Recreation to upgrade the B2B in Frog Island and along Grove from the end of the River's Edge Linear Park/Water Street Trail to the south side of the I-94 Bridge (North Bay Park) (2020)
- Added lighting to Frog Island Park pathway and parking lot (2020/21)
- Widened the sidewalk on the south side of the Forest Ave bridge to improve the B2B pathway (22/23)
- Awarded grants to remove the Peninsular Park dam, currently in design and expected removal in 2027
- Replaced the outdated play equipment in Candy Cane Park with an accessible structure, and added a paved sidewalk to the structure (2020)
- Replaced the outdated play equipment in Parkridge Park with more extensive and engaging equipment (2020)
- Two of our employees certified as Certified Playground Safety Inspectors (2023 and 2025)
- Completed design work to add native wet meadows in Recreation Park and Candy Cane Park (2024/5)
- Added Huron Landing Park (2024)
- Created a standalone position for Freighthouse and Parks special events, moved to DPW; resolved many user complaints regarding special events (2025)
- Contracted with Washtenaw County Water Resources Commissioner's office to restore and take over maintenance of the Freighthouse rain garden (as well as Cross St rain gardens) (2024-2025)
- Launched a trial volunteer workday program (2025)
- Began officially working with Huron River Watershed Council and United Way for one-off volunteer opportunities
- Hosted the winter warming center at the Freighthouse with the Shelter Association of Washtenaw County
- Installed recycling bins in the parks (2020)
- Launched an annual city information mailer, which includes information about the parks

Underway Durign the Development of this Master Plan

- Applied for funding for construction of wet meadows in Recreation Park and Candy Cane
- Working with Washtenaw County Parks and Recreation and Water Resources to identify and secure funding for repaving B2B trails in Riverside Park
- Updating event policies and fee structures for park reservations and event support
- Working with volunteer group for wet meadow in Riverside Park
- Awarded grants for and in design phase for accessibility improvements at the north end of Frog Island Park
- Awarded grants for and in design phase for parking lot improvements at Frog Island park

CAPITAL IMPROVEMENT SCHEDULE

Table 12 lists the individual projects scheduled to be accomplished, are currently funded, a cost estimate, and the identified funding source(s). Annually, the city adopts a One-Year and Five-Year Capital Improvement Plan where more parks and recreation projects will be identified for future funding.

Table 12. Capital Improvement Schedule

Project/Tasks	Goal	Cost Estimate
Parkridge Community Center Classroom Expansion	2	\$300,000
Senior Center Capital Improvements	2	\$130,000
Riverside Park Access to Gazebo	1	\$1,000
Riverside Park crack fill walking trail	1	\$5,000
Frog Island Park Resurface Walking Trail	1	\$10,000
Frog Island Park access to B2B Trail from Parking Lot	1	\$1,000
Recreation Park Crack Fill walking trail	1	\$3,000
Recreation Park complete paved walking trail	1	\$12,000
Recreation Park improve wet meadows	1	TBD
Recreation Park replace picnic shelter	1	\$30,000
Recreation Park Mill and Fill Parking Lot	1	\$150,000
Parkridge Park mill and fill basketball and tennis courts	1	\$150,000
Candy Cane Park picnic shelter renovation	1	\$40,000
Candy Cane Park connectivity	1	\$15,000
Candy Cane Park mill and fill tennis court	1	\$112,000
Peninsular Park master plan	3	\$50,000
Prospect Park accessibility and concrete improvements	1	\$50,000
Prospect Park tennis court fence	1	\$50,000
Prospect Park picnic shelters	1	\$100,000
Waterworks Park disc golf improvements	1	\$25,000
Waterworks Park connectivity	1	\$2,500
Waterworks Park paving of parking lot	1	\$115,000
Spanish American War Connectivity	1	\$1,000
Edith Hefley Tot Lot Connectivity	1	\$2,500
Carrie R. Mattingly Tot Lot Connectivity	1	\$2,500
Ainsworth Park Connectivity	1	\$5,000
Haab Brothers Memorial Connectivity	1	\$2,500
Charles Street Tot Lot Connectivity	1	\$2,500
Huron Landing accessible docks	1	\$10,000
Huron Landing parking lot paving	1	\$65,000

IMPLEMENTATION STRATEGIES

To accomplish the recommended actions during the next five years, it will be necessary to secure adequate funding. The current budget provides a limited amount of money for parks and recreation facilities. Therefore, the following strategies are recommended in order to proceed as planned.

Apply for Federal Funding

At the federal level, MDOT, in conjunction with SEMCOG, funds Transportation Alternatives Program (TAP). A minimum 20 percent local match is required for proposed projects and applications are accepted online on an on-going basis. Activities may include:

- Provision of facilities for pedestrians and bicycles including new or reconstructed sidewalks, walkways, curb ramps, bike lane striping, wide paved shoulders, bike parking, off-road trails, bike and pedestrian bridges, and underpasses;
- Provision of safety and educational programs for pedestrians and bicyclists designed to encourage walking and bicycling; and
- Acquisition, planning, designing and constructing abandoned railway corridors.

Apply for State Funding

At the state level, the Michigan Natural Resources Trust Fund (MNRTF) and the Land and Water Conservation Fund (LWCF) continue to be the primary funding sources for park land acquisition and development. The Recreation Passport grant also offers some state funding to local units of government.

The MNRTF provides funding for the purchase and development of parkland for natural resource-based preservation and recreation. Grant proposals must include a local match of at least 25% of the total project cost. There is no minimum or maximum for acquisition projects. For development projects, the minimum funding request is \$15,000 and the maximum is \$300,000 in 2025. Applications are typically due by April 1st each year.

The LWCF is a federal appropriation to the National Park Service, which distributes funds to the MDNR for development of outdoor recreation facilities. The focus of the program has recently been on meeting community recreation needs such as playgrounds, picnic areas, skate parks, ball fields, soccer fields, and walking paths. Minimum grant requests were \$30,000 and maximum grant requests were \$500,000 in 2025. The match percentage is 50% of the total project cost. Applications are due by April 1st each year.

The Recreation Passport grant program offers funding for the development of outdoor public recreation facilities for local units of government. Minimum grant requests are \$7,500 and maximum requests are \$150,000 in 2025. The local match obligation was 25% of the total project cost. Applications are usually due by April 1st each year.

Other funding programs conducted in partnership with the MDNR are available through other state government divisions, such as the Fisheries Division (Fisheries Habitat Grant Program) and the Forest Resources Division (Community Forestry Grant Programs).

Other funding conducted in partnership with the MDNR is available through other state government divisions, such as the Fisheries Division (Inland Fisheries Grants) and the Forest Resources Division

(Community Forestry Grants). The Inland Fisheries program considers projects that enhance habitat and fisheries, riparian property for public fishing use, water quality, and ecology. Minimum grant requests are \$25,000 and maximum requests are \$1.5 million depending on the theme in 2025. The local match obligation is 10% of the total project cost. Applications are due in early 2026.

Municipalities may use Community Forestry grants to develop a management plan for a municipal forest which would include a component targeting outreach to private landowners. Grant requests range from \$5,000 to \$30,000 depending on project category.

DTE Energy Foundation and Consumers Energy (CE) also offer tree planting grants for up to \$4,000 for DTE and \$3,000 for CE to local municipalities in its service areas. Applications are due in October (DTE) or July (CE) with awards announced in June for the DTE Energy Foundation program.

Apply for Other Grant Funding

There are also a variety of smaller grant programs available for the establishment of greenways/ pathways or greenway-related facilities such as PeopleForBikes. PeopleForBikes is sponsored by the American Bicycle Industry. Their mission is to put more people on bikes more often. The program funds projects in three categories: facility, education, and capacity building. In the past, requests for funding could be up to \$10,000 for projects such as bike paths, trails, lanes, parking, and safe routes to school. Applications for 2025 are not yet announced.

The DALMAC Fund also contributes grants to expand bicycling in Michigan. A total of \$173,079 were awarded in 2025 with typical grant awards ranging from \$5,000 to \$20,000. The next round of applications will be due on March 1, 2026.

The Ralph C. Wilson Jr. Foundation provides active lifestyle grants including for Parks, Trails & Green Design projects. The Foundation launched its Parks & Trails Initiative in southeast Michigan with an \$100 million commitment. In addition, the Foundation is beginning to explore green infrastructure investments that focus on improving water quality, reducing combined sewer overflows, improving habitat and improving climate resiliency. The Foundation is now accepting requests for trail projects or planning projects that; 1. Are regionally significant; 2. Connect Communities and Key Anchor Assets; 3. Have significant community support; 4. Demonstrate capacity to operate and maintain the spaces after they are built; and 5. Garner additional leverage investment that is at or near 2/3 of the total project cost.

Seek Other Sources of Funding

The City of Ypsilanti should investigate additional sources of funding. Seeking donations, attracting sponsors, and seeking out other revenue sources are methods that should continue to be pursued aggressively to raise funding for park acquisition and development.



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Desirae Simmons, Council Member, Michelle King, Council Member

Subject: Resolution No. 2026-015 Supporting Senate Bill 510 to Support Unmasking Law Enforcement Officials.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Res. No. 2026-015 Support Senate Bill 510 to Support Unmasking Law Enforcement

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-015
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City of Ypsilanti residents have expressed fears and concerns regarding law enforcement, particularly those doing immigration enforcement (ICE), carrying out operations in the City with no transparency and accountability; and

WHEREAS, those carrying out the law should be easily identifiable in order to maintain public trust; and

WHEREAS, State Senators Chang, Moss, and Cavanagh introduced Senate Bill 510 on August 26, 2025 which states, "a law enforcement officer, while interacting with a member of the public in the performance of the law enforcement officer's duties, shall wear an appropriate uniform and shall not wear a mask or personal disguise,"; and

WHEREAS, State Senator Jeff Irwin, who represents Ypsilanti signed on as a sponsor of the bill; and

WHEREAS, the bill has been referred to the Committee on Civil Rights, Judiciary, and Public Safety;

Therefore Be It Resolved That, the Ypsilanti City Council supports this bill moving to a vote and for it to be passed as it would be beneficial for our community and those that surround us;

Be It Further Resolved That, this resolution be shared with our State Representative, State Senator, and the members of the Committee on Civil Rights, Judiciary, and Public Safety.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Desirae Simmons, Council Member, Michelle King, Council Member

Subject: Resolution No. 2026-016 Changing the City Council Rules for Public Comment.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Res. No. 2026-016 Changing Council Rules for Public Comment

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-016
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council voted to change the public comment rules to remove the opportunity for comment at the end of the meeting and to add a time limit to the opportunity for comment at the beginning of the meeting; and

WHEREAS, members of the public continue to name these restrictions as ones that impede their ability to fully participate in the democratic practice of directly addressing elected leadership; and

WHEREAS, the Ypsilanti City Council prides itself on our accessibility and connection with our residents;

Therefore be it resolved that we adopt the following updates to our public comment period:

- 1) For the first comment period, allow for a 60-minute window.
 - 2) Alternate between in-person attendees and those on zoom in 10-speaker increments.
 - 3) Reinstate a second unlimited public comment period at the end of the meeting.
- Speakers can be prioritized as follows:
- A. Those who signed up/raised their hand during the first period and didn't have a chance to speak
 - B. Those present and online that didn't speak during the 1st comment period
 - C. Those who spoke during the 1st comment period

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Desirae Simmons, Council Member

Subject: Resolution No. 2026-017 Approving the Fee Waiver for Council Members Simmons and Fellows to use the Freighthouse for a Ward 3 Townhall Meeting on February 18th, per policy.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. RFL and Resolution request
2. Council Event Request Form - Fellows & Simmons

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: January 20, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
January 20, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Ward 3 Townhall

SUMMARY & BACKGROUND:

Council Members Simmons and Fellows have submitted a request to hold a town hall for residents. The Townhall will take place on February 18, 2026.

The request includes the use of the Freighthouse, which will require an attendant to manage the event. Per the fee schedule, a community event is required to pay a fee of \$25 per hour for a minimum of 3 hours.

ATTACHMENTS: Resolution and application

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2026-017
January 20, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Council Members Simmons and Fellows have submitted a request to use the Frieghthouse for a Ward 3 Townhall on February 18, 2026; and

WHEREAS, Council policy allows council members the use of city property for non-political events; and

WHEREAS, Community events are allowable without cost other than the cost of the attendant.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti approve this request and allow Council Members Simmons and Fellows the use of the Freighthouse without fee, per policy.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Council Event Request Form

City Council Request of City Event

What is the Title of the Event? *

Ward 3 townhall

What is the Date of the Event? *

MM DD YYYY

05 / 08 / 2025

What time will the event be held? *

Time

06 : 00 PM ▼

Please Describe the Event *

Ward 3 reps will host a public meeting at the freight house on May 8th from 6-7:30pm to hear questions and concerns from constituents regarding the city, and gather relevant input.

What Council Members are involved in the Event? *

- ☐ Mayor Brown
- ☐ Mayor Pro-Tem Wilcoxon
- ☐ Council Member King
- ☐ Council Member Tooson
- ☐ Council Member McLean
- ☒ Council Member Fellows
- ☒ Council Member Simmons

What resources are needed for your event? *

Freight house reservation with kitchen access May 8th from 5:30pm-8pm

Please describe how this event will benefit the City *

This event is open to the public, with a focus on ward 3, for the purposes of resident input and engagement, helping guide city reps priorities in future city business.

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Google Forms



Resolution No. 2026-018
January 20, 2026

**A RESOLUTION CONDEMNING THE MILITARIZED POLICE
SIEGE ON WEST CROSS STREET, CALLING FOR ALL
CHARGES TO BE DROPPED, AND DEMANDING IMMEDIATE
SYSTEMIC REFORM**

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, on January 4-5, 2026, a 30-hour law enforcement operation in the 1100 block of West Cross Street escalated a reported a wellness check and mental health crisis involving a man with a sword into a militarized siege of a neighborhood; and

WHEREAS, the deployment of Washtenaw County Metro SWAT, flash bangs, tear gas, a Long-Range Acoustic Device (LRAD), a fire hose, and a Rook armored vehicle to demolish the home terrorized an Ypsi resident in crisis, endangered an entire neighborhood, and caused severe property damage; and

WHEREAS, this excessive response blocked community access, preventing critical services like Meals on Wheels from delivering to approximately 350 homebound seniors; and

WHEREAS, this failure of de-escalation was tragically underscored the very next day, January 6, 2026, when an unarmed driver was killed by a Washtenaw County Sheriff deputy following a vehicle pursuit; and

WHEREAS, these consecutive crises demonstrate a profound and systemic failure to protect life in one instance and provide a care-based, non-violent response to an individual in crisis in the other; and

WHEREAS, the Washtenaw County Board of Commissioners has already issued a statement on January 9, 2026, expressing deep concern and calling for all charges against the individual to be dropped; and

WHEREAS, prosecuting an individual who was a victim of this disproportionate state violence constitutes a double punishment;

NOW, THEREFORE, BE IT RESOLVED, that the Ypsilanti City Council:

1. Joins the Washtenaw County Board of Commissioners in unequivocally condemning the militarized police response and calls upon Washtenaw County Prosecutor Eli Savit and Michigan State Police to immediately drop all charges stemming from the January 4-5, 2026, siege on West Cross Street.
2. Reviews YPD policies and responsibility in the incident
3. Declares its commitment to pursue immediate, concrete actions to prevent future atrocities, including:

- Suspending Mutual-Aid Agreements: Moving to suspend all mutual-aid pacts that permit militarized county or state SWAT teams to operate within the City of Ypsilanti.
- Strengthening our partnership with the Community Mental Health Crisis Team
- Accelerating Public Safety Alternatives: Redoubling efforts to establish a permanent, 24/7 unarmed crisis response unit and construction of dignified, permanent shelter as resolved by Council in 2025.

BE IT FURTHER RESOLVED, that the Ypsilanti City Council affirms that true public safety is built through care, accountability, and humanity—not through militarized force—and calls upon all regional partners to meet this moment with the seriousness and compassion our community deserves.

BE IT FURTHER RESOLVED, that the City Clerk shall transmit a copy of this resolution to Washtenaw County Prosecutor Eli Savit, the Michigan State Police, the Washtenaw County Board of Commissioners, and the Washtenaw County Sheriff.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

Resolution No. 2025-XX

A Resolution of the Ypsilanti Police Advisory Commission (YPAC) Requesting That City Council Direct the City Manager to Develop an Extraordinary Emergency Response Cost-Recovery Ordinance and Establish a Dedicated Police Hiring Incentive Fund to Support a Forgivable Down-Payment Assistance Program and Other Recruitment and Retention Incentives

WHEREAS

1. The City of Ypsilanti continues to face significant challenges in recruiting and retaining sworn police officers, resulting in chronic staffing shortages, increased overtime, and reduced public-safety capacity; and
2. The Commission recognizes that public-safety outcomes are strengthened when officers live within or near the City of Ypsilanti, fostering deeper community engagement, reducing commute-related attrition, and supporting relationship-based policing; and
3. Housing and relocation costs in Ypsilanti and greater Washtenaw County have risen substantially, creating financial barriers for new officers seeking to establish residency within the City; and
4. Down-Payment Assistance (DPA) programs are an increasingly common and effective tool nationwide for enhancing police recruitment and retention by offsetting high upfront housing costs and encouraging officers to live in the communities they serve; and
5. YPAC endorses a \$10,000 Down-Payment Assistance incentive, structured as a forgivable loan with a ten-year vesting period, forgiven at \$1,000 per year, with any unforgiven balance repayable if an officer leaves employment or relocates outside the City before completing ten years of service; and
6. Implementation of this incentive requires creation of a restricted "Police Hiring Incentive Fund," ensuring that all revenues and expenditures related to hiring incentives are segregated, transparent, and solely dedicated to recruitment and retention efforts; and
7. Multiple municipalities in Michigan, including Dearborn, Monroe, Fraser, Clawson, and Marine City, operate extraordinary emergency response cost-recovery programs that recoup costs only from extraordinary, non-routine incidents such as DUI/OWI crashes, hazardous-material responses, commercial-vehicle incidents, and extended multi-unit deployments; and

8. A preliminary analysis of Ypsilanti's 2023 crash data (755 total incidents) indicates that approximately 95 incidents annually meet extraordinary-response criteria, generating an estimated \$33,000–\$40,000 in net annual revenue after billing and administrative costs when using a third-party billing vendor; and
 9. This cost-recovery model is tax-neutral, imposes no new burden on residents, and ensures that only at-fault individuals or their insurers bear the cost of extraordinary public-safety deployment; and
 10. While DPA awards represent a high-impact recruitment incentive, the Commission recognizes that not all officers will seek homeownership in a given year, and that recruitment and retention challenges may require additional, flexible incentives; and
 11. Allowing unused DPA funds to be allocated to sign-on bonuses, lateral-transfer incentives, academy sponsorships, or retention bonuses ensures that all available resources within the Police Hiring Incentive Fund are used efficiently to strengthen YPD staffing levels.
-

NOW, THEREFORE, BE IT RESOLVED THAT:

The Ypsilanti Police Advisory Commission respectfully requests that City Council:

1. Direct the City Manager to prepare and present to Council a draft Extraordinary Emergency Response Cost-Recovery Ordinance, limited exclusively to non-routine incidents requiring extraordinary deployment of police, fire, or EMS resources;
2. Establish a dedicated, restricted "Police Hiring Incentive Fund," with revenues and expenditures limited solely to police recruitment and retention incentives;
3. Dedicate all net revenue from the extraordinary emergency response cost-recovery program to the Police Hiring Incentive Fund;
4. Prioritize implementation of a \$10,000 Down-Payment Assistance program, forgivable over ten years at \$1,000 per year, with repayment of the unforgiven balance required for officers who separate from employment or relocate outside the City before full vesting;
5. Authorize the use of unused DPA funds within any fiscal year for additional recruitment and retention incentives—including but not limited to sign-on bonuses, lateral-transfer incentives, academy sponsorships, or retention bonuses—provided such incentives remain tax-neutral and are dedicated exclusively to strengthening police staffing;

6. Direct YPD, YFD, the City Attorney, and the Finance Department to collaborate with the City Manager on evaluating administrative feasibility, implementing a third-party billing vendor, establishing documentation workflows, and developing the fee schedule needed to support cost recovery; and
7. Provide YPAC and City Council with a one-time fiscal and operational impact report prior to launching the program.

Estimated Annual Revenue From Extraordinary Emergency Response Cost Recovery

1. Total Crash Incidents

- 755 total crashes in the City of Ypsilanti in 2023 (MDOT/WATS)

2. Estimated Extraordinary Incidents

Extraordinary incidents include DUI/OWI crashes, commercial-vehicle extended operations, hazardous spills, and multi-unit responses.

Typical range: 10–14% of crashes.

Applied to Ypsilanti:

- Low (10%): 76 incidents
- Midpoint (12.5%): 94 incidents
- High (14%): 105 incidents

Working estimate: ~95 extraordinary incidents/year

3. Average Billable Cost per Extraordinary Incident

Estimated average invoice: $\approx$ \$1,000 per incident

4. Gross Billing Potential

$95 \text{ incidents} \times \$1,000 = \$95,000$ gross annual billing

Range: \$68,000–\$132,000

5. Expected Collection Rate

Typical insurer payment rate: $\approx$ 42%

Expected collections: \$39,900

Explanation:

Not every crash has an insured at-fault driver. Not every incident meets the legal or insurance criteria for extraordinary billing. And when no insurer is involved, collection rates drop sharply.

Based on national and Michigan experience, cities typically collect about 40–50% of extraordinary crash billings. 42% is a conservative estimate for a realistic planning figure.

6. Vendor/Admin Costs

Assume 15% vendor cost:

Net revenue: \$33,915

7. Final Estimated Net Revenue

≈ \$33,000–\$40,000 per year

Sufficient to support 3–4 Down-Payment Assistance awards or equivalent incentives.



2025 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, Vicechair
Stefan Szumko
Delrhea Byrge (resigned in March 2025)

Hannah McCready
John Van Bolt
Chuck Bultman

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's Standards for Rehabilitation and local Design Criteria to protect the historic integrity of the district for future generations.

The HDC is composed of seven members, including at least one architect or building/conservation expert and two residents of the historic district. As of December 2025, four of the six commissioners are residents of the historic district. One vacancy has persisted since a commissioner resigned in March. Ellen Thackery served as the preservation planner from February 2022-May 2025, and the current Preservation Planner, Carrie Malas, has served since June 16, 2025.

In 2025, the average turnaround time for applications from submission to approval was 17 calendar days, down from an average of 21 days in 2024. Potential applicants are encouraged to bring projects to the HDC as study items before formal submission of an application. The study item process allows the HDC to provide feedback to property owners at a conceptual stage, clarifying expectations and allowing for a more predictable final review.

INITIATIVES

Staff Training

The Preservation Planner attended the Michigan Association of Planning conference in 2025 and completed MSU Extension's Citizen Planner Program. Additionally, staff attended the Michigan Historic Preservation Network (MHPN) conference in May of 2025, just prior to being hired.

Commissioner Training

No new commissioners were added in 2025, and no commissioner training took place in 2025. The commission has indicated they would like training opportunities in 2026.

State Historic Rehabilitation Tax Credit

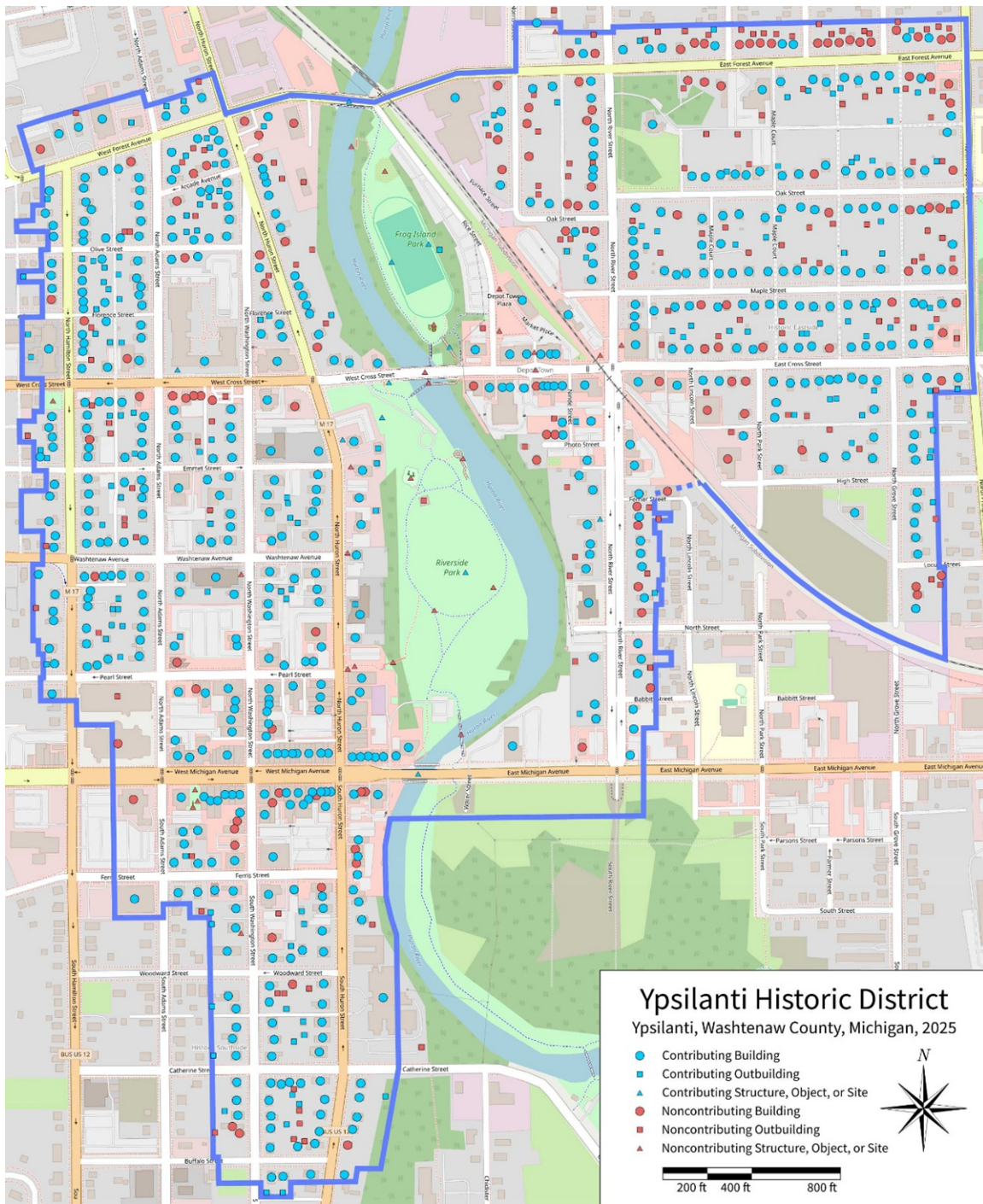
In 2022, the state reinstituted the historic rehab tax credit that allows up to 25% of eligible expenditures to be returned to the property owner in the form of a state income tax credit that can be carried forward up to 10 years. Between September 2025–January 2026, the Preservation Planner sent a mailing to all property owners within the local historic district to highlight the availability of tax credits for contributing historic properties, and offered to help with completing Parts 1 and 2 of the tax credit application. To date, the Preservation Planner has met with 18 residents interested in applying for tax credits.

Local Historic District Resurvey

In the 2021 update to the City's Master Plan, resurveying the historic district was established as a priority, as the existing documentation for the local historic district from the 1970s and 1980s was no longer adequate. Updated documentation will support both property owners and the City in making informed decisions for preserving Ypsilanti's historic resources.

In 2023, the City received a \$50,000 CLG grant to resurvey the local historic district (excluding its noncontiguous properties). Survey work occurred between fall 2024 and spring 2025, with the project concluding in August of 2025. The Preservation Planner and the consultants from Vinewood Preservation Planning presented the survey findings at a community meeting in July. A recording of this meeting, along with all individual property survey forms and final district-wide survey report, are available on the City's Historic District webpage.

This survey marks the first time that all resources within Ypsilanti's local historic district were fully documented; previous efforts did not include individual survey forms for each resource, nor did they provide as comprehensive of a survey report. The 2025 survey documented 1,057 total resources, with 723 recommended as contributing (historic) to the district, and 334 recommended as noncontributing (non-historic) to the district. A map from the survey report indicates the location of contributing and noncontributing resources within the historic district.



Safeguarding the Historic District and Enforcement

While most enforcement within the local historic district is work without a permit, a handful of cases in 2025 are more substantial in nature – that is, illegal demolition and demolition by neglect:

422 N Hamilton

In April 2025, a stop work order was issued for the illegal demolition of the historic carriage house. The HDC required that a carriage house substantially matching the

historic one be reconstructed, and the owner's contractor has presented study items at the last couple meetings with plans to apply for approval in February of 2026.

90 Maple

In August 2025, the HDC made a finding that the depot was under threat of demolition by neglect, due to deferred maintenance. The porte-cochere received some emergency stabilization work in 2023, and the baggage building received some emergency stabilization in October of 2024. In the HDC's latest review of the matter in December, they requested the owner to present plans for the permanent repair of all conditions contributing to demolition by neglect.

328 Oak

In September 2025, the City was made aware of a non-historic garage whose roof had collapsed, and the historic house was vacant and deteriorating. Both the Preservation Planner and Building Department requested corrective action from the property owner, and ongoing efforts are being spearheaded by the Building Department as the collapsing resource is non-historic.

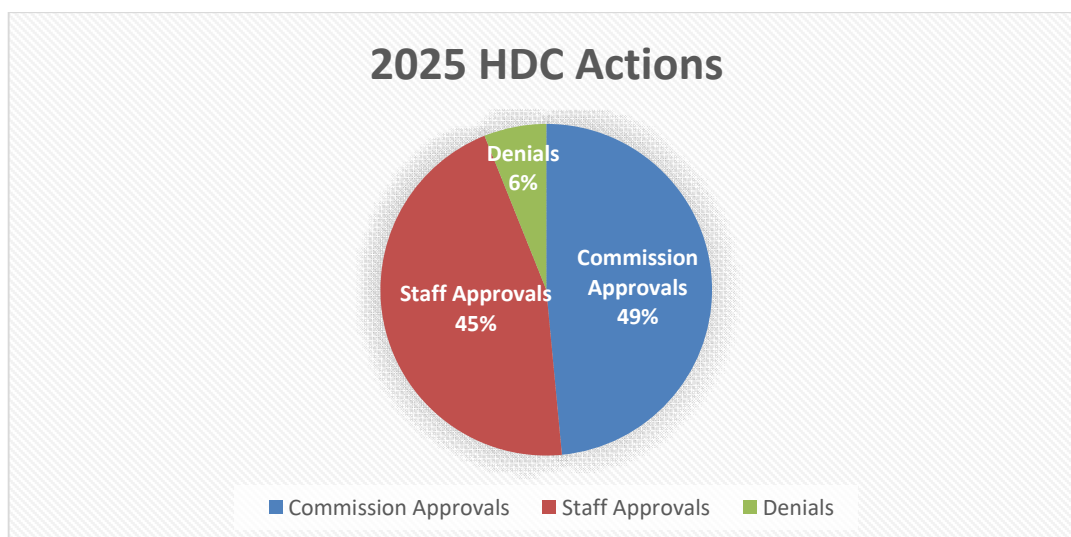
APPLICATIONS

The Community Services Department has successfully transitioned to using BS&A Cloud software for processing applications. The Preservation Planner will continue to educate applicants on how to submit applications and pay permit fees through BS&A Online, while still accepting physical applications and emailed digital applications. This creates a more streamlined application process while still remaining accessible to all applicants.

In 2025, **99** new applications were completed with a 94% approval rate:

- 93 applications were approved (48 by the commission, and 45 by staff), and
- 6 applications were denied.

In addition, **16** study items were reviewed and discussed by the commission, some of them at more than one meeting. The most common projects were roofs (28 of the total applications) and signs (12 of the total applications).



Comparisons with Recent Years

In 2024, 100 applications were completed with an approximate 97% approval rate. Staff administratively approved 36% of the applications.

The commission reviewed 9 study items.

Average application review time from submittal to decision was 21 days.

Most common projects were signs (17 applications) and windows (17 applications).

In 2023, 106 applications were completed with an approximate 96% approval rate.

Staff administratively approved 45% of the applications.

The commission reviewed 26 study items.

Average application review time from submittal to decision was 14 days.

Most common projects were roofs (23 applications).

In 2022, 108 applications were completed with an approximate 96% approval rate.

Staff administratively approved 45% of the applications.

The commission reviewed 26 study items.

Average application review time from submittal to decision was not recorded this year.

Most common projects were roofs (22 applications).

MAJOR PROJECTS in the HISTORIC DISTRICT

New Construction

206-210 N Washington

The design for Avalon Housing's proposed affordable housing development to replace the burned building at 206-210 N Washington was approved by the commission; the building is currently under construction.

136 N Washington

In February 2024, the HDC approved a mixed-use development at this site (currently a parking lot). The approval was extended once in March of 2025, and again in October 2025. No work has taken place to date.

402 S Washington

The construction of a four-plex and detached garage on a vacant lot was approved. No work has taken place to date.

Major Site Improvements on other Residential Properties

- Construction of a single family home approved at 620 Norris
- Construction of detached garages approved at 224 N River and 208 N Grove
- Construction of an addition approved at 322 E Cross

Demolitions

206-210 N Washington

The approved demolition of the buildings for the construction of the affordable housing development took place in late summer. Two historic outbuildings remain on the site.

422 N Hamilton

The carriage house was illegally demolished in April.

Appeals

None.

GOAL PROGRESS

Goal 1 (retained from 2024): Continue ongoing survey efforts and update existing local historic districts according to survey recommendations.

Progress to Date

In last year's annual report, the CLG grant funded resurvey of Ypsilanti's Local Historic District was reported to be 50% complete. The project was successfully completed in August of 2025. A survey of the Peninsular Dam Complex was completed in August 2025 as part of the Section 106 Review for the Pen Dam Removal project. Both of these surveys identified resources that are eligible for listing on the National Register of Historic Places (NRHP):

Eligible Resources Identified in Local Historic District Resurvey:

125 N Huron – Arden H. Ballard House

Significance: Architecture; Exploration/Settlement

209 Washtenaw – First Methodist Episcopal Church

Significance: Architecture; Social History

300 N Washington – First Presbyterian Church of Ypsilanti

Significance: Architecture

227 N Grove – John Gilbert Jr. House

Significance: Architecture; Commerce and Industry

600 N River – Shelley Byron Hutchinson House

Significance: Architecture; Commerce and Industry

324 W Forest – John Jenness House

Significance: Architecture; Commerce and Industry

202 S Huron – Jacob Larzelere House

Significance: Architecture; Exploration/Settlement; Commerce and Industry

Eligible Resources Identified in the Section 106 Review for Pen Dam Removal:

1249 Leforge – Peninsular Paper Dam Complex (dam, powerhouse, and sign)

Significance: Early industrial development of Ypsilanti

Staff believes that designation of identified eligible resources could be a goal in future years once more urgent survey needs and recommendations have been addressed.

Objectives for 2026

1. Pursue establishing historic district study committee(s) to explore/implement recommendations found in the final survey report for the 2025 Resurvey of the Local Historic District, as well as the Section 106 Survey for the Pen Dam Complex. This includes potentially amending the City's Historical Preservation Ordinance to include updates to the district boundaries, as well as the updated list of contributing/noncontributing resources.
2. Preservation Planner to survey noncontiguous portions of the local historic district that were not included in the resurvey.

Goal 2 (retained from 2024): Implement a system for effectively tracking, resolving, and preventing enforcement issues.

Progress to Date

New homeowner outreach, education on what requires HDC approval, and technical resources to property owners and contractors are identified as the most pressing matters in preventing violations. Between June-December of 2025, the new Preservation Planner has worked to establish a plan for addressing existing and mitigating future enforcement issues within the district. This plan is not fully established, but efforts towards this cause have begun, including:

- Review of best practice for enforcement in local historic districts, provided by MHPN;
- Review of all ongoing and identified enforcement cases in the district;
- Implementation of a new tracking system;
- Creation of templates for uniform enforcement correspondence; and
- Interdepartmental coordination on overlapping enforcement issues.

Objectives for 2026

1. Tracking: Maintain consistent records in BS&A Cloud for all enforcement issues, as well as continue maintaining files and internal progress tracking system established by staff in 2025.
2. Resolution: Attempt to resolve enforcement issues by working alongside property owners towards corrective solutions before issuing violations. Enforce issues uniformly across the district, ensuring consistency and fairness through the use of correspondence templates.
3. Prevention: Enact new homeowner outreach program (monthly basis or as soon as property owner is updated in software, if possible). Host at least one educational event on a preservation topic. Establish technical preservation resources for complex and/or common projects, such as windows and masonry. Edit the Historic District webpage for clarity and user-friendliness.

Goal 3 (new): Leverage Both Federal and State Historic Tax Credit Programs

Progress to Date

Mailers were sent to all property owners within the local historic district to make them aware of the State Tax Credit Program before it ends in 2030. In 2025, the Preservation Planner met with 18 property owners to discuss tax credit opportunities for their properties.

Objectives for 2026

1. Work alongside property owners to assist with Parts 1 and 2 of the state tax credit applications.
2. Staff to complete training for the Federal Tax Credit Program in order to be able to assist property owners with Parts 1 and 2 of the federal application.
3. Continue to publicize the availability of tax credits to city residents, including sending mailers to eligible properties in the city's National Register historic districts (outside of the local historic district).

SUMMARY

The HDC and Preservation Planner made substantial progress in 2025, highlighted by the completion of the first comprehensive resurvey of the Local Historic District. This multi-year effort produced updated documentation for all 1,057 resources, clarified contributing and noncontributing statuses, and identified several recommendations that will inform next steps in protecting the district. Operationally, the HDC processed 99 applications with a 94% approval rate, reduced average review time to 17 days, and expanded use of BS&A Cloud to streamline permitting. Staff also conducted outreach to property owners regarding the State Tax Credit Program and began implementing a more structured and consistent enforcement tracking system.

Looking ahead to 2026, priorities include forming historic district study committees to act on survey recommendations, surveying noncontiguous district areas, strengthening enforcement procedures, expanding property owner education, and leveraging both state and federal historic tax credit programs.