1. City Council Regular Meeting Agenda

    Documents: 12-17-13 FINAL AGENDA.PDF

2. City Council Regular Meeting Packet

    Documents: COUNCIL PACKET 12-17-13.PDF

3. East Side Recreation Center Presentation

    Documents: WCPARC EAST SIDE REC CENTER DEC 2013.PDF

4. Term Sheet Draft WCPARC

    Documents: TERM STHEET DRAFT - WCPRC_12-17-13.PDF

5. Thompson Site Plan Revised

    Documents: REVISED SITE PLAN.PDF

CITY OF YPSILANTI
COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, DECEMBER 17, 2013
7:00 p.m.

I. CALL TO ORDER –

II. ROLL CALL –

Council Member Jefferson	P A	Council Member Robb	P A
Council Member Moeller	P A	Council Member Vogt	P A
Council Member Murdock	P A	Mayor Schreiber	P A
Mayor Pro-Tem Richardson	P A		

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

VI. AGENDA APPROVAL –

VII. PRESENTATIONS –

1. Audit Presentation – Alan D. Panter, CPA, Principal, Abraham & Gaffney, PC

2. East Side Recreation Center Concept Plans – Washtenaw County Parks and Recreation (WCPRC)

VIII. ORDINANCES – FIRST READING –

Ordinance No. 1206

1. An ordinance to amend mid-year budget appropriations by department and major organizational unit for FY 2013-2014.

   A. Resolution No. 2013-260, determination
   B. Open the public hearing
   C. Resolution No. 2013-262, close public hearing

Ordinance No. 1207

2. An ordinance to amend Chapter 10, Article VI of the Ypsilanti Code of Ordinances to update provisions related to special events.

   A. Resolution No. 2013-263, determination
   B. Open the public hearing
   C. Resolution No. 2013-264, close public hearing

Ordinance No.1208

3. 311 W. Grove Street extension of conditional rezoning for used car sales.

   A. Resolution No. 2013-265, determination
   B. Open the public hearing
   C. Resolution No. 2013-266, close public hearing

IX. <u>AUDIENCE PARTICIPATION</u> –

X. <u>REMARKS BY THE MAYOR</u> –

XI. <u>MINUTES</u> –

Resolution No. 2013-267, approving the minutes of November 21, and December 3, 2013.

XII. <u>CONSENT AGENDA</u> – Resolution No. 2013-268

1. Resolution No. 2013-269 , approving Ordinance 1205, an ordinance entitled "Thompson Block Redevelopment Project". ***(Second Reading)***

2. Resolution No. 2013-270, approving Thompson Block Redevelopment Planned Unit Development (PUD) agreement.

3. Resolution No. 2013-251, approving City of Ypsilanti Parks and Recreation Master Plan ***(Postponed 12-3-13)***

4. Resolution No. 2013-271, approving appointment to Boards and Commissions.

5. Resolution No. 2013-272, approving appointment of James Dauphine to the YDDA. ***(Non-resident – Five affirmative votes required)***

XIII. <u>RESOLUTIONS/MOTIONS/DISCUSSIONS</u> –

1. Resolution No. 2013-247, adopting the "80/20 Cap" health care option. ***(Tabled 11/19/13)***

2. Resolution No. 2013-273, authorizing the City's application for a CLG grant to fund the installation of a fire suppression system at the Ypsilanti Freighthouse.

3. Resolution No. 2013-274, approving City Clerk evaluation.

XIV. <u>LIASON REPORTS</u> –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Washtenaw Metro Alliance
D. Urban County
E. Freight House

XV. COUNCIL PROPOSED BUSINESS –

XVI. COMMUNICATIONS FROM THE MAYOR –

Nominations:

Ypsilanti Zoning Board of Appeals

Nicki Sandberg (open)
912 Sheridan
Ypsilanti, MI 48197
Term Expires: 5/1/2015

XVII. COMMUNICATIONS FROM THE CITY MANAGER –

XVIII. AUDIENCE PARTICIPATION -

XIX. REMARKS FROM THE MAYOR -

XX. ADJOURNMENT –

Resolution No. 2013-275, adjourning the City Council meeting.

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CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
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Mayor Pro-Tem Richardson	P A		

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City of Ypsilanti, Michigan
Police and Fire Retirement System

FINANCIAL STATEMENTS

June 30, 2013 and 2012

CITY OF YPSILANTI, MICHIGAN POLICE AND FIRE RETIREMENT SYSTEM
For the Years Ended June 30, 2013 and 2012

Table of Contents

Principals

Dale J. Abraham, CPA
Michael T. Gaffney, CPA
Steven R. Kirinovic, CPA
Aaron M. Stevens, CPA
Eric J. Glashouwer, CPA
Alan D. Panter, CPA
William I. Tucker IV, CPA

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

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(248) 844-2550
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INDEPENDENT AUDITOR'S REPORT

To the Retirement Board of the
City of Ypsilanti, Michigan
Police and Fire Retirement System
Ypsilanti, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the City of Ypsilanti, Michigan Police and Fire Retirement System (the System) as of and for the year ended June 30, 2013, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatements of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the City of Ypsilanti, Michigan Police and Fire Retirement System as of June 30, 2013, and the changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the City of Ypsilanti, Michigan Police and Fire Retirement System, and do not purport to, and do not, present fairly the financial position of the City of Ypsilanti, Michigan as of June 30, 2013, and the changes in its financial position, or, where applicable, its cash flows thereof and the budgetary comparison schedule for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Prior Period Financial Statements

The financial statements of the City of Ypsilanti, Michigan Police and Fire Retirement System as of June 30, 2012, were audited by other auditors whose report dated December 17, 2012, expressed an unmodified opinion on those statements.

Changes in Accounting Principles

During the year the System implemented GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position,* and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities.* As a result of this implementation, the format and reporting of the financial statements has changed to reflect the required components of GASB Statement No. 63 and GASB Statement No. 65, as applicable. Our opinions are not modified with respect to these matters.

Other Matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the historical pension information, as identified in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

FINANCIAL STATEMENTS

CITY OF YPSILANTI, MICHIGAN POLICE AND FIRE RETIREMENT SYSTEM

Statements of Plan Net Position

June 30, 2013 and 2012

	2013	2012
Assets		
Investments, at fair value:		
U.S. agencies	$ 2,130,052	$ 2,627,535
Corporate bonds	4,730,860	4,543,264
Domestic equities	13,211,266	11,711,091
International equities	868,845	775,182
American depository receipts	-	44,275
Mutual funds	5,536,015	5,542,060
Domestic real estate investment trusts	489,340	460,027
Money market accounts	553,302	781,689
Total investments	27,519,680	26,485,123
Cash and cash equivalents	1,380,434	1,382,576
Total assets	28,900,114	27,867,699
Liabilities		
Accounts payable	780,400	916,019
Net position held in trust for pension benefits	$ 28,119,714	$ 26,951,680

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN POLICE AND FIRE RETIREMENT SYSTEM

Statements of Changes in Plan Net Position

For the Years Ended June 30, 2013 and 2012

	2013	2012
Additions		
Investment income:		
Net appreciation (depreciation) in fair value of investments	$ 2,553,509	$ (1,331,612)
Interest and dividends	751,395	939,246
Total investment income	3,304,904	(392,366)
Less investment management fees	(101,330)	(83,575)
Total net investment income	3,203,574	(475,941)
Contributions:		
Employer	1,222,085	1,120,305
Employees	303,679	357,684
Total contributions	1,525,764	1,477,989
Total additions	4,729,338	1,002,048
Deductions		
Participant benefits	3,106,675	2,679,538
Participant refunds	379,667	2,051,656
Administrative expenses	74,962	45,580
Total deductions	3,561,304	4,776,774
Change in net position	1,168,034	(3,774,726)
Net position held in trust for pension benefits, beginning of year	26,951,680	30,726,406
Net position held in trust for pension benefits, end of year	$ 28,119,714	$ 26,951,680

The accompanying notes are an integral part of these financial statements.

Notes to Financial Statements

1. PLAN DESCRIPTION

The City of Ypsilanti, Michigan Police and Fire Retirement System (the "System") is a single-employer defined benefit contributory pension plan which provides retirement, disability and death benefits to plan members and their beneficiaries in accordance with the City of Ypsilanti's pension ordinance. The System covers all police and fire employees of the City.

System membership consisted of the following at June 30:

	2013	2012
Retirees and beneficiaries receiving benefits	113	107
Terminated employee entitled to but not yet receiving benefits	1	-
Active employees	39	46
Total	153	153

Plan members hired prior to July 1, 2009 are required to contribute 10% of their annual covered wages to the System for pension benefits. Plan members hired after July 1, 2009 are required to contribute 5% of their annual covered wages to the System for pension benefits. The City contributes such additional amounts as necessary, based on actuarial determinations, to provide assets sufficient to pay for member benefits. The City's pension contribution for the year ended June 30, 2013 represented 35.81% of the annual covered payroll. The City's pension contribution for the year ended June 30, 2012 represented 27.91% of the annual covered payroll.

The System is administered by the Retirement Board of the City of Ypsilanti, Michigan Police and Fire Retirement System. Plan benefit provisions were established and may be amended under the authority of City Ordinances. Contribution requirements were established and may be amended subject to collective bargaining agreements and approval by the Retirement Board and City of Ypsilanti City Council.

2. SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The System's financial statements are prepared on the accrual basis of accounting. Employee contributions are recognized in the period in which they are due. The City's contributions are recognized when due and the employer has made a formal commitment to provide them. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Valuation of Investments and Income Recognition

The System's investments are stated at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. The fair value of real estate investments, if any, is based on independent appraisals. Investments that do not have established market values are reported at estimated fair value as determined by the custodian under the direction of the Retirement Board with the assistance of a valuation service.

Notes to Financial Statements

Administration

Administrative costs are financed through the System's earnings.

3. DEPOSITS AND INVESTMENTS

Deposits

The System's cash and cash equivalents consist of amounts deposited in the City's cash management pool of demand deposit accounts and certificates of deposit. As such, it is not practicable to present separate custodial risk disclosures for the System's portion of this pool; accordingly, please refer to the City of Ypsilanti's comprehensive annual financial report for custodial risk disclosures of deposits.

Investments

The Michigan Public Employees Retirement Systems' Investment Act, Public Act 314 of 1965, as amended, authorizes the System to invest in stocks, government and corporate securities, mortgages, real estate, and various other investment instruments, subject to certain limitations. The Retirement Board has the responsibility and authority to oversee the investment portfolio. Various professional investment managers are contracted to assist in managing the System's assets. All investment decisions are subject to Michigan law and the investment policy established by the Retirement Board.

Following is a summary of the System's investments as of June 30:

	2013	2012
Investments at fair value, as determined by quoted market price:		
U.S agencies	$ 2,130,052	$ 2,627,535
Corporate bonds	4,730,860	4,543,264
Domestic equities	13,211,266	11,711,091
International equities	868,845	775,182
American depository receipts	-	44,275
Mutual funds	5,536,015	5,542,060
Domestic real estate investment trusts	489,340	460,027
Money market accounts	553,302	781,689
Total investments	$ 27,519,680	$ 26,485,123

Notes to Financial Statements

Credit Risk. The System's investment policy provides that its investments in fixed income securities be limited to those rated BBB or better by a nationally recognized statistical rating organization. The System's investments in U.S. agencies were rated Aaa by Moody's Investor Services at both June 30, 2013 and 2012. The System's investments in corporate securities were rated by Moody's Investor Services as follows at June 30:

Rating	2013	2012
Aa3	$ 328,473	$ 346,400
A1	631,826	503,900
A2	1,155,343	1,165,630
A3	784,837	689,990
Baa1	184,936	-
Baa2	1,645,445	1,135,043
Baa3	-	430,278
Ba1	-	272,023
	$ 4,730,860	$ 4,543,264

The System's policy regarding credit risk provides that a minimum of 70% of fixed income investments must be in the top three major grades as determined by Moody's and the balance must be in the top four major grades.

Custodial Credit Risk. For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the System will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The System's investment policy requires that investment securities be held in trust by a third-party institution in the System's name. As such, although uninsured and unregistered, the System's investments are not exposed to custodial credit risk since the securities are held by the counterparty's trust department in the System's name. Short-term investments in money market funds are not subject to custodial credit risk.

Concentration of Credit Risk. Concentration of credit risk is the risk of loss attributed to the magnitude of the System's investment in a single issuer. The System's policy regarding concentration of credit risk does not specify limits regarding concentration of credit risk, although it provides guidelines regarding target maximums for investment types.

At June 30, 2013, the investment portfolio did not have holdings in any one issue greater than 5% of the total investment portfolio.

At June 30, 2012, the investment portfolio was concentrated as follows:

	% of portfolio
U.S. agencies	
Federal Home Loan Mortgage Corporation	5.2%

Notes to Financial Statements

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The System's investment policy requires a maximum term to maturity of 30 years for any single fixed income security. The System's investment policy does not address weighted average portfolio maturities.

As of June 30, 2013, maturities of the System's debt securities were as follows:

		Investment Maturities (fair value by years)			
	Fair Value	Less Than 1	1-5	6-10	More Than 10
U.S. agencies	$ 2,130,052	$ -	$ 27,653	$ -	$ 2,102,399
Corporate bonds	4,730,860	-	2,185,642	1,723,379	821,839
	$ 6,860,912	$ -	$ 2,213,295	$ 1,723,379	$ 2,924,238

As of June 30, 2012, maturities of the System's debt securities were as follows:

		Investment Maturities (fair value by years)			
	Fair Value	Less Than 1	1-5	6-10	More Than 10
U.S. agencies	$ 2,627,535	$ -	$ -	$ 43,466	$ 2,584,069
Corporate bonds	4,543,264	613,150	1,558,785	882,139	1,489,190
	$ 7,170,799	$ 613,150	$ 1,558,785	$ 925,605	$ 4,073,259

Of the above corporate bonds, $202,882 of the total is callable August 15, 2021 with a maturity date of November 15, 2021. The System's policy regarding interest rate risk provides that fixed income maturities may not exceed 30 years; the System's holdings comply with this requirement.

Notes to Financial Statements

Foreign Currency Risk. Foreign currency risk is the risk that significant fluctuations in exchange rates may adversely affect the fair value of an investment. The System's exposure to foreign currency risk is summarized as follows at June 30:

		Fair value (U.S. dollars)	
Investment/ Country	**Currency**	**2013**	**2012**
International equities			
Cayman Islands	Cayman Island dollar	$ 83,984	$ 51,677
France	European euro	-	69,381
Ireland	European euro	70,258	149,131
Great Britain	British pound	52,307	-
Netherlands	European euro	226,752	312,342
Netherlands Antilles	Guilder	96,741	-
Puerto Rico	U.S. dollar	-	42,722
Switzerland	Swiss franc	48,854	48,050
Taiwan	Taiwan dollar	176,330	-
Canada	Canadian dollar	113,619	60,339
Singapore	Singapore dollar	-	41,540
Total		$ 868,845	$ 775,182

In addition to the above, the System's holdings in mutual funds are primarily composed of underlying investments in international equities (approximately 16% of total mutual fund holdings of $5,536,015), predominately in Japanese, European and other Asian companies. The residual mutual fund underlying investments are in gold, cash and cash equivalents, international bonds and U.S. equities.

The System restricts the amount of investment in foreign currency-denominated investments to 20% of total pension system investment.

4. ANNUAL REQUIRED CONTRIBUTION

The annual required contribution (ARC) for the year ended June 30, 2013 and 2012 was $1,222,085 and $1,120,305, respectively. The ARC was made by the City. There was no net pension obligation at the beginning or the end of either fiscal year. The respective ARC was determined as part of an actuarial valuation as of June 30, 2012 and 2011, using the entry age cost method.

Three-Year Trend Information

Years Ended June 30,	Annual Pension Cost (APC)	Percentage Contributed	Net Pension Obligation
2011	$ 1,018,284	100%	-
2012	1,120,305	100%	-
2013	1,222,085	100%	-

Notes to Financial Statements

5. FUNDED STATUS AND FUNDING PROGRESS

The funded status of the System as of June 30, 2012, the date of the most recent actuarial valuation, was as follows:

Actuarial accrued liability (AAL)	$ 43,258,880
Actuarial value of assets	28,530,067
Unfunded AAL (UAAL)	$ 14,728,813
Funded ratio	66.0%
Covered payroll	$ 3,412,398
UAAL as % of covered payroll	431.6%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and mortality. Actuarially determined amounts are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, present multi-year trend information about whether the actuarial values of plan assets are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits. For purposes of the schedule of funding progress, the actuarial accrued liability value as shown is determined using the entry age actuarial cost method.

The accompanying schedule of employer contributions presents trend information about the amounts contributed to the System by the employer in comparison to the ARC, an amount that is actuarially determined in accordance with the parameters of GASB Statement 25. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost for each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years.

Notes to Financial Statements

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations. Additional information as of June 30, 2012, the date of the latest actuarial valuation using the entry age actuarial cost method, includes:

Actuarial cost method	Individual entry age
Amortization method	Level percent open
Remaining amortization period	30 years
Asset valuation method	5-year smoothed market
Actuarial assumptions:	
Investment rate of return	7.5%
Projected salary increases	4.0% - 9.0%
Assume rate of payroll growth	4.0%
Cost-of-living adjustments	None

6. RISK MANAGEMENT

The System's exposure to noninvestment loss is minimal. The System is exposed to various risks of loss related to torts, errors and omissions. The System participates in the Michigan Municipal League risk pool program for all of these exposures.

■ ■ ■ ■ ■

GASB REQUIRED SUPPLEMENTARY INFORMATION

CITY OF YPSILANTI, MICHIGAN POLICE AND FIRE RETIREMENT SYSTEM

Required Supplementary Information

SCHEDULE OF FUNDING PROGRESS

Actuarial Valuation Date June 30,	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability (AAL) Entry Age	(3) Unfunded AAL (Overfunded) (UAAL) (2-1)	(4) Funded Ratio (1/2)	(5) Covered Payroll	(6) UAAL as a % of Covered Payroll (3/5)
2003	$ 33,916,996	$ 29,020,485	$ (4,896,511)	116.9%	$ 4,003,846	-122.3%
2004	32,569,762	31,251,133	(1,318,629)	104.2%	3,891,478	-33.9%
2005	31,180,708	32,774,898	1,594,190	95.1%	4,042,199	39.4%
2006	30,843,790	34,980,132	4,136,342	88.2%	3,996,679	103.5%
2007	34,292,073	36,211,916	1,919,843	94.7%	3,957,733	48.5%
2008	32,934,094	37,869,913	4,935,819	87.0%	3,843,177	128.4%
2009	32,472,100	39,453,312	6,981,212	82.3%	3,889,397	179.5%
2010	31,649,135	42,135,741	10,486,606	75.1%	3,975,109	263.8%
2011	31,577,876	42,667,144	11,089,268	74.0%	3,892,132	284.9%
2012	28,530,067	43,258,880	14,728,813	66.0%	3,412,398	431.6%

SCHEDULE OF EMPLOYER CONTRIBUTIONS

Year Ended June 30,	Annual Required Contribution	Annual Actual Contribution	Percentage Contributed
2004	$ -	$ -	100%
2005	-	-	100%
2006	500,602	500,602	100%
2007	730,106	730,106	100%
2008	941,417	941,417	100%
2009	946,937	946,937	100%
2010	968,212	968,212	100%
2011	1,018,284	1,018,284	100%
2012	1,120,305	1,120,305	100%
2013	1,222,085	1,222,085	100%

Principals

Dale J. Abraham, CPA
Michael T. Gaffney, CPA
Steven R. Kirinovic, CPA
Aaron M. Stevens, CPA
Eric J. Glashouwer, CPA
Alan D. Panter, CPA
William I. Tucker IV, CPA

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

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To the Retirement Board of the
City of Ypsilanti, Michigan
Police and Fire Retirement System
Ypsilanti, Michigan

We have audited the financial statements of the City of Ypsilanti, Michigan, Police and Fire Retirement System (the System) for the year ended June 30, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibilities under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated April 16, 2013, our responsibility, as described by professional standards, is to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we considered the internal control of the System. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of the System's compliance with certain provisions of laws, regulations, contracts, and grants. However, the objective of our tests was not to provide an opinion on compliance with such provisions.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to management in our meeting about planning matters on May 28, 2013.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the System are described in Note 2 to the financial statements. The System adopted Governmental Accounting Standards Board Statements (GASB Statements) No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and No. 65, *Items Previously Reported as Assets and Liabilities*, during the fiscal year ended June 30, 2013. Accordingly, the effect of the accounting changes are reported in the applicable financial statements. We noted no transactions entered into by the System during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

> Investments are carried at fair value, which is defined as the amount that the System could reasonably expect to receive for an investment in a current sale between a willing buyer and a willing seller and is generally measured by quoted market prices.

We evaluated the key factors and assumptions used to develop this accounting estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. We identified no such misstatements during the performance of our auditing procedures.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 2, 2013.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

<u>Other Matters</u>

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Retirement Board and management of the City of Ypsilanti, Michigan Police and Fire Retirement System and is not intended to be, and should not be, used by anyone other than these specified parties.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

City of Ypsilanti, Michigan

www.cityofypsilanti.com

Comprehensive Annual Financial Report

For the Year Ended June 30, 2013

Prepared by:

Marilou Uy, Director of Fiscal Services
Sallea Tisch, Accounting Supervisor

CITY OF YPSILANTI, MICHIGAN

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CITY OF YPSILANTI, MICHIGAN

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Comprehensive Annual Financial Report

INTRODUCTORY SECTION

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City of Ypsilanti
Finance Department
Accounting Division

November 25, 2013

To the Honorable Mayor, Members of the City Council and
Citizens of the City of Ypsilanti

It is my pleasure to submit to you and the citizens of Ypsilanti, the Comprehensive Annual Financial Report (CAFR) of the City of Ypsilanti for the fiscal year ending June 30, 2013. Responsibility for both accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. The City uses a comprehensive system of internal controls to assure completeness and accuracy of the data presented in this report. These do not include controls whose cost exceeds the benefits to be derived from them, as the objective is to provide reasonable, rather than absolute assurance, that the financial statements are free of any material misstatements. City employees operate under a comprehensive system of internal controls designed to ensure the completeness and accuracy of the data representing the City's activities. The administration believes, and has made its best efforts to ensure, that the data, as presented, is accurate in all aspects and that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City. It was prepared by staff in Fiscal Services, Rehmann Robson and other city departments.

This report has been formulated following the guidelines recommended by the Government Finance Officers Association (GFOA) of the United States and Canada. Meeting the high standards as set forth in the guidelines of the GFOA can only assist us in improving the financial reporting of the City of Ypsilanti.

Wherever possible, the City has made use of grants to help meet the needs of the community. Examples of such grants benefitting the City include road improvements from MDOT, Water & Sewer pump improvements from Capitalization grants, from Clean Water State Revolving Funds, assistance with police officer wages and fringes for LAWNET, Inter-agency Cooperation Team Funding initiative, and Technology Reinvestment Initiative, CDBG pass-through Washtenaw County for Harriet Street Corridor Redevelopment, Water Street Reforestation and Phytoremediation from US Department of Agriculture, and Special Program for Aging Title III, part C from Department Health & Human

Abraham & Gaffney, P.C., Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Ypsilanti's financial statements for the year ended June 30, 2013. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

One South Huron Street
Ypsilanti, MI 48197
Tel (734) 483-1105
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Profile of the Government

The City of Ypsilanti, incorporated in 1858, is located in the southeast region of Michigan's Lower Peninsula in Washtenaw County, approximately 30 miles west of Detroit, with a population of approximately 19,435. The City is bounded to the north by the Charter Township of Superior and on the west, south and east by the Charter Township of Ypsilanti.

The City is a stable community with many assets – quality residential neighborhoods, good schools, beautiful view of the Huron River, historic downtown and residential neighborhoods, and convenient access to I-94 and Detroit Metropolitan Airport. Annual events and festival and the presence of Eastern Michigan University, all contribute to the City of Ypsilanti's "small town" sense of community.

The City has operated under the council-manager form of government since 1947. The City Council is comprised of the mayor and six members, who are elected by ward, on a staggered basis for four year terms. The Mayor is elected every four years. The City Manager and City Clerk are appointed by and serve at the pleasure of the council.

The City of Ypsilanti provides a full range of services to the community: police, fire, street maintenance, recycling, yard waste removal, elections, emergency preparedness and response, planning, support services and other customer specific services. The City is responsible for the management and financing of these operations. Other services are provided through component

The City Council is required to adopt a final operating budget prior to the beginning of each fiscal year. This annual budget serves as the foundation for the City of Ypsilanti's financial planning and control. The budget is approved at the fund level, however, budgetary control is exercised at the department level. Expenditures may not exceed budgeted appropriations at the department level. The City Manager has the authority to approve budget transfers between programs within the same fund, but council may authorize transfers between funds. Department Heads may transfer funds between accounts within a specific program under their direction with the exception of personnel and capital expenditures, which must be approved by the City Manager.

The City maintains 96.5 acres of parkland, including a park system running along the Huron River, and parks and tot lots throughout neighborhoods. While the City does not directly provide recreation programming, it has partnered with many dedicated community groups. These partnerships include Friends groups that fundraise for, and operate the pool, the Senior Center and Parkridge Community Center. In addition, there are neighborhoods, churches, schools, and other organizations that assist in providing numerous community gardens, park improvement projects and recreation programming. The City has also worked with the County Public Health Department to make capital improvements to park facilities, and with the County Parks and Recreation Commission to construct part of a regional biking and walking trail network.

The Riverside Art Center operates the City's Riverside Arts Center, which provides theater, gallery, and classroom space. The Center is only a small part of Ypsilanti's cultural picture, however – a wide variety of museums, galleries, and studios work in media ranging from pottery to puppetry to tattoos, and music venues have been recognized as a focal point of southeast Michigan's independent music scene. A similar diversity of events are held annually, with regional (or greater) draws; the long-running Ypsilanti Heritage Festival, Orphan Car Show, Elvisfest and the Michigan Brewers Guild Summer Festival each bring tens of thousands to Riverside Park, while Ypsi Art Fair and MittenFest provide exposure to local artists and musicians.

Local Economy

Local unemployment is around 7.2% percent, and has been consistently at or below the state average (at August 2013, 9.0 percent) and below the national average of 7.4 percent. As the State of Michigan adapts to the challenges of a rapidly globalizing world, community and business leaders have come together like never before to respond. Economic development officials have implemented an aggressive strategy for business growth and expansion within the region offering numerous resources to businesses with financing opportunities. An example of this is the cooperation between members of the Eastern Leaders Group. These local units of government have collaborated to locate a business incubator in Ypsilanti's downtown Central Business District, as well as make gap financing funds and other microloans available on the eastern side of the county, and region-wide.

The City of Ypsilanti has a population of 19,435 according to the 2010 U.S. Census. This is a decline from the census of 2000, which showed a population of 22,237.

The City's State Equalized Value has decreased 31.49% compared to ten years ago. The City's Total Equalized Value of taxable property for tax year 2013 is approximately $302 million, an increase of about $1.5 million, or roughly 0.52% of the prior year.

The City remains in good financial condition, as is demonstrated by the financial statements and schedules included in this report.

Long Term Financial Planning

The City Council and City Manager believe long-term financial planning is essential to ensuring the City's fiscal heath. Starting in 2001, the City faced declining revenues and began its cost reduction strategy by deferring capital projects and equipment purchases. This effort continued during 2002 when the Recreation Department was eliminated and other positions and departments were combined. Further staff reductions were implemented during 2008. During fiscal year 2003, the City had a high point of 139.75 full time employees (FTE's). This number has now declined to 85.09 FTE's for fiscal year 2013.

The City's working relationship with our governmental neighbors and Eastern Michigan University, our largest employer continued in earnest. The Eastern Leaders Group has continued to meet and formulated new goals related to business development, improving building stock, encouraging Eastern faculty and staff to live in the City, and improving K-12 educational opportunities. Investment continues in the downtown with the renovation of second floor apartments and façades as well as the opening of several first floor retail businesses. 2013 marks the first year in 5 years where the city's taxable value has increased. Automotive Component Holdings (ACH) formerly the City's largest taxpayer ceased operation in December 2008 and Angstrom USA, LLC. Has purchased the property and recently agreed to work with the city on adaptive reuse of its buildings.

Our 38-acre redevelopment project, Water Street, bounded by Michigan Avenue on the north and the Huron River on the south and west continues to face formidable challenges due to the economy. The City has successfully committed $4.6 million in fund balance to pay for the annual debt payments resulting from the sale of bonds to finance acquisition and demolition on this site. Originally, debt retirement was to be paid for by capturing tax increment financing from new development, but the City will now use committed fund balance until TIF capture is available. The unassigned general fund balance for fiscal year 2013 is $2,201,556 which is 16.49% of fiscal year 2012-13 general fund amended expenditures.

The City continues to face escalating financial challenges with increasing costs of employee benefits, particularly for medical and prescription drugs. The City also faces mounting pension and other post-employment benefits costs for current and retired employees. The revenue decline, coupled with the rising expenses, pose a significant threat to the City's fiscal structure and a long-term threat to the stability of the City's finances. Cost containment strategies and reductions have been employed to mitigate and reduce future stress on City finances. The City, under the leadership of the recently hired City Manager, is working to develop a turn-around plan that will allow the City to provide and maintain a reasonable level of core services for its citizens at a cost that can also be sustained.

Major Initiatives for the Year

Efforts to market and sell parcels in the Water Street redevelopment area continue but are hampered by Michigan's poor economy and the general lack of available development financing. However, the City Council has approved two letters of intent, one for .85 acres for a Family Dollar store, and another for up to eight acres for the development of the East Side Recreation Center. Staff will be working with the City's broker to continue to market the site to additional developers. Fortunately, sufficient funding has been committed in the fund balances to make annual bond indebtedness payments for the next five years.

Additionally, the City has secured funds from the Great Lakes Restoration Initiative for interim uses including a city tree nursery, and for phytoremediation of a one-acre sized area that still has metals contamination. The funding for the tree nursery included a tree-inventory which was completed in 2011. The nursery will be completed by the end of 2013.

Continuing with its focus on replacing aging infrastructure, the City rebuilt South Grove Road to Service Drive including the installation of a pedestrian crossing to North Bay park, to continue the city's efforts toward pedestrian-scale projects and "Complete Streets" implementation. In 2011, the City was awarded two grants from the Michigan Natural Resources Trust Fund for a pedestrian bridge crossing from Riverside Park to the Water Street Redevelopment area, as well as a grant to rebuild the Rutherford Pool thanks to leadership from the Friends of the Rutherford Pool. The pool will reopen in the summer of 2014, and the bridge and trail project will begin constructions in spring of 2014.

The City, DDA, and Eastern Leaders Group have continued work on building and façade grants for all the DDA districts, and are expected to continue into 2013. The Eastern Leaders Group and EMU are also promoting the Live Ypsi program. This program provides a $7,500 forgivable loan to EMU faculty and staff to purchase homes in the City limits as primary residences. City staff hopes to work with EMU and the ELG on enhanced promotion of this excellent program during 2013.

Building on the recent installation of LED lights along West Cross, the City has committed to retrofitting the vast majority of its street lights to LED lights. These retrofits will help reduce overall street lighting expenses, and are part of the broad effort to reduce carbon emissions in the City of Ypsilanti.

The City continues to participate in Aerotropolis, the regional economic development effort that includes Wayne and Washtenaw counties as well as, the cities of Belleville, Taylor and Romulus, and the townships of Van Buren and Ypsilanti. The concept is to provide economic development opportunities (for business wanting to locate near Detroit Metro and Willow run Airports) in the respective communities by creating a cooperative development strategy for time sensitive manufacturing, e-commerce fulfillment, telecommunications and logistics industries, as well as offices for business people who travel frequently by air.

The City held its fifth annual city-wide Open House which promotes living in the city and was sponsored by the City, Ypsilanti School district, EMU, local realtors and the Ann Arbor Board of Realtors. This year, 19 houses were open on October 5, 2012. Additionally, the City continued its partnership with the Washtenaw County Treasurer's office with a tax foreclosure open house which showed 10 out of 30 properties in this year's foreclosure auction. All of the properties sold at auction, several for more than the minimum bid, making this the third successful year in a row for this project. The City continues to respond to vacant and dangerous buildings through its implementation of an ordinance and had four completed in 2012. The Fire Department continues to monitor properties and manage this effort, and more demolitions are expected in 2013.

Major Initiatives in the Future

In 2013, the City will continue energy-efficiency improvements in City buildings focusing on lighting as well as streetlight retrofits and development of the streetlight assessment district. The City adopted a new master plan in 2013 and will be revising the zoning ordinance in the first half of 2014 with the hopes of engaging a broad range of citizens for long-range visioning for the City.

The cities of Ypsilanti and Ann Arbor and Townships of Pittsfield and Ypsilanti have an informal agreement to operate as a box alarm system. This concept manages resources as one fire service increasing the effectiveness and efficiency of each fire department without additional costs.

Friends of Rutherford Pool are completing work on a brand new outdoor swimming pool which will be open for the 2014 summer season. The Heritage Bridge and Rivers' Edge Trail project connecting Riverside Park to the Water Street Redevelopment area will begin construction in spring of 2014. One of the City's highest priorities is to attract rail service (commuter Ann Arbor to Detroit and/or inter-city service Pontiac to Chicago) to the City of Ypsilanti. As part of this effort, the City will devote the necessary resources to build a platform that is required so that these services can stop in the City of Ypsilanti in its Depottown neighborhood.

Acknowledgements

The preparation of this report on a timely basis was made possible by the dedicated services of Fiscal Services accounting staff and other City departments, as well as from Rehmann Robson. I wish to express my appreciation and acknowledge those who assisted and contributed to the preparation of this report: Marilou Uy, Kimberly Jones, Sallea Tisch, and the interns from the Fiscal Services Department, Teresa Gillotti and Nan Schuette.

My hope is that you will find this document to be a useful tool in evaluating the City's financial health. Helping you and the public obtain a thorough understanding of the City's financial condition is important to us all. Should you have any questions, comments, concerns, or suggestions regarding this document or the information it contains, Marilou Uy and I are available to respond.

Respectfully submitted,

{signature omitted for security}

Ralph A. Lange
City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Ypsilanti
Michigan

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2012

Executive Director/CEO

CITY OF YPSILANTI, MICHIGAN

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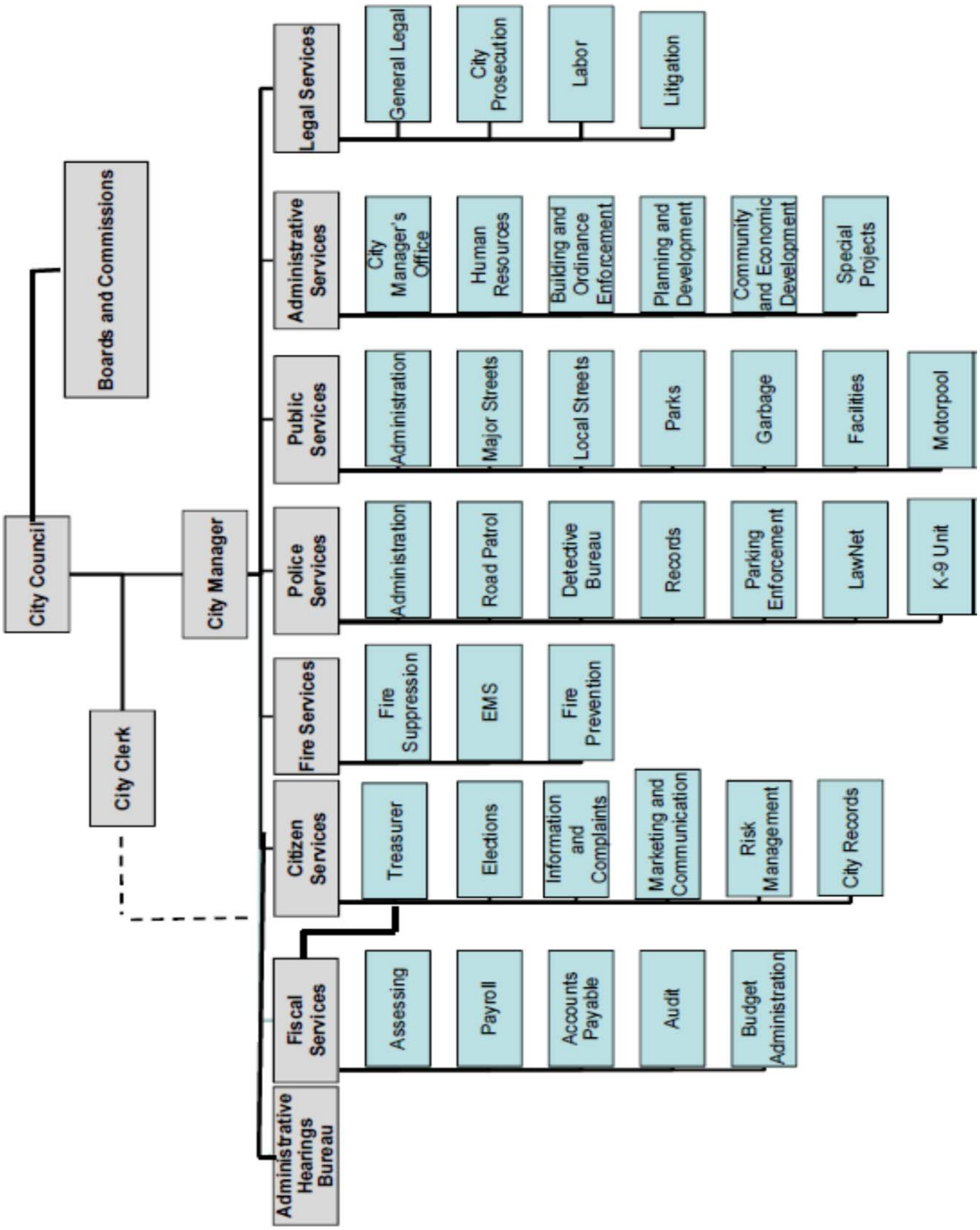

CITY OF YPSILANTI, MICHIGAN

ELECTED OFFICERS

CITY COUNCIL

Paul T. Schreiber
Mayor

Lois E. Richardson
Mayor Pro-Tem

Susan Moeller
Peter J. Murdock
Ricky Jefferson

Daniel Vogt
Brian Robb

Administration - Appointed Officials and Senior Management

Ralph A. Lange
City Manager

Marilou T. Uy
Director of Fiscal Services

Stan Kirton
Director of Public Services

Kimberly D. Teamer
City Treasurer

Frances McMullan
City Clerk

Max Anthouard
Fire Chief

Amy Walker
Police Chief

Courtney Dugger
City Assessor

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FINANCIAL SECTION

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Principals

Dale J. Abraham, CPA
Michael T. Gaffney, CPA
Steven R. Kirinovic, CPA
Aaron M. Stevens, CPA
Eric J. Glashouwer, CPA
Alan D. Panter, CPA
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FAX: (248) 844-2551

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Ypsilanti, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Ypsilanti, Michigan (the City), as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2013, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Changes in Accounting Principles

As discussed in Note 1, the City implemented GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities* during the year. As a result of this implementation, the format and reporting of the financial statements has changed to reflect the required components of GASB Statement No. 63 and GASB Statement No. 65, as applicable. Our opinions are not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedules of funding progress and employer contributions, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 2, 2013, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As management of the *City of Ypsilanti, Michigan,* we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2013. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, as listed in the table of contents.

Financial Highlights

As discussed in further detail in this discussion and analysis, the following represents the most significant financial highlights for the year ended June 30, 2013.

- The assets of the City exceeded its liabilities at the close of the most recent fiscal year by $16,722,534 (net positions). This amount is net of a deficit of $6,545,637 in unrestricted net position. The City has no business-type activities and therefore reports only governmental activities in its government-wide financial statements.

- The government's total net position decreased by $4,180,198.

- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $17,528,515, a decrease of $2,151,118 in comparison with the prior year. Approximately 11.6 percent of this total amount, or $2,033,390 is available for spending at the government's discretion (unassigned fund balance).

- At the end of the current fiscal year, unassigned fund balance for the general fund was $2,201,556 or 17.1% of total general fund expenditures and other financing uses.

- The City total bonded debt decreased by 1,972,449 during the current year. There was one refunding of General Obligation bonds during the year that resulted in lower interest rate from 4%– 4.375% to 1.31% with a net saving of approximately $315,000 for entire life of the bonds that matures on 2018.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position.* Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information shows how the government's net assets changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash* flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities).* The governmental activities of the City include general government, public safety, public works, highways and streets, culture and recreation and community development.

The government-wide financial statements include not only the City itself (known as the *primary government)*, but also legally separate entities for which the City is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found as listed in the table of contents.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The City maintains 33 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the 2006 general obligation fund, and 2003 unlimited tax bonds debt service which are considered to be major funds. Data from the other 30 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for its general and special revenue funds. Budgetary comparison statements or schedules have been provided herein to demonstrate compliance with those budgets.

The basic governmental fund financial statements can be found as listed in the table of contents.

Proprietary funds. The City has one type of proprietary fund. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its motor pool, workers' compensation self-insurance, and retiree benefits. Because these services benefit governmental functions, they have been included within *governmental activities* in the government-wide financial statements.

All of the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found as listed in the table of contents.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found as listed in the table of contents.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found as listed in the table of contents.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information.* This is limited to schedules concerning the City's progress in funding its obligation to provide pension benefits to its police and fire employees, pension benefits to employees participating in the MERS plan, and other postemployment benefits. Required supplementary information can be found as listed in the table of contents.

The combined statements referred to earlier in connection with nonmajor, internal service and fiduciary funds are presented immediately following the required supplementary information. Combined and individual fund financial statements and schedules can be found as listed in the table of contents.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the City of Ypsilanti, assets exceeded liabilities by $16,722,534 at the close of the most recent fiscal year as shown in the following table (which shows, in a condensed format, the net position as of fiscal year end 2012 and compared to the prior fiscal year):

	Net Position	
	Governmental Activities	
	2013	2012
Assets		
Current and other assets	$51,560,599	$55,767,818
Capital assets	22,886,305	25,211,390
Total assets	74,446,904	80,979,208
Deferred outflow	83,208	-
Liabilities		
Long-term liabilities outstanding	55,067,067	57,130,244
Other liabilities	2,740,511	2,946,232
Total liabilities	57,807,578	60,076,476
Net position		
Net investment in capital assets	15,636,305	16,911,390
Restricted	7,631,866	11,083,068
Unrestricted (deficit)	(6,545,637)	(7,091,726)
Total net position	$16,722,534	$20,902,732

By far the largest portion of the City's net position (93.5% or $15,636,305) reflects its investment in capital assets (e.g., land, buildings, vehicles, equipment, systems and infrastructure); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Additionally, a portion of the City's net assets (45.6% or $7,631,866) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (a deficit of $6,628,845) represents the extent to which accrual basis non-capital liabilities exceed assets after taking into account restrictions.

	Changes in Net Position Governmental Activities 2013	2012
Revenue		
Program revenue:		
Charges for services	$ 2,618,765	$ 2,271,687
Operating grants and contributions	4,282,348	2,712,064
Capital grants and contributions	24,258	322,858
General revenue:		
Property taxes	10,309,164	10,555,401
Grants and contributions not restricted to specific programs	2,342,612	2,256,140
Other	(13,260)	775,375
Total revenue	19,563,887	18,893,525
Expenses		
General government	2,083,855	2,866,101
Public safety	7,908,177	8,601,201
Public works	4,067,582	2,015,694
Highways, streets and bridges	3,921,320	2,823,389
Culture and recreation	408,367	367,484
Community development	292,867	184,244
Public transportation	308,564	262,320
Interest on long-term debt	2,095,288	2,329,834
Total expenses	21,086,020	19,450,267
Special item		
Change in market value of land held for resale	(1,995,335)	-
Change in net position	(3,517,468)	(556,742)
Net position, as restated - beginning of year	20,240,002	21,459,474
Net position - end of year	$16,722,534	$20,902,732

The City's total net position decreased approximately 20.0% from the prior year. The majority of the decrease was accounted for by the decrease in value of the water street properties, which is 38-acre redevelopment project, bounded by Michigan Avenue on the north and the Huron River on the south and west. The total devaluation of land held for sale was $1,995,335.

The increase in charges for services is due to a one time catch up fee in fire protection revenue, refunding of a DTE billing error, and an increase in MML Liability & Property Pool dividends. The increase in operating grants is due to more grants received this year. The City received phytoremediation and reforestation grants from the Department of Agriculture, CDBG- entitlement for Harriet St Corridor, Community planning and zoning grants from Department of Housing and Urban development, higher State Trunk line maintenance revenue this year. Capital Grants and Contributions is lower this year due to the City receiving less salt reimbursement from EMU. As mentioned earlier, the other revenues decreased due to the devaluation of land held for resale in the Water Street redevelopment area.

The General Government expenses decreased due to decreased wages, fringes, contractual services, operating expenses as well as decreases in MTT, charge backs from Washtenaw County. Public safety expenses decreased due to the delay in hiring vacant positions in the police and fire departments. Also the police and fire departments were not renting and leasing from the Motor pool. Public Works expenses increased due to the construction of the Factory Street Pump Station. Increases in contractual services were caused by increases in costs for trash removal and public utilities, step increase in wages, and increases in benefits. Highways, streets and bridges increased due to new infrastructure construction projects at W. Cross – Wallace to Washtenaw and new ADA ramps at Michigan & Hamilton. These expenses include contractual services, design & construction. Culture and Recreation increased due to the installation of playground equipment at Parkridge Community Center and repairs of the Bridge at Frog Island. Community Development expenses increased due to the Community challenge master plan grant's and increases in contractual services. Public Transportation expenses increased due to contractual services paid to AATA. Interest on long-term debt decreased due to lower interest expense of the refunded of bonds.

Financial Analysis of the City's Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $17,528,515, a decrease of $2,151,118 in comparison with the prior year. Approximately 11.6% of this total amount (or $2,033,390) constitutes unassigned fund balance, which is available for spending at the government's discretion. Of the remainder, $3,098,301 represents nonspendable fund balance, $5,327,431 is restricted and $7,069,393 is committed.

The general fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance for the general fund was $8,539,567. Of this amount $329,819 represents inventory, prepaid items and land held for resale rendering it nonspendable, and $6,008,192 is committed for vested employee benefits, Water Street bond payments, an energy efficiency project and other uses as seen in the notes to the financial statements. As a measure of the general fund's liquidity it may be useful to compare unassigned fund balance to the total general fund expenditures; $2,201,556 of the general fund's fund balance is unassigned, which represents 17.1% of total general fund expenditures and other financing uses. Overall, the fund balance of the general fund decreased by $119,580 for the year, which was $883,704 less of a decrease than budgeted.

Other factors affecting the general fund financial results for the year include:

- Significant reductions in general fund expenditures compared to the budget included: the account of energy efficiency /conservation, in which the budget amount was $231,082, however the actual expended amount was $3,200.

- Total general fund revenue was down about 2.7% (or $349,714) compared to the prior fiscal year. Most of the City's operating revenue is provided by property taxes that were about 2.0% (or $215,724) less than last fiscal year. The decline in taxable value was partially offset by the expiration of a Brownfield TIFA (tax incremental financing authority; incremental increases in taxes within the TIFA district go to finance a special project; these are taxes the City would normally collect, therefore, when the TIFA expires the incremental increase reverts to the City.) and tax tribunal adjustments affecting taxes for this period that were lower than the prior fiscal year. State shared revenue was up $89,125 or about 4.0% more than the previous year.

The 2006 general obligation fund had an ending fund balance of $2,592,235, of which $2,760,401 is land held for resale (and therefore nonspendable).

General Fund Budgetary Highlights

The City amended the budget to take into account various events occurring during the year. Revenue was $395,497 more than the amended budget. Taxes and special assessments revenues increased due to higher interests on current taxes were collected. Electrical, heating, plumbing, rental inspection-certificate of compliance increased. Revenues from Fire Protection public act 289, Constitutional and EVIP revenue sharing, CDBG and Senior Nutrition grants increased. Ordinance, fines and cost, impounds fees, parking meter and parking ticket revenues increased. Interest revenue increased and loss on appreciation of fair value increased. Miscellaneous revenues were over budgeted but were offset by one-time billing correction revenue from DTE of $72,518. Total expenditures were 465,996 less than the amended budget. Nearly all departments spent less than budgeted except for Personnel Legal, Police, Building Inspection, Parks and Recreation, Community Development. Project replacing all city buildings with LED lighting was delayed until FY 2013-2014.

Capital Assets and Debt Administration

Capital Assets. At the end of 2013, the City had $22,886,305 invested in a broad range of net capital assets including land, land improvements, buildings and improvements, sidewalks, roads, police and fire equipment, vehicles, and other types of equipment.

	Capital Assets (Net of depreciation) Governmental Activities	
	2013	2012
Land	$ 760,443	$ 760,443
Infrastructure	16,556,224	17,774,132
Buildings and improvements	3,748,543	3,785,655
Vehicles and equipment	1,758,794	2,236,868
Construction in progress	62,301	654,292
Total	$22,886,305	$25,211,390

Major capital asset events during the current fiscal year included:

- Tore down and replaced sign shop at DPS

- Installed bulletproof glass at City Clerk/Treasurer office & painted lobby.
- Renovated the repair shop at DPS with insulation, garage doors, roof & hoist.
- Replaced the emergency generator at the Fire building.
- Installed new tot's swing set and deck at Parkridge Center.
- Installed new fuel tank & concrete pit at DPS.
- Installed surveillance cameras at DPS.
- Began installation of street sweeping environmental containment separator
- New fuel tank, piping, sumps & sensors at YFD
- Additional sections of East and West Cross were repaved as part of the ongoing effort to upgrade the City's streets to the extent that federal funding through the Michigan Department of Transportation is available.
- Streetscape additions and improvements were made as part of the East and West Cross paving project in partnership with the Downtown Development Authority.
- The City continued to do sidewalk improvements and install ADA sidewalk ramps using Metro Act funds (MDOT
- DPS purchased one 4x4 crew cab truck out of motor pool funds.
- Police outfitted one cruiser with K-9 equipment from motor pool funds.

Additional information on the City's capital assets can be found in the note 8.

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $51,029,535. Of this amount, $21,640,000 is comprised of debt backed by the full faith and credit of the government. The remainder of the City's bonded debt represents bonds secured solely by specified revenue sources.

	General Obligation and Revenue Bonds	
	Governmental activities	
	2013	2012
General obligation bonds	$21,640,000	$23,080,000
Revenue bonds	29,389,535	29,921,984
Total	$51,029,535	$53,001,984

Moody's credit rating on July 16, 2013 for senior lien revenue debt bonds outstanding remains A1. The A1 rating reflects "the sound legal covenants associated with the bonds, expected stability of the enterprise's customer base, satisfactory liquidity, sound senior lien debt service coverage, and moderate debt ratio".

Standard & Poor's rating on September 4, 2013 for outstanding general obligation limited tax debts were A. The A ratings reflect"Participation in the greater Detroit-Ann Arbor economic base; adequate income and low wealth indicators; historically very strong general fund reserves; however, these could be pressured over the long term as the general fund will need to support the repayment of some of the city's debt outstanding; and moderately high debt burden as a percentage of market value".

Additional information on the City's long-term debt can be found in note 12.

Economic Factors and Next Year's Budgets and Rates

Reviewing last year's report, some of the efforts the City mentioned to raise money and cut costs did not come to pass. The efforts that either have come to pass or are expected to come to pass in the near future, include but are not limited to the following listed below.

Revenues:

- The City Council passed a special assessment to cover the cost, approximately $550,000 to convert the majority of its mercury vapor and high-pressured sodium streetlights to LED lights. The result should allow the City to achieve an annual savings between $100,000 and $125,000 per year, by no later than January 2015.

Expenditures:

- The City also moved to operationally consolidate the following City departments and services: Finance and Assessing; Clerk and Treasurer; Planning, Building, Meter Readers and Code Enforcement; and the City Manager's Office and Human Resources Department.
- The City has also negotiated a comprehensive list of Tier II benefits; pay packages for all new City employees will include reductions in sick, vacation, personal time and holidays; negotiated reductions in pension multipliers, the factors included in average compensation calculation (FAC); retiree health insurance as a defined benefit changed to a defined contribution; reduced percentage of one-time sick days that can be paid out at retirement; eliminate employee pension contribution withdrawal; lowered the starting pay for new police officers and firefighters; added an additional pay step for the new police officers and firefighters to get to the top pay step; required employee health insurance deductibles.
- Negotiated a more cost-effective plan for 51 of our current retirees that are receiving retiree health insurance.
- For all employees, the City negotiated a 80-20 share of health insurance premiums.
- Lowered the operating cost of City Hall by converting current lighting to LED lighting.
- Sell off approximately half of the DPS Motor Pool major equipment.
- Restructure police and fire departments to help achieve major reductions in police and fire overtime costs.
- Negotiate a much more beneficial contract (from a cost-standpoint) for trash collection in the City.
- The City is putting forth an agressive effort to attract new economic development to the old Visteon/Ford Plant and vacant property owned by the City.

Contacting the City's Management

This financial report is intended to provide our citizens, taxpayers, customers and investors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional information, you are welcome to contact the clerk's office at (734) 483-1100.

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BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF YPSILANTI, MICHIGAN

Statement of Net Position

June 30, 2013

	Primary Government	
	Governmental Activities	Component Units
Assets		
Cash and cash equivalents	$ 17,973,553	$ 815,714
Investments	2,622,046	-
Receivables	27,585,841	-
Prepaid items and other assets	3,192,742	-
Other noncurrent assets - other post-employment benefits asset	186,417	-
Capital assets not being depreciated	822,744	53,200
Capital assets being depreciated, net	22,063,561	2,152,255
Total assets	74,446,904	3,021,169
Deferred outflows of resources		
Deferred charge on refunding	83,208	-
Liabilities		
Accounts payable and accrued expenses	1,995,899	25,075
Due to other governments	69,758	84,389
Unearned revenue	674,854	13,341
Long-term liabilities:		
Due within one year	4,413,332	149,557
Due in more than one year	50,653,735	699,141
Total liabilities	57,807,578	971,503
Net position		
Net investment in capital assets	15,636,305	1,356,757
Restricted for:		
Highways and streets	1,902,832	-
Drug law enforcement	237,819	-
Public transportation	11,550	-
Debt service	2,672,539	-
Capital projects	2,807,126	-
Unrestricted (deficit)	(6,545,637)	692,909
Total net position	$ 16,722,534	$ 2,049,666

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN

Statement of Activities
For the Year Ended June 30, 2013

Functions / Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue
Primary government					
Governmental activities:					
General government	$ 2,083,855	$ 1,419,828	$ 204,758	$ 12,486	$ (446,783)
Public safety	7,908,177	1,197,437	45,000	11,772	(6,653,968)
Public works	4,067,582	-	-	-	(4,067,582)
Highways, streets and bridges	3,921,320	-	1,628,163	-	(2,293,157)
Culture and recreation	408,367	-	73,930	-	(334,437)
Community development	292,867	1,500	-	-	(291,367)
Public transportation	308,564	-	-	-	(308,564)
Interest on long-term debt	2,095,288	-	2,330,497	-	235,209
Total primary government	$ 21,086,020	$ 2,618,765	$ 4,282,348	$ 24,258	$ (14,160,649)
Component units					
Community/economic development	$ 452,789	$ -	$ 39,159	$ -	$ (413,630)
Economic development	-	-	-	-	-
Total component units	$ 452,789	$ -	$ 39,159	$ -	$ (413,630)

continued...

Statement of Activities

For the Year Ended June 30, 2013

	Primary Government	
	Governmental Activities	Component Units
Changes in net position		
Net expense	$ (14,160,649)	$ (413,630)
General revenues:		
Property taxes	10,309,164	384,760
Grants and contributions not restricted to specific programs	2,342,612	8,029
Unrestricted investment earnings (loss)	(13,260)	3,412
Total general revenues	12,638,516	396,201
Special item		
Change in market value of land held for resale	(1,995,335)	-
Change in net position	(3,517,468)	(17,429)
Net position, as restated, beginning of year	20,240,002	2,067,095
Net position, end of year	$ 16,722,534	$ 2,049,666

concluded

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

Balance Sheet

Governmental Funds
June 30, 2013

	General	2006 General Obligation	2003 Unlimited Tax Bonds Debt Service	Other Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	$ 8,211,316	$ 242	$ 36,018	$ 6,254,272	$ 14,501,848
Investments	940,672	-	-	-	940,672
Accounts receivable	203,121	-	-	36,284	239,405
Land held for resale	38,644	2,760,401	-	-	2,799,045
Special assessments receivable	75,455	-	-	-	75,455
Due from other funds	-	-	68,383	64,905	133,288
Due from other governments	484,429	-	-	208,855	693,284
Prepaid items	120,139	-	-	8,081	128,220
Inventory	171,036	-	-	-	171,036
Total assets	$ 10,244,812	$ 2,760,643	$ 104,401	$ 6,572,397	$ 19,682,253
Liabilities					
Accounts payable	$ 130,958	$ -	$ -	$ 159,868	$ 290,826
Accrued liabilities	402,848	-	-	19,029	421,877
Due to other funds	133,288	-	-	-	133,288
Due to other governments	68,426	-	-	1,332	69,758
Tax refunds payable	256,813	-	27,667	59,689	344,169
Unearned revenue	493,946	168,408	-	12,500	674,854
Total liabilities	1,486,279	168,408	27,667	252,418	1,934,772
Deferred inflows of resources					
Unavailable revenue	218,966	-	-	-	218,966
Fund balances					
Nonspendable:					
Prepaid items	120,139	-	-	8,081	128,220
Inventory	171,036	-	-	-	171,036
Land held for resale	38,644	2,760,401	-	-	2,799,045
Restricted for:					
Major and local streets	-	-	-	1,902,832	1,902,832
Drug law enforcement	-	-	-	237,819	237,819
Public transportation	-	-	-	11,550	11,550
Debt service	-	-	76,734	3,098,496	3,175,230
Committed for:					
Various purposes (Note 13)	6,008,192	-	-	-	6,008,192
Capital projects	-	-	-	1,061,201	1,061,201
Unassigned (deficit)	2,201,556	(168,166)	-	-	2,033,390
Total fund balances	8,539,567	2,592,235	76,734	6,319,979	17,528,515
Total liabilities, deferred inflows of resources and fund balances	$ 10,244,812	$ 2,760,643	$ 104,401	$ 6,572,397	$ 19,682,253

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN

Reconciliation

Fund Balances for Governmental Funds
to Net Position of Governmental Activities
June 30, 2013

Fund balances - total governmental funds	$ 17,528,515
Amounts reported for *governmental activities* in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	
Capital assets	48,065,431
Accumulated depreciation	(26,739,072)
Special assessment and sale of property receivables are expected to be collected over several years but are not available to pay for current year expenditures.	218,966
Discounts and premiums on bonds are reported as other financing uses or sources in the governmental funds, whereas they are capitalized and amortized for net position.	
Deferred charge on refunding	83,208
An internal service fund is used by management to charge the costs of certain equipment usage, insurance and benefits to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the statement of net position.	
Net position of governmental activities accounted for in internal service funds	6,378,173
Certain liabilities, such as bonds payable, are not due and payable in the current period and therefore are not reported in the funds.	
Other noncurrent assets - other postemployment benefits	186,417
Bonds and purchase agreements payable	(54,119,885)
Leases receivable from joint venture entity for debt-financed property	26,570,654
Accrued interest on bonds payable	(502,691)
Compensated absences	(947,182)
Net position of governmental activities	$ 16,722,534

The accompanying notes are an integral part of these financial statements.

Statement of Revenues, Expenditures and Changes in Fund Balances

Governmental Funds
For the Year Ended June 30, 2013

	General	2006 General Obligation	2003 Unlimited Tax Bonds Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues					
Taxes and special assessments	$ 7,798,076	$ -	$ 742,604	$ 1,768,484	$ 10,309,164
Licenses and permits	683,693	-	-	64,724	748,417
Intergovernmental	2,516,934	-	-	4,595,166	7,112,100
Charges for services	733,730	-	-	-	733,730
Fines and forfeits	499,099	-	-	-	499,099
Investment earnings (loss)	(49,620)	-	315	15,568	(33,737)
Other revenues	585,647	-	7,509	78,402	671,558
Total revenues	12,767,559	-	750,428	6,522,344	20,040,331
Expenditures					
Current:					
General government	2,094,605	-	-	119,847	2,214,452
Public safety	6,988,100	-	-	276,700	7,264,800
Public works	754,480	-	-	1,331,245	2,085,725
Refuse collection	-	-	-	1,112,773	1,112,773
Highways, streets and bridges	-	-	-	1,806,267	1,806,267
Parks and recreation	284,251	-	-	-	284,251
Community development	15,510	-	-	76,698	92,208
Public transportation	-	-	-	308,175	308,175
Unallocated employee benefits	1,043,139	-	-	-	1,043,139
Tax tribunal refunds	10,637	-	856	2,242	13,735
Debt service:					
Principal	-	390,000	535,000	2,415,000	3,340,000
Interest and fiscal charges	-	918,408	114,014	1,120,072	2,152,494
Bond issuance costs	-	-	51,678	-	51,678
Total expenditures	11,190,722	1,308,408	701,548	8,569,019	21,769,697
Revenues over (under) expenditures	1,576,837	(1,308,408)	48,880	(2,046,675)	(1,729,366)
Other financing sources (uses)					
Issuance of bonds	-	-	-	1,232,551	1,232,551
Issuance of refunding bonds	-	-	4,140,000	-	4,140,000
Payment to refunding bond escrow agent	-	-	(4,005,000)	-	(4,005,000)
Discount of bonds	-	-	(83,208)	-	(83,208)
Transfers in	11,000	5,895,736	-	852,544	6,759,280
Transfers out	(1,707,417)	-	-	(4,762,623)	(6,470,040)
Total other financing sources (uses)	(1,696,417)	5,895,736	51,792	(2,677,528)	1,573,583
Special item					
Change in market value of land held for resale	-	(1,995,335)	-	-	(1,995,335)
Net changes in fund balances	(119,580)	2,591,993	100,672	(4,724,203)	(2,151,118)
Fund balances (deficit), beginning of year	8,659,147	242	(23,938)	11,044,182	19,679,633
Fund balances, end of year	$ 8,539,567	$ 2,592,235	$ 76,734	$ 6,319,979	$ 17,528,515

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN

Reconciliation

Net Changes in Fund Balances of Governmental Funds
to Change in Net Position of Governmental Activities
For the Year Ended June 30, 2013

Net change in fund balances - total governmental funds	$ (2,151,118)
Amounts reported for *governmental activities* in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay expenditures	717,384
Depreciation expense	(2,628,238)
Bond proceeds provide current financial resources to governmental funds in the period issued, but issuing bonds increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	
Refunding and revenue bond proceeds	(5,372,551)
Payment to refunding bond escrow agent	4,005,000
Amortization of deferred charge on refunding	83,208
Principal payments on long-term liabilities	3,340,000
Change in leases receivable for debt-financed property	(536,441)
An internal service fund is used by management to charge the costs of certain equipment usage, insurance and benefits to individual funds. The net revenue (expense) attributable to those funds is reported with governmental activities.	
Operating loss of government internal service funds	(729,215)
Investment income in government internal service funds	22,894
Gain on sale of capital assets in government internal service funds	12,959
Transfers out in governmental internal service funds	(289,240)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds.	
Change in other noncurrent assets for other postemployment benefits assets	(140,044)
Change in accrued interest payable on bonds	57,206
Change in the accrual for compensated absences	90,728
Change in net position of governmental activities	$ (3,517,468)

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN

Statement of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual - General Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Taxes and special assessments	$ 7,804,058	$ 7,750,648	$ 7,798,076	$ 47,428
Licenses and permits	540,899	634,546	683,693	49,147
Intergovernmental	3,637,522	2,484,611	2,516,934	32,323
Charges for services	491,200	500,900	733,730	232,830
Fines and forfeits	461,931	470,779	499,099	28,320
Investment earnings (loss)	119,955	(14,045)	(49,620)	(35,575)
Other revenues	688,861	544,623	585,647	41,024
Total revenues	13,744,426	12,372,062	12,767,559	395,497
Expenditures				
General government:				
City council	99,950	99,796	97,382	(2,414)
City manager	203,230	216,537	212,263	(4,274)
Community services	852	655	640	(15)
Elections	80,083	82,709	80,719	(1,990)
Accounting	271,988	273,544	263,290	(10,254)
Assessing	89,150	89,188	87,141	(2,047)
General legal	52,140	52,140	52,140	-
Ordinance prosecution	105,000	105,000	105,000	-
Litigation and appeals	162,000	125,000	102,922	(22,078)
Personnel legal	30,000	63,000	72,636	9,636
City clerk	155,614	138,794	131,949	(6,845)
Human resources	149,352	143,764	111,900	(31,864)
Treasurer	186,651	132,243	124,488	(7,755)
Public building maintenance	649,375	650,085	374,778	(275,307)
Planning and development	206,810	291,048	277,357	(13,691)
Total general government	2,442,195	2,463,503	2,094,605	(368,898)
Public safety:				
Police	4,379,322	4,166,688	4,219,558	52,870
Fire	2,412,945	2,433,209	2,372,279	(60,930)
Ordinance enforcement	145,775	167,155	151,203	(15,952)
Building inspection	245,157	240,609	245,060	4,451
Total public safety	7,183,199	7,007,661	6,988,100	(19,561)

continued...

CITY OF YPSILANTI, MICHIGAN

Statement of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual - General Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Expenditures (Concluded)				
Public works:				
Public works department	$ 168,962	$ 169,930	$ 157,848	$ (12,082)
Street lighting	627,000	627,000	596,632	(30,368)
Total public works	795,962	796,930	754,480	(42,450)
Parks and recreation	263,183	279,734	284,251	4,517
Community development	51,245	11,556	15,510	3,954
Unallocated employee benefits	1,054,964	1,080,334	1,043,139	(37,195)
Tax tribunal refunds	82,000	17,000	10,637	(6,363)
Total expenditures	11,872,748	11,656,718	11,190,722	(465,996)
Revenues over expenditures	1,871,678	715,344	1,576,837	861,493
Other financing sources (uses)				
Transfers in	50,000	11,000	11,000	-
Transfers out	(1,737,155)	(1,707,628)	(1,707,417)	211
Total other financing uses	(1,687,155)	(1,696,628)	(1,696,417)	211
Net changes in fund balance	184,523	(981,284)	(119,580)	861,704
Fund balance, beginning of year	8,659,147	8,659,147	8,659,147	-
Fund balance, end of year	$ 8,843,670	$ 7,677,863	$ 8,539,567	$ 861,704

concluded

The accompanying notes are an integral part of these financial statements.

CITY OF YPSILANTI, MICHIGAN

Statement of Net Position

Proprietary Funds - Internal Service Funds
June 30, 2013

Assets	
Current assets:	
Cash and cash equivalents	$ 3,471,705
Investments	1,681,374
Accounts receivable	7,043
Inventory	34,324
Prepaid items	60,117
Total current assets	5,254,563
Noncurrent assets - capital assets, net	1,559,946
Total assets	6,814,509
Liabilities	
Current liabilities:	
Accounts payable and accrued liabilities	27,443
Current portion of claims payable	151,200
Total current liabilities	178,643
Noncurrent liabilities - claims payable, net	257,693
Total liabilities	436,336
Net position	
Invested in capital assets	1,559,946
Unrestricted	4,818,227
Total net position	$ 6,378,173

The accompanying notes are an integral part of these financial statements.

Statement of Revenues, Expenses and Changes in Net Position

Proprietary Funds - Internal Service Funds
For the Year Ended June 30, 2013

Operating revenues	
Charges for services	$ 1,757,765
Operating expenses	
Salaries, taxes and benefits	240,062
Gas, oil and fuel	151,822
Depreciation	448,247
Operation and maintenance	115,098
Contractual services and fees	260,543
Insurance and other	57,363
Benefits and claims	1,213,845
Total operating expenses	2,486,980
Operating loss	(729,215)
Nonoperating revenues	
Investment income	22,894
Gain on sale of equipment	12,959
Total nonoperating revenues	35,853
Loss before transfers	(693,362)
Transfers out	(289,240)
Change in net position	(982,602)
Net position, beginning of year	7,360,775
Net position, end of year	$ 6,378,173

The accompanying notes are an integral part of these financial statements.

Statement of Cash Flows

Proprietary Funds - Internal Service Funds
For the Year Ended June 30, 2013

Cash flows from operating activities	
Cash received from interfund services	$ 1,969,150
Cash payments to employees	(240,062)
Cash payments for claims	(1,183,404)
Cash payments to suppliers for goods and services	(817,419)
Net cash used in operating activities	(271,735)
Cash flows from noncapital financing activities	
Transfer to other funds	(289,240)
Cash flows from capital and related financing activities	
Purchase of capital assets	(34,016)
Proceeds from sale of capital assets	12,959
Net cash used in capital and related financing activities	(21,057)
Cash flows from investing activities	
Redemption of investments	452,577
Investment income	22,894
Net cash provided by investing activities	475,471
Change in cash and cash equivalents	(106,561)
Cash and cash equivalents, beginning of year	3,578,266
Cash and cash equivalents, end of year	$ 3,471,705

continued...

CITY OF YPSILANTI, MICHIGAN

Statement of Cash Flows

Proprietary Funds - Internal Service Funds
For the Year Ended June 30, 2013

Reconciliation of operating loss to net cash used in operating activities	
Operating loss	$ (729,215)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Depreciation	448,247
Changes in:	
Accounts receivable	(3,524)
Due from other governments	214,909
Inventory	(16,799)
Prepaid items	(8,056)
Accounts payable and accrued liabilities	(207,577)
Claims payable	30,280
Net cash used in operating activities	$ (271,735)

concluded

The accompanying notes are an integral part of these financial statements.

Statement of Fiduciary Net Position

Fiduciary Funds
June 30, 2013

	Police and Fire Retirement System Trust	Current Tax Agency Fund
Assets		
Cash and cash equivalents	$ 1,380,434	$ 62,771
Investments:		
U.S. agencies	2,130,052	-
Corporate bonds	4,730,860	-
Domestic equities	13,211,266	-
International equities	868,845	-
Mutual funds	5,536,015	-
Real estate investment trusts	489,340	-
Money market accounts	553,302	-
Accrued interest receivable	-	11
Total assets	28,900,114	$ 62,782
Liabilities		
Undistributed receipts	-	$ 62,782
Accounts payable	780,400	-
Total liabilities	780,400	$ 62,782
Net position		
Held in trust for pension benefits	$ 28,119,714	

The accompanying notes are an integral part of these financial statements.

Statement of Changes in Fiduciary Net Position

Fiduciary Funds - Police and Fire Retirement System Trust Fund
For the Year Ended June 30, 2013

Additions	
Investment income:	
Net apppreciation in fair value of investments	$ 2,553,509
Interest and dividends	751,395
Less investment management fees	(101,330)
Net investment income	3,203,574
Contributions:	
City of Ypsilanti	1,222,085
Participants	303,679
Total contributions	1,525,764
Total additions	4,729,338
Deductions	
Participant benefits	3,106,675
Participant refunds	379,667
Administrative expenses	74,962
Total deductions	3,561,304
Net change to net position held in trust for benefits	1,168,034
Net position held in trust for pension benefits, beginning of year	26,951,680
Net position held in trust for pension benefits, end of year	$ 28,119,714

The accompanying notes are an integral part of these financial statements.

COMPONENT UNIT FINANCIAL STATEMENTS

CITY OF YPSILANTI, MICHIGAN

Combining Statement of Net Position
Component Units
June 30, 2013

	Downtown Development Authority	Depot Town Downtown Development Authority	Economic Development Corporation	Totals
Assets				
Cash and cash equivalents	$ 276,957	$ 330,411	$ 208,346	$ 815,714
Capital assets not being depreciated	-	-	53,200	53,200
Capital assets being depreciated, net	1,874,368	277,887	-	2,152,255
Total assets	2,151,325	608,298	261,546	3,021,169
Liabilities				
Accounts payable	8,252	2,764	-	11,016
Accrued liabilities	14,043	16	-	14,059
Due to other governments	365	11,860	72,164	84,389
Unearned revenues	6,500	6,841	-	13,341
Long-term liabilities:				
Due within one year	131,400	18,157	-	149,557
Due in more than one year	671,510	27,631	-	699,141
Total liabilities	832,070	67,269	72,164	971,503
Net position				
Invested in capital assets	1,071,458	232,099	53,200	1,356,757
Unrestricted	247,797	308,930	136,182	692,909
Total net position	$ 1,319,255	$ 541,029	$ 189,382	$ 2,049,666

The accompanying notes are an integral part of the financial statements.

Combining Statement of Activities
Component Units
For the Year Ended June 30, 2013

	Downtown Development Authority	Depot Town Downtown Development Authority	Economic Development Corporation	Totals
Expenses				
Community / economic development	$ 352,291	$ 99,038	$ 1,460	$ 452,789
Program revenues				
Operating grants and contributions	11,000	28,159	-	39,159
Net program expense	(341,291)	(70,879)	(1,460)	(413,630)
General revenues				
Property taxes	293,332	91,428	-	384,760
Other revenue	6,699	1,330	-	8,029
Unrestricted investment earnings	1,317	1,267	828	3,412
Total general revenues	301,348	94,025	828	396,201
Change in net position	(39,943)	23,146	(632)	(17,429)
Net position, beginning of year	1,359,198	517,883	190,014	2,067,095
Net position, end of year	$ 1,319,255	$ 541,029	$ 189,382	$ 2,049,666

The accompanying notes are an integral part of the financial statements.

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NOTES TO THE FINANCIAL STATEMENTS

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Index - Notes to Financial Statements

Notes to Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Ypsilanti, Michigan have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

Reporting Entity

The City of Ypsilanti is governed by an elected seven-member council. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Although blended component units are legal separate entities, in substance, they are part of the City's operations, whereas discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City.

The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. Each blended or discretely presented component unit has a June 30 year end.

Blended Component Units - The City has no blended component units.

Discretely Presented Component Units - Following is a summary of the City's discretely presented component units:

Downtown Development Authority (DDA) – The DDA is responsible for correcting and preventing deterioration in the downtown district, encourages historical preservation and promotes economic growth within the district. The City Council appoints and may remove board members and approves the budget. Separate financials are not prepared.

Depot Town Downtown Development Authority (DDA) – The Depot Town DDA is responsible for promoting development and preservation of the Depot Town DDA district. The City Council appoints and may remove board members and approves the budget. Separate financials are not prepared.

Economic Development Corporation (EDC) - The EDC is responsible for providing means and methods to encourage and assist industrial and commercial development within the City. The City Council appoints and may remove board members and approves the budget. Separate financials are not prepared.

Brownfield Redevelopment Authority (BRA) - The BRA is responsible for administering brownfield redevelopment projects. The City Council appoints and may remove board members and approves the budget. Separate financials are not prepared; the BRA had no financial activity for the current year.

Basis of Presentation

Government-wide and Fund Financial Statements

Government-wide Financial Statements. The statements of net position and activities display information on the primary government and its component units. These statements include the financial activities of the overall government, except for fiduciary activities. As a general rule the effect of interfund activity has been removed from the government-wide financial statements, except for payments-in-lieu of taxes and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various applicable functions. Although government-wide financial statements generally distinguish between *governmental* and *business-type activities,* the City has no business-type activities and, therefore, only reports governmental activities. Governmental activities generally are financed through taxes and intergovernmental revenues.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements. The fund financial statements provide information about the City's funds, including its fiduciary funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide, Proprietary and Fiduciary Fund Financial Statements. The government-wide, proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, except for agency funds, which do not have a measurement focus. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the City's internal service funds are charges to other funds of the City for various services. Operating expenses for internal service funds include these services, administrative expenses, and depreciation on capital assets. All revenue and expense not meeting this definition are reported as nonoperating revenue and expenses.

Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements and donations. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental Fund Financial Statements. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Revenue is considered to be available if it is collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Property taxes, franchise taxes, licenses and interest are considered to be susceptible to accrual.

Expenditures generally are recorded when a related fund liability is incurred, except for debt service expenditures, compensated absences, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds from general long-term debt and acquisitions under capital leases, if any, are reported as other financing sources.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Thus, when an expense is incurred for purposes for which both restricted and unrestricted net assets are available, the City's policy is to first apply restricted resources.

The City reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all the financial resources of the general government, except those accounted for and reported in another fund.

The *2006 general obligation capital projects fund* accounts for activity related to the purchase and development of various properties located within the City. Revenues come from various grants and proceeds from sale of land.

The *2003 unlimited tax bonds fund* is a debt service fund that is used to account for all financial resources restricted, committed or assigned to expenditure for principal and interest related to the 2003 general obligation bonds.

Additionally, the City reports the following fund types:

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Debt service funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest on long-term general obligation debt of governmental funds.

Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets that are not being financed by proprietary funds.

Internal service funds are proprietary funds used to account for major machinery and equipment purchases and maintenance, retiree health care, as well as risk management services provided to other departments of the City on a cost reimbursement basis.

The p*ension trust fund* is a fiduciary fund that accounts for the activities of the Police and Fire Employees' Retirement System. This fund accumulates resources for pension benefit payments to qualified police and fire employees through the collection of property tax revenues.

Agency funds are custodial in nature and do not present results of operations or have a measurement focus. These funds are used to account for assets that the government holds for others in an agency capacity (such as taxes collected for other governments).

Assets, Liabilities and Equity

Deposits and Investments

State statutes authorize the government to deposit in the accounts of federally insured banks, credit unions, and savings and loan associations, and to invest in obligations of the U.S. Treasury, certain commercial paper, repurchase agreements, bankers' acceptances, and mutual funds composed of otherwise legal investments. The State's Pension Investment Act, as amended, authorizes the pension trust fund to invest in common stocks, real estate, and various other investment instruments, subject to certain limitations.

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired.

Investments are stated at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. Investments that do not have established market values are reported at estimated fair value. Cash deposits are reported at carrying amounts, which reasonably approximates fair value.

Unrealized appreciation or depreciation on pension trust fund investments due to changes in fair value are recognized each year.

Notes to Financial Statements

Receivables and Payables

In general, outstanding balances between funds are reported as “due to/from other funds”. Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as “advances to/from other funds”. All trade receivables are shown net of allowance for uncollectible amounts.

Inventory, Prepaid Items and Other Assets

Inventory in the general and internal service funds is valued at cost using the first-in/first-out method, which approximates market value. Inventory of governmental funds is recorded as an expenditure when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items, when incurred, in both the government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than $1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Capital assets of the primary government are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	15
Buildings and improvements	5-70
Vehicles and equipment	3-20

Deferred Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government only has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Compensated Absences

It is the government’s policy to permit employees to accumulate earned but unused sick and vacation pay benefits. All sick and vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position and governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents revenue that applies to one or more future periods and so will not be recognized as an inflow of resources until that time. The governmental funds report unavailable revenues, which arise only under a modified accrual basis of accounting. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Fund Balances

Governmental funds report nonspendable fund balance for amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Restricted fund balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the City Council; a formal resolution of the City Council is required to establish, modify, or rescind a fund balance commitment. Assigned fund balance is reported in instances where the City Council has given authority for the making of such assignments to City management; assigned fund balances are neither restricted nor committed. Unassigned fund balance is the residual classification for the general fund.

When the government incurs expenditures for purposes for which various fund balance classifications can be used, it is the government's policy to use restricted fund balance first, then committed, assigned and finally unassigned fund balance.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Notes to Financial Statements

2. BUDGETARY INFORMATION

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the general and special revenue funds. All annual appropriations lapse at year end. The annual budget for the next fiscal year is prepared by the City's management by June 1 of each year and adopted by the City Council no later than June 30 of each year (i.e., prior to the start of the next fiscal year); subsequent amendments are approved by the City Council.

Budgetary control is exercised at the fund level although the budget is approved at the fund level; expenditures in excess of amounts appropriated at this level are a violation of Michigan law. The accompanying budget to actual comparisons are presented at a greater level of detail than the adopted budget for management analysis only. Supplemental budgetary appropriations were made during the year, the total of which was not significant in relation to the original appropriations.

Encumbrance accounting, under which purchase orders, contracts and other firm commitments are used for the expenditure of monies, is utilized as an extension of formal budgetary control in the governmental funds. Encumbered amounts lapse at year-end.

3. EXCESS OF EXPENDITURES OVER APPROPRIATIONS

State statutes provide that a local unit shall not incur expenditures in excess of the amounts appropriated. The approved budgets of the City were adopted on a fund level basis. During the year ended June 30, 2013, the government incurred expenditures in excess of the amounts appropriated at the legal level of budgetary control as follow:

	Final Budget	Actual	Variance
Nonmajor special revenue funds			
Garbage and Rubbish Collection			
Refuse collection	$ 1,094,690	$ 1,112,773	$ (18,083)

4. CONSTRUCTION CODE FEES

The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation to ensure compliance with the building codes. The City charges fees for these services. Beginning January 1, 2000, the law requires that collection of these fees be used only for construction costs, including an allocation of estimated overhead costs.

A summary of current year activity and the cumulative shortfall generated since January 1, 2000 is as follows:

Current year building permit revenue	$ 217,804
Less related expenditures:	
Direct costs	243,892
Estimated indirect costs	26,538
Current year shortfall	(52,626)
Cumulative shortfall, beginning of year	(795,779)
Cumulative shortfall, end of year	$ (848,405)

5. DEPOSITS AND INVESTMENTS

Following is a reconciliation of deposit and investment balances as of June 30, 2013:

	Primary Governments	Component Units	Total
Statement of net position			
Cash and cash equivalents	$ 17,973,553	$ 815,714	$ 18,789,267
Investments	2,622,046	-	2,622,046
Statement of fiduciary net position			
Cash and cash equivalents:			
Pension trust fund	1,380,434	-	1,380,434
Agency fund	62,771	-	62,771
Investments - pension trust fund	27,519,680	-	27,519,680
	$ 49,558,484	$ 815,714	$ 50,374,198

Deposits and investments:	
Bank deposits (checking, savings and certificates of deposit)	$ 19,146,802
Investments in securities, mutual funds and similar vehicles:	
City investment pool	3,700,141
Pension trust fund	27,519,680
Cash on hand	7,575
Total	$ 50,374,198

Custodial Credit Risk - Deposits. For deposits, custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to the government. As of June 30, 2013, $18,562,115 of the City's total bank balance of $19,312,116 (total book balance was $19,146,802) was exposed to custodial credit risk as it was uninsured and uncollateralized.

The City's depository and investment policy does not specifically address this risk, although the City believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all bank deposits. As a result, the City evaluates each financial institution with which it deposits City funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Custodial Credit Risk – City Investment Pool. The City's investments of $3,700,141 as of June 30, 2013 consisted of amounts held in a Securities and Exchange Commission registered external local government investment pool ($1,078,097) and amounts held in securities of U.S. agencies ($2,622,044). For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that investment securities be held in third-party safekeeping by a designated institution and that the safekeeping agent follow the procedure of delivery vs. payment. As of June 30, 2013, none of the City's investments were exposed to custodial credit risk as they were held in the City's name by the counterparty.

Credit Risk. As of June 30, 2013, all of the City's investments in securities of U.S. agencies were rated Aaa by Moody's. The City's investment in the external local government investment pool was rated AAA/m by Standard & Poors (S&P). The City's investment policy does not have specific limits in excess of State law on investment credit risk.

Concentration of Credit Risk. At June 30, 2013, the investment portfolio of the City was concentrated 48.3% in securities of the Federal National Mortgage Association. The City's investment policy does not address concentration of credit risk.

Interest Rate Risk. Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of investments. As of June 30, 2013, maturities of the City's investments in the debt securities of U.S. agencies were more than ten years. The average maturity of the underlying investments in the external local government investment pool was less than 60 days. The City's investment policy does not address interest rate risk.

6. INVESTMENTS - PENSION TRUST FUND

The investments of the Police and Fire Retirement System Trust Fund (the "System") are separate from the City's investments, and are subject to other investment policies and state statutes. Accordingly, the required disclosures for these investments are presented separately.

The Michigan Public Employees Retirement Systems' Investment Act, Public Act 314 of 1965, as amended, authorizes the System to invest in stocks, government and corporate securities, mortgages, real estate, and various other investment instruments, subject to certain limitations. The Retirement Board has the responsibility and authority to oversee the investment portfolio. Various professional investment managers are contracted to assist in managing the System's assets. All investment decisions are subject to Michigan law and the investment policy established by the Retirement Board.

The System's investments are held in a bank-administered trust fund. Following is a summary of the System's investments as of June 30, 2013:

Investments at fair value, as determined by quoted market price:	
U.S agencies	$ 2,130,052
Corporate bonds	4,730,860
Domestic equities	13,211,266
International equities	868,845
Mutual funds	5,536,015
Domestic real estate investment trusts	489,340
Money market accounts	553,302
Total investments	$ 27,519,680

Credit Risk. As of June 30, 2013, the System's investments in U.S. agencies were rated Aaa by Moody's Investor Services and its domestic corporate bonds were rated as follows:

Aa3	$ 328,473
A1	631,826
A2	1,155,343
A3	784,837
Baa1	184,936
Baa2	1,645,445
Totals	$ 4,730,860

The System's policy regarding credit risk provides that a minimum of 70% of fixed income investments must be in the top three major grades as determined by Moody's and the balance must be in the top four major grades.

Custodial Credit Risk. For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the System will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The System's investment policy requires that investment securities be held in trust by a third-party institution in the System's name. As such, although uninsured and unregistered, the System's investments are not exposed to custodial credit risk since the securities are held by the counterparty's trust department in the System's name. Short-term investments in money market funds are not subject to custodial credit risk.

Concentration of Credit Risk. At June 30, 2013, the System did not have any holdings in any one issue greater that 5% of the total investment portfolio.

The System's policy regarding concentration of credit risk does not specify limits regarding concentration of credit risk, although it provides guidelines regarding target maximums for investment types.

Interest Rate Risk. As of June 30, 2013, maturities of the System's debt securities were as follows:

		Investment Maturities (fair value by years)			
	Fair Value	Less Than 1	1-5	6-10	More Than 10
U.S. agencies	$ 2,130,052	$ -	$ 27,653	$ -	$ 2,102,399
Corporate bonds	4,730,860	-	2,185,642	1,723,379	821,839
	$ 6,860,912	$ -	$ 2,213,295	$ 1,723,379	$ 2,924,238

Of the above corporate bonds, $202,882 of the total is callable.

The System's policy regarding interest rate risk provides that fixed income maturities may not exceed 30 years; the System's holdings comply with this requirement.

Foreign Currency Risk. Foreign currency risk is the risk that significant fluctuations in exchange rates may adversely affect the fair value of an investment. The System's exposure to foreign currency risk is summarized as follows:

Investment / Country	Currency	Fair value (U.S. dollars)
International equities		
Cayman Islands	Cayman Island dollar	$ 83,984
Ireland	European euro	70,258
Great Britian	British pound	52,307
Netherlands	European euro	226,752
Netherlands Antilles	Netherlands Antillean guilder	96,741
Switzerland	Swiss franc	48,854
Taiwan	Taiwan dollar	176,330
Canada	Canadian dollar	113,619
Total		$ 868,845

In addition to the above, the System's holdings in mutual funds are primarily composed of underlying investments in international equities (approximately 65% of total mutual fund holdings of $5,536,015), predominately in Japanese, European and other Asian companies. The residual mutual fund underlying investments are in gold, cash and cash equivalents, international bonds and U.S. equities.

The System restricts the amount of investment in foreign currency-denominated investments to 20% of total pension system investment.

Notes to Financial Statements

7. RECEIVABLES

Receivables in the governmental activities are 96.3% leases (6.6% of which will be collected in one year), 2.5% due from other governments and 1.2% other receivables.

8. CAPITAL ASSETS

Capital asset activity of the City's governmental activities was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated:				
Land	$ 760,443	$ -	$ -	$ 760,443
Construction in progress	654,292	538,920	(1,130,911)	62,301
	1,414,735	538,920	(1,130,911)	822,744
Capital assets being depreciated:				
Infrastructure	37,959,671	1,130,911	-	39,090,582
Buildings and improvements	6,607,243	164,214	(1,089)	6,770,368
Vehicles and equipment	7,823,822	48,266	(112,575)	7,759,513
	52,390,736	1,343,391	(113,664)	53,620,463
Less accumulated depreciation for:				
Infrastructure	20,185,539	2,348,819	-	22,534,358
Buildings and improvements	2,821,588	201,326	(1,089)	3,021,825
Vehicles and equipment	5,586,954	526,340	(112,575)	6,000,719
	28,594,081	3,076,485	(113,664)	31,556,902
Total capital assets being depreciated, net	23,796,655	(1,733,094)	-	22,063,561
Governmental activities capital assets, net	$ 25,211,390	$ (1,194,174)	$ (1,130,911)	$ 22,886,305

Notes to Financial Statements

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities	
General government	$ 55,762
Public safety	103,219
Public works	45,522
Highways, streets and bridges	2,329,949
Culture and recreation	93,786
Capital assets held by the government's internal service funds are charged to the various functions based on their usage of the assets	448,247
Total depreciation expense - governmental activities	$ 3,076,485

Capital asset activity of the City's component units was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Component units				
Capital assets not being depreciated:				
Land	$ 53,200	$ -	$ -	$ 53,200
Construction in progress	172,956	1,330	(174,286)	-
	226,156	1,330	(174,286)	53,200
Capital assets being depreciated - Buildings and improvements	3,464,766	174,286	-	3,639,052
Less accumulated depreciation for - Buildings and improvements	1,371,110	115,687	-	1,486,797
Total capital assets being depreciated, net	2,093,656	58,599	-	2,152,255
Component units capital assets, net	$ 2,319,812	$ 59,929	$ (174,286)	$ 2,205,455

9. PAYABLES

Payables in the governmental activities are 14.4% accrued liabilities, 11.4% property tax refunds, 16.7% interest, 13.5% claims, 36.8% vendors, and 7.2% due to other governments.

10. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

	Due from Other Funds	Due To Other Funds
General fund	$ -	$ 133,288
2003 unlimited tax bonds debt service fund	68,383	-
Nonmajor governmental funds	64,905	-
	$ 133,288	$ 133,288

Generally, transfers are used to: (1) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; (2) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service fund as debt service payments become due; and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. The effect of interfund activity has been eliminated from the government-wide financial statements.

Most significant of the transfers below was $5,895,736 transferred from the land revolving capital projects fund and general fund to the 2006 general obligation capital project fund for land held for resale.

	Transfers In			
Transfers Out	General Fund	2006 General Obligation	Nonmajor Governmental Funds	Totals
General fund	$ -	1,308,407	$ 399,010	$ 1,707,417
Nonmajor governmental funds	11,000	4,587,329	164,294	4,762,623
Internal service funds	-	-	289,240	289,240
	$ 11,000	$ 5,895,736	$ 852,544	$ 6,759,280

11. CONTINGENT LIABILITIES

Amounts received or receivable from grantor agencies are subject to audit and potential adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the government expects such amounts, if any, to be immaterial.

The government is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the government's counsel that resolution of these matters will not have a material adverse effect on the financial condition of the government.

The City is currently involved in various tax appeals pending before the Michigan Tax Tribunal. The appeals cover various commercial and industrial properties for the years 2005 through 2012. Due to the large number of appeals currently before the Tribunal, the time frame for resolution of these matters is unknown at this time. An estimate of the City's maximum exposure is $600,000 dollars. The City is vigorously defending all such litigation.

Notes to Financial Statements

12. LONG-TERM DEBT

Primary Government

General obligation bonds. The government issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental activities. The original amount of general obligation bonds issued in prior years for the items listed below was $26,435,000.

General obligation bonds are direct obligations that pledge the full faith and credit of the government. These bonds are issued as 10 to 20-year serial bonds with varying amounts of principal maturing each year. General obligation bonds currently outstanding are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2010 refunding bonds	$ 3,225,000	$ -	$ (620,000)	$ 2,605,000	$ 630,000
2002 capital improvements	195,000	-	(30,000)	165,000	30,000
2003 capital improvements	4,540,000	-	(4,540,000)	-	-
2006 property remediation	15,120,000	-	(390,000)	14,730,000	445,000
2013 refunding bonds	-	4,140,000	-	4,140,000	610,000
	$ 23,080,000	$ 4,140,000	$ (5,580,000)	$ 21,640,000	$ 1,715,000

Annual debt service requirements to maturity for general obligation bonds are as follows:

	Principal	Interest
2014	$ 1,715,000	$ 1,006,607
2015	1,800,000	957,348
2016	1,860,000	903,228
2017	1,915,000	846,756
2018	1,450,000	794,455
2019-2023	4,405,000	3,313,089
2024-2028	4,825,000	1,831,654
2029-2031	3,670,000	464,070
	$ 21,640,000	$ 10,117,207

The City issued $4,140,000 in refunding bonds during the year to advance refund $4,005,000 in 2003 capital improvement bonds in order to reduce debt service by $315,819 and a net present value savings of $305,819 over the next 6 years. At June 30, 2013, the City had defeased $4,005,000 of bonds.

Revenue bonds. The City also issues bonds where the income derived from the acquired or constructed assets is pledged to pay debt service. In this instance, the income is derived from Ypsilanti Community Utilities Authority (*see Joint Venture note*), which manages and operates the related water and wastewater systems. The original amount of revenue bonds issued in prior years for the items listed below was $52,730,000. Revenue bonds outstanding at year-end are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2001 Water/Sewer	$ 940,000	$ -	$ (70,000)	$ 870,000	$ 85,000
2002-A Water/Sewer	1,100,000	-	(100,000)	1,000,000	120,000
2002-B Water/Sewer (DWRF)	280,000	-	(25,000)	255,000	25,000
2002-C Water/Sewer	3,535,000	-	(280,000)	3,255,000	295,000
2003-A Water/Sewer	1,535,000	-	(520,000)	1,015,000	510,000
2003-B Water/Sewer	1,280,000	-	(40,000)	1,240,000	45,000
2003-C Water/Sewer (DWRF)	520,000	-	(40,000)	480,000	40,000
2003-D Water/Sewer (DWRF)	3,490,000	-	(255,000)	3,235,000	260,000
2004-A Water/Sewer	2,270,000	-	(70,000)	2,200,000	70,000
2004-B Water/Sewer (DWRF)	4,415,000	-	(300,000)	4,115,000	305,000
2006 Water/Sewer Refunding	9,795,000	-	(25,000)	9,770,000	25,000
2007 Water/Sewer (DWRF)	253,702	-	(15,000)	238,702	15,000
2008 Water/Sewer (DWRF)	379,253	-	(20,000)	359,253	20,000
2009 Water/Sewer (DWRF)	129,029	-	(5,000)	124,029	5,000
2012 Water/Sewer (DWRF)	-	1,232,551	-	1,232,551	-
	$ 29,921,984	$ 1,232,551	$ (1,765,000)	$ 29,389,535	$ 1,820,000

DWRF = Drinking Water Revolving Fund (State of Michigan)

Annual debt service requirements to maturity for revenue bonds are as follows:

	Principal	Interest
2014	$ 1,820,000	$ 1,014,107
2015	1,995,000	955,240
2016	1,880,000	888,457
2017	1,950,000	821,845
2018	2,005,000	786,064
2019-2023	11,160,000	2,649,102
2024-2028	8,546,253	760,283
2029-2032	33,282	416
	$ 29,389,535	$ 7,875,514

Installment Obligations. The government has entered into various long-term loan and installment payment agreements. Such obligations outstanding at year-end are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2003 CDBG loan (noncapital)	$ 2,750,350	$ -	$ -	$ 2,750,350	$ -
Biltmore agreement	340,000	-	-	340,000	-
	$ 3,090,350	$ -	$ -	$ 3,090,350	$ -

Annual debt service requirements to maturity for installment purchase agreements are as follows:

	Principal	Interest
2014	$ -	$ -
2015	-	-
2016	150,000	30,000
2017	125,000	54,000
2018	130,000	49,000
2019-2023	750,000	161,000
2024-2027	1,595,350	20,800
	2,750,350	314,800
Biltmore agreement	340,000	-
	$ 3,090,350	$ 314,800

Repayment of the remaining $340,000 on the Biltmore agreement is contingent upon certain future events occurring between now and 2030, primary of which is the City's sale of the former Biltmore property. The likelihood of such future sale is presently indeterminable.

Notes to Financial Statements

Component Units

Component unit general obligation bonds outstanding at June 30, 2013 are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
1994 Downtown Development Limited	$ 155,000	$ -	$ (75,000)	$ 80,000	$ 80,000
2004-A Downtown Development Limited	770,000	-	(50,000)	720,000	50,000
	$ 925,000	$ -	$ (125,000)	$ 800,000	$ 130,000

Annual debt service requirements to maturity for component unit general obligation bonds are as follows:

	Principal	Interest
2014	$ 130,000	$ 35,968
2015	55,000	28,948
2016	55,000	26,858
2017	60,000	24,685
2018	60,000	22,255
2019-2023	360,000	68,830
2024-2027	80,000	3,680
	$ 800,000	$ 211,224

Component unit revenue bonds outstanding at June 30, 2013 are as follows:

	Beginning Balance	Reductions	Ending Balance	Due Within One Year
2000 Depot Town Downtown Development	$ 61,855	$ (17,270)	$ 44,585	$ 18,157

Annual debt service requirements to maturity for component unit revenue bonds are as follows:

	Principal	Interest
2014	$ 18,157	$ 2,357
2015	19,275	1,237
2016	7,153	177
	$ 44,585	$ 3,771

Changes in Long-term Debt. Long-term debt activity for the year ended June 30, 2013, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Primary Government					
General obligation bonds	$ 23,080,000	$ 4,140,000	$ (5,580,000)	$ 21,640,000	$ 1,715,000
Revenue bonds	29,921,984	1,232,551	(1,765,000)	29,389,535	1,820,000
Installment obligations	3,090,350	-	-	3,090,350	-
Compensated absences	1,037,910	878,332	(969,060)	947,182	878,332
	$ 57,130,244	$ 6,250,883	$ (8,314,060)	$ 55,067,067	$ 4,413,332
Component Units					
General obligation bonds	$ 925,000	$ -	$ (125,000)	$ 800,000	$ 130,000
Revenue bonds	61,855	-	(17,270)	44,585	18,157
Compensated absences	3,536	577	-	4,113	1,400
	$ 990,391	$ 577	$ (142,270)	$ 848,698	$ 149,557

For the governmental activities, compensated absences, net pension benefit obligations and net other postemployment benefit obligations, if any, are generally liquidated by the general fund.

13. COMMITTED FUND BALANCE

The components of the committed fund balance in the City's general fund are as follows:

Committed fund balance	
Active employees cumulative benefits	$ 947,183
Water Street project bond payments	4,650,653
Water Street redevelopment professional fees	50,000
Energy efficiency and conservation project	247,463
Peninsular dam inspection study and repair	100,000
MDNR 2011 Recreation Passport Grant (Res # 2011-092)	10,000
Park capital improvements	2,893
Total committed fund balance	$ 6,008,192

Notes to Financial Statements

14. INVESTED IN CAPITAL ASSETS

Net investment in capital assets of the governmental activities were comprised of the following at June 30, 2013:

Capital assets not being depreciated	$ 822,744
Capital assets being depreciated, net	22,063,561
General obligation bonds	(21,640,000)
Revenue bonds	(29,389,535)
Installment obligations	(3,090,350)
Add back debt that did not produce City capital assets:	
General obligation bonds	14,730,000
Revenue bonds	29,389,535
Installment obligations	2,750,350
Total net investment in capital assets	$ 15,636,305

15. RISK MANAGEMENT

The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City has purchased commercial insurance for medical claims and participates in the Michigan Municipal League Liability and Property Pool for claims relating to property and general liability; the City is self-insured for workers' compensation claims. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past three fiscal years.

The Michigan Municipal League risk pool program operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

The City estimates the liability for workers' compensation claims that have been incurred through the end of the fiscal year, including claims that have been reported as well as those that have not yet been reported. Changes in the estimated liability for the past two fiscal years were as follows (approximately 40 percent of the total liability is classified as current, the remaining as noncurrent):

	2013	2012
Estimated liability, beginning of year	$ 378,613	$ 319,632
Estimated claims incurred, including changes in estimates	504,413	404,298
Claim payments	(474,133)	(345,317)
Estimated liability, end of year	$ 408,893	$ 378,613

16. PROPERTY TAXES

The government's property taxes are levied each July 1 on the taxable valuation of property located in the City as of the preceding December 31, the lien date. Property taxes are payable without penalty and interest through September 14; as of February 14 of the succeeding year, unpaid real property taxes are sold to and collected by Washtenaw County. Assessed values, as established annually by the government and subject to acceptance by the County, are equalized by the State at an estimated 50% of current market value. The taxable value of real and personal property in the City for the 2012 levy was $290,729,097. The government's general operating tax rate for fiscal 2012-13 was 19.0211 mills plus 2.7814 mills for sanitation, 5.02430 mills for streets, 0.9789 for public transit and 7.4003 mills for police and fire pension. Property taxes are recognized in the fiscal year in which they are levied.

Property taxes for the component units are derived from tax increment financing agreements with the various applicable taxing authorities. Under these arrangements, the tax increment finance entities receive the property taxes levied on the increment of current taxable values over the base year values on those properties located within the established tax increment financing district.

17. DEFINED BENEFIT PENSION PLANS

Police and Fire Retirement System

The Police and Fire Retirement System is a single-employer defined benefit pension plan that is administered by the City of Ypsilanti Police and Fire Employees' Retirement System (the "System"); this plan covers all full-time police and fire employees of the City. The System provides retirement, disability, and death benefits to plan members and their beneficiaries. The plan issues a publicly available financial report that includes financial statements and required supplementary information of the System. That report may be obtained by writing to the System at One South Huron Street, Ypsilanti, Michigan 48197 or on the City's website.

The financial statements of the System are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of the plans.

Plan investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on national or international exchanges are valued at the last reported sales price at current exchange rates. Investments that do not have established market values are reported at estimated fair values as determined by the custodian under the direction of the Retirement Board with the assistance of a valuation service. Administrative costs are financed through investment earnings.

The obligation to contribute to the System for these employees was established by City ordinances and state statute and requires a contribution from the employees of 10.0% of gross wages for plan members hired prior to July 1, 2009 and 5% of gross wages for plan members hired after July 1, 2009. The funding policy provides for periodic employer contributions at actuarially determined rates; the current rate is 35.81% of covered payroll.

The annual pension cost (APC) for the year ended June 30, 2013 is $1,222,085. The annual pension cost was equal to the City's required and actual contribution. There was no net pension obligation at the beginning or the end of the fiscal year. The ARC was determined as part of an actuarial valuation as of June 30, 2012, using the entry age cost method.

Three-Year Trend Information

Years Ended June 30,	Annual Pension Cost (APC)	Percentage Contributed	Net Pension Obligation
2011	$ 1,018,284	100%	$ -
2012	1,120,305	100%	-
2013	1,222,085	100%	-

The funded status of the System as of June 30, 2012, the date of the most recent actuarial valuation, was as follows:

Actuarial accrued liability (AAL)	$ 43,258,880
Actuarial value of assets	28,530,067
Unfunded AAL (UAAL)	$ 14,728,813
Funded ratio	66.0%
Covered payroll	$ 3,412,398
UAAL as % of covered payroll	431.6%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment and mortality. Actuarially determined amounts are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial values of plan assets are increasing or decreasing over time relative to the actuarial accrued liabilities for benefits. For purposes of the schedule of funding progress, the actuarial accrued liability value is determined using the entry age actuarial cost method.

The accompanying schedule of employer contributions presents trend information about the amounts contributed to the System by the employer in comparison to the ARC (annual required contribution), an amount that is actuarially determined in accordance with the parameters of GASB Statement 25. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost for each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations. GASB Statement 25 required supplementary information is presented after the notes to the financial statements section of this report; additional information as of June 30, 2012, the date of the latest actuarial valuation, includes:

Actuarial cost method	Individual entry age
Amortization method	Level percent open
Remaining amortization period	30 years
Asset valuation method	5-year smoothed market

The actuarial assumptions include: 7.5% investment rate of return; 4.0% projected salary increases including 5.0% inflation; 4.0% assumed rate of payroll growth; and no cost-of-living inflationary adjustments to benefits.

Municipal Employees Retirement System of Michigan

The City also participates in the Municipal Employees' Retirement System of Michigan (MERS), an agent multiple-employer defined benefit pension plan that covers all full-time employees of the City not eligible for other retirement systems. The MERS provides retirement, disability, and death benefits to plan members and their beneficiaries. The MERS issues a publicly available financial report that includes financial statements and required supplementary information for the MERS. That report may be obtained by writing to the MERS at 1134 Municipal Way, Lansing, MI 48917.

The obligation to contribute to and maintain the MERS for these employees was established by City ordinances and requires a contribution from the employees of 5.0% of annual compensation. The City was not required to make a minimum City contribution to the plan for the year ended June 30, 2013. This was determined as part of an actuarial valuation at December 31, 2010, using the entry age normal cost method. Similarly, employer contributions were not required the prior three years.

Significant actuarial assumptions used include: (a) an 8.0% investment rate of return; and (b) projected salary increases of 4.5% to 12.9% per year including 4.5% inflation. Both (a) and (b) are determined using techniques that smooth the effects of short-term volatility over a five-year period.

Actuarial accrued liability (AAL)	$ 12,460,118
Actuarial value of assets	(18,074,617)
Overfunded AAL (OAAL)	$ (5,614,499)
Funded ratio	145.1%
Covered payroll	$ 1,946,604
OAAL as % of covered payroll	-288.4%

The schedule of funding progress, presented as RSI following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

18. OTHER POSTEMPLOYMENT BENEFITS

The City participates in the Municipal Employees' Retirement System of Michigan (MERS), an agent multiple-employer other postemployment benefit plan that provides postemployment healthcare benefits to certain retirees and their beneficiaries. The MERS issues a publicly available financial report that includes financial statements and required supplementary information for the MERS. That report may be obtained by writing to the MERS at 1134 Municipal Way, Lansing, MI 48917.

The City had 219 total participants in the plan. This includes 82 active employees, 1 deferred vested participant, and 136 retirees that were eligible and receiving benefits for the year ended June 30, 2013.

The City has no obligation to make contributions in advance of when the insurance premiums or benefits are due for payment; in other words, the plan may be financed on a pay-as-you-go basis. Administrative costs of the plan are paid for by the City's general fund. Plan participants are not required to contribute to the plan.

For the year ended June 30, 2013, the City paid benefits and made contributions to advance-fund the plan totaling $1,139,174.

For the year ended June 30, 2013, the City estimated the cost of providing retiree healthcare benefits through an actuarial valuation as of December 31, 2012. Such a valuation computes an annual required contribution (ARC) that represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The current combined ARC is 27.0% of annual covered payroll.

For fiscal 2013, the components of the City's annual OPEB (other postemployment benefit) cost for the year, the amount actually contributed to the plan (including pay-as-you-go amounts), and changes in the City's net OPEB asset to the plan are as follows:

Annual required contribution	$ 1,277,408
Interest on net OPEB asset	(26,117)
Adjustment to annual required contribution	27,927
Annual OPEB cost	1,279,218
Contributions made	(1,139,174)
Decrease in net OPEB asset	140,044
Net OPEB asset, beginning of year	(326,461)
Net OPEB asset, end of year	$ (186,417)

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the last three years were as follows:

Year Ended		Annual OPEB Cost		Actual Contribution	Percentage of OPEB Cost Contributed		Net OPEB Asset
6/30/2011	$	991,520	$	949,197	95.7%	$	272,699
6/30/2012		991,286		1,045,047	105.4%		326,461
6/30/2013		1,279,218		1,139,174	89.1%		186,417

Funded Status. The funded status of the plan as of December 31, 2012, the date of the latest actuarial valuation, was as follows:

Actuarial accrued liability (AAL)	$	15,935,506
Actuarial value of assets		3,412,331
Unfunded AAL (UAAL)	$	12,523,175
Funded ratio		21.4%
Covered payroll	$	4,722,802
UAAL as % of covered payroll		265.2%

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multiyear trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations. Significant methods and assumptions were as follows:

Actuarial valuation date	12/31/2012
Actuarial cost method	Entry age normal cost
Amortization method	Level percent of payroll open
Remaining amortization period	30 years
Asset valuation method	Market value
Discount rate	8.0%
Projected salary increases	3.0%
Healthcare inflation rate	9.0% grading to 5.0% ultimately
General inflation rate	2.5%

Notes to Financial Statements

19. JOINT VENTURE

The City is a member of the Ypsilanti Community Utilities Authority (YCUA), which provides water and wastewater services to the residents of the City, Ypsilanti Township and other adjacent municipalities. The City appoints two of the five members of the joint venture's governing board. The joint venture does not involve an explicit, measurable equity interest; hence it is not recorded as an asset in the City's financial statements. Complete financial statements for YCUA can be obtained from its administrative offices at 2777 State Street, Ypsilanti, Michigan.

The City has issued various revenue bonds on behalf of YCUA. Proceeds from the issues are contributed to YCUA for various water and sewer improvements and construction. YCUA reimburses the City annually for debt service payments, with income derived from water and sewer use rates. The City has recorded a lease receivable on its government-wide statement of net position for the principal balance of the bonds drawn to date by YCUA, which is reported net of fund balance amounts in the related debt service funds maintained by the City.

20. LAND HELD FOR RESALE

The City is currently involved in a redevelopment project referred to as the Water Street Redevelopment Project. As a part of this project, the City has acquired various parcels of land in the Water Street area and is in the process of preparing them for resale and redevelopment. Through June 30, 2013, the City has acquired numerous parcels, which are recorded as land held for resale. Acquisition costs are capitalized as well as other costs (legal, consulting, etc.) that are attributable and necessary for the project. The investment is valued at the lower of cost or market.

21. SUBSEQUENT EVENTS

On August 1, 2013 the City refunded the outstanding balance of the 2001, 2002A, 2002C, 2003B and 2004A water supply and sewage disposal system revenue bonds by issuing 2013 unlimited tax general obligation refunding bonds of $7,490,000. The refunding decreased future debt service payments by $496,791.

22. RESTATEMENTS

The City adopted the provisions of GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position,* and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities,* in the current year. As a result, the beginning net position of the governmental activities was decreased by $662,730 to eliminate unamortized bond issuance costs, which no longer meet the definition of an asset and are now required to be recognized as an expense in the period incurred.

23. SPECIAL ITEM

During the year, the City recognized a decrease in market value of the water street properties, which is 38-acre redevelopment project, bounded by Michigan Avenue on the north and the Huron River on the south and west. The total devaluation of land held for resale was $1,995,335.

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REQUIRED SUPPLEMENTARY INFORMATION

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Required Supplementary Information

Schedule of Funding Progress
Police and Fire Retirement System

Actuarial Valuation Date June 30,	Actuarial Value of Assets (1)	Actuarial Accrued Liability (AAL) - Entry Age (2)	Unfunded AAL (UAAL) (1-2)	Funded Ratio (1 / 2)	Covered Payroll (3)	UAAL as a Percentage of Covered Payroll ((1-2) / 3)
2003	$ 33,916,996	$ 29,020,485	$ (4,896,511)	116.9%	$ 4,003,846	-122.3%
2004	32,569,762	31,251,133	(1,318,629)	104.2%	3,891,478	-33.9%
2005	31,180,708	32,774,898	1,594,190	95.1%	4,042,199	39.4%
2006	30,843,790	34,980,132	4,136,342	88.2%	3,996,679	103.5%
2007	34,292,073	36,211,916	1,919,843	94.7%	3,957,733	48.5%
2008	32,934,094	37,869,913	4,935,819	87.0%	3,843,177	128.4%
2009	32,472,100	39,453,312	6,981,212	82.3%	3,889,397	179.5%
2010	31,649,135	42,135,741	10,486,606	75.1%	3,975,109	263.8%
2011	31,577,876	42,667,144	11,089,268	74.0%	3,892,132	284.9%
2012	28,530,067	43,258,880	14,728,813	66.0%	3,412,398	431.6%

Schedule of Employer Contributions
Police and Fire Retirement System

Year Ended June 30,	Annual Required Contributions	Annual Actual Contribution	Percentage Contributed
2004	$ -	$ -	100.00%
2005	-	-	100.00%
2006	500,602	500,602	100.00%
2007	730,106	730,106	100.00%
2008	941,417	941,417	100.00%
2009	946,937	946,937	100.00%
2010	968,212	968,212	100.00%
2011	1,018,284	1,018,284	100.00%
2012	1,120,305	1,120,305	100.00%
2013	1,222,085	1,222,085	100.00%

Required Supplementary Information

Schedule of Funding Progress
Municipal Employees Retirement System of Michigan

Actuarial Valuation Date June 30,	Actuarial Value of Assets (1)	Actuarial Accrued Liability (AAL) - Entry Age (2)	Overfunded AAL (OAAL) (1-2)	Funded Ratio (1 / 2)	Covered Payroll (3)	OAAL as a Percentage of Covered Payroll ((1-2) / 3)
2003	$ 15,107,484	$ 9,888,040	$ (5,219,444)	152.8%	$ 2,910,805	-179.3%
2004	15,678,721	10,303,544	(5,375,177)	152.2%	2,891,747	-185.9%
2005	16,030,936	10,301,827	(5,729,109)	155.6%	2,761,341	-207.5%
2006	16,815,491	11,271,094	(5,544,397)	149.2%	2,250,084	-246.4%
2007	17,454,703	11,905,095	(5,549,608)	146.6%	2,501,910	-221.8%
2008	17,533,524	11,975,264	(5,558,260)	146.4%	2,393,824	-232.2%
2009	17,576,766	11,686,193	(5,890,573)	150.4%	2,289,154	-257.3%
2010	17,795,672	11,787,614	(6,008,058)	151.0%	2,089,039	-287.6%
2011	18,010,045	12,209,422	(5,800,623)	147.5%	2,011,537	-288.4%
2012	18,074,617	12,460,118	(5,614,499)	145.1%	1,946,604	-288.4%

Schedule of Employer Contributions
Municipal Employees Retirement System of Michigan

Year Ended June 30,	Annual Required Contributions	Annual Actual Contribution	Percentage Contributed
2004	$ 6,578	$ 6,578	100.00%
2005	14,448	14,448	100.00%
2006	33,106	33,106	100.00%
2007	35,247	35,247	100.00%
2008	8,187	8,187	100.00%
2009	-	-	0.00%
2010	-	-	0.00%
2011	-	-	0.00%
2012	-	-	0.00%
2013	-	-	0.00%

Required Supplementary Information

Schedule of Funding Progress
Other Postemployment Health Care Benefits

Actuarial Valuation Date June 30,	Actuarial Value of Assets (1)	Actuarial Accrued Liability (AAL) - Entry Age (2)	Unfunded AAL (UAAL) (1-2)	Funded Ratio (1 / 2)	Covered Payroll (3)	UAAL as a Percentage of Covered Payroll ((1-2) / 3)
2008	$ 1,414,918	$ 12,430,962	$ 11,016,044	11.4%	$ 6,028,949	182.7%
2010	3,019,998	12,121,822	9,101,824	24.9%	5,767,671	157.8%
2012	3,412,331	15,935,506	12,523,175	21.4%	4,722,802	265.2%

Schedule of Employer Contributions
Other Postemployment Health Care Benefits

Year Ended June 30,	Annual Required Contributions	Annual Actual Contribution	Percentage Contributed
2009	$ 1,192,998	$ 1,483,485	124.3%
2010	1,192,998	1,218,188	102.1%
2011	989,774	949,195	95.9%
2012	989,774	1,045,048	105.6%
2013	1,277,408	1,139,174	89.2%

COMBINING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

CITY OF YPSILANTI, MICHIGAN

Combining Balance Sheet

Nonmajor Governmental Funds
June 30, 2013

	Special Revenue	Debt Service	Capital Projects	Totals
Assets				
Cash and cash equivalents	$ 2,132,136	$ 1,763,480	$ 2,358,656	$ 6,254,272
Accounts receivable	3,347	-	32,937	36,284
Due from other funds	-	64,905	-	64,905
Due from other governments	183,595	-	25,260	208,855
Prepaid items	-	-	8,081	8,081
Total assets	$ 2,319,078	$ 1,828,385	$ 2,424,934	$ 6,572,397
Liabilities				
Accounts payable	$ 113,854	$ 13,287	$ 32,727	$ 159,868
Accrued liabilities	19,029	-	-	19,029
Due to other governments	1,332	-	-	1,332
Tax refunds payable	32,662	27,027	-	59,689
Unearned revenue	-	-	12,500	12,500
Total liabilities	166,877	40,314	45,227	252,418
Fund balances				
Nonspendable -				
Prepaid items	-	-	8,081	8,081
Restricted for:				
Major and local streets	1,902,832	-	-	1,902,832
Drug law enforcement	237,819	-	-	237,819
Public transportation	11,550	-	-	11,550
Debt service	-	1,788,071	1,310,425	3,098,496
Committed for capital projects	-	-	1,061,201	1,061,201
Total fund balances	2,152,201	1,788,071	2,379,707	6,319,979
Total liabilities and fund balances	$ 2,319,078	$ 1,828,385	$ 2,424,934	$ 6,572,397

Combining Statement of Revenues, Expenditures and Changes in Fund Balance

Nonmajor Governmental Funds
For the Year Ended June 30, 2013

	Special Revenue	Debt Service	Capital Projects	Totals
Revenues				
Taxes and special assessments	$ 1,064,444	$ 704,040	$ -	$ 1,768,484
Licenses and permits	12,360	-	52,364	64,724
Intergovernmental	1,623,382	1,296,271	1,675,513	4,595,166
Investment earnings	10,272	1,081	4,215	15,568
Other revenues	71,015	7,387	-	78,402
Total revenues	2,781,473	2,008,779	1,732,092	6,522,344
Expenditures				
Current:				
General government	-	-	119,847	119,847
Public safety	223,880	-	52,820	276,700
Public works	-	-	1,331,245	1,331,245
Refuse collection	1,112,773	-	-	1,112,773
Highways, streets and bridges	1,806,267	-	-	1,806,267
Community development	-	-	76,698	76,698
Public transportation	308,175	-	-	308,175
Tax tribunal refunds	1,418	824	-	2,242
Debt service:				
Principal	-	1,645,000	770,000	2,415,000
Interest and fiscal charges	-	376,051	744,021	1,120,072
Total expenditures	3,452,513	2,021,875	3,094,631	8,569,019
Revenues under expenditures	(671,040)	(13,096)	(1,362,539)	(2,046,675)
Other financing sources (uses)				
Issuance of bonds	-	-	1,232,551	1,232,551
Transfers in	564,534	38,105	249,905	852,544
Transfers out	(175,294)	-	(4,587,329)	(4,762,623)
Total other financing sources (uses)	389,240	38,105	(3,104,873)	(2,677,528)
Net changes in fund balances	(281,800)	25,009	(4,467,412)	(4,724,203)
Fund balances, beginning of year	2,434,001	1,763,062	6,847,119	11,044,182
Fund balances, end of year	$ 2,152,201	$ 1,788,071	$ 2,379,707	$ 6,319,979

CITY OF YPSILANTI, MICHIGAN

Combining Balance Sheet
Nonmajor Special Revenue Funds
June 30, 2013

	Major Streets	Local Streets	Garbage and Rubbish Collection	Police	Public Transportation	Total
Assets						
Cash and cash equivalents	$ 1,111,209	$ 704,568	$ 61,337	$ 242,140	$ 12,882	$ 2,132,136
Accounts receivable	1,580	1,747	20	-	-	3,347
Due from other governments	138,975	44,620	-	-	-	183,595
Total assets	$ 1,251,764	$ 750,935	$ 61,357	$ 242,140	$ 12,882	$ 2,319,078
Liabilities						
Accounts payable	$ 51,868	$ 37,820	$ 24,166	$ -	$ -	$ 113,854
Accrued liabilities	4,999	5,180	4,529	4,321	-	19,029
Due to other governments	-	-	-	-	1,332	1,332
Tax refunds payable	-	-	32,662	-	-	32,662
Total liabilities	56,867	43,000	61,357	4,321	1,332	166,877
Fund balances						
Restricted for:						
Major and local streets	1,194,897	707,935	-	-	-	1,902,832
Drug law enforcement	-	-	-	237,819	-	237,819
Public transportation	-	-	-	-	11,550	11,550
Total fund balances	1,194,897	707,935	-	237,819	11,550	2,152,201
Total liabilities and fund balances	$ 1,251,764	$ 750,935	$ 61,357	$ 242,140	$ 12,882	$ 2,319,078

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Special Revenue Funds
For the Year Ended June 30, 2013

	Major Streets	Local Streets	Garbage and Rubbish Collection	Police	Public Transportation	Total
Revenues						
Taxes and special assessments	$ -	$ -	$ 784,102	$ -	$ 280,342	$ 1,064,444
Licenses and permits	8,640	3,720	-	-	-	12,360
Intergovernmental	1,353,892	269,490	-	-	-	1,623,382
Investment earnings	5,245	2,175	503	1,436	913	10,272
Other revenues	4,781	14,505	39,957	11,772	-	71,015
Total revenues	1,372,558	289,890	824,562	13,208	281,255	2,781,473
Expenditures						
Public safety	-	-	-	223,880	-	223,880
Refuse collection	-	-	1,112,773	-	-	1,112,773
Highways, streets and bridges	1,431,605	374,662	-	-	-	1,806,267
Public transportation	-	-	-	-	308,175	308,175
Tax tribunal refunds	-	-	1,029	-	389	1,418
Total expenditures	1,431,605	374,662	1,113,802	223,880	308,564	3,452,513
Revenues over (under) expenditures	(59,047)	(84,772)	(289,240)	(210,672)	(27,309)	(671,040)
Other financing sources (uses)						
Transfers in	100,000	175,294	289,240	-	-	564,534
Transfers out	(175,294)	-	-	-	-	(175,294)
Total other financing sources (uses)	(75,294)	175,294	289,240	-	-	389,240
Net changes in fund balances	(134,341)	90,522	-	(210,672)	(27,309)	(281,800)
Fund balances, beginning of year	1,329,238	617,413	-	448,491	38,859	2,434,001
Fund balances, end of year	$ 1,194,897	$ 707,935	$ -	$ 237,819	$ 11,550	$ 2,152,201

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual - Major Streets Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Licenses and permits	$ 8,000	$ 6,000	$ 8,640	$ 2,640
Intergovernmental - state	1,414,880	1,440,690	1,353,892	(86,798)
Investment earnings	4,750	4,752	5,245	493
Other revenues	-	4,750	4,781	31
Total revenues	1,427,630	1,456,192	1,372,558	(83,634)
Expenditures				
Highways, streets and bridges:				
Street construction	888,660	832,632	770,939	(61,693)
Routine maintenance	380,587	376,525	303,639	(72,886)
Routine maintenance - bridges	500	3,000	9,651	6,651
Traffic services	108,287	93,061	84,444	(8,617)
Winter maintenance	93,629	62,799	65,761	2,962
Administration	44,707	43,856	40,366	(3,490)
Trunkline maintenance	88,295	157,763	156,805	(958)
Total expenditures	1,604,665	1,569,636	1,431,605	(138,031)
Revenues (under) expenditures	(177,035)	(113,444)	(59,047)	54,397
Other financing sources (uses)				
Transfers in	353,690	288,738	100,000	(188,738)
Transfers out	(175,294)	(175,294)	(175,294)	-
Total other financing sources (uses)	178,396	113,444	(75,294)	(188,738)
Net changes in fund balance	1,361	-	(134,341)	(134,341)
Fund balance, beginning of year	1,329,238	1,329,238	1,329,238	-
Fund balance, end of year	$ 1,330,599	$ 1,329,238	$ 1,194,897	$ (134,341)

CITY OF YPSILANTI, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual - Local Streets Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Licenses and permits	$ 3,500	$ 2,300	$ 3,720	$ 1,420
Intergovernmental - state	265,843	265,843	269,490	3,647
Investment earnings	1,750	1,750	2,175	425
Other revenues	34,500	17,162	14,505	(2,657)
Total revenues	305,593	287,055	289,890	2,835
Expenditures				
Highways, streets and bridges:				
Routine maintenance	315,298	327,153	263,002	(64,151)
Traffic services	30,685	25,947	20,150	(5,797)
Winter maintenance	113,339	65,433	67,461	2,028
Administration	28,423	27,935	24,049	(3,886)
Total expenditures	487,745	446,468	374,662	(71,806)
Revenues under expenditures	(182,152)	(159,413)	(84,772)	74,641
Other financing sources				
Transfers in	182,152	175,294	175,294	-
Net changes in fund balance	-	15,881	90,522	74,641
Fund balance, beginning of year	617,413	617,413	617,413	-
Fund balance, end of year	$ 617,413	$ 633,294	$ 707,935	$ 74,641

CITY OF YPSILANTI, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual - Garbage and Rubbish Collection Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Taxes and special assessments	$ 786,469	$ 785,027	$ 784,102	$ (925)
Investment earnings	640	650	503	(147)
Other revenues	40,361	32,483	39,957	7,474
Total revenues	827,470	818,160	824,562	6,402
Expenditures				
Refuse collection	1,155,464	1,094,690	1,112,773	18,083
Tax tribunal refunds	8,200	1,500	1,029	(471)
Total expenditures	1,163,664	1,096,190	1,113,802	17,612
Revenues (under) expenditures	(336,194)	(278,030)	(289,240)	(11,210)
Other financing sources				
Transfers in	336,194	278,030	289,240	11,210
Net changes in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	$ -	$ -	$ -	$ -

Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual - Police Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Intergovernmental	$ 2,000	$ 275	$ -	$ (275)
Investment earnings	2,200	1,350	1,436	86
Other revenues	24,600	12,000	11,772	(228)
Total revenues	28,800	13,625	13,208	(417)
Expenditures				
Public safety	216,373	247,931	223,880	(24,051)
Revenues (under) expenditures	(187,573)	(234,306)	(210,672)	23,634
Other financing sources				
Transfers in	191,573	234,306	-	(234,306)
Transfers out	(4,000)	-	-	-
Total other financing sources (uses)	187,573	234,306	-	(234,306)
Net changes in fund balance	-	-	(210,672)	(210,672)
Fund balance, beginning of year	448,491	448,491	448,491	-
Fund balance, end of year	$ 448,491	$ 448,491	$ 237,819	$ (210,672)

CITY OF YPSILANTI, MICHIGAN

Schedule of Revenues, Expenditures and Changes in Fund Balances

Budget and Actual - Public Transportation Fund
For the Year Ended June 30, 2013

	Budgeted Amounts			
	Original	Final	Actual	Actual Over (Under) Final Budget
Revenues				
Taxes and special assessments	$ 275,887	$ 275,888	$ 280,342	$ 4,454
Investment earnings	800	840	913	73
Total revenues	276,687	276,728	281,255	4,527
Expenditures				
Public transportation	308,401	308,384	308,175	(209)
Tax tribunal refunds	500	500	389	(111)
Total expenditures	308,901	308,884	308,564	(320)
Net changes in fund balance	(32,214)	(32,156)	(27,309)	4,847
Fund balance, beginning of year	38,859	38,859	38,859	-
Fund balance, end of year	$ 6,645	$ 6,703	$ 11,550	$ 4,847

Combining Balance Sheet

Nonmajor Debt Service Funds
June 30, 2013

	2001 Revenue Bonds	2002-A Revenue Bonds	2002 General Obligation Bonds
Assets			
Cash and cash equivalents	$ 384,014	$ 437,927	$ -
Due from other funds	-	-	-
Total assets	$ 384,014	$ 437,927	$ -
Liabilities			
Accounts payable	$ 2,897	$ 3,333	$ -
Tax refunds payable	-	-	-
Total liabilities	2,897	3,333	-
Fund balances			
Restricted for debt service	381,117	434,594	-
Total liabilities and fund balances	$ 384,014	$ 437,927	$ -

2002-B Revenue Bonds		2002-C Revenue Bonds		Water Supply and Sewer Refunding		2010 Refunding Bonds Debt Service		Total	
$	44,732	$	607,339	$	283,605	$	5,863	$	1,763,480
	-		-		-		64,905		64,905
$	44,732	$	607,339	$	283,605	$	70,768	$	1,828,385
$	337	$	4,581	$	2,139	$	-	$	13,287
	-		-		-		27,027		27,027
	337		4,581		2,139		27,027		40,314
	44,395		602,758		281,466		43,741		1,788,071
$	44,732	$	607,339	$	283,605	$	70,768	$	1,828,385

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Funds
For the Year Ended June 30, 2013

	2001 Revenue Bonds	2002-A Revenue Bonds	2002 General Obligation Bonds
Revenues			
Taxes and special assessments	$ -	$ -	$ -
Intergovernmental	113,218	150,415	-
Investment earnings (loss)	-	-	-
Other revenue	-	-	-
Total revenues	113,218	150,415	-
Expenditures			
Tax tribunal refunds	-	-	-
Debt service:			
Principal	70,000	100,000	30,000
Interest and fiscal charges	43,218	50,415	8,105
Total expenditures	113,218	150,415	38,105
Revenues over (under) expenditures	-	-	(38,105)
Other financing sources			
Transfers in	-	-	38,105
Net changes in fund balances	-	-	-
Fund balances, beginning of year	381,117	434,594	-
Fund balances, end of year	$ 381,117	$ 434,594	$ -

2002-B Revenue Bonds	2002-C Revenue Bonds	Water Supply and Sewer Refunding	2010 Refunding Bonds Debt Service	Total
$ -	$ -	$ -	$ 704,040	$ 704,040
31,688	429,740	571,210	-	1,296,271
-	-	-	1,081	1,081
-	-	-	7,387	7,387
31,688	429,740	571,210	712,508	2,008,779
-	-	-	824	824
25,000	280,000	520,000	620,000	1,645,000
6,688	149,740	51,210	66,675	376,051
31,688	429,740	571,210	687,499	2,021,875
-	-	-	25,009	(13,096)
-	-	-	-	38,105
-	-	-	25,009	25,009
44,395	602,758	281,466	18,732	1,763,062
$ 44,395	$ 602,758	$ 281,466	$ 43,741	$ 1,788,071

CITY OF YPSILANTI, MICHIGAN

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2013

	Capital Improvement Reserve	Sidewalk Improvement	2002 General Obligation Capital Improvements	2003-D Water Supply and Sewer	2004-A Water
Assets					
Cash and cash equivalents	$ 791,630	$ 277,870	$ -	$ 338,926	$ 162,583
Accounts receivable	24,772	-	-	2,576	1,236
Due from other governments	-	-	-	-	-
Prepaid items	8,081	-	-	-	-
Total assets	$ 824,483	$ 277,870	$ -	$ 341,502	$ 163,819
Liabilities					
Accounts payable	$ 16,831	$ 3,740	$ -	$ 2,576	$ 1,236
Unearned revenue	12,500	-	-	-	-
Total liabilities	29,331	3,740	-	2,576	1,236
Fund balances					
Nonspendable-					
Prepaids	8,081	-	-	-	-
Restricted for debt service	-	-	-	338,926	162,583
Committed for capital projects	787,071	274,130	-	-	-
Total fund balances	795,152	274,130	-	338,926	162,583
Total liabilities and fund balances	$ 824,483	$ 277,870	$ -	$ 341,502	$ 163,819

continued...

2004-B Water and Sewer	2003 General Obligation Improvement	2003-B Capital Improvement	2003-B Water and Sewer	2003-C Water and Sewer	2004-A General Obligation	2004-B General Obligation	Land Revolving Capital Projects
$ 431,590	$ -	$ -	$ 87,162	$ 50,199	$ -	$ -	$ 214,705
3,280	-	-	662	381	-	-	-
-	-	-	-	-	-	-	25,260
-	-	-	-	-	-	-	-
$ 434,870	$ -	$ -	$ 87,824	$ 50,580	$ -	$ -	$ 239,965
$ 3,280	$ -	$ -	$ 662	$ 381	$ -	$ -	$ -
-	-	-	-	-	-	-	-
3,280	-	-	662	381	-	-	-
-	-	-	-	-	-	-	-
431,590	-	-	87,162	50,199	-	-	239,965
-	-	-	-	-	-	-	-
431,590	-	-	87,162	50,199	-	-	239,965
$ 434,870	$ -	$ -	$ 87,824	$ 50,580	$ -	$ -	$ 239,965

continued...

CITY OF YPSILANTI, MICHIGAN

Combining Balance Sheet
Nonmajor Capital Projects Funds
June 30, 2013

	2006 Water and Sewer Refunding	2007 Water and Sewer DWRF	2008 Water and Sewer DWRF	2009 Water and Sewer DWRF	Factory Street Pump Station	Totals
Assets						
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ 3,991	$ 2,358,656
Accounts receivable	-	-	-	-	30	32,937
Due from other governments	-	-	-	-	-	25,260
Prepaid items	-	-	-	-	-	8,081
Total assets	$ -	$ -	$ -	$ -	$ 4,021	$ 2,424,934
Liabilities						
Accounts payable	$ -	$ -	$ -	$ -	$ 4,021	$ 32,727
Unearned revenue	-	-	-	-	-	12,500
Total liabilities	-	-	-	-	4,021	45,227
Fund balances						
Nonspendable-						
Prepaids	-	-	-	-	-	8,081
Restricted for debt service	-	-	-	-	-	1,310,425
Committed for capital projects	-	-	-	-	-	1,061,201
Total fund balances	-	-	-	-	-	2,379,707
Total liabilities and fund balances	$ -	$ -	$ -	$ -	$ 4,021	$ 2,424,934

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Combining Statement of Revenues, Expenditures and Changes in Fund Balance

Nonmajor Capital Projects Funds
For the Year Ended June 30, 2013

	Capital Improvement Reserve	Sidewalk Improvement	2002 General Obligation Capital Improvements	2003-D Water Supply and Sewer	2004-A Water
Revenues					
Licenses and permits	$ -	$ 52,364	$ -	$ -	$ -
Intergovernmental	29,415	-	-	339,063	163,258
Investment earnings (loss)	2,416	1,006	-	-	-
Total revenues	31,831	53,370	-	339,063	163,258
Expenditures					
General government	119,847	-	-	-	-
Public safety	52,820	-	-	-	-
Public works	-	42,023	-	-	-
Community development	-	-	-	-	-
Debt service:					
Principal	-	-	-	255,000	70,000
Interest and fiscal charges	-	-	-	84,063	93,258
Total expenditures	172,667	42,023	-	339,063	163,258
Revenues over (under) expenditures	(140,836)	11,347	-	-	-
Other financing sources (uses)					
Issuance of bonds	-	-	-	-	-
Transfers in	239,437	-	-	-	-
Transfers out	-	-	(44,520)	-	-
Total other financing sources (uses)	239,437	-	(44,520)	-	-
Net changes in fund balances	98,601	11,347	(44,520)	-	-
Fund balances, beginning of year	696,551	262,783	44,520	338,926	162,583
Fund balances, end of year	$ 795,152	$ 274,130	$ -	$ 338,926	$ 162,583

continued…

2004-B Water and Sewer	2003 General Obligation Improvement	2003-B Capital Improvement	2003-B Water and Sewer	2003-C Water and Sewer	2004-A General Obligation	2004-B General Obligation	Land Revolving Capital Projects
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
390,631	-	-	89,463	52,500	-	-	75,436
-	-	-	-	-	-	-	763
390,631	-	-	89,463	52,500	-	-	76,199
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	76,698
300,000	-	-	40,000	40,000	-	-	-
90,631	-	-	49,463	12,500	-	-	-
390,631	-	-	89,463	52,500	-	-	76,698
-	-	-	-	-	-	-	(499)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	10,468
-	(84,445)	(1,560,116)	-	-	(80,416)	(931,111)	(1,886,721)
-	(84,445)	(1,560,116)	-	-	(80,416)	(931,111)	(1,876,253)
-	(84,445)	(1,560,116)	-	-	(80,416)	(931,111)	(1,876,752)
431,590	84,445	1,560,116	87,162	50,199	80,416	931,111	2,116,717
$ 431,590	$ -	$ -	$ 87,162	$ 50,199	$ -	$ -	$ 239,965

continued...

Combining Statement of Revenues, Expenditures and Changes in Fund Balance

Nonmajor Capital Projects Funds
For the Year Ended June 30, 2013

	2006 Water and Sewer Refunding	2007 Water and Sewer DWRF	2008 Water and Sewer DWRF	2009 Water and Sewer DWRF	Factory Street Pump Station	Totals
Revenues						
Licenses and permits	$ -	$ -	$ -	$ -	$ -	$ 52,364
Intergovernmental	421,025	20,232	29,231	8,163	57,096	1,675,513
Investment earnings	-	-	-	-	30	4,215
Total revenues	421,025	20,232	29,231	8,163	57,126	1,732,092
Expenditures						
General government	-	-	-	-	-	119,847
Public safety	-	-	-	-	-	52,820
Public works	-	-	-	-	1,289,222	1,331,245
Community development	-	-	-	-	-	76,698
Debt service:						
Principal	25,000	15,000	20,000	5,000	-	770,000
Interest and fiscal charges	396,025	5,232	9,231	3,163	455	744,021
Total expenditures	421,025	20,232	29,231	8,163	1,289,677	3,094,631
Revenues over (under) expenditures	-	-	-	-	(1,232,551)	(1,362,539)
Other financing sources (uses)						
Issuance of bonds	-	-	-	-	1,232,551	1,232,551
Transfers in	-	-	-	-	-	249,905
Transfers out	-	-	-	-	-	(4,587,329)
Total other financing sources (uses)	-	-	-	-	1,232,551	(3,104,873)
Net changes in fund balances	-	-	-	-	-	(4,467,412)
Fund balances, beginning of year	-	-	-	-	-	6,847,119
Fund balances, end of year	$ -	$ -	$ -	$ -	$ -	$ 2,379,707

concluded

Statement of Net Position
Internal Service Funds
June 30, 2013

	Motor Pool	Workers' Compensation	Retiree Health Care Benefits	Total
Assets				
Current assets:				
Cash and cash equivalents	$ 2,731,216	$ 162,756	$ 577,733	$ 3,471,705
Investments	677,564	1,003,810	-	1,681,374
Accounts receivable	3,014	-	4,029	7,043
Inventory	34,324	-	-	34,324
Prepaid items	-	5,000	55,117	60,117
Total current assets	3,446,118	1,171,566	636,879	5,254,563
Noncurrent assets - capital assets, net	1,559,946	-	-	1,559,946
Total assets	5,006,064	1,171,566	636,879	6,814,509
Liabilities				
Current liabilities:				
Accounts payable and accrued liabilities	19,293	7,834	316	27,443
Current portion of claims payable	-	151,200	-	151,200
Total current liabilities	19,293	159,034	316	178,643
Noncurrent liabilities - claims payable, net	-	257,693	-	257,693
Total liabilities	19,293	416,727	316	436,336
Net position				
Invested in capital assets	1,559,946	-	-	1,559,946
Unrestricted	3,426,825	754,839	636,563	4,818,227
Total net position	$ 4,986,771	$ 754,839	$ 636,563	$ 6,378,173

CITY OF YPSILANTI, MICHIGAN

Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2013

	Motor Pool	Workers' Compensation	Retiree Health Care Benefits	Total
Operating revenues				
Charges for services	$ 435,719	$ 78,914	$ 1,243,132	$ 1,757,765
Operating expenses				
Salaries, taxes and benefits	217,951	22,111	-	240,062
Gas, oil and fuel	151,822	-	-	151,822
Depreciation	448,247	-	-	448,247
Operation and maintenance	112,820	2,278	-	115,098
Contractual services and fees	123,284	137,259	-	260,543
Insurance and other	57,363	-	-	57,363
Benefits and claims	-	74,671	1,139,174	1,213,845
Total operating expenses	1,111,487	236,319	1,139,174	2,486,980
Operating income (loss)	(675,768)	(157,405)	103,958	(729,215)
Nonoperating revenues				
Investment income (loss)	36,466	(15,231)	1,659	22,894
Gain on sale of equipment	12,959	-	-	12,959
Total nonoperating revenues	49,425	(15,231)	1,659	35,853
Income (loss) before transfers	(626,343)	(172,636)	105,617	(693,362)
Transfers out	(289,240)	-	-	(289,240)
Change in net position	(915,583)	(172,636)	105,617	(982,602)
Net position, beginning of year	5,902,354	927,475	530,946	7,360,775
Net position, end of year	$ 4,986,771	$ 754,839	$ 636,563	$ 6,378,173

Statement of Cash Flows

Internal Service Funds
For the Year Ended June 30, 2013

	Motor Pool	Workers' Compensation	Retiree Health Care Benefits	Total
Cash flows from operating activities				
Cash received from interfund services	$ 648,448	$ 78,914	$ 1,241,788	$ 1,969,150
Cash payments to employees	(217,951)	(22,111)	-	(240,062)
Cash payments for claims	-	(44,391)	(1,139,013)	(1,183,404)
Cash payments to suppliers for goods and services	(674,431)	(134,932)	(8,056)	(817,419)
Net cash provided by (used in) operating activities	(243,934)	(122,520)	94,719	(271,735)
Cash flows from non-capital financing activities				
Transfer to other funds	(289,240)	-	-	(289,240)
Cash flows from capital and related financing activities				
Purchase of capital assets	(34,016)	-	-	(34,016)
Proceeds from sale of capital assets	12,959	-	-	12,959
Net cash used in capital and related financing activities	(21,057)	-	-	(21,057)
Cash flows from investing activities				
Maturity of investments	365,067	87,510	-	452,577
Investment income	36,466	(15,231)	1,659	22,894
Net cash provided by investing activities	401,533	72,279	1,659	475,471
Net change in cash and cash equivalents	(152,698)	(50,241)	96,378	(106,561)
Cash and cash equivalents, beginning of year	2,883,914	212,997	481,355	3,578,266
Cash and cash equivalents, end of year	$ 2,731,216	$ 162,756	$ 577,733	$ 3,471,705
Reconciliation of operating income (loss) to net cash provided (used) in operating activities				
Operating income (loss)	$ (675,768)	$ (157,405)	$ 103,958	$ (729,215)
Adjustments to reconcile operating income (loss) to net cash provided (used) in operating activities:				
Depreciation	448,247	-	-	448,247
Changes in assets and liabilities:				
Accounts receivable	(2,180)	-	(1,344)	(3,524)
Due from other government	214,909	-	-	214,909
Inventory	(16,799)	-	-	(16,799)
Prepaid items	-	-	(8,056)	(8,056)
Accounts payable and accrued liabilities	(212,343)	4,605	161	(207,577)
Claims payable	-	30,280	-	30,280
Net cash provided by (used in) operating activities	$ (243,934)	$ (122,520)	$ 94,719	$ (271,735)

CITY OF YPSILANTI, MICHIGAN

Statement of Changes in Assets and Liabilities

Current Tax Agency Fund
For the Year Ended June 30, 2013

	Balance June 30, 2012	Additions	Deletions	Balance June 30, 2013
Assets				
Cash and cash equivalents	$ 100,084	$ 34,435,102	$ 34,472,415	$ 62,771
Accrued interest receivable	-	11	-	11
Total assets	$ 100,084	$ 34,435,113	$ 34,472,415	$ 62,782
Liabilities				
Undistributed receipts	$ 100,084	$ 34,435,113	$ 34,472,415	$ 62,782

CITY OF YPSILANTI, MICHIGAN

Statement of Net Position and Governmental Funds Balance Sheet

Downtown Development Authority Component Unit
June 30, 2013

	General Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets					
Cash and cash equivalents	$ 271,816	$ 5,141	$ 276,957	$ -	$ 276,957
Capital assets being depreciated, net	-	-	-	1,874,368	1,874,368
Total assets	$ 271,816	$ 5,141	$ 276,957	1,874,368	2,151,325
Liabilities					
Accounts payable	$ 8,252	$ -	$ 8,252	-	8,252
Accrued liabilities	8,902	5,141	14,043	-	14,043
Due to other governments	365	-	365	-	365
Unearned revenue	6,500	-	6,500	-	6,500
Long-term liabilities:					
Due within one year	1,400	-	1,400	130,000	131,400
Due in more than one year	1,510	-	1,510	670,000	671,510
Total liabilities	26,929	5,141	32,070	800,000	832,070
Fund balances / net position					
Unassigned	244,887	-	244,887	(244,887)	-
Total liabilities and fund balances	$ 271,816	$ 5,141	$ 276,957		
Net position					
Net Investment in capital assets				1,071,458	1,071,458
Unrestricted				247,797	247,797
Total net position				$ 1,319,255	$ 1,319,255

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance

Downtown Development Authority Component Unit
For the Year Ended June 30, 2013

	General Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Expenditures/expenses					
Community development	$ 179,539	$ 15,000	$ 194,539	$ 115,336	$ 309,875
Debt service:					
Principal	75,000	50,000	125,000	(125,000)	-
Interest and fiscal charges	9,520	32,896	42,416	-	42,416
Total expenditures/expenses	264,059	97,896	361,955	(9,664)	352,291
Program revenues					
Operating grants and contributions	11,000	-	11,000	-	11,000
Net program (expense) revenue	(253,059)	(97,896)	(350,955)	9,664	(341,291)
General revenues					
Property taxes	293,332	-	293,332	-	293,332
Other revenues	6,700	-	6,700	(1)	6,699
Investment earnings	1,252	65	1,317	-	1,317
Total general revenues	301,284	65	301,349	(1)	301,348
Excess of general revenues over (under) expenditures/expenses	48,225	(97,831)	(49,606)	9,663	(39,943)
Other financing sources (uses)					
Transfers in	-	86,772	86,772	(86,772)	-
Transfers out	(86,772)	-	(86,772)	86,772	-
Total other financing sources (uses)	(86,772)	86,772	-	-	-
Net changes in fund balances	(38,547)	(11,059)	(49,606)	49,606	-
Change in net position	-	-	-	(39,943)	(39,943)
Fund balance/net position, beginning of year	283,434	11,059	294,493	1,064,705	1,359,198
Fund balance/net position, end of year	$ 244,887	$ -	$ 244,887	$ 1,074,368	$ 1,319,255

CITY OF YPSILANTI, MICHIGAN

Statement of Net Position and Governmental Funds Balance Sheet

Depot Town Downtown Development Authority Component Unit
June 30, 2013

	General Fund	Adjustments	Statement of Net Position
Assets			
Cash and cash equivalents	$ 330,411	$ -	$ 330,411
Capital assets being depreciated, net	-	277,887	277,887
Total assets	$ 330,411	277,887	608,298
Liabilities			
Accounts payable / accrued liabilities	$ 2,764	-	2,764
Accrued liabilities	15	1	16
Due to other governments	11,860	-	11,860
Unearned revenue	6,841	-	6,841
Long-term liabilities:			
Due within one year	(44)	18,201	18,157
Due in more than one year	1,247	26,384	27,631
Total liabilities	22,683	44,586	67,269
Fund balances / net position			
Unassigned	307,728	(307,728)	-
Total liabilities and fund balances	$ 330,411		
Net position			
Net Investment in capital assets		232,099	232,099
Unrestricted		308,930	308,930
Total net position		$ 541,029	$ 541,029

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances
Depot Town Downtown Development Authority Component Unit
For the Year Ended June 30, 2013

	General Fund	Adjustments	Statement of Activities
Expenditures/expenses			
Community development	$ 100,017	$ (979)	$ 99,038
Debt service:			
Principal	17,270	(17,270)	-
Total expenditures/expenses	117,287	(18,249)	99,038
Program revenues			
Operating grants and contributions	28,159	-	28,159
Net program (expense) revenue	(89,128)	18,249	(70,879)
General revenues			
Property taxes	91,428	-	91,428
Other revenue	1,330	-	1,330
Investment earnings	1,267	-	1,267
Total general revenues	94,025	-	94,025
Net changes in fund balances	4,897	(4,897)	-
Change in net position	-	23,146	23,146
Fund balance/net position, beginning of year	302,831	215,052	517,883
Fund balance/net position, end of year	$ 307,728	$ 233,301	$ 541,029

CITY OF YPSILANTI, MICHIGAN

Statement of Net Position and Governmental Funds Balance Sheet

Economic Development Corporation
June 30, 2013

	General Fund	Adjustments	Statement of Net Position
Assets			
Cash and cash equivalents	$ 208,346	$ -	$ 208,346
Capital assets not being depreciated	-	53,200	53,200
Total assets	$ 208,346	53,200	261,546
Liabilities			
Due to other governments	$ 72,164	-	72,164
Fund balances / net position			
Unassigned	136,182	(136,182)	-
Total liabilities and fund balances	$ 208,346		
Net position			
Invested in capital assets		53,200	53,200
Unrestricted		136,182	136,182
Total net position		$ 189,382	$ 189,382

CITY OF YPSILANTI, MICHIGAN

Statement of Activities and Governmental Fund Revenues, Expenditures
and Changes in Fund Balance
Economic Development Corporation
For the Year Ended June 30, 2013

	General Fund	Adjustments	Statement of Activities
Expenditures/expenses			
Community development	$ 1,460	$ -	$ 1,460
General revenues			
Investment earnings	828	-	828
Net changes in fund balances	(632)	632	-
Change in net position	-	(632)	(632)
Fund balance/net position, beginning of year	136,814	53,200	190,014
Fund balance/net position, end of year	$ 136,182	$ 53,200	$ 189,382

STATISTICAL SECTION

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CITY OF YPSILANTI, MICHIGAN

Statistical Section

This part of the City of Ypsilanti's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health

CONTENTS **Page**

Source: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

CITY OF YPSILANTI, MICHIGAN

Net Position by Component

Last Ten Years

(accrual basis of accounting)

	2004	2005	2006	2007
Governmental activities				
Net investment in capital assets	$ 1,901,299	$ 1,125,536	$ 12,857,112	$ 15,049,123
Restricted	6,247,200	6,452,591	9,093,066	7,108,155
Unrestricted (deficit)	430,852	5,570,379	(10,295,576)	(7,045,772)
Total governmental activities net position	$ 8,579,351	$ 13,148,506	$ 11,654,602	$ 15,111,506

Source: City of Ypsilanti Finance Department

Schedule 1
Unaudited

2008	2009	2010	2011	2012	2013
$ 15,179,422	$ 15,117,105	$ 14,987,983	$ 16,952,331	$ 16,911,390	$ 15,636,305
10,909,451	10,406,691	10,975,911	11,357,896	11,083,068	7,631,866
(9,406,528)	(6,404,471)	(6,202,344)	(6,850,753)	(7,091,726)	(6,545,637)
$ 16,682,345	$ 19,119,325	$ 19,761,550	$ 21,459,474	$ 20,902,732	$ 16,722,534

CITY OF YPSILANTI, MICHIGAN

Changes in Net Position

Last Ten Years

(accrual basis of accounting)

	2004	2005	2006	2007
Expenses				
General government	$ 1,419,098	$ 1,532,445	$ 1,679,364	$ 2,021,481
Public safety	7,429,566	7,251,128	8,185,587	9,601,958
Public works	7,794,953	2,092,229	6,423,905	4,470,462
Highways, streets, and bridges	2,102,452	1,921,935	1,736,108	2,022,071
Culture and recreation	1,208,152	1,250,186	1,013,582	784,039
Community development	825,539	878,517	439,851	415,116
Public transportation	-	-	-	-
Interest on long-term debt	2,583,923	2,958,920	2,866,288	2,514,514
Total expenses	23,363,683	17,885,360	22,344,685	21,829,641
Program revenues				
Charges for services:				
General government	472,612	450,699	462,082	544,717
Public safety	572,581	420,034	570,059	499,197
Public works	586,563	714,187	538,989	516,539
Highways, streets and bridges	-	-	-	-
Culture and recreation	51,059	115,362	138,705	87,033
Community development	-	-	-	-
Operating grants and contributions	2,504,507	2,794,375	2,433,593	2,878,483
Capital grants and contributions	4,420,907	3,727,652	3,087,106	4,891,245
Total program revenues	8,608,229	8,222,309	7,230,534	9,417,214
Net (expense) / revenue	(14,755,454)	(9,663,051)	(15,114,151)	(12,412,427)
General revenues				
Property taxes	9,629,815	9,735,731	10,560,479	11,310,693
Unrestricted grants and contributions	3,489,839	3,375,034	3,338,792	3,276,430
Unrestricted investment earnings (loss)	161,630	1,121,441	(284,207)	1,118,294
Other general revenues	34,650	-	5,183	163,914
Total general revenues	13,315,934	14,232,206	13,620,247	15,869,331
Special item				
Change in fair value of land held for resale	(7,788,399)	-	-	-
Change in net position	$ (9,227,919)	$ 4,569,155	$ (1,493,904)	$ 3,456,904

Source: City of Ypsilanti Finance Department

Table 2
Unaudited

2008	2009	2010	2011	2012	2013
$ 2,212,245	$ 2,788,130	$ 3,075,617	$ 3,326,238	$ 2,866,101	$ 2,083,855
9,618,481	8,563,993	8,638,877	8,257,558	8,601,201	7,908,177
2,084,186	1,935,048	2,031,833	1,980,913	2,015,694	4,067,582
2,562,769	3,165,639	3,612,341	1,192,916	2,823,389	3,921,320
570,113	465,538	435,711	69,221	367,484	408,367
340,815	330,041	229,274	189,050	184,244	292,867
-	-	-	-	262,320	308,564
2,834,154	2,710,134	2,748,116	2,481,838	2,329,834	2,095,288
20,222,763	19,958,523	20,771,769	17,497,734	19,450,267	21,086,020
1,097,252	1,445,822	1,153,950	1,121,010	1,241,641	1,419,828
720,555	947,998	959,591	1,098,886	935,124	1,197,437
-	-	-	-	-	-
-	-	-	-	93,722	-
-	-	-	-	-	-
1,250	1,200	1,200	1,200	1,200	1,500
3,504,349	3,734,396	4,930,921	3,585,313	2,712,064	4,282,348
672,269	94,250	110,078	609,256	322,858	24,258
5,995,675	6,223,666	7,155,740	6,415,665	5,306,609	6,925,371
(14,227,088)	(13,734,857)	(13,616,029)	(11,082,069)	(14,143,658)	(14,160,649)
11,503,422	12,098,938	11,417,456	9,907,455	10,555,401	10,309,164
3,070,879	3,000,840	2,671,507	2,670,643	2,256,140	2,342,612
1,223,621	817,091	169,291	201,895	775,375	(13,260)
-	-	-	-	-	-
15,797,922	15,916,869	14,258,254	12,779,993	13,586,916	12,638,516
-	-	-	-	-	(1,995,335)
$ 1,570,834	$ 2,182,012	$ 642,225	$ 1,697,924	$ (556,742)	$ (3,517,468)

CITY OF YPSILANTI, MICHIGAN

Fund Balances - Governmental Funds
Last Ten Years
(modified accrual basis of accounting)

	2004	2005	2006	2007
General fund				
Nonspendable				
Committed				
Unassigned				
Reserved	$ 477,742	$ 99,780	$ 99,518	$ 311,238
Unreserved, designated	1,318,413	1,990,157	2,457,812	2,198,717
Unreserved, undesignated	915,139	1,586,873	1,670,594	3,078,083
Total general fund	2,711,294	3,676,810	4,227,924	5,588,038
All other governmental funds				
Nonspendable				
Restricted				
Committed				
Unassigned (deficit)				
Reserved	14,949,777	10,111,447	9,432,511	8,174,089
Unreserved, designated	-	-	-	429,428
Unreserved, undesignated reported in:				
Special revenue funds	3,547,024	4,183,232	3,370,274	1,826,258
Debt service funds	2,203,846	1,856,755	1,952,024	1,756,508
Capital projects funds	(2,054,443)	(769,583)	597,400	796,632
Total all other governmental funds	18,646,204	15,381,851	15,352,209	12,982,915
Total governmental funds	$ 21,357,498	$ 19,058,661	$ 19,580,133	$ 18,570,953

Source: City of Ypsilanti Finance Department

Table 3
Unaudited

2008	2009	2010	2011	2012	2013
			$ 269,199	$ 344,707	$ 329,819
			5,579,241	4,378,434	6,008,192
			3,545,913	3,936,006	2,201,556
$ 284,902	$ 208,839	$ 206,175	-	-	-
3,995,995	6,312,543	6,820,988	-	-	-
2,969,171	2,947,235	2,436,793	-	-	-
7,250,068	9,468,617	9,463,956	9,394,353	8,659,147	8,539,567
			4,763,817	4,763,817	2,768,482
			5,671,778	4,869,060	5,327,431
			922,301	1,411,547	1,061,201
			-	(23,938)	(168,166)
6,788,292	6,620,715	6,302,934	-	-	-
609,332	609,332	309,560	-	-	-
					-
1,858,287	1,740,343	2,664,551	-	-	-
1,655,707	1,773,204	1,787,942	-	-	-
1,169,857	824,485	861,140	-	-	-
12,081,475	11,568,079	11,926,127	11,357,896	11,020,486	8,988,948
$ 19,331,543	$ 21,036,696	$ 21,390,083	$ 20,752,249	$ 19,679,633	$ 17,528,515

CITY OF YPSILANTI, MICHIGAN

Changes in Fund Balances - Governmental Funds

Last Ten Years

(modified accrual basis of accounting)

	2004	2005	2006	2007
Revenues				
Taxes and special assessments	$ 9,680,279	$ 9,779,484	$ 10,559,261	$ 11,310,662
Licenses and permits	630,677	750,293	617,089	576,436
Intergovernmental	9,150,474	7,499,981	7,254,893	7,750,482
Charges for services	633,599	698,086	931,525	987,433
Fines and forfeits	153,178	225,384	362,432	297,667
Investment earnings	(45,083)	437,809	(297,092)	932,581
Other revenues	2,199,836	1,465,233	1,410,678	1,704,958
Total revenues	22,402,960	20,856,270	20,838,786	23,560,219
Expenditures				
General government	2,901,404	2,888,462	2,300,056	2,375,208
Public safety	7,398,919	7,121,191	8,114,602	9,811,440
Public works	9,352,172	6,969,115	2,659,544	1,954,923
Refuse collection	982,302	963,935	1,016,505	1,079,251
Highways, streets and bridges	1,211,559	1,232,042	1,180,647	1,814,492
Culture and recreation	834,871	302,147	206,698	162,189
Community development	291,779	215,156	214,575	179,915
Public transportation	-	-	-	-
Unallocated employee benefits	754,956	739,790	847,947	925,577
Tax tribunal refunds	-	-	-	-
Capital outlay	8,656,714	6,660,712	2,375,227	840,776
Debt service:				
Principal	3,182,693	1,718,202	2,299,949	2,665,245
Interest and fiscal charges	2,041,157	4,468,430	3,145,864	2,766,159
Total expenditures	37,608,526	33,279,182	24,361,614	24,575,175
Revenues over (under) expenditures	(15,205,566)	(12,422,912)	(3,522,828)	(1,014,956)
Other financing sources (uses)				
Transfers in	2,973,600	2,355,341	1,924,858	1,139,551
Transfers out	(2,973,600)	(2,373,144)	(1,924,858)	(1,189,551)
Issuance of debt	13,441,864	14,262,866	16,827,648	9,895,000
Bond discount	-	-	-	-
Payment to refunding escrow agent	-	(4,120,988)	(12,783,348)	(9,839,224)
Total other financing sources (uses)	13,441,864	10,124,075	4,044,300	5,776
Special item - change in market value of land held for resale	(7,788,399)	-	-	-
Net change in fund balances	$ (9,552,101)	$ (2,298,837)	$ 521,472	$ (1,009,180)
Debt service as a percentage of noncapital expenditures	18.0%	23.2%	24.8%	22.6%

Source: City of Ypsilanti Finance Department

Table 4
Unaudited

2008	2009	2010	2011	2012	2013
$ 11,503,422	$ 12,098,938	$ 11,417,456	$ 9,907,455	$ 10,555,401	$ 10,309,164
665,684	657,459	530,812	666,586	734,250	748,417
7,826,046	7,667,265	7,880,092	8,369,061	6,678,576	7,112,100
416,730	582,283	533,974	542,669	448,341	733,730
394,089	445,965	475,530	597,265	516,393	499,099
912,077	743,107	35,676	165,346	413,204	(33,737)
534,781	840,477	716,969	541,067	680,652	671,558
22,252,829	23,035,494	21,590,509	20,789,449	20,026,817	20,040,331
2,409,836	2,170,189	2,127,907	2,433,291	2,141,990	2,214,452
8,744,920	8,431,824	8,182,781	8,326,438	8,093,201	7,264,800
997,305	1,194,766	912,196	848,754	788,210	2,085,725
1,171,953	1,184,977	1,078,414	1,065,037	1,041,143	1,112,773
1,973,109	1,691,811	1,540,487	1,592,516	1,740,226	1,806,267
446,196	358,179	457,372	348,756	300,134	284,251
178,636	146,167	544,408	498,817	75,033	92,208
-	226,756	158,967	218,000	262,183	308,175
1,161,692	1,188,986	964,144	878,085	950,627	1,043,139
-	-	-	-	397,353	13,735
-	-	-	-	-	-
2,501,875	2,627,079	2,738,504	2,970,000	3,175,000	3,340,000
2,767,662	2,692,892	2,705,052	2,561,716	2,326,442	2,204,172
22,353,184	21,913,626	21,410,232	21,741,410	21,291,542	21,769,697
(100,355)	1,121,868	180,277	(951,961)	(1,264,725)	(1,729,366)
999,347	1,219,140	2,300,123	1,639,043	2,122,966	6,759,280
(899,683)	(1,187,059)	(2,214,414)	(1,431,863)	(1,930,857)	(6,470,040)
297,596	503,958	87,401	3,856,253	-	5,372,551
-	-	-	-	-	(83,208)
-	-	-	(3,749,306)	-	(4,005,000)
397,260	536,039	173,110	314,127	192,109	1,573,583
-	-	-	-	-	(1,995,335)
$ 296,905	$ 1,657,907	$ 353,387	$ (637,834)	$ (1,072,616)	$ (2,151,118)
25.1%	25.2%	25.8%	29.9%	27.7%	27.2%

CITY OF YPSILANTI, MICHIGAN

Table 5
Unaudited

Assessed and Taxable Value of Property

For the Years 2004 through 2013

		Real Property (1)		Personal Property (1)		Total		
Tax Year	Fiscal Year Ended	Taxable Value	(2) Assessed Value	Taxable Value	(2) Assessed Value	Taxable Value	(2) Assessed Value	Total Direct Tax Rate
2012	2013	$273,316,097	$283,284,181	$ 17,413,000	$ 17,413,000	$290,729,097	$300,697,181	35.2060
2011	2012	290,163,934	309,315,255	19,030,100	19,030,100	309,194,034	328,345,355	33.6731
2010	2011	308,955,109	332,212,495	21,038,100	21,038,100	329,993,209	353,250,595	31.5314
2009	2010	339,950,191	380,570,998	30,525,720	30,525,720	370,475,911	411,096,718	30.8592
2008	2009	353,840,502	436,827,206	48,803,200	48,803,200	402,643,702	485,630,406	30.6016
2007	2008	358,621,343	471,237,912	55,108,200	55,215,000	413,729,543	526,452,912	29.5795
2006	2007	340,765,351	446,378,408	55,300,150	55,896,200	396,065,501	502,274,608	29.5299
2005	2006	314,776,856	423,184,122	44,418,300	44,418,300	359,195,156	467,602,422	29.0301
2004	2005	299,731,615	394,903,750	46,307,000	46,307,000	346,038,615	441,210,750	27.9161
2003	2004	288,510,359	369,609,400	49,798,100	49,798,100	338,308,459	419,407,500	28.2820

(1) Includes properties subject to Industrial Facility Tax exemptions.

(2) Estimated actual value equals the assessed value.

Source: City of Ypsilanti Assessing Division

CITY OF YPSILANTI, MICHIGAN

Table 6
Unaudited

Direct and Overlapping Property Tax Rates

(rate per $1,000 of taxable value)

Fiscal Year Ended June 30,	City	Ypsilanti Public Schools	State Education Tax	Washtenaw Intermediate School District	County	Washtenaw Community College	Ypsilanti District Library	Totals: Homestead	Totals: Non-Homestead
2013	35.2060	25.0000	6.0000	3.9745	5.7654	3.6376	2.7845	64.3680	82.3680
2012	33.6731	25.0000	6.0000	3.9745	5.7518	3.7176	2.7410	62.8580	80.8580
2011	31.5314	25.0000	6.0000	3.9745	5.7448	3.6856	2.1574	60.0937	78.0937
2010	30.8592	24.2000	6.0000	3.9745	5.7418	3.6856	2.1575	58.6186	76.6186
2009	30.6016	25.0000	6.0000	3.9745	5.7018	3.6856	2.1553	59.1188	77.1188
2008	29.5795	25.0000	6.0000	3.9745	5.6768	3.6956	2.1553	58.0817	76.0817
2007	29.5299	25.0000	6.0000	3.9745	5.6768	3.7082	2.3475	58.2369	76.2369
2006	29.0301	25.0000	6.0000	3.9970	5.5024	3.7249	2.3475	57.6019	75.6019
2005	27.9161	25.0000	6.0000	4.0350	5.5493	3.7748	2.3540	56.6292	74.6292
2004	28.2820	25.0000	5.0000	3.0552	5.5819	3.8343	2.3540	55.1074	73.1074

Components of City Millage Rate

Fiscal Year Ended June 30,	General Operating	Sanitation	Streets	Public Transport	Police and Fire Pension	YCUA Debt	Total
2013	19.0211	2.7814	5.0243	0.97890	7.4003	-	35.2060
2012	19.0211	2.7814	4.5685	0.97890	6.3232	-	33.6731
2011	19.0211	2.7814	4.3933	-	5.3356	-	31.5314
2010	19.0211	2.7814	3.9086	-	5.1481	-	30.8592
2009	19.0211	2.7814	3.7170	-	5.0821	-	30.6016
2008	19.0211	2.7814	3.3376	-	4.4394	-	29.5795
2007	19.0211	2.7814	3.4641	-	3.9850	0.2783	29.5299
2006	19.0211	2.7814	3.7485	-	2.7660	0.7131	29.0301
2005	19.0937	2.7921	3.5967	-	1.7197	0.7139	27.9161
2004	19.0937	2.7870	3.8533	-	1.7593	0.7887	28.2820

Sources: Annual Apportionment Report of Washtenaw County and City of Ypsilanti Treasury Division

CITY OF YPSILANTI, MICHIGAN

Table 7
Unaudited

Principal Property Tax Payers

Current Year and Ten Years Ago
(amounts expressed in thousands)

	2013			2004		
Taxpayer	Taxable Value	Rank	Percent of Total Taxable Value	Taxable Value	Rank	Percent of Total Taxable Value
Leforge Station II, LLC	$ 4,978,200	1	1.72%	$ -		
DTE- Detroit Edison	3,467,800	2	1.20%	-		
Barnes & Barnes Properties, LLC	2,904,024	3	1.00%	3,582,470	3	1.03%
River Drive Apartments	2,901,100	4	1.00%	-		
DTE Gas Company	2,769,600	5	0.96%	-		
Forest Knoll Apartments	1,808,000	6	0.62%	-		
Khailany Asad	1,806,905	7	0.62%	-		
Fhmc Real Estate, LLC	1,730,486	8	0.60%	-		
Beal Properties, LLC	1,577,570	9	0.54%	-		
Huron View Properties, LLC	1,424,900	10	0.49%	-		
Visteon Corporation	-		-	30,482,781	1	8.77%
DTE- Detroit Edison	-		-	4,371,700	2	1.26%
Forest Health Services, LLC	-		-	3,255,000	4	0.94%
DTE- Mich Con	-		-	3,157,400	5	0.91%
Aces Held, LLC	-		-	2,488,400	6	0.72%
Chatham Capital Corporation	-		-	2,218,200	7	0.64%
Barnes & Barnes Properties, LLC	-		-	2,184,442	8	0.63%
AVE Maria College	-		-	2,022,117	9	0.58%
Riverside Apartments LLC	-		-	1,996,703	10	0.57%
	$25,368,585		8.75%	$55,759,213		16.05%

Source: City of Ypsilanti Assessing Division

CITY OF YPSILANTI, MICHIGAN

Table 8
Unaudited

Property Tax Levies and Collections

Last Ten Years

(1) Fiscal Year Ended June 30,	(2) Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		(3) Delinquent Collections	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2013	$ 7,604,343	$ 6,860,589	90.2%	$ 708,138	$ 7,568,727	99.5%
2012	7,836,628	6,978,910	89.1%	726,765	7,705,675	98.3%
2011	8,042,522	7,020,601	87.3%	899,747	7,920,348	98.5%
2010	8,867,882	7,871,640	88.8%	819,421	8,691,061	98.0%
2009	9,682,649	8,867,407	91.6%	716,759	9,584,166	99.0%
2008	9,710,088	8,824,251	90.9%	798,331	9,622,582	99.1%
2007	9,239,461	8,399,585	90.9%	418,419	8,818,004	95.4%
2006	9,075,900	8,391,389	92.5%	594,060	8,985,449	99.0%
2005	8,394,563	7,870,141	93.8%	335,805	8,205,946	97.8%
2004	8,217,008	7,648,000	93.1%	461,140	8,109,140	98.7%

(1) Property taxes are levied July 1 of the current fiscal year based on taxable property values as of the preceding December 31. Summer taxes become delinquent as of September 15. Winter Taxes become delinquent as of February 15. The City's delinquent real property taxes are purchased by the Washtenaw County Delinquent Uncollected Tax Revolving Fund. Uncollected Personal property taxes are sent to the Ypsilanti Credit Bureau on June 1 for collection.

(2) Includes Industrial Facility Tax.

(3) Includes settlement from Washtenaw County Delinquent Tax Revolving for purchase of delinquent real property taxes.

Source: City of Ypsilanti Treasury Division

CITY OF YPSILANTI, MICHIGAN

Ratios of Outstanding Debt by Type
Last Ten Years

	2004	2005	2006	2007
Governmental activities				
General obligation bonds	$ 25,810,000	$ 27,715,000	$ 29,525,000	$ 28,660,000
Revenue bonds	32,524,115	38,825,827	38,003,306	36,945,000
Installment obligations	4,694,749	3,248,526	3,688,747	3,546,808
Amounts available in debt service funds	(2,203,846)	(1,856,755)	(1,952,024)	(1,756,508)
Total governmental activities	60,825,018	67,932,598	69,265,029	67,395,300
Business-type activities				
Revenue bonds	-	-	-	-
Total outstanding debt	$ 60,825,018	$ 67,932,598	$ 69,265,029	$ 67,395,300
Total taxable value	$ 338,308,459	$ 346,038,615	$ 359,195,156	$ 396,065,501
Ratio of total debt to taxable value	17.98%	19.63%	19.28%	17.02%
Total population	21,989	21,949	21,767	21,827
Total debt per capita	$ 2,766	$ 3,095	$ 3,182	$ 3,088
% of personal income	7.34%	8.10%	8.23%	7.74%
Personal income	$ 829,029	$ 838,693	$ 841,991	$ 870,723

Source: City of Ypsilanti Finance Department

Details regarding the City's debt can be found in the notes to the financial statements.

Table 9
Unaudited

2008	2009	2010	2011	2012	2013
$ 27,750,000	$ 26,800,000	$ 25,805,000	$ 24,560,000	$ 23,080,000	$ 21,640,000
35,797,596	34,776,554	33,277,955	31,616,984	29,921,984	29,389,535
3,399,933	3,247,854	3,090,350	3,090,350	3,090,350	3,090,350
(1,655,707)	(1,773,204)	(1,787,942)	(1,766,812)	(1,744,330)	(1,788,071)
65,291,822	63,051,204	60,385,363	57,500,522	54,348,004	52,331,814
-	-	-	-	-	-
$ 65,291,822	$ 63,051,204	$ 60,385,363	$ 57,500,522	$ 54,348,004	$ 52,331,814
$ 413,729,543	$ 402,643,702	$ 370,475,911	$ 329,993,209	$ 309,194,034	$ 290,729,097
15.78%	15.66%	16.30%	17.42%	17.62%	18.00%
20,849	20,437	19,201	19,435	19,375	19,621
$ 3,132	$ 3,085	$ 3,145	$ 2,959	$ 2,811	$ 2,667
7.66%	7.54%	7.69%	7.69%	7.43%	6.53%
$ 852,828	$ 835,975	$ 785,417	$ 735,790	$ 733,518	$ 800,948

CITY OF YPSILANTI, MICHIGAN

Table 10
Unaudited

Ratios of Net General Bonded Debt Outstanding

Last Ten Years

Year	General Obligation Bonds	Less: Amounts Restricted to Repaying Principle	Net General Bonded Debt	% of Actual Taxable Value of Property	Per Capita
2013	$ 21,640,000	$ 1,788,071	$ 19,851,929	6.83%	$ 1,012
2012	23,080,000	1,744,330	21,335,670	6.94%	1,108
2011	24,560,000	1,766,812	22,793,188	6.91%	1,173
2010	25,805,000	1,787,942	24,017,058	6.48%	1,251
2009	26,800,000	1,773,204	25,026,796	6.22%	1,225
2008	27,750,000	1,655,707	26,094,293	6.31%	1,252
2007	31,410,350	1,756,508	29,653,842	7.49%	1,359
2006	32,275,350	1,952,024	30,323,326	8.44%	1,393
2005	30,465,350	1,856,755	28,608,595	8.27%	1,303
2004	28,118,324	2,203,846	25,914,478	7.66%	1,179

Source: City of Ypsilanti Finance Department

Table 11
Unaudited

Computation of Net Direct and Overlapping Debt

June 30, 2013

	Gross Amount Outstanding	Self-Supporting or Paid by Benefited Government	Net Amount Outstanding
Direct debt			
General obligation bonds	$ 21,640,000	$ -	$ 21,640,000
General obligation bonds - DDA	800,000	800,000	-
Revenue bonds	29,389,535	29,389,535	-
Revenue bonds - Depot Town DDA	44,585	44,585	-
Installment obligations	3,090,350	-	3,090,350
Total direct debt	$ 54,964,470	$ 30,234,120	24,730,350

	Net Debt Outstanding	Percentage Applicable to City of Ypsilanti	Share Applicable to City of Ypsilanti
Overlapping debt			
Ypsilanti School District	$ 26,989,657	100.00%	$ 26,989,657
Washtenaw County	1,791,043	100.00%	1,791,043
Washtenaw Community College	361,674	100.00%	361,674
Ypsilanti District Library	1,157,166	100.00%	1,157,166
Total overlapping debt	30,299,540		30,299,540
Total direct and overlapping debt			$ 55,029,890

(1) Overlapping debt is calculated for an entity, based upon assessed values received from the State of Michigan, which determines the issuer's proportionate share of the debt of other local governmental units that either overlap it (the issuer is located either wholly or partly within the geographic limits of the other units) or underlie it (the other units are located within the geographic limits of the issuer). The debt is apportioned based upon relative assessed values.

Source: City of Ypsilanti Finance Department and Municipal Advisory Council of Michigan

CITY OF YPSILANTI, MICHIGAN

Table 12
Unaudited

Legal Debt Margin
Last Ten Years

Legal debt margin calculation for 2013

Assessed value (state equalized value)	$ 300,697,181
Debt limit (10% of assessed value)	$ 30,069,718
Net debt subject to limitation:	
General obligation bonds	21,640,000
Less amounts available for repayment of general obligation bonds	(1,788,071)
	19,851,929
Legal debt margin	$ 10,217,789

	Debt Limit	Total Net Debt Applicable to Limit	Legal Debt Margin	Ratio
2013	$ 32,834,536	$ 19,851,929	$ 12,982,607	60.46%
2012	32,834,536	21,335,670	11,498,866	64.98%
2011	35,325,060	22,793,188	12,531,872	64.52%
2010	41,109,672	24,017,058	17,092,614	58.42%
2009	48,563,041	25,026,796	23,536,245	51.53%
2008	52,645,291	26,094,293	26,550,998	49.57%
2007	50,227,461	29,653,842	20,573,619	59.04%
2006	46,760,242	26,645,475	20,114,767	56.98%
2005	44,121,075	27,695,470	16,425,605	62.77%
2004	41,940,750	25,697,925	16,242,825	61.27%
2003	38,815,768	21,983,237	16,832,531	56.63%

Source: City of Ypsilanti Finance Department

CITY OF YPSILANTI, MICHIGAN

Table 13
Unaudited

Revenue Bond Coverage

Last Ten Years

Fiscal Year Ended August 31,	(1) Gross Revenue	(2) Operating Expenses	Net Revenue Available for Debt Service	(3) Total Debt Service Requirement	Coverage
2012	$ 34,764,666	$ 27,565,394	$ 7,199,272	$ 4,509,206	159.7%
2011	33,586,953	26,167,217	7,419,736	5,683,760	130.5%
2010	31,115,683	25,491,690	5,623,993	6,002,290	93.7%
2009	34,348,642	26,841,880	7,506,762	5,653,810	133.0%
2008	35,548,571	27,925,431	7,623,140	5,368,807	142.0%
2007	37,781,498	26,934,363	10,847,135	5,596,598	193.8%
2006	33,818,172	25,512,868	8,305,304	6,534,757	127.1%
2005	34,602,217	23,178,366	11,423,851	6,108,306	187.0%
2004	33,550,541	21,058,612	12,491,929	5,252,872	238.0%
2003	27,197,424	21,476,377	5,721,047	4,689,848	122.0%

Source: Ypsilanti Community Utilities Authority comprehensive annual financial report.
(Note: YCUA is on a August 31 fiscal year end; as such, the 2013 report is not yet available.)

(1) Includes operating revenue, investment earnings, connect fees and debt service contributions.

(2) Excludes depreciation expense.

(3) Includes bonds and capital leases applicable to YCUA as a whole.

CITY OF YPSILANTI, MICHIGAN

Table 14
Unaudited

Demographic and Economic Statistics

Last Ten Years

Year	(1) Population	(2) Total Personal Income (in thousands)	(2) Per Capita Income	(3) School Enrollment	(4) Unemployment Rate
2013	19,621	$ 800,948	$ 40,821	4,525	7.6%
2012	19,375	733,518	37,859	3,678	6.2%
2011	19,435	735,790	37,859	3,175	9.6%
2010	19,201	726,931	37,859	3,896	9.9%
2009	20,437	773,724	37,859	3,881	11.3%
2008	20,849	852,828	40,905	3,864	8.0%
2007	21,827	870,723	39,892	4,005	4.5%
2006	21,767	841,991	38,682	4,071	4.6%
2005	21,949	838,693	38,211	4,141	4.4%
2004	21,989	829,029	37,702	4,401	4.3%

Year	(1) Population	(1) Median Age
2010	19,435	24
2000	22,237	24
1990	24,846	24
1980	24,031	24
1970	29,538	24
1960	20,957	-
1950	18,302	-
1940	12,121	-
1930	10,143	-

(1) Estimate per SEMCOG and/or U.S. Census Bureau

(2) Estimate from U.S. Department of Commerce, Bureau of Economic Analysis. For years 2010, 2011, and 2012 data was not yet available (used prior year data).

(3) Data from Ypsilanti Community Schools

(4) Labor market information at Michigan.gov (for Ann Arbor, MI Metropolitan Statistical Area)

CITY OF YPSILANTI, MICHIGAN

Table 15
Unaudited

Principal Employers
Current Year and Ten Years Ago

	2013			2004		
Employer	Employees	Rank	% of Workforce	Employees	Rank	% of Workforce
Eastern Michigan University	1,854	1	16.94%	2,094	2	17.04%
Ypsilanti Public Schools	484	2	4.48%	690	3	5.61%
Washtenaw County	318	3	2.29%	461	4	3.75%
Bortz Health Care of Ypsilanti	148	4	1.29%	143	7	1.16%
City of Ypsilanti	85	5	0.81%	139	8	1.13%
Forest Health Services	84	6	0.73%	24		-
Marsh Plating & Finishing Services	77	7	0.63%	71	9	0.58%
Gene Butman Ford	68	8	0.42%	62	11	0.50%
Fischer Honda	47	9	0.30%	82	12	0.67%
Walgreens	37	10	0.50%	70	10	0.57%
Ford Motor Company	-		-	2,273	1	18.49%
Beyer Hospital	-		-	375	5	3.05%
Exemplar Manufacturing	-		-	147	6	1.20%
	3,202		28.39%	6,631		53.75%

Source: Economic Development Department, City of Ypsilanti
Washtenaw County Economic Development & Growth
Manta.com and prior Official Statement for the City of Ypsilanti

CITY OF YPSILANTI, MICHIGAN

Table 16
Unaudited

Employees by Department

Last Ten Years

	Full-time Equivalent Employees as of June 30,									
Function/Program	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Mayor and City Council	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
Administrative services										
City Manager (172)	2.50	2.00	2.50	2.00	2.10	1.85	1.85	1.85	1.85	1.85
Human Resources (226)	2.00	2.00	2.00	1.80	1.90	1.55	1.55	1.55	1.55	1.55
Ordinance Enforcement (341)	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50	0.50
Building Inspection (371)	5.00	5.00	5.00	5.00	5.00	5.25	3.75	3.58	3.35	3.25
Planning & Development (801)	5.00	5.00	4.50	3.50	3.40	1.65	1.65	1.65	2.38	2.38
Recreation (707)	1.75	1.00	-	-	-	-	-	-	-	-
	17.25	16.00	15.00	13.30	13.40	11.30	9.30	9.13	9.63	9.53
Citizen services										
Voters Registration, school and county election (191)	2.00	2.00	1.00	1.00	-	-	-	-	-	-
City Clerk (215)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	1.95	1.95
	4.00	4.00	3.00	3.00	2.00	2.00	2.00	2.00	1.95	1.95
Administrative Hearing Bureau	-	-	-	-	-	-	-	-	0.10	0.10
Fire services										
Administration (337)	2.00	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Suppression (339)	21.00	21.00	21.00	21.00	23.00	21.00	21.00	19.00	18.50	16.00
	23.00	23.00	23.00	23.00	25.00	22.00	22.00	20.00	19.50	17.00
Fiscal services										
Finance - Accounting (201)	3.00	3.00	3.00	2.70	3.20	3.20	3.20	3.03	3.03	3.03
Finance - Assessor (209)	2.00	2.00	2.00	2.00	1.00	1.00	1.00	1.00	0.93	0.33
Finance - Treasurer (253)	2.50	2.00	2.00	1.80	1.50	1.50	1.50	1.34	1.34	1.34
	7.50	7.00	7.00	6.50	5.70	5.70	5.70	5.37	5.30	4.70
Police services										
Administration (305)	3.00	3.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00
Field Services (307)	42.00	42.00	42.00	40.00	41.00	37.00	38.40	28.00	28.00	24.00
COPS Grant	-	-	-	-	-	-	-	3.00	3.00	2.00
Parking Enforcement (311)	6.00	6.00	6.00	6.00	4.00	2.00	2.00	2.00	2.00	2.00
LAWNET Grant (312 & 316)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
School Liaison Contract (317)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-
	53.00	53.00	53.00	51.00	49.00	43.00	44.40	37.00	36.00	31.00
Public services										
Parks, streets, building, parking lots, and garbage collection	22.00	22.00	23.00	22.00	21.75	19.00	17.00	17.00	17.00	17.00
Administration (441)	3.75	3.75	3.75	3.75	4.00	3.75	3.75	3.88	3.88	3.81
	25.75	25.75	26.75	25.75	25.75	22.75	20.75	20.88	20.88	20.81
Total full-time employees	130.50	128.75	127.75	122.55	120.85	106.75	104.15	94.38	93.36	85.09
Total council and full-time employees	137.50	135.75	134.75	129.55	127.85	113.75	111.15	101.38	100.36	92.09

Source: City of Ypsilanti Finance Department

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CITY OF YPSILANTI, MICHIGAN

Operating Indicators by Function/Program

Last Ten Years

Function/Program	2004	2005	2006	2007
Public Safety				
Police services				
Number of uniform crime reporting	4,324	3,946	4,171	4,524
Number of traffic violations	2,550	3,492	3,275	3,269
Number of arrests	1,935	1,327	1,479	1,818
Number of parking violations	9,522	16,954	14,851	11,369
Fire services				
Number of calls answered	582	511	478	511
Number of inspections conducted	859	778	785	980
Public Services				
Miles of local streets maintained	20.56	20.56	20.56	21.22
Miles of major streets maintained	33.18	33.18	33.18	32.52
Public Utilities				
Miles of water mains	53.74	53.74	53.74	53.74
Number of fire hydrants	663	663	663	663

Source: City of Ypsilanti Police, Fire and Public Services Departments.

Table 17
Unaudited

2008	2009	2010	2011	2012	2013
3,087	3,349	3,295	1,936	2,983	2,913
3,538	7,502	8,458	3,253	3,609	3,024
1,484	2,015	1,864	1,738	1,715	1,698
6,818	9,654	9,611	9,880	10,593	9,223
402	553	566	564	600	639
996	1,396	1,464	1,588	400	384
21.22	21.22	21.22	21.22	21.22	21.22
32.52	32.44	32.44	32.44	32.44	32.44
53.74	53.74	53.74	53.74	58.66	58.66
663	663	663	663	663	663

CITY OF YPSILANTI, MICHIGAN

Table 18
Unaudited

Capital Asset Statistics by Function/Program
Last Ten Years

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Police Services										
Police department building	1	1	1	1	1	1	1	1	1	1
Temporary detention cells	2	2	2	2	2	2	2	2	2	2
Vehicle patrol units:										
Police service automobiles	13	13	12	12	10	10	10	10	9	9
Unmarked police vehicles	8	8	7	7	7	6	6	7	7	7
Parking enforcement	2	2	2	2	2	2	2	2	2	2
Mobile command vehicle	1	1	1	1	1	1	1	1	1	1
Volunteer service vehicle	-	-	1	1	1	1	1	1	1	1
Fire Services										
Emergency services building	1	1	1	1	1	1	1	1	1	1
Vehicle units:										
Pumper truck	3	3	2	2	2	2	2	2	2	2
Pumper ladder truck	2	2	1	1	1	1	1	1	1	1
Rescue truck	1	1	1	1	1	1	1	-	-	-
Jaws of life	1	1	1	1	1	1	1	1	1	1
Chief's city car	1	1	1	1	1	1	1	1	1	1
Trailer	1	1	1	1	-	-	-	-	-	-
Pickup truck	1	1	1	1	1	1	1	1	2	2
Utility van	1	1	1	1	1	1	1	1	-	-
Administrative Services										
Crown Victoria - CH	2	2	2	2	2	1	1	1	1	1
Impala	-	-	-	-	-	-	-	1	1	1
Taurus - CM	-	-	-	-	-	1	1	1	1	1
Building enforcement vehicles	4	4	4	4	4	2	2	3	3	3
Public Services										
Passenger										
Crown Victoria	2	2	2	2	2	3	4	3	2	2
Escape	-	-	-	-	-	-	-	1	1	1
Van	2	2	2	2	2	1	1	1	-	-
Van with Aerial Lift	-	-	-	-	-	1	1	1	1	1
Trucks:										
Pick-up	9	9	9	9	9	8	9	8	7	7
with Aerial Lift	-	-	-	-	-	3	3	3	1	1
Dump	9	9	9	9	9	9	9	10	11	11
with Grapple	-	-	-	-	-	1	1	1	1	1
Stake	7	7	7	7	7	6	6	6	6	6
with Aerial Lift	2	2	2	2	2	-	-	-	1	1
Recycle Truck	1	1	1	1	1	1	1	1	-	-
Packer Truck	3	3	3	3	3	4	4	4	4	4
Brush Chipper	2	2	2	2	2	3	3	1	1	1

CITY OF YPSILANTI, MICHIGAN

Table 18
Unaudited

Capital Asset Statistics by Function/Program
Last Ten Years

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Tractors:										
with Front Loader	2	2	2	2	2	2	2	2	1	1
with Front Loader/Rear Plow	1	1	1	1	1	1	1	1	1	1
with Bucket & Backhoe	1	1	1	1	1	1	1	1	1	1
with Drawn Rake	1	1	1	1	1	1	1	1	1	1
with Salt Spreader & Snow Plow	-	-	-	-	-	1	1	1	1	1
Garden	9	9	9	9	9	9	9	9	7	7
Wide Area Mower	-	-	-	-	-	1	1	1	1	1
Loader with Bucket	2	2	2	2	2	3	3	3	3	3
Rear Loader	-	-	-	-	-	-	-	1	1	1
Equipment:										
Gas Tester	1	1	1	1	1	1	1	1	1	1
Arrowboard	2	2	2	2	2	2	2	2	2	2
Pump	-	-	-	-	-	-	-	2	2	2
Snow Blower	4	4	4	4	4	4	4	4	4	4
Traffic Counter	8	8	8	8	8	8	8	8	8	8
Star Drill	1	1	1	1	1	1	1	1	1	1
Flail Mower	1	1	1	1	1	1	1	-	-	-
Trailer	3	3	3	3	3	4	4	4	4	4
Sign Driver	-	-	-	-	-	-	-	1	1	1
Auger	2	2	2	2	2	2	2	2	2	2
Street Sweeper	2	2	2	2	2	2	2	2	3	3
Compactor	1	1	1	1	1	1	1	1	1	1
Cement Mixer	2	2	2	2	2	2	2	1	1	1
Bituminous	1	1	1	1	1	1	1	1	1	1
Hyd. Sewer Cleaner	2	2	2	2	2	2	2	1	1	1
Compressor	1	1	1	1	1	1	1	-	-	-
Concrete Pavement Saw	2	2	2	2	2	2	2	2	2	2
Rear Plow	1	1	1	1	1	1	1	1	1	1
Dual Line Stripper	1	1	1	1	1	1	1	1	1	1
Leaf Blower	3	3	3	3	3	3	3	3	3	3
Weed Eater	9	9	9	9	9	9	9	11	11	11
Weed Eater (brush cutter)	-	-	-	-	-	-	-	-	1	1
Rotary Lawn Mower	1	1	1	1	1	2	2	2	2	2
Bush Hog	1	1	1	1	1	1	1	1	1	1
Generator	2	2	2	2	2	2	2	2	2	2
Compressor	1	1	1	1	1	1	2	2	2	2
Maint. Drawn Tracor Blade	1	1	1	1	1	1	1	1	1	1
Sod Cutter	1	1	1	1	1	1	1	1	1	1
Rotary Tiller	1	1	1	1	1	1	1	1	1	1
Chain Saw	11	11	11	11	11	11	11	12	12	12
Power Pruner	3	3	3	3	3	4	4	3	3	3
Stump Cutter	1	1	1	1	1	1	1	-	-	-
Chipper Box	1	1	1	1	1	1	1	1	1	1
Fork Lift	1	1	1	1	1	1	1	1	1	1

CITY OF YPSILANTI, MICHIGAN

Table 18
Unaudited

Capital Asset Statistics by Function/Program
Last Ten Years

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Roller	1	1	1	1	1	1	1	1	1	1
Pressure Washer	1	1	1	1	1	1	1	1	1	1
Portable Space Heater	1	1	1	1	1	1	1	1	1	1
Power MIG 255	1	1	1	1	1	1	1	1	1	1
Precision TIG 275	1	1	1	1	1	1	1	1	1	1
Row Boat	1	1	1	1	1	1	1	1	1	1
Sandblaster	-	-	-	-	-	-	1	1	1	1
Weed Eater/Hedge Trimmer	-	-	-	-	-	-	-	-	1	1
Parks & Recreation										
Parks:										
Active	8	8	8	8	8	8	8	8	8	8
Inactive	2	2	2	2	2	1	1	1	1	1
Tot Lots	2	2	2	2	2	3	3	3	3	3
Park acreage:										
Active parks	81	81	81	81	81	81	81	81	81	81
Inactive	4	4	4	4	4	2	2	2	2	2
Tot Lots	2	2	2	2	2	2	2	2	2	2
Picnic areas	9	9	9	9	9	9	9	9	9	9
Buildings:										
Parkridge Community Center	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Concessions	1	1	1	1	1	1	1	1	1	1
Pavilions	8	8	8	8	8	8	9	9	9	9
Swimming Pool	1	1	1	1	1	1	1	1	1	1
Amphitheater	1	1	1	1	1	1	1	1	1	1
Multiuse Trail	2	2	2	2	2	-	-	1	1	1
Park and Play Area Acreage										
Candy Cane Park	7	7	7	7	7	7	7	7	7	7
Carrie Mattingly Tot Lot	1	1	1	1	1	1	1	1	1	1
Charles Street Tot Lot	0	0	0	0	0	0	0	0	0	0
Edith Hefley Park	1	1	1	1	1	1	1	1	1	1
Frog Island Park	7	7	7	7	7	7	7	7	7	7
Gilbert Park	2	2	2	2	2	-	-	-	-	-
Parkridge Park Community Center	8	8	8	8	8	8	8	8	8	8
Peninsular Park	5	5	5	5	5	5	5	5	5	5
Prospect Park	10	10	10	10	10	10	10	10	10	10
Recreation Park/Pool/Senior Center	17	17	17	17	17	17	17	17	17	17
Riverside Park	14	14	14	14	14	14	14	14	14	14
Waterworks Park	13	13	13	13	13	13	13	13	13	13

CITY OF YPSILANTI, MICHIGAN

Table 18
Unaudited

Capital Asset Statistics by Function/Program
Last Ten Years

Function/Program	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Picnic										
Candy Cane Park	1	1	1	1	1	1	1	1	1	1
Edith Hefley Park	1	1	1	1	1	1	1	1	-	-
Frog Island Park	1	1	1	1	1	1	1	1	-	-
Parkridge Park Community Center	1	1	1	1	1	1	1	1	1	1
Peninsular Park	1	1	1	1	1	1	1	1	1	1
Prospect Park	2	2	2	2	2	2	2	2	2	2
Recreation Park/Pool/Senior Center	1	1	1	1	1	1	1	1	1	1
Riverside Park	1	1	1	1	1	1	1	1	1	1
Waterworks Park	1	1	1	1	1	1	1	1	1	1
Pavilions										
Recreation Park/Pool/Senior Center	1	1	1	1	1	1	1	1	1	1
Candy Cane Park	1	1	1	1	1	1	1	1	1	1
Prospect Park	2	2	2	2	2	2	2	2	2	2
Waterworks Park	1	1	1	1	1	1	1	1	1	1
Frog Island Park	-	-	-	-	-	-	-	-	-	-
Parkridge Park Community Center	1	1	1	1	1	1	1	1	1	1
Riverside Park	1	1	1	1	1	1	2	2	2	2
Peninsular Park	1	1	1	1	1	1	1	1	1	1
City Attractions										
Eastern Michigan Campus	1	1	1	1	1	1	1	1	1	1
Farmer's Market / Freighthouse	1	1	1	1	1	1	1	1	1	1
Michigan Firehouse Museum	1	1	1	1	1	1	1	1	1	1
Riverside Arts Center	1	1	1	1	1	1	1	1	1	1
RM Classic Cars US Headquarter	1	1	1	1	1	1	1	1	-	-
The Tridge	-	-	-	-	-	-	-	-	-	-
Ypsilanti Automotive Heritage Collection	1	1	1	1	1	1	1	1	1	1
Ypsilanti District Library	1	1	1	1	1	1	1	1	1	1
Ypsilanti Historical Museum	1	1	1	1	1	1	1	1	1	1
Ypsilanti Water Tower	1	1	1	1	1	1	1	1	1	1
Ypsilanti West Commerce Park	1	1	1	1	1	1	1	1	1	1

Source: City of Ypsilanti Finance Department

CITY OF YPSILANTI, MICHIGAN

Table 19
Unaudited

Schedule of Insurance

As of June 30, 2013

Type of Coverage Name of	Policy Period	Premium	Description
Michigan Municipal League Liability and Property Pool	08/01/12-08/01/13	$ 275,706	Covers general liability, police professional liability and public officials errors & omissions. Limit of liability $2,000,000.
Michigan Municipal League Liability and Property Pool	08/01/12-08/01/13	54,543	Covers equipment and automobiles.
Michigan Municipal League Liability and Property Pool	08/01/12-08/01/13	22,168	Covers buildings and attached property.
Amwins Program Underwriters Inc	8/30/12-8/30/13	2,545	Covers commercial storage tank
Blue Cross - Blue Shield, Assurant, EHIM, Fort Dearborn, MECA, UNUM	07/01/2012-06/30/2013	1,963,266	Employee and retiree benefits: health, dental, prescription, life, vision and long-term disability.
Comp One Administrator and Accident Fund	07/01/2012-06/30/2013	175,378	Workers compensation and employees liability excess insurance policy for self insure combined specific and aggregate agreement. Part one - employer liability $1,000,000, part two - workers compensation limit $5,000,000, part two - employer liability $1,000,000.

Source: City of Ypsilanti Finance Department

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To the Honorable Mayor and
Members of the City Council
City of Ypsilanti, Michigan

We have audited the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Ypsilanti (the City) for the year ended June 30, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards,* and OMB Circular A-133, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 22, 2013. Professional standards also require that we communicate to you the following information related to our audit.

<u>Significant Audit Findings</u>

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Ypsilanti are described in Note 1 to the financial statements. The City adopted Governmental Accounting Standards Board Statements (GASB Statements) No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, and No. 65, *Items Previously Reported as Assets and Liabilities*, during the fiscal year ended June 30, 2013. Accordingly, the effect of the accounting changes are reported in the applicable financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental activities financial statements were:

Management's calculation of the percentages for current and noncurrent compensated absence payments is based on an estimate of the percentage of employees' use of compensated absences.

Management's calculation of depreciation expense for the current period is based on an estimate of the useful lives of the capital assets.

Management's estimate of the net postemployment and pension benefit obligations are calculated based on actuarial studies which utilized certain actuarial assumptions.

The most sensitive estimate affecting the aggregate remaining fund information and the governmental activities financial statements was:

Management's estimate of the insurance claims incurred but not reported is based on information provided by the City's third-party administrators and subsequent claims activity.

The most sensitive estimate affecting the 2006 General Obligation Fund and the governmental activities financial statements was:

> Management's estimate of the book value of property held for resale is based on the lower of cost or market, defined in this case by the aggregate asking price of the individual parcels.
>
> Management's estimate of the liability for environmental remediation of the Water Street Redevelopment area is based on a Brownfield Redevelopment Plan prepared by the Washtenaw County Brownfield Redevelopment Authority. This estimated cost is netted against the total asking price (market value) of the property held for resale.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 2, 2013.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

<u>Other Matters</u>

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of management, the Honorable Mayor and Members of the City Council of the City of Ypsilanti and is not intended to be, and should not be, used by anyone other than these specified parties.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

City of Ypsilanti
Washtenaw County, Michigan

SUPPLEMENTARY INFORMATION
TO FINANCIAL STATEMENTS
(FEDERAL AWARDS)

June 30, 2013

CITY OF YPSILANTI, MICHIGAN

Table of Contents

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY OMB CIRCULAR A-133

To the Honorable Mayor and
Members of the City Council
City of Ypsilanti, Michigan

Report on Compliance for Each Major Federal Program

We have audited the City of Ypsilanti, Michigan's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the City of Ypsilanti, Michigan's major federal programs for the year ended June 30, 2013. The City of Ypsilanti, Michigan's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Ypsilanti, Michigan's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City of Ypsilanti, Michigan's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City of Ypsilanti, Michigan's compliance.

Opinion on Each Major Federal Program

In our opinion, the City of Ypsilanti, Michigan complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2013.

Report on Internal Control Over Compliance

Management of the City of Ypsilanti, Michigan is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Ypsilanti, Michigan's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Ypsilanti, Michigan's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133

We have audited the accompanying financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Ypsilanti, Michigan, (the City) as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 2, 2013, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. The schedule of expenditures of federal awards is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

CITY OF YPSILANTI, MICHIGAN

Schedule of Expenditures of Federal Awards
June 30, 2013

Federal Agency / Cluster / Program Title	CFDA Number	Passed Through	Grant/ Agreement/ Account Number	Federal Expenditures
U.S. Department of Agriculture				
Urban & Community Forestry				
GLRI: Water Street Phytoremediation Initiative	10.675	Direct	11-DG-11420004-008	$ 56,754
GLRI: Water Street Phytoremediation Initiative	10.675	Direct	11-DG-11420004-009	18,682
Total U.S. Department of Agriculture				75,436
U.S. Department of Housing and Urban Development				
Community Development Block Grants (CDBG):				
Value of Loans Outstanding - Prior Year Expenditures	14.228	MEDC	MSC 201017-EDIG	2,750,350
2011-2012 Urban County CDBG -				
Harriet Street Corridor Redevlopment	14.218	WC	CR 42264	18,785
				2,769,135
Community Development Block Grant Entitlement Communities Grant -				
Community Master Plan & Zoning	14.218	MEDC	CR 43341	108,512
Total U.S. Department of Housing and Urban Development				2,877,647
U.S. Department of Justice				
JAG Program Cluster:				
Edward Byrne Memorial Justice Assistance Grant Program:				
Inter-agency Cooperation Team (ICT) Funding Initiative				
Advanced Criminal Detection Through 21st Century Technology	16.738	Direct	2009-DJ-BX-1476	9,096
ARRA - Technology Reinvestment Initiative	16.804	Direct	2009-SB-B9-1919	872
LAWNET 2011/2012	16.738	MDCH	2011-DJ-BX-2240	24,928
Total U.S. Department of Justice				34,896
U.S. Environmental Protection Agency				
Capitalization Grants for Clean Water State Revolving Funds	66.458	MDEQ	5501-01	982,382
U.S. Department of Health and Human Services				
Administration for Community Living				
Special Programs for Aging Title III, Part C	93.045	MDCH	CR 43652	2,025
Total expenditures of federal awards				$ 3,972,386

The accompanying notes are an integral part of these financial statements.

Notes to the Schedule of Expenditures of Federal Awards

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of the City of Ypsilanti, Michigan (the "City") under programs of the federal government for the year ended June 30, 2013. The information in this schedule is presented in accordance with the requirements of Office of Management and Budget (OMB) Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations.* Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Schedule expenditures are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in OMB Circular A-87, *Cost Principles for State and Local Governments,* wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

3. PASS-THROUGH AGENCIES

The City receives certain federal grants as subawards from non-federal entities. Pass-through entities, where applicable, have been identified in the Schedule with an abbreviation, defined as follows:

Pass-through Agency Abbreviation	Pass-through Agency Name
MEDC	Michigan Economic Development Corporation
WC	Washtenaw County
MDCH	Michigan Department of Community Health
MDEQ	Michigan Department of Environmental Quality

■ ■ ■ ■ ■

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and
Members of the City Council
City of Ypsilanti, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Ypsilanti, Michigan (the City) as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 2, 2013.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Abraham & Gaffney, P.C.

ABRAHAM & GAFFNEY, P.C.
Certified Public Accountants

December 2, 2013

City of Ypsilanti, Michigan

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Year Ended June 30, 2013

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified			
Internal control over financial reporting:				
Material weakness(es) identified?	______	Yes	X	No
Significant deficiencies identified that are not considered to be material weakness(es)?	______	Yes	X	None reported
Noncompliance material to financial statements noted?	______	Yes	X	No

Federal Awards

Internal control over major programs:				
Material weakness(es) identified?	______	Yes	X	No
Significant deficiencies identified that are not considered to be material weakness(es)?	______	Yes	X	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified			
Any audit findings disclosed that are required to be reported by Section 510(a) of Circular A-133?	______	Yes	X	No

Identification of major programs:

CFDA Number(s)	Name of Federal Program or Cluster
14.228	Community Development Block Grant
66.458	Capitalization Grants for Clean Water State Revolving Funds

Dollar threshold used to distinguish between Type A and Type B programs:	$ 300,000			
Auditee qualified as low-risk auditee?	______	Yes	X	No

Section II - Financial Statement Findings

None reported.

Section III - Federal Award Findings

None reported.

City of Ypsilanti, Michigan

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

Year Ended June 30, 2013

FINDINGS/NONCOMPLIANCE

Control Deficiencies Related to Internal Controls Over the Financial Statements.

2012-1 MATERIAL AUDIT ADJUSTMENTS

Condition: Journal entries were identified and proposed by the prior year's auditors that were material, either individually or in the aggregate, to the City's financial statements.

Current status: This issue is considered to be resolved. Material misstatements were not detected during the course of our current year audit procedures.

REQUEST FOR LEGISLATION
December 17, 2013

From: Ralph A. Lange, City Manager
Subject: Mid-Year Budget adjustments for FY 2013-14

Background Information:

General Fund

On June 18, 2013, Council approved the revenue account in the Street Lighting Fund to assess the cost of street utilities and street lighting improvements. After several public hearings, on August 20, 2013, Council approved the street lighting improvements only to be assessed for two years. The Council action created a shortfall in the Street Lighting Fund revenues and it requires transfer from the General Fund to pay for the street utilities and the cost of the lighting improvements.

The budget for FY 2012-2013 included $231,082 in contractual services in the Energy Efficiency Department (Account # 101-7-2651-818-00) for LED lighting conversion of all City buildings. The conversion plan was moved to FY 2013-2014 for $239,308.

The overtime budget in the Police Services Department requires additional $100,000 due to the overtime incurred because of vacant positions as well as the amount of time spent on recent crime activity in the city.

Revenues were decreased by $29,379. Personnel and operating costs were decreased by $218,825. After all of the changes, the adjusted fund balance appropriation for FY 2013-2014 is $1,123,443.

Motorpool Fund

The FY 2013-2014 Capital budget of DPS Motorpool (Account # 641-7-9320-987-10) included equipment purchases of $62,800. After the motorpool fleet study by Coleman Brown, it was recommended that the City will auction old equipments and replace four new equipments (three (3) Trucks with salter, 1 ton stake truck, 1 Aerial truck-carry over from last fiscal year, a gas tester) for DPS costing $412,800. Environmental Services is recommended to replace and purchase a packer with an estimated cost of $146,000. Depreciation expenses of $451,575 were removed from the budget. Personnel and operating costs decreased by $12,716. After all the changes, the adjusted fund balance appropriation is $910,730.

The auction is projected to generate revenue in FY 2013-2014 and would increase the Motorpool Fund Miscellaneous Revenue (641-4-0000-694-01) by $210,000.

Recommended Action: It is recommended that City Council approved the amended budgets for FY 2013-2014.

Attachment: Mid-Year budget itemized adjustments (attachment A), Coleman Brown equipment replacement schedule, amended 5-year motorpool capital plan based on C. Brown recommendation, General Fund, Motorpool Fund, and Street Lighting Fund's graphs and summary of revenues, expenditures and fund balances, and assumptions used in the base budget model.

CITY MANAGER APPROVAL:________________ COUNCIL AGENDA DATE:__________

CITY MANAGER COMMENTS: FINANCE DIRECTOR APPROVAL:______________

Resolution No. 2013 - 260
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI THAT:

A resolution amending the City of Ypsilanti budget for Fiscal Year 2013-2014 as previously adopted by resolution no. 2013-100;

Whereas, the City Council has previously established the budget for the City of Ypsilanti for the fiscal year beginning July1, 2013 and ending June 30, 2014; and

Whereas, at the time of its adoption, the budget properly reflected expected revenues and expenditures; and

Whereas, the Council approved the street lighting assessment for the capital improvement excluding the utilities, requiring fund transfer from the General Fund to the Street lighting Fund, and

Whereas, the Fiscal Year 2012-2013 Energy Efficiency Department budgeted expenditures will carry over to the Fiscal Year 2013-2014; and

Whereas, the Police Field Services overtime requires an additional increase of $100,000 due to vacant positions and amount of time spent on recent crime activity in the city; and

Whereas, the Motorpool Miscellaneous Revenue, the DPS Motorpool Capital account, and the Environmental Services Motorpool Capital account will increase based on the recommendation of the motorpool fleet study by Coleman Brown; and

Now, therefore, be it resolved by the City Council that amendments are hereby approved and adopted as set forth in the attached Mid-Year Budget Itemized Adjustment (Attachment A)

OFFERED BY:______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

ORDINANCE No. 1206

AN ORDINANCE TO AMEND MID-YEAR BUDGET APPROPRIATIONS BY DEPARTMENT AND MAJOR ORGANIZATIONAL UNIT FOR FISCAL YEAR 2013 – 2014.

THE CITY OF YPSILANTI ORDAINS:

1. Pursuant to the City Charter Section 5.06 (a), budget appropriations by department and major organizational unit are hereby approved as recommended by the Administration, as approved by City Council, and as shown below by Funds.

MID-YEAR BUDGET ITEMIZED ADJUSTMENT (ATTACHMENT A)				
FOR FISCAL YEAR 2013-2014				
Description	**Account #**	**Amended Budget # 1 FY 2013-2014**	**Proposed Mid-year Amended Budget # 2**	**Net Changes**
GENERAL FUND (101)				
Fund Balance Appropriation	101-4-0000-699-91			534,812.00
Contribution to Street Lighting Fund	101-7-9670-999-07	328,000.00	766,769.00	438,769.00
Contractual services-Energy Efficiency	101-7-2651-818-00	-	239,308.00	239,308.00
Overtime-Police Field Services	101-7-3070-709-00	350,000.00	450,000.00	100,000.00

Decrease in Revenues	Various accounts	13,722,573.00	13,693,194.00	29,379.00
Decrease in Personnel Cost & Operating Expenses	Various accounts	13,579,386.00	13,360,561.00	(218,825.00)
Adjusted Fund Balance Appropriation				**1,123,443.00**
STREET LIGHTING FUND (219)				
Contribution from General Fund	219-4-0000-699-01	328,000.00	766,769.00	(438,769.00)
Street Light Special Assessment	219-4-4480-672-04	412,000.00	277,831.00	134,169.00
Office Supplies	219-7-4480-728-00	-	6,500.00	6,500.00
Contractual Services	219-7-4480-818-00	255,000.00	555,000.00	300,000.00
Legal Services	219-7-4480-826-10	-	6,100.00	6,100.00
Public Utilities	219-7-4480-920-00	485,000.00	477,000.00	(8,000.00)
Adjusted net changes				**-**
MOTORPOOL FUND (641)				
Total appropriation	641-4-0000-699-95 to 99			1,089,021.00
Miscellaneous Revenue from auction	641-4-0000-694-01	-	210,000.00	(210,000.00)
Capital - Motorpool DPS	641-7-9320-987-10	62,800.00	412,800.00	350,000.00
Capital - Motorpool Envir. Services	641-7-9350-987-10	-	146,000.00	146,000.00
Remove Depreciation	641-7-9320 to 9360-968-00	451,575.00	-	(451,575.00)
Decrease in Personnel Cost & Operating Expenses	Various accounts	1,005,785.00	993,069.00	(12,716.00)

Adjusted Fund Balance Appropriation				**910,730.00**

Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.

2. Copies of the ordinance are available at the office of the City Clerk for inspection by, and distribution to, the public during normal business hours.

3. Publication and effective date: The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published by printing the same in the Ypsilanti Courier. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

Made, passed and adopted by the Ypsilanti City Council this 4th day of June, 2013.

____

Frances McMullan, City Clerk

ATTEST

I do hereby confirm that the above Ordinance No. ____ was published in the Ypsilanti Courier on the ___ day of __________, 2013.

____

Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the City Council held on the __ day of ___________, 2013.

____

Frances McMullan, City Clerk

Coleman Brown Equipment Replacement schedule

	Equipment Description	Year:					
		2014	2015	2016	2017	2018	2019
1	Truck - 1 Ton - Dump Truck GMC Plow #104		$34,650				
2	Dump Truck w/Salter - Freightliner M2 #106	$93,000					
3	Dump Truck w/Salter - Freightliner M2 #108*						$95,000
4	Dump Truck w/Salter - Freightliner #110*					$93,500	
5	Grapple Truck loader 473						$95,000
6	High Ranger Platform - International #472						
7	Street Sweeper #139						
8	Street Sweeper Johnston #142						
9	Truck - 1 Ton Stake Ford F-350 #453	$34,000					
10	Truck - 1 Ton Stake W/Front Plow #126					$41,690	
11	Truck 1 Ton Stake - Ford #131		$34,000				
12	Truck Pick up - Ford F-150 #101				$26,250		
13	Truck Pick up - GMC Sierra 1500 #103					$26,750	
14	Sport Utility Vehicle - Ford #102						
15	Loader - Caterpillar #129	Lease **					
16	Tractor John Deere 2320 (with cab) #441					$21,840	
17	Tractor - John Deere Mower #448				$42,800		
18	Tractor – Ferris Mower #444					$14,000	
19	Truck- 10 Cubic Yd Rear Packer #603		$91,350				
20	Truck - Packer Freightliner #609	$146,000					
21	Truck -Leach Rear Loader Freightliner # 612					$156,200	
22	Truck – W.Front Plough – Dodge Ram 2500 4x4 #121						
23	Truck Ford Ranger #610			$25,000			
24	Dump T. w/Salter and Plough Replace #105*	$92,000					
25	Dump T. w/ Salter and Plough Replace #107*	$92,000					

Yearly Investment Needed: $457,000 $160,000 $25,000 $69,050 $353,980 $190,000

*** Cabin Chassis only**
**** We are looking to move from owning this equipment with an option to buy**
We are no longer going to be owning the sewer jet/Vactor truck – we will be leasing those between 1-2 months a year

Amended 5-year Motorpool Capital Plan Based on C. Brown Recommendation,

Equipment Description	Vehicle	Notes	Model Year	Year Purchased	Purchased Price	License #	VIN #	Current Mileage	Replacement Cycle (Yrs)	Amended # 1 2013-2014	Amended # 2 2013-2014	Request 2014-2015	Request 2015-2016	Request 2016 2017	Request 2017 2018	Request 2018-2019
GENERAL																
Ford taurus (City Manager, City Hall) from YPD #C10	C10		2008	Jan-09	$23,145	067x097		60,258								
Chevrolet Impala (Blue Car at City Hall)	22		2005			084x091		62,689								
Ford Ranger with dog box-DPS #144	B-1		2000	Dec-99	$15,902	084x051		50,903								
Ford Crown Victoria-DPS #25	25	25	25	25	25	25		25								
Ford Crown Victoria at DPS #26	26		2000			084x080		52,367								
Public Services																
Gas-Tester Neotronics #1	1		2004	Sep-95	$1,760					$ 2,800	$ 2,800					
Truck Pick up - Ford F-150 #101	101		2008	Nov-08		084X079		32,535	10					$ 26,250		
Sport Utility Vehicle - Ford #102	102		2012	8-Aug	$20,832	084X095		10,346	10							
Truck Pick up - GMC Sierra 1500 #103	103		2009	Aug-10	$24,820	084X087		18,743	10						$ 26,750	
Truck - 1 Ton - Dump Truck GMC w/Front Snow Plow #104	104		2008	15-Sep	$32,795	084X083		24,031	10			$ 34,650				
Dump T. w/Salter and Plough Replace #105	105	*							10		$ 92,000					
Dump Truck w/Salter - Freightliner M2 #106	106		2006	Jun-06	$75,750	084X044		17,070	10		$ 93,000					
Dump T. w/Salter and Plough Replace #107	107	*							10		$ 92,000					
Dump Truck w/Salter - Freightliner M2 #108	108	*	2012	Jan-12	$137,572	084x096		10,214	10							$ 95,000
Dump Truck w/Salter - Freightliner #110	110	*	2011	Aug-10	$68,550	084x089		7,083	10						$ 93,500	
Truck – W. Front Plough Dodge Ram 2500 4x4 #121	121		2001	Jan-01	$23,777	084X104		52,470	10							
Areal Ford DRW Super Duty truck w/retrofit fuel system #122	122		2013	Oct-13	$99,000	099X326	1FDAF5YXEEA34805		15		$ 99,000					
Truck - 1 Ton Stake W/Front Plow #126	126		2011	Jul-12	$37,983	084X094		7,175	10						$ 41,690	
Front End Loader - Caterpillar -Lease # 129	129	**	2002	Sep-02	$103,900			-	10			$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Truck 1 Ton Stake - Ford #131	131		2006	Oct-05	$29,645	084X068		37,244	10			$ 34,000				
Street Sweeper #139	139		2004	Nov-03	$149,000	084X066		20,842	10							
Street Sweeper Johnston #142	142		2012	Jun-12	$214,909	084X097		2,250	10							
Tractor John Deere 2320 (with cab) #441	441		2009					-	7						$ 21,840	
Tractor - Ferris Mower #444	444		2011	Aug-12	$11,013			-	7						$ 14,000	
Tractor - John Deere Wide Area Mower #448	448		2009					-	7					$ 42,800		
Truck - 1 Ton Stake Ford F-350 #453	453		2005	May-05	$28,376	084X075		34,651	10		$ 34,000					
High Ranger Platform - International #472	472		2007	May-06	$53,289	084X102		4,014	15							
Grapple Truck Sterling/ Petersen Lighting loader 473	473		2007	Sep-09		084X081		7,539	15							$ 95,000
Sewer vactor I month lease $13,000 + OT of $3,000	150	***										$ 16,000	$ 16,000	$ 16,000	$ 16,000	$ 16,000
Total Public Services 641-7-9320-987-10										**$ 2,800**	**$ 412,800**	**$ 109,650**	**$ 41,000**	**$ 110,050**	**$ 238,780**	**$ 231,000**
Environmental Services																
Truck- 10 Cubic Yd Rear Packer #603	603								7			$ 91,350				
Truck - Packer Leach on Freightliner Chassis #609	609								7		$ 146,000					
Truck Ford Ranger #610	610								7				$ 25,000			
Truck - Freightliner - Leach Rear Loader # 612	612								7						$ 156,200	
Total Environmental services 641-7-9350-987-10										**$ -**	**$ 146,000**	**$ 91,350**	**$ 25,000**	**$ -**	**$ 156,200**	**$ -**
BUILDING DEPARTMENT																
Dodge Dakota Pickup - James will be sold when James gets B-5	B-1		2002	2-May	$12,047	084X053		72,848								
Ford Ranger - Deb	B-2		2005			084x052		24603								
Dodge Dakota Pickup - Frank will go to James	B-5		2007			084x050		17694								
Car for Frank									10	$ 19,868	$ 19,868					
TOTAL BUILDING VEHICLES 641-7-9360-987-10										**$ 19,868**	**$ 19,868**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
FIRE SERVICES																
Jeep Liberty (Fire Chief) C-1	CH1		2009	Oct-09	$20,914	084x086		41,000	10							
Ford Pickup (Utility) U-1, 4wheel drive (replace in 2014)	U1		2000			084x054		53,860	10				$ 25,000			
Ford Pickup (Utility) U-3, 4wheel drive (replaced arson van)			2012	2012		084x098		1,025	10							
Engine 1 - KME E-1	E1		1996	1996	$263,600	084x055		5229 hrs	20			$ 350,000				
Engine 3 - Crimson E-3 , FEMA Grant	E-3		2011	Apr-11	$350,000	084x093		7,492	20							
Tower 1 - KME T-1, 2008 FEMA Grant	T-1		2008	Jun-05	$820,000	084x055		7,593	25							
TOTAL FIRE SERVICES 641-7-9340-987-10										**$ -**	**$ -**	**$ 350,000**	**$ 25,000**	**$ -**	**$ -**	**$ -**
POLICE SERVICES																
LEASED VEHICLES:																

Equipment Description	ehicle	Notes	Model Year	Year Purchased	Purchased Price	License #	VIN #	Current Mileage	Replacement Cycle (Yrs)	Amended # 1 2013-2014	Amended # 2 2013-2014	Request 2014-2015	Request 2015-2016	Request 2016 2017	Request 2017 2018	Request 2018-2019
Ford Focus (Parking Enforcement) #24	#24		2012			6525		3,385		$3,192	$3,192	$3,192	$3,192	$3,192	$3,192	$3,192
Ford Focus (Parking Enforcement) #25	#25		2012			6526		4,451		$3,192	$3,192	$3,192	$3,192	$3,192	$3,192	$3,192
PURCHASED VEHICLES:																
Ford Taurus (Chief)	hief's Car		2011			7506		24,904	7							
Ford Taurus (Administration/Pool)	3		2011			7505		8,648	7							
Chevrolet Impala (LAWNET-DB)	23		2002			3380		62,133	7							
Chevrolet Astro Van	33		2003			124		32,907	7	$40,000	$40,000					
Ford Taurus (Invest-DB)	2		2008			7375		38,085	7							$40,000
Ford Taurus (Invest - DB)	1		2008			7377		32,365	7							$40,000
Ford Crown Victoria (black)	101		2011			587		7,116	7							
Chevry Tahoe (Black)	102		2011	Aug-10		1043		23,069	7						$40,000	
Ford Crown Victoria (black)	103		2006	May-06		4484		79,247	7	$40,000	$40,000					
Ford Explorer (Black)	105		2007	Jan-07		7539		86,149	7				$40,000			
Ford Explorer (Black)	106		2007	Jan-07		7538		55,132	7					$40,000		
Chevy Tahoe (Black)	108		2011	Aug-10		1206		30,522	7						$40,000	
Ford Crown Victoria (black)	109		2009			879		65,488	7					$40,000		
Dodge Charger (black)	116		2008	Jan-08		4575		58,075	7			$40,000				
Dodge Magnum (black)	115		2008	Jan-08		4576		57,661	7			$40,000				
Mobile Command Unit	CP			Jan-04		680		3,580	7							
Ford Crown Victoria (black)	VSC		2006	May-06		4483		87,429	7				$40,000			
Ford Escape	31h		2012			3918		6,192	7							
TOTAL POLICE SERVICES VEHICLES: 641-7-9330-987-10										$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000	$ 80,000
TOTAL POLICE SERVICES VEHICLES: 641-7-9330-943-00										$ 6,384	$ 6,384	$ 6,384	$ 6,384	$ 6,384	$ 6,384	$ 6,384
ALL DEPARTMENT TOTAL										$ 109,052	$ 665,052	$ 637,384	$ 177,384	$ 196,434	$ 481,364	$ 317,384

Average Equipment purchases $ 412,501

*Cabin Chassis only
**We are looking to move from owning this equipment with an option to buy
***We are no longer going to be owning the sewer jet/Vactor truck - we will be leasing those between 1-2 months a y

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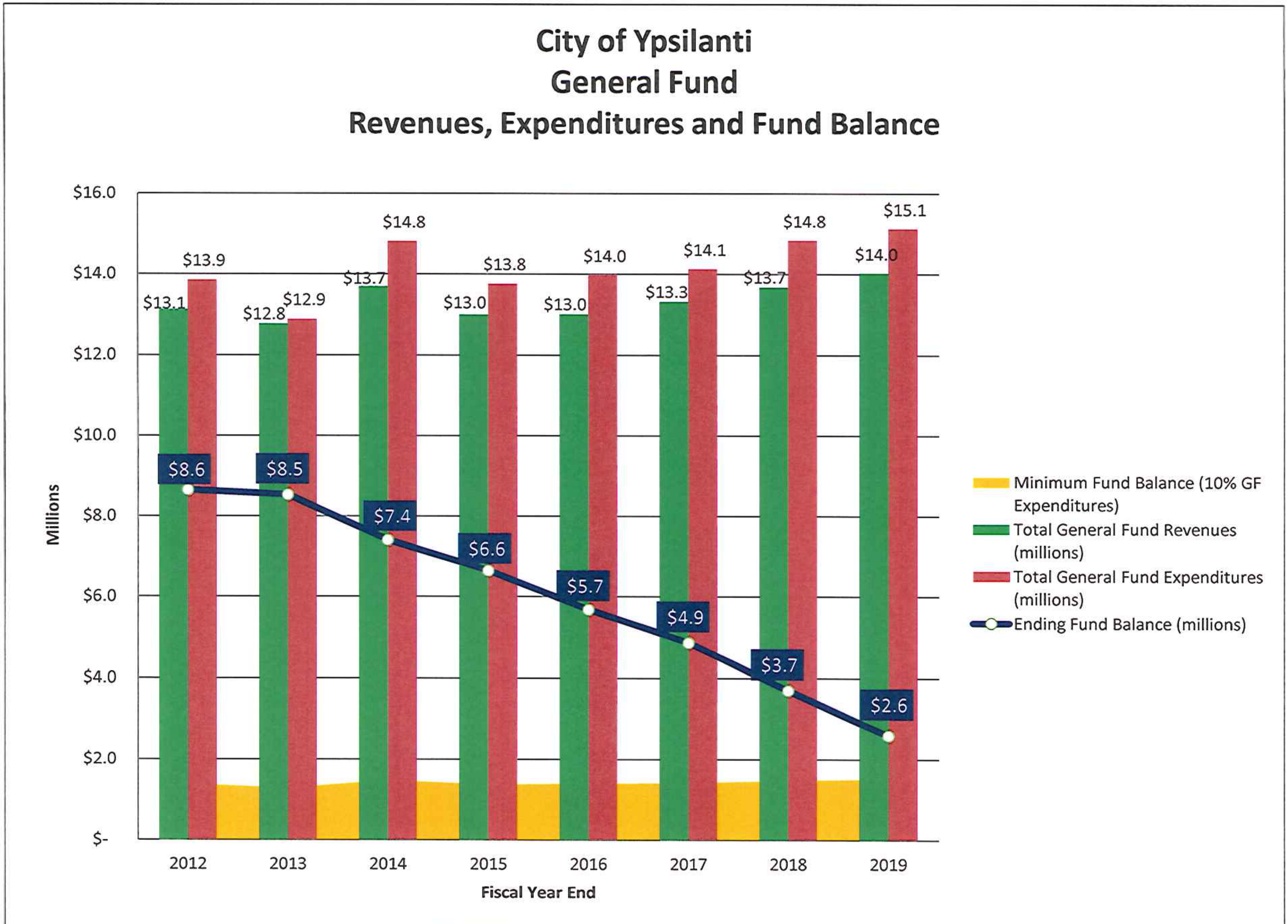

City of Ypsilanti
General Fund
Revenues, Expenditures and Fund Balance
Millions
$16.0
$14.0
$12.0
$10.0
$8.0
$6.0
$4.0
$2.0
$-
2012
2013
2014
2015
2016
2017
2018
2019
Fiscal Year End
$13.1
$13.9
$12.8
$12.9
$13.7
$14.8
$13.0
$13.8
$13.0
$14.0
$13.3
$14.1
$13.7
$14.8
$14.0
$15.1
$8.6
$8.5
$7.4
$6.6
$5.7
$4.9
$3.7
$2.6
Minimum Fund Balance (10% GF Expenditures)
Total General Fund Revenues (millions)
Total General Fund Expenditures (millions)
Ending Fund Balance (millions)

City of Ypsilanti
Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Property Tax Related Revenues								
Real Property Tax Revenues	5,678,942	5,334,164	5,311,120	5,304,216	5,414,692	5,526,541	5,642,078	5,758,494
Personal Property Tax Revenues	-	-	-	-	-	-	-	-
Tax Related Revenues	355,961	333,038	268,850	272,045	276,369	280,779	285,278	289,866
Payment in Lieu of Taxes	82,708	85,910	78,069	78,069	78,069	78,069	78,069	78,069
Sub-Total	**$ 6,117,611**	**$ 5,753,113**	**$ 5,658,039**	**$ 5,654,330**	**$ 5,769,130**	**$ 5,885,389**	**$ 6,005,424**	**$ 6,126,430**
% of total revenues	**55%**	**54%**	**51%**	**55%**	**57%**	**57%**	**58%**	**58%**
State Shared Revenues								
Constitutional	2,256,140	2,342,612	2,416,296	2,440,309	2,464,562	2,489,058	2,513,798	2,538,786
EVIP	-	-	-	-	-	-	-	-
Sub-Total	**$ 2,256,140**	**$ 2,342,612**	**$ 2,416,296**	**$ 2,440,309**	**$ 2,464,562**	**$ 2,489,058**	**$ 2,513,798**	**$ 2,538,786**
% of total revenues	**20%**	**22%**	**22%**	**24%**	**24%**	**24%**	**24%**	**24%**
Departmental Revenues (Fee Based)								
Assessor's Office	1,852	1,970	1,892	1,892	1,892	1,892	1,892	1,892
Building Inspection	353,539	329,552	261,300	261,300	261,300	261,300	261,300	261,300
City Clerk's Office	10,755	22,395	10,000	10,000	10,000	10,000	10,000	10,000
Elections-County	16,816	-	-	-	-	-	-	-
Finance Department	426,350	(8,659)	141,007	133,559	124,008	111,956	101,812	87,221
Fire Department	-	-	-	-	-	-	-	-
Historic District	2,906	2,130	3,000	3,000	3,000	3,000	3,000	3,000
Ordinance Enforcement	17,600	14,202	30,300	30,300	13,300	13,300	13,300	13,300
Admin Hearing Bureau	7,670	15,080	12,000	12,000	12,000	12,000	12,000	12,000
Parking Enforcement	330,764	318,766	274,000	305,000	305,000	305,000	305,000	305,000
Planning & Development	10,459	11,184	6,500	6,500	6,500	6,500	6,500	6,500
Police (Field Services)	257,011	229,087	268,953	147,116	147,116	147,116	147,116	147,116
Recreation - Parkridge	42,111	65,747	78,009	59,224	59,224	59,224	59,224	59,224
Recreation - Pool	44,819	-	-	-	-	-	-	-
Recreation - Senior Citizens' Center	39,364	46,772	48,787	48,787	48,787	48,787	48,787	48,787
MSHDA CLG Grant CG12-418	-	-	-	-	-	-	-	-
Treasurer's Office	35,457	29,625	30,000	30,000	30,000	30,000	30,000	30,000
Public Services	35,021	45,868	43,750	42,500	42,500	42,500	42,500	42,500
Utility Street Lighting	-	-	-	277,831	-	-	-	-
Energy Efficiency/Conservation	-	-	-	-	-	-	-	-
City Insurance	65,487	60,144	46,254	40,000	40,000	40,000	40,000	40,000
Sub-Total	**$ 1,697,981**	**$ 1,183,862**	**$ 1,255,752**	**$ 1,409,009**	**$ 1,104,627**	**$ 1,092,575**	**$ 1,082,431**	**$ 1,067,840**
% of total revenues	**15%**	**11%**	**11%**	**14%**	**11%**	**11%**	**10%**	**10%**

City of Ypsilanti
Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Grants								
Police COPS Hiring Recovery PRG	239,268	-	-	-	-	-	-	-
Police - DOJ OJP 2009 DJ BX 1476	17,275	9,096	-	-	-	-	-	-
Police - Bulletproof Vest Program	-	-	1,000	1,000	1,000	1,000	1,000	1,000
Police - LAWNET	30,638	24,928	24,928	-	20,000	20,000	20,000	20,000
Police - 2010 DJBX-1223 JAG 34,309	4,265	-	-	-	-	-	-	-
Police - 2011 DJBX 3034 JAG Grant	26,000	-	-	-	-	-	-	-
Police - Justice Assistance Grant	2,392	872	-	-	-	-	-	-
Fire - Prevention Grant	16,920	-	-	-	-	-	-	-
Fire Protection Act 289 & Cost Recovery	429,119	704,352	410,000	420,000	420,000	420,000	420,000	420,000
Fire - SAFER Grant	-	-	-	-	-	-	-	-
Climate Action Plan - MDNRE (2652)	15,010	26,853	-	-	-	-	-	-
Planning - HUD/CDBG/WC Demolition Program	-	-	-	-	-	-	-	-
Planning - Building Healthy Comm	3,938	-	-	-	-	-	-	-
Planning - S. of MI Ave Com Assessment	7,580	5,000	-	-	-	-	-	-
Recreation -MNRTF R. Pool Renov. Grant	-	-	1,025,000	-	-	-	-	-
Nutrition Serv.-Aging Title III (7514)	-	2,025	9,375	2,900	-	-	-	-
PCC-WC Foundation (7524)	-	319	-	-	-	-	-	-
MSHDA CLG Grant CG12-418 (8031)	-	-	-	-	-	-	-	-
Senior Cent - CDBG	4,070	-	26,581	-	-	-	-	-
WC Challenge Master Plan Grant	-	108,512	65,000	-	-	-	-	-
Sub-Total	**$ 796,475**	**$ 881,958**	**$ 1,561,884**	**$ 423,900**	**$ 441,000**	**$ 441,000**	**$ 441,000**	**$ 441,000**
% of total revenues	**7%**	**8%**	**14%**	**4%**	**4%**	**4%**	**4%**	**4%**
Miscellaneous								
JYRO Settlement (Ford Lake Dam)	36,704	30,513	28,000	28,000	28,000	28,000	28,000	28,000
CATV Franchise Fees	222,993	239,345	220,000	220,000	220,000	220,000	220,000	220,000
Duplicating & Photostats	6,440	6,369	5,500	5,500	5,500	5,500	5,500	5,500
Rent-Solar Array on Landfill	-	-	-	44,000	44,000	44,000	44,000	44,000
Rent-land of I-94 billboard	35,000	35,000	35,000	38,500	38,500	38,500	38,500	42,350
Miscellaneous	49,133	209,431	17,000	17,000	17,000	17,000	17,000	17,000
Sub-Total	**$ 350,271**	**$ 520,658**	**$ 305,500**	**$ 353,000**	**$ 353,000**	**$ 353,000**	**$ 353,000**	**$ 356,850**
% of total revenues	**3%**	**5%**	**3%**	**3%**	**3%**	**3%**	**3%**	**3%**
Total General Fund Operating Revenues	**$ 11,218,478**	**$ 10,682,202**	**$ 11,197,471**	**$ 10,280,548**	**$ 10,132,319**	**$ 10,261,022**	**$ 10,395,653**	**$ 10,530,906**
% Total Operating Revenue	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
General Fund Non-Operating Revenue								
P&F Pension Millage Revenues (Real)	1,897,545	2,083,801	2,495,723	2,714,344	2,871,154	3,049,846	3,275,192	3,486,857
P&F Pension Millage Revenues (Personal)	-	-	-	-	-	-	-	-
Sub-Total	**$ 1,897,545**	**$ 2,083,801**	**$ 2,495,723**	**$ 2,714,344**	**$ 2,871,154**	**$ 3,049,846**	**$ 3,275,192**	**$ 3,486,857**
TOTAL GENERAL FUND REVENUES	**$ 13,116,023**	**$ 12,766,004**	**$ 13,693,194**	**$ 12,994,892**	**$ 13,003,473**	**$ 13,310,868**	**$ 13,670,846**	**$ 14,017,763**

City of Ypsilanti
Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Council & Citizens Services								
City Council (1010)	86,259	97,381	99,243	99,243	99,243	99,243	99,243	99,243
City Clerk (2150)	105,836	131,949	183,303	182,124	183,507	184,955	185,379	186,934
Voters Registration (2621)	44,226	80,721	35,142	73,370	35,142	-	35,142	-
School Election (2622)	-	-	-	-	-	-	-	-
County Election (2623)	17,234	-	-	-	-	-	-	-
Sub-Total	$ 253,555	$ 310,051	$ 317,688	$ 354,737	$ 317,892	$ 284,198	$ 319,764	$ 286,177
% of total expenditures	2%	3%	3%	3%	3%	3%	3%	2%
Employees	7 Elected/ 2 FT/2 PT	7 Elected/ 4 FT/2 PT	7 Elected/ 2 FT/1 PT	7 Elected/ 2 FT/1 PT	7 Elected/ 2 FT/1 PT	7 Elected/ 2 FT/1 PT	7 Elected/ 2 FT/1 PT	7 Elected/ 2 FT/1 PT
Fiscal Services								
Finance - Accounting (1910)	266,767	263,289	318,983	322,956	314,258	316,975	318,790	321,778
Finance - Treasurer (2530)	201,777	125,330	157,313	158,677	159,752	161,314	161,890	163,582
Finance - Assessor (2570)	86,202	87,142	72,950	92,119	94,841	97,644	100,531	103,503
Sub-Total	$ 554,746	$ 475,761	$ 549,245	$ 573,752	$ 568,851	$ 575,933	$ 581,211	$ 588,862
% of total expenditures	5%	4%	4%	5%	5%	5%	5%	5%
Employees	5 FT	3 FT	4 FT/2 PT/2 Temp	4 FT/2 PT/2 Temp	4 FT/2 PT/2 Temp	4 FT/2 PT/2 Temp	4 FT/2 PT/2 Temp	4 FT/2 PT/2 Temp
Non-Departmental								
Non-Departmental (0000)	-	-	-	-	-	-	-	-
Insurance, Unemployment & Paid Out Leave (8510)	643,014	690,062	435,723	441,603	447,608	453,741	460,005	466,403
Mtt & Prior Year Chargebacks (9000)	271,965	9,794	15,000	15,000	15,000	15,000	15,000	15,000
Ann Arbor Spark	8,500	8,500	-	-	-	-	-	-
Capital Improvements (Fund 414)	302,951	239,437	374,311	260,662	285,908	235,004	257,617	262,769
GF Management Audit Savings Potential			-	-	-	-	-	
Contribution to Public Transit (588)	-	-	-	-	-	-	-	-
Retirees Health Care Fund (736) - Gen. Ret.	307,613	353,078	393,181	408,908	425,265	442,275	459,966	478,365
Sub-Total	$ 1,534,043	$ 1,300,871	$ 1,218,215	$ 1,126,173	$ 1,173,781	$ 1,146,021	$ 1,192,588	$ 1,222,537
% of total expenditures	13%	12%	10%	10%	11%	10%	10%	10%
Employees	0	0	0	0	0	0	0	0

City of Ypsilanti

Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Administrative Services								
City Manager (1720)	188,860	212,261	250,958	253,374	254,868	256,468	257,493	259,237
Community Services (1721)	651	640	10,203	10,217	10,231	10,246	10,261	10,276
Human Resources (2700)	154,371	111,901	137,116	139,826	141,555	143,349	144,444	146,347
HUD/CDBG/WC Demolition (3440)	-	-	-	-	-	-	-	-
Building Inspection (3710)	277,473	245,060	212,811	217,407	220,359	223,443	225,664	228,963
Ordinance Enforcement (3720)	85,757	120,312	143,853	146,966	148,514	150,209	151,855	153,677
Admin Hearing Bureau (3730)	27,882	30,892	25,005	25,528	25,956	26,396	26,846	27,308
Planning & Development (7210)	151,398	155,345	184,569	217,826	219,570	221,383	222,817	224,733
Building Healthy Comm (7211)	3,939	-	-	-	-	-	-	-
South of MI Ave Com Asses. (7212)	7,580	5,000	-	-	-	-	-	-
WC community Challenge grant (7213)	-	108,512	65,000	66,245	67,514	68,808	70,126	71,470
Rec Park - Washtenaw Co. Pub Health (7552)	-	-	-	-	-	-	-	-
Historic District Comm. (8030)	5,569	5,414	11,196	11,300	11,300	11,300	11,300	11,300
MSHDA CLG Grant CG12-418 (8031)	-	-	-	-	-	-	-	-
Sub-Total	**$ 903,480**	**$ 995,338**	**$ 1,040,710**	**$ 1,088,689**	**$ 1,099,867**	**$ 1,111,602**	**$ 1,120,805**	**$ 1,133,311**
% of total expenditures	**8%**	**9%**	**8%**	**10%**	**10%**	**10%**	**10%**	**10%**
Employees	**7 FT/7 PT**	**10 FT/6 PT**	**10 FT/4 Temp**	**10 FT/4 Temp**	**10 FT/4 Temp**	**10 FT/4 Temp**	**10 FT/4 Temp**	**10 FT/4 Temp**
Public Services								
Public Building Maintenance (2650)	262,447	346,430	309,950	255,613	318,196	314,449	323,958	330,231
Energy Efficiency/Conser (2651)	31,683	3,200	239,308	-	-	-	-	-
Climate Action Plan-Mdnr (2652)	17,981	25,149	-	-	-	-	-	-
Administration (4410)	16,611	14,820	20,300	20,706	21,120	21,543	21,973	22,413
Special Events (4420)	40,681	56,634	55,611	57,249	58,261	59,256	60,113	61,069
Parking Lots (4442)	130,053	86,394	97,869	78,074	78,602	79,936	81,041	82,301
Street lighting (4480)	558,742	596,632	766,769	406,000	406,000	406,000	406,000	406,000
326 E. MICHIGAN AVE (6907)	714	-	-	-	-	-	-	-
Major Streets Fund (202)	132,046	100,000	-	-	-	-	-	-
CDBG Fund (252) for Water St Costs	8,756	11,000	15,300	-	-	-	-	-
Parks (7170)	137,065	147,118	142,938	113,169	114,893	116,696	118,150	119,838
Senior Center - CDBG (7509)	4,070	-	26,581	27,113	27,655	28,208	28,772	29,348
Senior Center (7510)	53,950	53,822	55,837	56,855	57,892	58,950	60,028	61,128
Rose Foundation Grant (7513)	-	-	-	-	-	-	-	-
Nutrition Serv.-Aging Title III (7514)	-	2,025	9,375	2,900	2,955	3,011	3,068	3,127
Parkridge CDBG (7519)	-	18,785	18,785	-	-	-	-	-
Parkridge Community Center (7520)	50,376	56,482	71,484	72,878	74,302	75,757	77,243	78,761
Swimming Pool (7530)	53,175	603	-	-	-	-	-	-
MNRTF R. Pool Renov. Grant (7531)	-	-	1,025,000	-	-	-	-	-
Sub-Total	**$ 1,498,348**	**$ 1,519,095**	**$ 2,855,108**	**$ 1,090,557**	**$ 1,159,877**	**$ 1,163,805**	**$ 1,180,347**	**$ 1,194,215**
% of total expenditures	**13%**	**14%**	**23%**	**10%**	**10%**	**11%**	**10%**	**10%**
Employees	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**

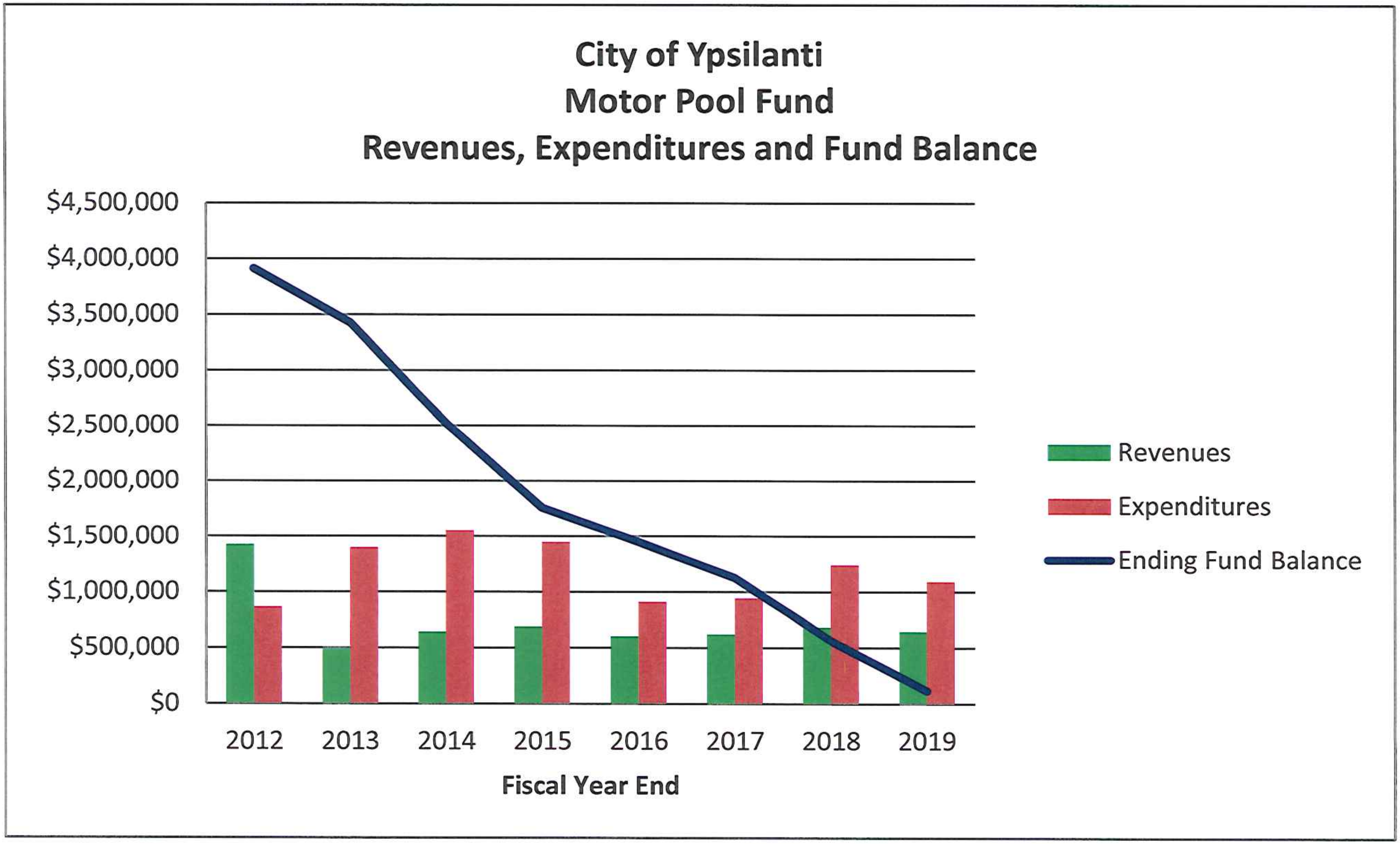
City of Ypsilanti

Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Police Services								
Administration (3050)	206,269	241,450	272,122	302,752	304,097	305,493	305,848	307,318
Field Services (3070)	2,970,377	2,336,663	2,561,067	2,836,791	2,832,758	2,878,986	2,940,792	2,969,078
Bullet Proof Vest (3071)	-	-	2,000	2,040	2,081	2,122	2,165	2,208
Justice Assistant Grant (3074)	2,537	937	-	-	-	-	-	-
COPS Hiring Recovery Program (3090)	126,219	101,375	-	-	-	-	-	-
Parking Enforcement (3110)	109,867	99,689	128,393	131,455	134,121	136,897	139,458	141,636
LAWNET Grant (3120)	21,075	10,832	20,788	20,987	21,029	21,075	21,123	21,171
LAWNET Grant (3160)	64,249	68,614	63,365	63,975	64,116	64,271	64,429	64,591
Contribution to Police Spec Rev (265)	-	-	-	111,000	113,220	115,484	117,794	120,150
2009 DJBX 1476 JAG $35K (3200)	17,657	9,096	-	-	-	-	-	-
2010 DJBX 1223JAG 34,349 (3201)	4,265	-	-	-	-	-	-	-
2011 DJBX 3034 JAG Grant (3202)	26,000	-	-	-	-	-	-	-
Sub-Total	**$ 3,548,515**	**$ 2,868,656**	**$ 3,047,736**	**$ 3,468,999**	**$ 3,471,421**	**$ 3,524,328**	**$ 3,591,609**	**$ 3,626,153**
% of total expenditures	**30%**	**27%**	**25%**	**31%**	**31%**	**32%**	**31%**	**31%**
Employees	**31 FT**	**28 FT/2 PT**	**34 FT/2 PT**	**35 FT/2 PT**	**35 FT/2 PT**	**35 FT/2 PT**	**35 FT/2 PT**	**35 FT/2 PT**
Fire Services								
Administration (3370)	144,991	134,175	131,445	133,347	134,185	135,831	136,921	138,042
FIRE PREVENTION GRANT	18,800	-	-	-	-	-	-	-
Suppression (3390)	1,851,469	1,505,196	1,474,960	1,490,700	1,448,385	1,411,000	1,413,149	1,463,135
EMW2009FV01226 Fire Truck (3391)	-	-	-	-	-	-	-	-
Sub-Total	**$ 2,015,260**	**$ 1,639,371**	**$ 1,606,406**	**$ 1,624,048**	**$ 1,582,569**	**$ 1,546,830**	**$ 1,550,071**	**$ 1,601,177**
% of total expenditures	**17%**	**15%**	**13%**	**15%**	**14%**	**14%**	**13%**	**14%**
Employees	**19 FT**	**16 FT**	**15.5 FT**	**17 FT**	**17 FT**	**17 FT**	**17 FT**	**17 FT**
Legal Services								
General (2660)	52,140	52,140	52,140	52,140	52,140	52,140	52,140	52,140
Ordinance Prosecution (2671)	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000
Litigation/Appeal (2672)	131,252	102,922	125,000	125,000	125,000	125,000	125,000	125,000
Personnel Litigation (2673)	45,540	72,636	25,000	25,000	25,000	25,000	25,000	25,000
Sub-Total	**$ 333,933**	**$ 332,698**	**$ 307,140**	**$ 307,140**	**$ 307,140**	**$ 307,140**	**$ 307,140**	**$ 307,140**
% of total expenditures	**3%**	**3%**	**2%**	**3%**	**3%**	**3%**	**3%**	**3%**
Employees	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

City of Ypsilanti
Summary of General Fund Revenues, Expenditures and Fund Balance

Fiscal Year Ending:	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
Debt Service								
GO Capital Improvement (316)	34,192	38,105	36,890	35,363	38,955	37,398	35,805	-
CDBG Water Street Repayment	-	-	-	-	-	-	306,008	305,988
Land Revolving Fund (412)	6,898	10,468	-	-	-	-	-	-
Debt Administration YCUA & Water St Prjt (477)	1,271,960	1,308,407	1,341,778	1,375,140	1,376,103	1,375,340	1,377,570	1,377,770
Sub-Total	$ 1,313,050	$ 1,356,980	$ 1,378,668	$ 1,410,503	$ 1,415,058	$ 1,412,738	$ 1,719,383	$ 1,683,758
% of total expenditures	11%	13%	11%	13%	13%	13%	15%	14%
Total General Fund Operating Expenditures	$ 11,954,929	$ 10,798,823	$ 12,320,915	$ 11,044,597	$ 11,096,455	$ 11,072,596	$ 11,562,917	$ 11,643,331
% Total General Fund Operating Expenditures	100%	100%	100%	100%	100%	100%	100%	100%
			14.1%	-10.4%	0.5%	-0.2%	4.4%	0.7%
Net General Fund Operating Revenues	$ (736,451)	$ (116,620)	$ (1,123,444)	$ (764,050)	$ (964,136)	$ (811,573)	$ (1,167,264)	$ (1,112,425)
General Fund Non-Operating Expenditures								
Police & Fire Pension	1,897,545	2,083,801	2,495,723	2,714,344	2,871,154	3,049,846	3,275,192	3,486,857
Sub-Total	$ 1,897,545	$ 2,083,801	$ 2,495,723	$ 2,714,344	$ 2,871,154	$ 3,049,846	$ 3,275,192	$ 3,486,857
TOTAL GENERAL FUND EXPENDITURES	$ 13,852,474	$ 12,882,624	$ 14,816,638	$ 13,758,942	$ 13,967,609	$ 14,122,441	$ 14,838,110	$ 15,130,188
CONTRIBUTION TO (USE OF) FUND BALANCE	$ (736,451)	$ (116,620)	$ (1,123,444)	$ (764,050)	$ (964,136)	$ (811,573)	$ (1,167,264)	$ (1,112,425)
Total General Fund Operating Revenues	$ 11,218,478	$ 10,682,202	$ 11,197,471	$ 10,280,548	$ 10,132,319	$ 10,261,022	$ 10,395,653	$ 10,530,906
General Fund Police & Fire Pension Revenues	$ 1,897,545	$ 2,083,801	$ 2,495,723	$ 2,714,344	$ 2,871,154	$ 3,049,846	$ 3,275,192	$ 3,486,857
Total General Fund Revenues	$ 13,116,023	$ 12,766,004	$ 13,693,194	$ 12,994,892	$ 13,003,473	$ 13,310,868	$ 13,670,846	$ 14,017,763
Total General Fund Operating Expenditures	$ 11,954,929	$ 10,798,823	$ 12,320,915	$ 11,044,597	$ 11,096,455	$ 11,072,596	$ 11,562,917	$ 11,643,331
General Fund Police & Fire Pension Expenditures	$ 1,897,545	$ 2,083,801	$ 2,495,723	$ 2,714,344	$ 2,871,154	$ 3,049,846	$ 3,275,192	$ 3,486,857
Total General Fund Expenditures	$ 13,852,474	$ 12,882,624	$ 14,816,638	$ 13,758,942	$ 13,967,609	$ 14,122,441	$ 14,838,110	$ 15,130,188
GF Revenues Over (Under) Expenditures	$ (736,451)	$ (116,620)	$ (1,123,444)	$ (764,050)	$ (964,136)	$ (811,573)	$ (1,167,264)	$ (1,112,425)
Beginning Fund Balance	$ 9,380,645	$ 8,644,194	$ 8,527,574	$ 7,404,129	$ 6,640,080	$ 5,675,944	$ 4,864,370	$ 3,697,106
Ending Fund Balance	$ 8,644,194	$ 8,527,574	$ 7,404,129	$ 6,640,080	$ 5,675,944	$ 4,864,370	$ 3,697,106	$ 2,584,682
Minimum Fund Balance (10% GF Expenditures)	$ 1,385,247	$ 1,288,262	$ 1,481,664	$ 1,375,894	$ 1,396,761	$ 1,412,244	$ 1,483,811	$ 1,513,019
City Manager Minimum Fund Balance ($2.4M)	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000
Ending Fund Balance as Percent of Minimum	624.0%	661.9%	499.7%	482.6%	406.4%	344.4%	249.2%	170.8%
Annual change in operating revenues		-4.8%	4.8%	-8.2%	-1.4%	1.3%	1.3%	1.3%
Annual change in operating expenditures		-9.7%	14.1%	-10.4%	0.5%	-0.2%	4.4%	0.7%


City of Ypsilanti
Motor Pool Fund
Revenues, Expenditures and Fund Balance
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
2012
2013
2014
2015
2016
2017
2018
2019
Fiscal Year End
Revenues
Expenditures
Ending Fund Balance

City of Ypsilanti
Summary of Select Funds Revenues, Expenditures and Fund Balance

	Actual 2012	Actual 2013	Amended 2014	Estimated 2015	Estimated 2016	Estimated 2017	Estimated 2018	Estimated 2019
641 MOTOR POOL FUND								
Revenues	**1,424,132**	**485,140**	**641,139**	**689,418**	**603,115**	**620,584**	**682,984**	**645,518**
Expenditures								
9320 DPS - Motorpool	338,355	491,585	767,017	474,623	414,354	490,680	626,343	625,901
9330 Police Motorpool	142,536	189,741	220,781	220,591	221,164	223,825	226,505	229,256
9340 Fire Motorpool	62,143	196,249	59,477	410,667	86,880	63,117	64,380	65,667
9350 Environmental Services	137,691	229,476	295,761	246,504	183,508	161,272	319,837	166,286
9360 Building Motorpool	4,894	4,433	25,190	5,428	5,537	5,648	5,761	5,876
9670 Transfers & Contributions	180,511	289,240	183,643	91,822	-	-	-	-
Total Expenditures	**866,129**	**1,400,723**	**1,551,869**	**1,449,634**	**911,444**	**944,542**	**1,242,825**	**1,092,986**
Revenues Over (Under) Expenditures	558,003	(915,583)	(910,730)	(760,216)	(308,329)	(323,958)	(559,841)	(447,468)
Beginning Fund Balance	3,352,639	4,342,407	3,426,824	2,516,095	1,755,879	1,447,550	1,123,592	563,751
Ending Fund Balance	3,910,642	3,426,824	2,516,095	1,755,879	1,447,550	1,123,592	563,751	116,283

Street Light (Fund 219)	2014	2015	2016	2017	2018	2019	2020
Revenues:							
St Light Assessment							
Capital cost recovery Phase 1	277,831	277,831					
Capital cost recovery phase 2							
Total assessment Revenue	277,831	277,831	-	-	-	-	-
Flat fee per parcel based on 4,861	57.50	57.50	-	-	-	-	-
	4,832	4,832	4,832	4,832	4,832	4,832	4,832
Expenditures:							
Office Supplies	6,500						
Contractual-Capital-City	555,000						
Utilities	477,000						
Legal Services	6,100						
Transfer to GF		277,831					
Total	1,044,600	277,831	-	-	-	-	-
Net Income (Deficit)	(766,769)	-	-	-	-	-	-

Primary assumptions used in the Base budget model (alternative scenario model has lower tax revenues in 2015 – 2019):

FY 2013-2014:

- $555,000 expenditure on street lighting upgrade; 1st of 2 years of street lighting special assessment. Results in $767,000 street lighting expense in GF.
- Energy efficient improvement expenditures of $239,000 carried over from prior FY
- All labor contract provisions implemented as agreed in contracts
- Partial year of furlough days for select positions
- Overtime estimates: Police $450,000; Fire $253,000
- Modest increase in revenue sharing from State
- No contribution to Worker's Comp Fund
- No GF contribution to Motor Pool
- Rutherford Pool renovation increased revenues & expenditures by $1M
- Major Streets improvements (capital) estimated to be $444,500
- No major capital expenditures on Local Streets.
- Last year Motor Pool subsidizes Garbage Fund for full amount.
- Employees pay 20% of health insurance costs for all years going forward
- Drug Forfeiture contribution to General Fund for LAWNET personnel cost will run out
- Motor Pool capital expenditures budgeted at maximum of $665,052, of which $412,800 for DPS, $146,000 for Environmental Services, $19,868 for Building, and $86,384 for police
- Sale of surplus DPS equipment is estimated at least $210,000
- Reimbursement of street lighting upgrade from Street Lighting Fund

FY 2014-15:

- 2nd year of street lighting assessment; GF pays $406,000per year for street lighting
- Staffing in Police & Fire increased to comply with planned operating levels
- Overtime estimates reduced: Police $250,000; Fire $150,000
- 2.0% increase estimated for tax revenues
- 1.0% increase in revenue sharing
- Contribution to Worker's Comp Fund set at 1.0% of wages
- Wages and benefits adjusted based on labor contract terms
- GF contribution of $250,000 to Motor Pool
- GF contribution of $111,000 to Drug Forfeiture for PSAF 911
- Major Street improvement expenditures estimated at $136,000
- No capital outlays in Local Streets Fund
- Transfers from Major to Local Streets reduced to require Local Streets Fund to use $50,000 in fund balance
- Motor Pool subsidizes Garbage Fund at 50% of expected fund shortfall
- Motor Pool capital expenditures budgeted at maximum of $637,384, of which $109,650 for DPS, $91,350 for Environmental Services, $350,000 for Fire, and $86,384 for police.
- Sale of surplus DPS equipment is estimated at least $88,000

FY 2015-2016 & beyond:

- No more street lighting special assessment.
- Overtime reduced further: Police $200,000 in 2016, then $175,000 in 2017; Fire $100,000 in 2016, then $75,000 in 2017
- Property tax revenues increase 2.0% per year
- Revenue sharing increases 1.0% per year
- Drug Forfeiture Fund runs out of money; contribution to GF ceases ($115,000/year revenue reduction)
- Worker's Comp contribution continues at 1.0% of wages
- GF contribution to Motor Pool capped at $250,000/year
- Local Streets Fund continues $50,000/year use of fund balance
- Major Street capital improvements continue at about $140,000/year
- No more transfers from Motor Pool to Garbage Fund
- At end of labor contracts, wage increases assumed to be zero
- Sale of surplus DPS equipments is estimated at least $5,000 in 2016, $20,000 in 2017, and $80,000 in 2018

S:\Budget 2014-2015\BUDGET LEGISLATION\Primary assumptions used in the Base budget model 12-17-2013.doc

arr,
Anhut &
ssociates, P.C.
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John M. Barr
Karl A. Barr
~~~~~~~

Jesse O'Jack ~ Of Counsel
William F. Anhut ~ Of Counsel – Retired
Jane A. Slider ~ Legal Assistant

REQUEST FOR LEGISLATION

DATE: December 12, 2013

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Amend Special Events Ordinance

SUMMARY/BACKGROUND

Erica Savage, Assistant to the City Manager has been working on amendments to the Special Events Ordinance. She has prepared a proposed amendment to clean up the ordinance and improve the definitions and add a provision that City Council may provide for Event regulations by resolution.

The proposed amendment and resolution to adopt are enclosed.

ATTACHMENTS: Adopt resolution to adopt proposed ordinance to amend special events ordinance on first reading.

RECOMMENDED ACTION: Adoption of the ordinance

DATE RECEIVED:_______________ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF:____________ FINANCE DIR. APPROVAL

COUNCIL ACTION TAKEN:
~~~~~~~

Resolution No. 2013-263
December 17, 2013

Resolution to adopt Ordinance to amend Special Events Ordinance
Section 10-251 and 10-252

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the ordinance entitled " An ordinance to Amend Sections 10-251 and 10-252 of the Ypsilanti City Code to refine definitions and provide for City Council regulations of Events by Resolution" be adopted on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1207

An ordinance to Amend Sections 10-251 and 10-252 of the Ypsilanti City Code to refine definitions and provide for City Council regulations of Events by Resolution

1. **THE CITY OF YPSILANTI HEREBY ORDAINS** That
CHOOSE: amended: that section 10-251 and 10-252 of the Ypsilanti City Code are hereby amended as follows:

Sec. 10-251 Definitions.

The following word when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Event means any festival, or other specially scheduled activity which is not of a frequent and permanent nature and is open to the public, including, but not limited to, a sale, bazaar, balloon rides, block party, fun run, walk-a-thon and other such similar activities.

~~Class 1 event: Any street closure or park reservation that is not open to the public, including but not limited to:~~
~~(1) Less than 500 people in attendance at anytime;~~
~~(2) Single day event;~~
~~(3) Neighborhood association block parties;~~
~~(4) Family reunion or private organization park reservations;~~
~~(5) No alcoholic beverages sold, served, or consumed.~~

~~Class 2 event: Any event, street closure or park reservation that is open to the public:~~
~~(1) Less than 1,000 people in attendance at anytime;~~
~~(2) No alcoholic beverages sold, served or consumed;~~
~~(3) Single day event~~

~~Class 3 event: Any event without alcohol and one or more of the following:~~
~~(1) 1,000 or more people in attendance;~~
~~(2) Event runs multiple days (two or more days);~~
~~(3) Sale of tickets for admission or request for donation.~~

~~Class 4 event: Any event where alcoholic beverages will be served, sold or consumed:~~
~~(1) Shall not be scheduled on consecutive weekends.~~

Sec. 10-252. Authorization.

(a) The city manager, or his/her designee may authorize events. A denial may be appealed to city council by submitting a written request to the manager within 14 days of the denial.

(b) City Council may, from time to time, adopt policies to regulate events.

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

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

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

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

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

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ________ DAY OF ____________________, 2013.

____
Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ___ was published in The Ypsilanti Courier on the __________ day of ______________________, 2013.

____
Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of ________________, 2013.

____
Frances McMullan, City Clerk

Notice Published: _November 27, 2013__________

First Reading: __December 17, 2013____________

Second Reading: ___________________________

Published: ________________________________

Effective Date: ______________________________

Resolution No. 2013-264
December 17, 2013

THAT the public hearing on the ordinance entitled " An ordinance to Amend Sections 10-251 and 10-252 of the Ypsilanti City Code to refine definitions and provide for City Council regulations of Events by Resolution" be officially closed.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
December 17, 2013

From: Teresa Gillotti, Director of Community and Economic Development

Subject: Extension: Conditional Rezoning Request 311 S. Grove – B2 to Conditional B4

Background - On December 4, 2012, City Council granted a conditional rezoning to 311 S. Grove street to allow for automotive sales in addition to minor auto repair subject to all improvements being completed by December 31, 2013.

The original applicant, Ayad Jacksi the owner of Complete Auto Service Center at 311 S. Grove Street contacted staff to request an extension of the rezoning until December 31, 2014 (see attached e-mail).

As a reminder, the conditional rezoning would allow B4 permitted and special uses held in common with B2 zoning with the addition of auto sales as indicated in 122-412 (6), plus proposed conditions by the applicant. The Commission discussed that this was an improved option as the list of permitted and special uses would be minimal. They also noted the remaining incongruity with the master plan, but ultimately voted to recommend the approval of the conditional rezoning.

ATTACHMENTS:

- Conditional B4 rezoning text and conditions with extension date modified per applicant request
- Proposed site plan (not yet submitted)
- Resolution

City of Ypsilanti

Ordinance No. 1208

Conditional rezoning 311 S. Grove

B4, permitting as permitted uses only those uses held in common with the B2 zoning district, with the addition of auto sales as spelled out in 122-412(6), and permitting as special uses only those held in common with the B2 district, AS OUTLINED IN THE FOLLOWING LISTS.

B4 conditional zone, PERMITTED uses
Adult drop-in centers
Antique, consignment, and resale stores.
Arts and crafts studios and schools.
Auction House, subject to the specific provisions in section 122-813.
Automobile sales: showrooms, salesrooms, or offices for new and used automobiles, trucks and tractors, boats, mobile homes, recreation vehicles and trailer sales, including automobile repair shops providing minor repair. Major repair is not permitted except as provided in subsection 122-413(5). The outdoor display of vehicles is regulated by subsection 122-413(11).
Bar/lounge, provided that all service occurs within a completely enclosed building.
Community garages and community parking lots, as defined in Section 122-2, subject to the provisions of Sections 122-781 and 122-782 respectively
Essential services.
Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted, subject to the specific provision in section 122-784.
Funeral and mortuary establishments, provided that adequate assembly area is provided off-street for vehicles to be used in funeral processions.
Hotels and motels.
Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin operated Laundromats, self-serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.
Medical or dental offices, clinics, or laboratories.
Medical Marijuana Dispensary, subject to the specific provisions in section 122-814.
Offices and showrooms of a plumber, electrician, upholsterer, caterer, decorator or similar trade, subject to the specific provisions in section 122-797.
Outdoor cafes, outdoor fast-food or sit-down restaurants, and beer gardens, subject to the specific provisions of section 122-799.
Personal service shops such as a tailor, barber, beauty, shoe repair, locksmith, photocopy services, photo processing, or similar personal service shop.
Private noncommercial recreational areas or social facilities, institutional or community recreational centers, and nonprofit swimming pool or tennis club, subject to the specific provisions in section 122-802.
Radio and television studios.
Private service clubs, lodges, banquet halls, and meeting halls.
Restaurants, including carry-out or delivery, sit-down, or fast-food, or any combination thereof. Drive-through facilities are permitted subject to the provisions in section 122-783.
Retail businesses which are intended to supply commodities on the premises for regional customers, such as: Food stores: grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. The retail sale of poultry, fish, and game is permitted, provided that the slaughtering thereof is not allowed. The manufacture of food products, such as baked goods or ice cream, is permitted provided that 50 percent or more of the products are sold at retail from the same building, and all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited. Retail stores which sell personal use items such as drugs, dry goods, notions, hardware, books, magazines, periodicals, stationery and school supplies, artist's supplies, gifts, jewelry, records and video cassette sales, flowers, shoes, small household articles, tobacco products, toilet articles, wearing apparel and personal accessories, toys, and similar products. Retail stores which offer comparison goods completely within a fully-enclosed building such as home appliances (including service and repair), camera and photography supplies, sporting goods, electronics, furniture, optical items, bicycle sales, home supply centers, paint and wallpaper stores, carpet, rug, and linoleum/tile stores, lawn care products and machinery, building materials, pets and pet supplies (provided that no animals are boarded except for sale and that all animals are boarded inside a building),

B4 conditional zone, PERMITTED uses
hobby and craft stores, and similar specialty goods stores. The manufacture of sporting goods, small household items and crafts is permitted provided that 50 percent or more of the products are sold at retail from the same building and all activities and storage occur within a completely enclosed building.
Veterinary hospitals and clinics, subject to the specific provisions in section 122-809.
Video rental establishments.
Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with article XI, division 2 of this chapter.

B4 Conditional Zone, SPECIAL uses
Any establishment intending to operate between 2 a.m. and 6 a.m. during any 24-hour period.
Automotive service stations which provide minor repair only, as defined in Article 2, subject to the standards in Section 122-776, and located along a designated major thoroughfare; provided, however, that quick oil change facilities are not permitted.
Auto rental operations, including parking, storage, washing and repair facilities.
Coin-operated amusement arcades, and pool and billiard halls.
Emergency shelters for the homeless, subject to the Specific Provisions in Section 122-785.
Express and passenger terminals and express transfer facilities, subject to the Specific Provisions of Section 122-786.
Outdoor retail sales and display, subject to the specific provisions in Section 122-800.
Substance abuse treatment facilities subject to the Specific Provisions in Section 122-808.

Additional conditions for this approval are:

- Addition of trees and ornamental grass on south grove from property line (chain fence) adjacent to spring street to driveway on south grove
- Addition of wooden or rod iron fence adjacent to spring street
- Plant shrubs adjacent to fence near spring street
- Work shall be completed by 12-31-2014

Resolution No. 2013-265
December 17, 2013

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that an ordinance for the 311 W. Grove Street extension of conditional rezoning for used car sales" be adopted on First Reading.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

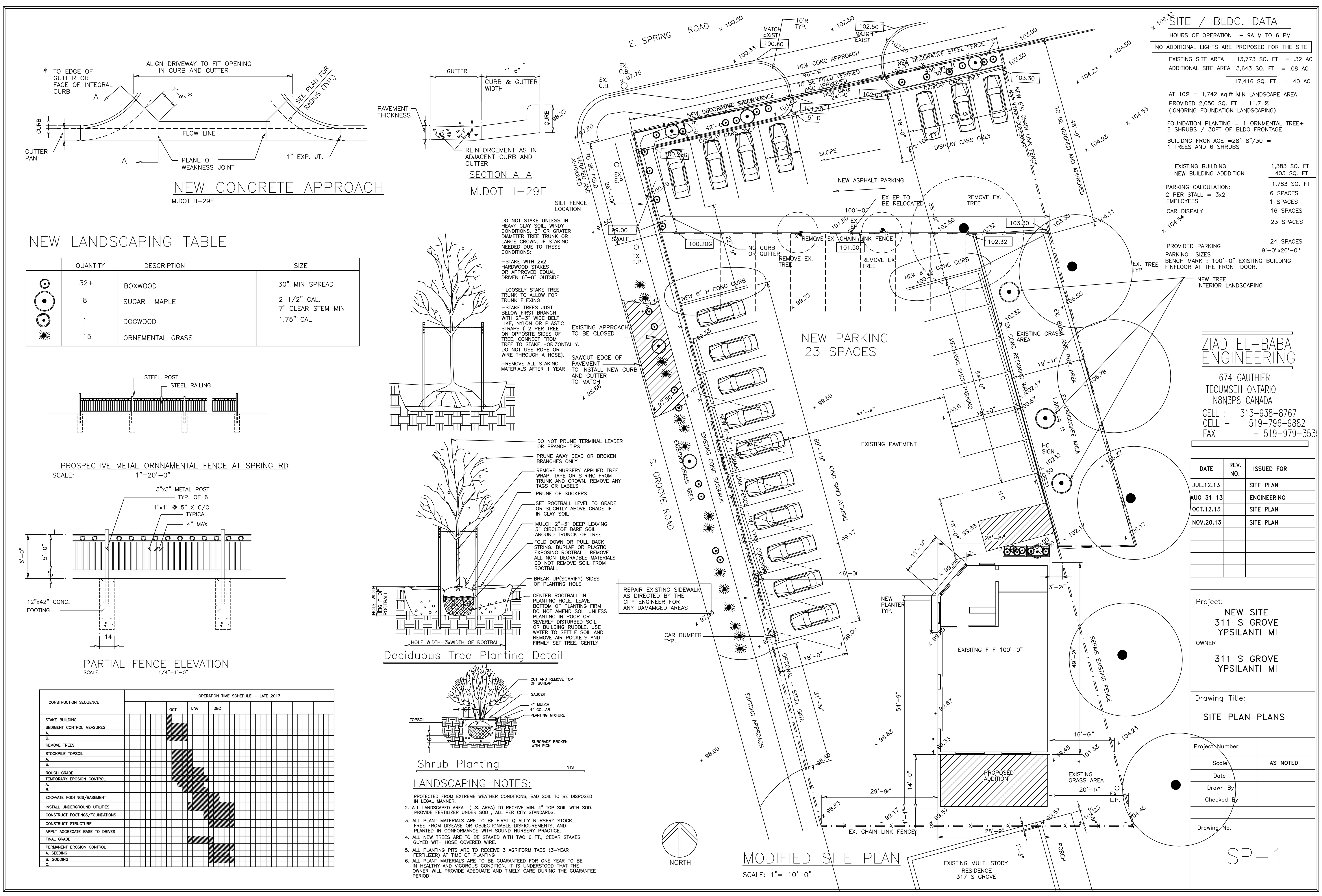
Resolution No. 2013-266
December 17, 2013

THAT the public hearing for an ordinance for the 311 W. Grove Street extension of conditional rezoning for used car sales" be officially closed.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:



NEW CONCRETE APPROACH
M.DOT II-29E
ALIGN DRIVEWAY TO FIT OPENING IN CURB AND GUTTER
* TO EDGE OF GUTTER OR FACE OF INTEGRAL CURB
FLOW LINE
PLANE OF WEAKNESS JOINT
1" EXP. JT.
SEE PLAN FOR RADIUS (TYP.)
GUTTER PAN
SECTION A-A
M.DOT II-29E
GUTTER
CURB & GUTTER WIDTH
PAVEMENT THICKNESS
REINFORCEMENT AS IN ADJACENT CURB AND GUTTER
NEW LANDSCAPING TABLE
QUANTITY | DESCRIPTION | SIZE
32+ | BOXWOOD | 30" MIN SPREAD
8 | SUGAR MAPLE | 2 1/2" CAL. 7' CLEAR STEM MIN
1 | DOGWOOD | 1.75" CAL
15 | ORNEMENTAL GRASS
STEEL POST
STEEL RAILING
PROSPECTIVE METAL ORNNAMENTAL FENCE AT SPRING RD
SCALE: 1"=20'-0"
3"x3" METAL POST TYP. OF 6
1"x1" @ 5" X C/C TYPICAL
4" MAX
12"x42" CONC. FOOTING
PARTIAL FENCE ELEVATION
SCALE: 1/4"=1'-0"
OPERATION TIME SCHEDULE - LATE 2013
CONSTRUCTION SEQUENCE
OCT
NOV
DEC
STAKE BUILDING
SEDIMENT CONTROL MEASURES
REMOVE TREES
STOCKPILE TOPSOIL
ROUGH GRADE
TEMPORARY EROSION CONTROL
EXCAVATE FOOTINGS/BASEMENT
INSTALL UNDERGROUND UTILITIES
CONSTRUCT FOOTINGS/FOUNDATIONS
CONSTRUCT STRUCTURE
APPLY AGGREGATE BASE TO DRIVES
FINAL GRADE
PERMANENT EROSION CONTROL
A. SEEDING
B. SODDING
DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GRATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING NEEDED DUE TO THESE CONDITIONS:
-STAKE WITH 2x2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6"-8" OUTSIDE
-LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING
-STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE).
-REMOVE ALL STAKING MATERIALS AFTER 1 YEAR
DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS
PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY
REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS
PRUNE OF SUCKERS
SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL
MULCH 2"-3" DEEP LEAVING 3" CIRCLEOF BARE SOIL AROUND TRUNCK OF TREE
FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS DO NOT REMOVE SOIL FROM ROOTBALL
BREAK UP(SCARIFY) SIDES OF PLANTING HOLE
CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING FIRM DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERLY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY
HOLE WIDTH=3xWIDTH OF ROOTBALL
Deciduous Tree Planting Detail
CUT AND REMOVE TOP OF BURLAP
SAUCER
4" MULCH
4" COLLAR
PLANTING MIXTURE
TOPSOIL
SUBGRADE BROKEN WITH PICK
Shrub Planting
NTS
LANDSCAPING NOTES:
PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
2. ALL LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD , ALL PER CITY STANDARDS.
3. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
4. ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3-YEAR FERTILIZER) AT TIME OF PLANTING
6. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE PERIOD
E. SPRING ROAD
S. GROVE ROAD
NEW CONC APPROACH
NEW DECORATIVE STEEL FENCE
DISPLAY CARS ONLY
NEW ASPHALT PARKING
SLOPE
EX EP TO BE RELOCATED
REMOVE EX. TREE
EX. CHAIN LINK FENCE
NO CURB OR GUTTER
SILT FENCE LOCATION
NEW 6" H CONC CURB
NEW PARKING 23 SPACES
EXISTING APPROACH TO BE CLOSED
SAWCUT EDGE OF PAVEMENT TO INSTALL NEW CURB AND GUTTER TO MATCH
EXISTING CONC SIDEWALK
EXISTING GRASS AREA
MECHANIC SHOP PARKING
EXISTING PAVEMENT
EX. CONC RETAINING WALL
EX. LANDSCAPE AREA
HC SIGN
H.C.
REPAIR EXISTING SIDEWALK AS DIRECTED BY THE CITY ENGINEER FOR ANY DAMAMGED AREAS
CAR BUMPER TYP.
NEW PLANTER TYP.
EXISITNG F F 100'-0"
PROPOSED ADDITION
REPAIR EXISTING FENCE
EXISTING GRASS AREA
EX. L.P.
EX. CHAIN LINK FENCE
PORCH
EXISTING MULTI STORY RESIDENCE 317 S GROVE
EXISTING APPROACH
OPTIONAL - STEEL GATE
NEW TREE INTERIOR LANDSCAPING
EX. TREE TYP.
TO BE VERIFIED AND APPROVED
NORTH
MODIFIED SITE PLAN
SCALE: 1"= 10'-0"
SITE / BLDG. DATA
HOURS OF OPERATION - 9A M TO 6 PM
NO ADDITIONAL LIGHTS ARE PROPOSED FOR THE SITE
EXISTING SITE AREA 13,773 SQ. FT = .32 AC
ADDITIONAL SITE AREA 3,643 SQ. FT = .08 AC
17,416 SQ. FT = .40 AC
AT 10% = 1,742 sq.ft MIN LANDSCAPE AREA
PROVIDED 2,050 SQ. FT = 11.7 %
(IGNORING FOUNDATION LANDSCAPING)
FOUNDATION PLANTING = 1 ORNMENTAL TREE+ 6 SHRUBS / 30FT OF BLDG FRONTAGE
BUILDING FRONTAGE =28'-8"/30 = 1 TREES AND 6 SHRUBS
EXISTING BUILDING 1,383 SQ. FT
NEW BUILDING ADDDITION 403 SQ. FT
1,783 SQ. FT
PARKING CALCULATION:
2 PER STALL = 3x2 6 SPACES
EMPLOYEES 1 SPACES
CAR DISPALY 16 SPACES
23 SPACES
PROVIDED PARKING 24 SPACES
PARKING SIZES 9'-0"x20'-0"
BENCH MARK : 100'-0" EXISTING BUILDING FINFLOOR AT THE FRONT DOOR.
ZIAD EL-BABA ENGINEERING
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882
FAX - 519-979-353
DATE | REV. NO. | ISSUED FOR
JUL.12.13 | SITE PLAN
AUG 31 13 | ENGINEERING
OCT.12.13 | SITE PLAN
NOV.20.13 | SITE PLAN
Project:
NEW SITE
311 S GROVE
YPSILANTI MI
OWNER
311 S GROVE
YPSILANTI MI
Drawing Title:
SITE PLAN PLANS
Project Number
Scale AS NOTED
Date
Drawn By
Checked By
Drawing No.
SP-1

Teresa Gillotti

From: ajacksi@aol.com
Sent: Wednesday, 27 November, 2013 5:22 PM
To: Teresa Gillotti
Subject: Request of Extension

Hi,

My name is Ayad Jacksi the owner of Complete Auto Inc. I had a meeting with the city of Ypsilanti in December of 2012 for a conditional rezoning. We got the approval for the conditional rezoning of my property at 311 South Grove Street. I had problems dealing with architects to get them to come down and look at the property. Some of them took weeks and some months to get them to look at the property and see if they can do it or not. At the end I hired Ziad Albaba. He came down on June 18, 2013 and since then he has been working on the project and going back and forth with the City. I wasn't expecting it to take several months to get this process done. Due to the cold weather and the delay of the site plan I was unable to get anything done. You have been so kind to us in the past, therefor we will greatly appreciate it if you could extent the time for another year. It doesn't mean it will take that long to get the job done but at least I will make sure I will not ask for another extension. I will do everything in my power to get the job done before the summer ends. My plan is to start working on the property as soon as the weather permits.

Thank you very much

Sincerely, Ayad Jacksi

11-27-2013

Resolution No. 2013 – 267
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of November 21, and December 3, 2013 be approved.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

Draft

City of Ypsilanti
City Council Goal Setting Minutes
Thursday, November 21, 2013
6:00 – 9:00 p.m.

Spark East – 215 W. Michigan Avenue
Ypsilanti, Michigan

I. CALL TO ORDER –

The meeting was called to order at 6:15 p.m.

II. ROLL CALL –

Council Member Jefferson	Present	Council Member Robb	Present
Council Member Moeller	Absent	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Schreiber	Present
Mayor Pro-Tem Richardson	Present		

Mayor Pro-Tem Richardson moved, supported by Council Member Murdock to excuse the absences. On a voice vote the motion carried.

III. INVOCATION –

The Mayor asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

Mayor Schreiber introduced City Manager Ralph Lange, City Attorney John Barr, Fiscal Services Director Marilou Uy; City Planner Teresa Gillotti, Assistant to the Manager Ericka Savage, DDA Executive Director Tim Colbeck; Public Services Director Stan Kirton, Fire Chief Max Anthouard and City Clerk Frances McMullan.

VI. AUDIENCE PARTICIPATION –

None

VII. REMARKS FROM THE MAYOR –

Mayor Schreiber spoke about the importance of goal setting. He stated that it is a time for Council and staff to have a conversation to allow Council to understand staff's challenges and offer solutions, and an opportunity for staff to give Council a different prospective on what they see as issues.

Mayor Schreiber stated that at the last regular meeting of December 3rd Council voted to change the December 17th meeting to December 18th to accommodate

Council Member Robb's request to attend the 104th birthday celebration of his grandmother. However, he said since the last meeting he discovered that the Planning Commission is scheduled to have their regular meeting on the 18th and suggested Council vote to change the meeting back to the 17th and wish Council Member Robb's grandmother a happy 104th birthday.

Mayor Pro-Tem Richardson moved, supported by Council Member Vogt to move the meeting back to the 17th.

On a roll call, the vote to move the meeting back to the 17th was as follows:

Council Member Jefferson (7:30)	Absent	Council Member Robb	No
Council Member Moeller	Absent	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Yes		

VOTE:

Yes: 4 No: 1 (Robb) Absent: 2 (Jefferson, Moeller) Vote: Carried

VIII. <u>DISCUSSION ITEMS</u> –

A. Goal Setting Overview and Process – City Attorney John Barr

Attorney Barr gave an overview of the three types of goal setting and said one type is setting values. He said the city's three organizational values are open, transparent and accessible decision making, fiscal solvency and sustainability, and customer-friendly service.

He stated that the second type of goal setting involves the development of a mission statement which is designed to give an over-arching view of what Council wants the organization to do; and the third type is goal setting that establishes specific, measureable, attainable, realistic and time-founding objectives.

He said the goal setting session will focus on the third type and is designed to allow Council to give staff an idea of what direction to go in the upcoming year.

B. Presentation- Financial Overview – Fiscal Services Director Marilou Uy and City Manager Ralph Lange

Mr. Lange presented a PowerPoint illustration that featured the following:

1. Major Funds Overview (6 graphs)
2. Summary of backup information for Major Funds
3. Assumptions for 5 year projections
4. Overview of fund balances (unaudited)
5. City workforce and personnel levels
6. DPS Motor Pool Updates

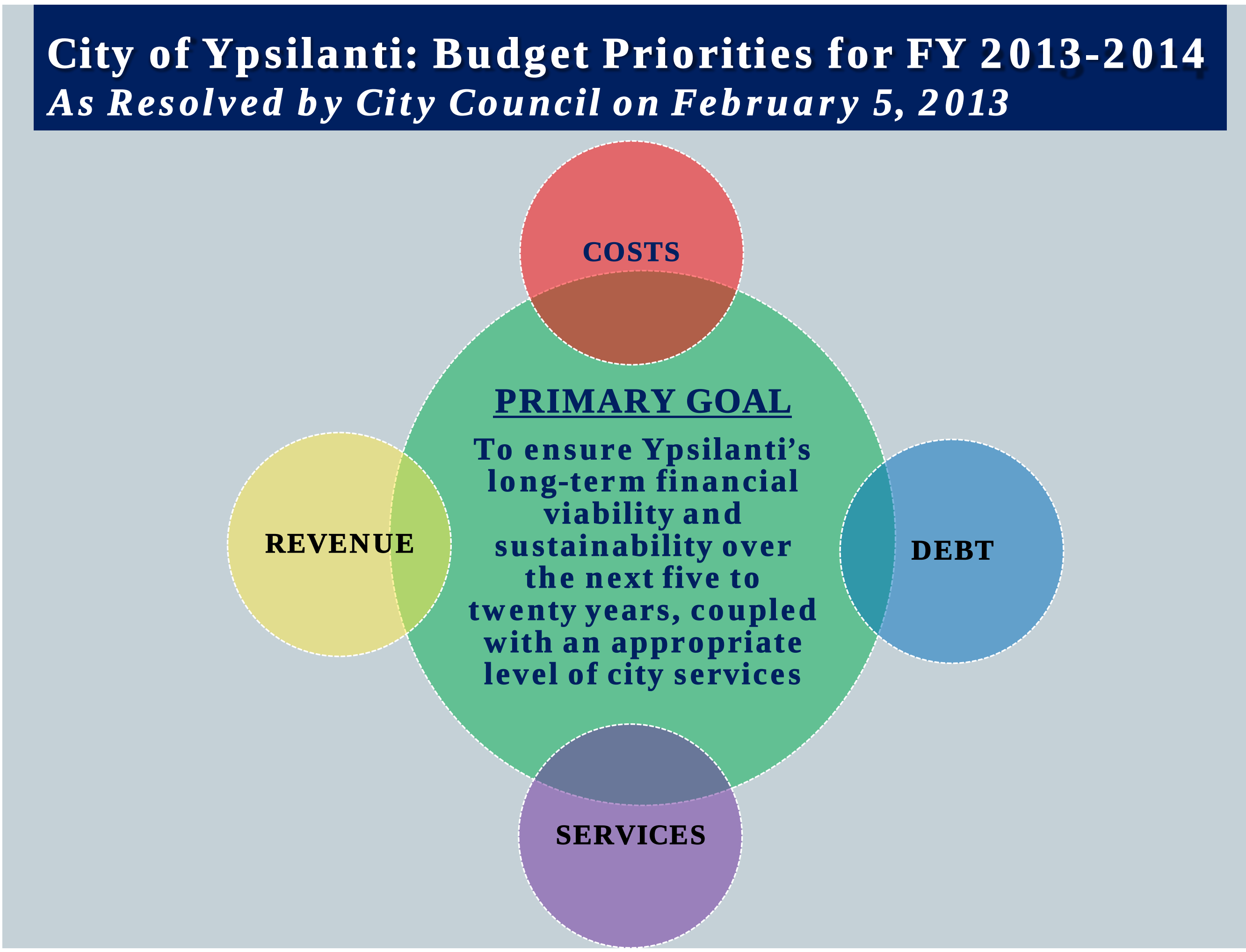
(PowerPoint presentation on file in City Clerk's Office)

C. Presentation- Review of FY 2013-2014 City Council Adopted Goals and Priorities - City Attorney Barr and City Manager Lange

1. Goal Setting Outline

2014 GOAL SETTING OUTLINE
Facilitator: John M. Barr, City Attorney

Review FY 2013-2014 City Council Adopted Goals



Review FY 2013-2014 City Council Adopted Goals

The following is a list of the FY 2013-14 Goals and Priorities set by Council. Mr. Barr read each of the goals and City Council commented on each.

1. Reorganize employees
   - ✓ Restructure and re-orient the city workforce
   - ✓ Renegotiate union contracts (Tier II)
2. Manage the city's debt
3. Reduce overhead costs (reduced 50% to 30% for civilian employees)

4. Design and implement a street light assessment district
5. Complete the City's web site, including transferring archives
6. Audit Motor Pool funds
7. Revitalize key vacant buildings
8. Assess and recommend changes to garbage and recycling pick up
9. Define levels of service and long-term funding for public transit
10. Engage community on Master Plan process
11. Address police and fire employee pension and health obligations to understand the cost of moving to MERS
12. Market and develop Water Street
13. Consider City Council committees to assist the city administration
14. Dedicate more city revenues toward code enforcement and fire/housing inspection
15. Use Energy Efficiency Fund to convert lighting to LED
16. Implement the recommendations in the City Non-Motorized and Climate Action Plans
17. Evaluate merging the public housing agencies of Ypsilanti and Ann Arbor
18. Explore opportunities for local investing
19. Continue efforts to bring rail to Ypsilanti
20. Develop legal action plan to ensure the envelope of the Thompson Building is met on time

1. The city is reorganizing its employees in such a way that the new organization considers both cost savings for the city and how it will improve customer service for the individuals that come in contact with the city.

    a. Restructuring and re-orienting the city workforce. City employees are being strongly encouraged to become more valuable to the city. We will begin immediately to start cross training city employees to do multiple jobs. ***(Has been accomplished and is on-going.)***

    b. Re-negotiate all union contracts so that all new city employees hired after either July 2, 2012 or January 1, 2013, will be placed within a comprehensive and parallel tier two benefit package. New non-union employees will be included in this two tier benefit package. ***(Has been accomplished.)***

    c. The city staff is working to find opportunities for joint ventures that benefit both parties within and outside the city's operations that will save the city money. ***(City has achieved several opportunities, the biggest of which is in process – joint policing with EMU.)***

    d. In order to provide better quality services for the citizens of the City of Ypsilanti, we are in the process of hiring an additional eight full-time employees and two part-time employees. ***(City has hired two full-time employees and in process of hiring the balance.***

    e. Making sure that each employees is being utilized to their highest and best level of productivity for the benefit of the city. ***(This is an on-going effort.)***

2. Continue to take steps to manage the city's debt as cost effectively as possible**.** ***(Refer to Mr. Lange's accomplishments for areas in which this has been accomplished)***

3. Reduce overhead costs for all city operations by selling excess city property. ***(City has not accomplished this, but will accomplish in 2014.***

4. Design and implement street light assessment district including consideration of capital improvement. ***(Street lighting assessing district accomplished but for capital conversion of street lights only.)***

5. Complete the City's website as described to Council by City Staff in 2011 including transferring all archival information found on the previous version of the website to the new version. ***(This has been completed by all departments except for the City Clerk's office.)***

6. Audit Motor pool Funds and provide recommendations for appropriate funding and equipment replacement levels. ***(Not done – will be done in 2014.)***

7. Refocus efforts on revitalizing key vacant buildings (The Train Depot, Smith Furniture, Thompson Building, Pub 13 for example). ***(Ongoing effort – working on this and making some headway.)***

8. Provide assessment and recommendation for changes to garbage and recycling pick-up that reduces costs, maintains services and emphasizes waste reduction. ***(Not completed this year but is on top of agenda for 2014.)***

9. Continue to work toward defining appropriate levels of service and long-term funding for public transportation. ***(Accomplished – becoming a member of AAATA.)***

10. Engage community in work on Master Plan process. ***(Accomplished)***

11. Develop and implement a set of strategies to address the police and fire employee pension and health obligations including the completion of a study of the Fire & Police pension to understand the cost of moving to MERS*.* ***(The new POAM and COAM contracts address this to some degree with Tier II approach. Not complete yet.)***

12. Develop a strategy for the marketing and development of the Water Street redevelopment area to include, but not limited to, finding a single developer, revisiting rezoning, and exploring extraordinary incentives required to attract preferred developers. ***(Teresa Gillotti and City Manager are working hard on this and hope to have results shortly.)***

13. Consider potential for city council committees to assist the city administration in achieving desired city council goals. ***(None at this point. On 11/19/2013 it was suggested to have work sessions for policy based presentations)***

14. Find ways to dedicate more city revenues toward code enforcement and fire/housing inspection. ***(This has been done through new contracts, contracts with Fire, and consolidation and cooperation with Bldg Dept, Planning and Parking Meters Readers working with code enforcement. Made part-time code enforcement officer full-time.)***

15. Use Energy Efficiency Fund to convert lighting to LED and implement other energy efficiency improvements in City Hall. ***(Not done this past year but all set for beginning of 2014.)***

16. Pursue implementation of recommendations in the City's Non-Motorized and Climate Action Plans

    Non-Motorized plan
    - Increase in on-street bicycle network (Michigan Avenue bike lanes)
    - Additional sidewalk links added through site plan review at Mansfield (industrial park), at former Pinter's on Washtenaw Ave, with more expected early 2014.
    - Revision to snow ordinance forthcoming to meet goal of improved winter maintenance of sidewalk
    - Expected installation of 20 bike racks through DDA program in downtown districts (also climate goal)
    - Car sharing program started in downtown (also climate goal)

    Climate Action Plan
    - Successful conversion of street light to LED
    - Interior light conversions to more energy-efficient fixtures (confirm this was done with Stan)
    - 1,000 solar rooftop initiative – move to add more solar to residential and commercial location within the city
    - New Master plan reflects several of the land use recommendations in CAP.

17. Undertake evaluation of merging the public housing agencies of the City of Ypsilanti and City of Ann Arbor. ***(Not pursued.)***

18. Explore opportunities for Local Investing. ***(Not accomplished.)***

19. Continue efforts to bring rail to Ypsilanti and plan for the train depot/platform and other improvements necessary to support its arrival. ***(City Manager has worked very hard on this issue – MItrain exhibit and SEMCOG board meeting was very positive. Will continue to work on this.)***

20. Develop a legal action plan to ensure the court order for the completion of the envelope of the Thompson Building is met on time. ***(Not done but in process for next 18 month period.)***

Council stated that in the future they would like an explanation for all items that state not done or not accomplished yet.

Below is a list of goals submitted by the Mayor and Council Members:

<u>Mayor Paul Schreiber</u>

1. Five year budget projections and options for balancing the budget
2. Delivery of policy, fire, DPS, and administrative services over the next five years without burnout
3. Motor pool 5 year plan
4. Road bond completion in 2019 and options for asking voters to extend it or ask voters to approve a millage for the Water Street bond
5. Collaborations with Eastern Michigan University and Ypsilanti Township

Mayor Pro Tem Lois Richardson

1. Balanced budget
2. Water St. Development river's edge
3. Water St.
4. Renewed Town and Gown
5. Fire and police services maintained with increased community policing a priority.

Ricky Jefferson, Councilmember

1. Establish ordinance and/or policy to allow food trucks
2. Develop a contest for the promotion of new business development

Daniel Vogt, Councilmember

1. Balance budget
2. Economic development planning
3. Water Street Development
4. Evaluate consolidation of police and fire services with neighbor municipalities
5. GET FREIGHTHOUSE FUNCTIONAL AND OPEN

Pete Murdock, Councilmember

1. Fiscal Stability and Deficit Reduction
2. Economic Development
3. Public Safety
4. Transportation
5. Sustainability

After discussion, City Council listed the following goals as priorities for FY 2014-15.

Proposed 2014-2015 City Council Goals and Priorities

1. Manage the city's debt
2. Reduce overtime costs (reduced 50% to 30% for civilian employees)
3. Complete the City's web site, including transferring archives
4. Audit Motor Pool funds
5. Revitalize key vacant buildings
6. Assess and recommend changes to garbage and recycling pick up
7. Address police and fire employee pension and health obligations to understand the cost of moving to MERS
8. Market and develop Water Street
9. Consider City Council committees to assist the city administration
10. Dedicate more city revenues toward code enforcement and fire/housing inspection
11. Use Energy Efficiency Fund to convert lighting to LED
12. Implement the recommendations in the City Non-Motorized and Climate Action Plans
13. Explore opportunities for local investing
14. Continue efforts to bring rail to Ypsilanti
15. Develop legal action plan to ensure the envelope of the Thompson Building is met on time

Council agreed to continue the discussion at the next Goal Setting meeting of December 10, 2013.

IX. **AUDIENCE PARTICIPATION –**

X. **REMARKS FROM THE MAYOR –**

XI. **ADJOURNMENT –**

Council Member Jefferson moved, supported by Council Member Vogt to adjourn the meeting. On a voice vote the motion carried and the meeting adjourned at 8:56 p.m.

Draft

CITY OF YPSILANTI
DRAFT COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, DECEMBER 3, 2013
7:00 p.m.

I. CALL TO ORDER –

Meeting called to order at 7:13 p.m.

II. ROLL CALL –

Council Member Jefferson	Present	Council Member Robb	Present
Council Member Moeller (7:30)	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Schreiber	Present
Mayor Pro-Tem Richardson	Absent		

A quorum was present.

III. INVOCATION –

The Mayor asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

Mayor Schreiber introduced City Planner Teresa Gillotti, DPS Director Stan Kirton, Assistant to the City Manager Ericka Savage, DDA Director Tim Colbeck, YDDA Board Member Kevin Hill, Fiscal Services Director Marilou Uy, and Planning Assistant Bonnie Wessler.

VI. AGENDA APPROVAL –

Council Member Murdock requested the following:

Move: Ordinance No. 1206 First Reading to next meeting for a Public Hearing.

With no objections, the item was moved and the agenda was approved as amended.

VII. PRESENTATIONS –

1. Ypsilanti Heritage Festival – David Nickerson, Chair

2. DDA Approved Parking Study – Tim Colbeck, DDA Director **(PowerPoint Presentation on file Clerk/Treasury Department)**

VIII. <u>PUBLIC HEARING</u> –

City of Ypsilanti Parks and Recreation Master Plan

A. Resolution No. 2013-251, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti has prepared a Five Year Parks and Recreation Plan which describes the community's physical and demographic characteristics, existing recreation facilities, and desired actions to be taken to improve and maintain recreation facilities during the period between 2013 and 2018;

WHEREAS, The draft plan was made available to the community between July 22 and October 10, 2013; and

WHEREAS, A duly-noticed public hearing was held by the Recreation Commission of the City of Ypsilanti on October 10, 2013, at Ypsilanti City Hall; and

WHEREAS, After the public hearing, the Recreation Commission voted unanimously to recommend that the City Council adopt said Recreation Plan; and

WHEREAS, The City of Ypsilanti has developed the plan for the benefit of the entire community and intends that the plan be adopted as a document to assist in meeting the recreation needs of the community;

NOW THEREFORE BE IT RESOLVED, That the Council of the City of Ypsilanti adopt the City of Ypsilanti 2013-2018 Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Ypsilanti.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

Planner Assistant Bonnie Wessler gave an brief overview of the ordinance.

<u>SUMMARY BACKGROUND:</u>

The Recreation commission desires to change the commission name to Parks and Recreation Commission. At my suggestion the commission has developed the additional duties and responsibilities of the commission as shown in the attached ordinance amendment.

The Recreation Commission is requesting that the ordinance be amended as shown, to change the name add additional duties and powers.

Council Member Robb stated that the two biggest attractions for Prospect Park are the basketball courts and the skate park however, they are not listed on the priorities list. He asked how they could be added.

Ms. Wessler answered they could be added to the capital improvements plan.

Council Member Robb pointed out that grant application opportunities were not listed in the priorities projects list and questioned if that would help or hurt the City.

Ms. Wessler answered that just because a project is not spelled out in the plan does not mean they are not available; so it does not necessarily help or hurt the plan. She stated that it also depends on what type of grant is being applied for.

Mayor Schreiber suggested that after the public hearing Council could possibly pass a motion to postpone the adoption of the resolution to amend the plan.

B. Open the public hearing

None

C. Resolution No. 2013-252, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing on the Five Year Parks and Recreation Plan be officially closed.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

On a voice vote, the motion to close the public hearing carried.

Council Member Murdock moved, supported by Council Member Robb to postpone adoption of Resolution 2013-251.

Council Member Moeller questioned why the resolution was being moved to the next meeting.

Council Member Robb answered that he would like staff to have time to add the skate park and the basketball court.

Ms. Wessler suggested the amendment regarding the skate park and basketball court is included in the resolution and adopted with a provision to amend since that is the only changes.

Mayor Schreiber asked if anyone wanted to suggest any language for the amendment and if Ms. Wessler had any problem with delaying until the next meeting.

Ms. Wessler answered no and said staff would like to get the plan to the DNR as soon as possible, preferable before the end of 2013.

On a voice vote, the motion to postpone adoption of Resolution 2013-251 until the next meeting carried.

IX. ORDINANCES – FIRST READING –

Ordinance No.1206

~~An ordinance to amend mid-year budget appropriations by department and major organizational unit for FY 2013-2014.~~

~~A. Resolution No. 2013-260, determination~~

~~*(Public Hearing will be held at First Reading on December 17, 2013)*~~

X. ORDINANCES – SECOND READING –

Ordinance No. 1201

An ordinance to repeal Ordinances No. 965 and 1054, which amended the provisions of the City of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for retirement and post retirement pension improvements to retirees who have retired from the position of Police or Fire Chief.

A. Resolution No. 2013-253, determination

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

An ordinance to adopt an ordinance to repeal Ordinance No.1054 "An ordinance to amend the provisions of the city of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for post retirement pension improvements to retirees who have retired from the position of Fire Chief, and Ordinance No. 965, "An ordinance to amend the provisions of the City of Ypsilanti Fire and Police Retirement System, contained in Act 345 of 1937, as amended, to provide for Post Retirement Pension improvements to retirees who retired from the position of Police Chief, be approved on Second and Final Reading.

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

B. Open the public hearing.

None

C. Resolution No. 2013-254, close public hearing

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

That a public hearing on an ordinance to adopt an ordinance to repeal Ordinance No.1054 "An ordinance to amend the provisions of the city of Ypsilanti Fire and Police Retirement System, contained in Public Act 345 of 1937, as amended, to provide for post retirement pension improvements to retirees who have retired from the position of Fire Chief, and Ordinance No. 965, "An ordinance to amend the provisions of the City of Ypsilanti Fire and Police Retirement System, contained in Act 345 of 1937, as amended, to provide for Post Retirement Pension improvements

to retirees who retired from the position of Police Chief, be officially closed.

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

Mr. Lange stated that there is an additional requirement needed to close this ordinance on the second reading. He stated that an actuarial report has to be reviewed before the public hearing could be closed.

Attorney John Barr stated that he has been trying to get in touch with actuarial firm representative Dan Hoffman. He stated that Mr. Hoffman thought that this report would not have any effects on the ordinance. Mr. Barr told Mr. Hoffman that he wanted that in writing but to date he has not been provided the information. He asked that the ordinance be postponed without a date certain until he could obtained his request.

Council Member Moeller moved, supported by Council Member Vogt to postpone adoption of Resolution 2013-253.

On a voice vote the motion carried.

XI. AUDIENCE PARTICIPATION –

1. Ann Dahl, 501 N. Adams, stated that she coordinates the family and youth area of the Heritage Festival and the youth are a vital part of the event. She gave her background, both educational and professional and said that she loves her volunteer work and the children and she wants the youth to be heard and seen in a positive light. She said that Ypsilanti's youth are very talented and the city should show Michigan that they are heading in a good direction and not focus on the negative.

XII. REMARKS BY THE MAYOR –

Mayor Schreiber appreciated the remarks from Ms. Dahl.

XIII. MINUTES –

Resolution No. 2013-255, approving the minutes of November 15, 2013.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of November 15, 2013 be approved.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Vogt

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

XIV. CONSENT AGENDA – Resolution No. 2013-255A

1. Resolution No. 2013-256, approving Ordinance 1202, an ordinance to change the name of the Recreation Commission and add additional duties and powers. ***(Second Reading)***

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

The certain ordinance entitled "An ordinance to change the name of the Recreation Commission and add additional duties and powers" be adopted on Second Reading.

2. Resolution No. 2013-257, approving Ordinance No. 1203, an ordinance to amend Ypsilanti City Code Chapter 94, "Streets, Sidewalks and Certain Other Public Places", Article V "Snow Removal" to reduce the time to clear ice and snow to 24 hours, to change the notice provisions to publication once prior to each Winter, and to otherwise clarify and cleanup the code sections. *(Second Reading)*

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That a ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 94 "STREETS, SIDEWALKS AND CERTAIN OTHER PUBLIC PLACES," ARTICLE V "SNOW REMOVAL," TO REDUCE THE TIME TO CLEAR ICE AND SNOW TO 24 HOURS, TO CHANGE THE NOTICE PROVISIONS TO PUBLICATION ONCE PRIOR TO EACH WINTER, AND TO OTHERWISE CLARIFY AND CLEANUP THE CODE SECTIONS" be approved on Second and Final Reading.

3. Resolution No. 2013-258, approving Ordinance No. 1204 an ordinance to amend Chapter 71: Administrative Hearings Bureau (AHB) of the Ypsilanti City code to revise the rules and procedures**.** *(Second Reading)*

AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 71 "ADMINISTRATIVE HEARINGS BUREAU," TO MAKE ADMINISTRATIVE HEARINGS MORE EFFICIENT BY ADDING RULES AND PROCEDURES FOR INFORMAL AND FORMAL AHB HEARINGS, TO SET FORTH ADDITIONAL STATUTORY REQUIREMENTS, TO CLARIFY THE CHAPTER AND CORRECT ERRORS AND OMMISSIONS, AND TO ALLOW CITY COUNCIL TO SET BY RESOLUTION AN AMOUNT WHICH WILL BE SUBTRACTED FROM A JUDGMENT ENTERED IF THE JUDGMENT IS PAID TIMELY.

THE CITY OF YPSILANTI HEREBY ORDAINS:

Section 1: Amendments, additions, and deletions to the Code of Ordinances, City of Ypsilanti, Michigan.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article I "In General", Section 71-1 "Purpose," is hereby amended as follows:

Sec. 71-1. - Purpose.

To define, prevent, reduce, and eliminate blight, factors, and causes of blight and address other quality of life violations in the city that negatively impact the public health, safety, and welfare of city residents. Pursuant to MCL §§ 117.4l, ~~117.41~~, 117.4q, and 117.4r, which authorize the creation of an administrative hearings bureau, the city finds that changing zoning, building or property maintenance, solid waste and illegal dumping, disease and sanitation, noxious weeds, vehicle abandonment, and inoperative vehicles from criminal misdemeanor or civil infraction offenses to blight violations punishable by a civil fine as determined following a hearing by the city administrative hearings bureau is a potentially more efficient and effective way of gaining compliance with laws concerning issues of blight.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article I "In General", Section 71-2 "Definitions," is hereby amended to add definitions for Formal AHB Hearing and Informal AHB Hearing to read as follows:

Sec. 71-2. - Definitions.

Formal AHB Hearing **means a hearing before an Administrative Hearings Officer where either respondent or the city or both are represented by an attorney.**

Informal AHB Hearing **means a hearing before an Administrative Hearings Officer where neither respondent nor the city are represented by an attorney.**

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article II "Administrative Hearings Bureau", Section 71-36 "Instituting administrative adjudication proceedings," is hereby amended as follows:

Sec. 71-36. - Instituting administrative adjudication proceedings.

(a) Any authorized department or agency of the city may institute an administrative adjudication proceeding by forwarding a copy of the notice of blight violation and a notice of hearing, which has been properly served on the respondent, to the administrative hearings bureau.

(b) <u>A violation notice shall be treated as made under oath if the violation alleged in the notice occurred in the presence of the authorized local official signing the violation notice and includes the information set forth in Section 71-38(b). If the violation did not occur in the presence of the authorized local official signing the violation, the official may issue the violation if, based upon investigation, the official has reasonable cause to believe that the person is responsible for a blight violation and if the city attorney or an assistant city attorney approves in writing the issuance of the violation notice.</u>

<u>(c) The city shall not issue a blight violation notice during a rental inspection program inspection of either a multiple dwelling or a one- or two-unit rental dwelling if the landlord is properly registered with the rental inspection program, unless either of the following occurs:</u>

<u>(1) The landlord is given a written correction notice of the violation and a reasonable opportunity to correct the circumstances before a re-inspection of the premises or a date specified in the notice, or</u>

<u>(2) The violation is a direct result of the landlord's action or inaction and creates an emergency that presents an immediate risk of harm to people or damage to property, including, but not limited to, a flooded basement or premises without heat.</u>

<u>(d) The person served with the notice of blight violation and notice of hearing must be notified in writing whether the person can admit responsibility and pay the blight violation at the</u>

Administrative Hearings Bureau prior to appearing at the hearing or whether appearance at the hearing is required.

(e) The person served with the notice of blight violation and notice of hearing shall be notified in writing whether the scheduled hearing is an Informal AHB Hearing or a Formal AHB Hearing.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article II "Administrative Hearings Bureau", Section 71-39 "Administrative Hearings," is hereby amended as follows:

Sec. 71-39. - Administrative hearings.

(a) Any administrative adjudication proceeding conducted by the bureau must be conducted before an administrative hearing officer.

(b) An attorney who appears on behalf of any person must file a written appearance with the administrative hearing officer on a form provided by or approved by the administrative hearings bureau.

(c) Prior to the start of an Informal AHB Hearing, upon the receipt of an appearance by any attorney, any scheduled Informal AHB Hearing shall be rescheduled as a Formal AHB Hearing.

(d) Prior to the start of an Informal AHB Hearing, either the city or the person served with the notice of blight violation and notice of hearing may have an Informal AHB Hearing rescheduled as a Formal AHB Hearing upon written request.

(e) At any Informal AHB Hearing or Formal AHB, respondent may admit responsibility, admit responsibility with an explanation, or proceed with the hearing. Continuances may be requested by either party, however, the administrative hearing officer may only grant a continuance upon a finding of good cause.

(f) ~~(c)~~ The city may not be represented by an employee of the bureau; provided, however, that documentary evidence, including notice of violation, which has been prepared by another department or agency of the city, may be presented at the hearing by the administrative hearing officer.

~~(d) The administrative hearing officer may grant a continuance only upon a finding of good cause.~~

(g) ~~(e)~~ All testimony must be given under oath or affirmation.

(h) (f) The administrative hearing officer may issue subpoenas to secure the attendance and testimony of relevant witnesses and the production of relevant documents. The issuance of subpoenas is subject to the restrictions contained in section 71-41

(i) ~~(g)~~ Subject to subsection (l) ~~(j)~~ of this section, the administrative hearing officer may, in unusual circumstances, permit a witness to submit testimony by affidavit or by telephone.

(j) ~~(h)~~The formal and technical rules of evidence do not apply in the conduct of a hearing. Evidence, including hearsay, may be admitted only if it is of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs.

(k) ~~(i)~~ The office of the city attorney at a Formal AHB Hearing or an authorized local official at an Informal AHB Hearing must prove the violation by a preponderance of the evidence; however, a violation notice, or a copy thereof, issued and signed in accordance with section 71-38 is prima facie evidence of the correctness of the facts specified therein.

(l) ~~(j)~~ Upon the timely request of any party to the proceeding, any person who the administrative hearing officer determines may reasonably expected to provide testimony that is material, and which does not constitute a needless presentation of cumulative evidence, must be made available for cross-examination before a final determination of liability.

(m) ~~(k)~~ The record of all hearings before an administrative hearing officer includes:

(1) A record of the testimony presented at the hearing, which may be made by tape recording or other appropriate means;

(2) All documents presented at the hearing, or scanned copies or digital copies thereof;

(3) A copy of the notice of violation or notice of hearing; and

(4) A copy of the findings and decision of the administrative hearing officer.

(n) ~~(l)~~ Within ten days of the conclusion of a hearing, the administrative hearing officer must issue a final determination of liability. Upon the issuance of a final determination of liability the administrative hearing officer may:

(1) Impose penalties and or fines that are consistent with applicable provisions of this Code;

(2) Issue orders that are consistent with applicable provisions of this Code; and/or

(3) Assess costs reasonably related to instituting the administrative adjudication proceeding; provided, however, that the administrative hearing officer may not impose a penalty of imprisonment or, except in cases to enforce the collection of any tax imposed and collected by the city, where this limitation does not apply, impose a fine in excess of $10,000.00 exclusive of costs of enforcement and or costs imposed to secure compliance with this Code.

(o) ~~(m)~~ In the issuance of a final determination of liability, an administrative hearing officer must inform the respondent of his or her right to seek judicial review of the final determination.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article II "Administrative Hearings Bureau", Section 71-40 "Default," is hereby amended as follows:

Sec. 71.40. - Default.

(a) If at the time set for a hearing, informal AHB hearing, or formal AHB hearing, neither the recipient of a notice of hearing ~~for violation~~, nor his or her attorney of record, appears, the administrative hearing officer may find the recipient in default and proceed with the hearing, accept evidence relevant to the existence of a code violation, and conclude with a finding, decision, and order. A copy of the decision and order of default must be served in any manner permitted by 71.38(c). ~~section 71-41(a).~~

(b) The recipient of a notice of blight violation or a notice of hearing who is found to be in default may petition the administrative hearing officer to set aside the entry of decision and ~~the~~ order of default and set a new hearing date in accordance with section 71-49 of this chapter.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article II "Administrative Hearings Bureau", Section 71-48 "Fines payable to the city clerk," is hereby amended as follows:

Sec. 71-48. - Fines payable to the city clerk.

All fines and other monies paid to the city under this chapter must be remitted to the city clerk. For any judgment signed by an Administrative Hearings Officer, the city clerk must accept as full payment of the fines and other monies owed an amount less than the judgment amount, if city council by resolution has set the an amount which may be subtracted from the judgment if the fines and other monies owing on the judgment are paid in full within thirty (30) days, and the respondent pays the judgment in full, less that subtraction, within the thirty (30) days.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article II "Administrative Hearings Bureau", Section 71-49 "Petition to set aside default order," is hereby amended as follows:

Sec. 71-49. - Petition to set aside the entry of a decision and order of default. ~~Default order.~~

(a) An administrative hearing officer may set aside any order of default and the entry of decision pursuant to that order ~~entered by default~~ and set a new hearing date, upon a petition filed within 21 days after the issuance of the entry of the decision and order of default, if the administrative hearing officer determines that the petitioner's failure to appear at the hearing was for good cause or, at any time, if the petitioner establishes that the petitioner was not provided with proper service of process. If the petition is granted, the administrative hearing officer must proceed with a new hearing on the underlying matter as soon as practical.

(b) If any order is set aside under this section, the administrative hearing officer must enter an order extinguishing any lien which has been recorded for any debt due and owned to the city as a result of the vacated decision and default order and direct the city to refund any fines or penalties paid pursuant to the vacated decision and order.

That Chapter 71 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Administrative Hearings Bureau," Article III "Violations", Section 71-36 "General violations," is hereby amended as follows:

Sec. 71-71. - General violations.

Any act or omission regarding zoning, building or construction, building or property maintenance or condition in buildings or on the premises; fire prevention; illegal dumping, disposal of solid waste; noxious

weeds, and abandoned or inoperative vehicles, that is prohibited by this code or any ordinance of the city and designated a blight violation, including but not limited to those violations designated as blight violations in Chapter(s) 18, 42, 50, 86, 94, 110, and 122 are blight violations subject to the procedures and penalties outlined in this Chapter.

Section 2. Severability.

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

Section 3. Repeal.

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

Section 4. Savings Clause.

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

Section 5. Copies to be available.

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

Section 6. Publication and Effective Date.

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

OFFERED BY: Council Member Vogt
SUPPORTED BY: Council Member Jefferson

XV. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2013-259, adopting Snow and Ice Removal policy and fees related to snow removal.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council has requested changes to the sidewalk snow/ice removal ordinance and policy with the goal of improving the timeliness of snow and ice removal on all sidewalks during the winter season; and

WHEREAS, this improved winter maintenance of sidewalks is also a goal documented in the City's Non-Motorized Transportation Plan; and

WHEREAS, City Council is approving amendments to the ordinance to achieve this goals,

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approve the attached policy titled, "Sidewalk Snow/Ice Removal Enforcement and Abatement Process (December 2013); and

FURTHER, that City Council approves the below amendments to the City fee schedule:

Dept./Div.	Ordinance Sec. number		Existing Fees	Proposed Fee
Administrative Hearings Bureau	94-136	1st offense	$50, $75 after 10 business days	$15, $40 after 10 business days
		2nd offense	$100, $125 after 10 business days	$50, $75 after 10 business days
		3rd and subsequent offenses	$200: $225 after 10 business days	$200, $225 after 10 business days

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

Planner Teresa Gillotti gave a brief overview of the ordinance.

SUMMARY/BACKGROUND:
Annual Notice: The proposed ordinance changes allow the City to provide public notice for each winter season, or to use one or more of the follow methods: in person, by telephone, by mail, or by written notice at the property (hang tags).

Violations: Twenty-four (24) hours after snow accumulation of 1 inch or more, the Code Enforcement officer monitors and responds to complaints of uncleared sidewalks.

Process:

1. Ordinance officer will ticket the owner or registered agent for the violation and leave notice that the snow/ice must be abated within 24 hours, or the city will order the abatement. This is a change from the previous policy.

2. Ordinance officer perform a site visit after 24 hours
    a. If not abated, the officer will order the abatement (snow/ice removal).
    b. Abatements (snow/ice removal) will be charged to the property owner or registered agent.

3. Repeat violation
    a. For each repeat violation, abatement and ticket will occur immediately with increased fines.
    b. Unpaid abatements will be transferred to property taxes with $50 additional lien fee.

Council Member Moeller asked why the fees were reduced.

Ms. Gillotti stated the fees were lowered at the request of Council.

Council Member Moeller stated that there were many emails circulated that questioned if the City would also be fined if snow removal was not done within the allotted amount of time.

Ms. Gillotti gave the protocol that DPS has and how removal was done.

On a roll call, the vote to approve Resolution No. 2013-259 adopting Snow and Ice Removal policy and fees related was as follows:

Council Member Moeller	No	Mayor Schreiber	Yes
Council Member Murdock	Yes	Council Member Jefferson	Yes
Mayor Pro-Tem Richardson	Absent		
Council Member Robb	Yes		
Council Member Vogt	Yes		

VOTE:

Yes: 5 No: 1(Moeller) Absent: 1(Mayor Pro-Tem Richardson) Vote: Carried

XVI. LIASON REPORTS –

A. SEMCOG Update-None
B. Washtenaw Area Transportation Study-None
C. Washtenaw Metro Alliance-None
D. Urban County-Meeting Cancelled for the month of December
E. Freight House- Friends of the Freight House are putting together information for the match for the possible S.H.P.O.

XVII. COUNCIL PROPOSED BUSINESS –

Murdock

- Requested a status update on the dumping fees
- He stated that there has been an increase in graffiti within the City
- Cross Street signs
- Many items in Depot Town needs to be fixed such as a cracked wall, bent signs, etc.
- Sidewalk crossing tripping hazard on Huron Street needs to get repaired.

Robb

- None

Moeller

- Commented on the negative issues that are coming from the EMU Campus. She complimented YPD for the arrest of Demarius Reed murderers.
- Commented on EMU Faculty and Staff's upset with the EMU police not reporting anything unless they have to under the Cleary Act.
- Stated that the Street sign on Cambridge and Kingwood is still needed.

Vogt

- Requested an update on his concerns of the weeds and debris on the Northeast corner of Mansfield.
-

Jefferson

- Stated complaints are still coming in and he is still complaining that the reduction of lanes on W. Michigan Avenue is still an issue. He says that he does not feel a proper analysis was done and would like to revisit.

Council Member Murdock says that there was an analysis done by the State Highway Department and that is why it is in the City's plan.

Council Member Jefferson questioned if the analysis was done in the area he is speaking of near Mansfield.

Council Member Moeller asked what the point of the analysis was.

Council Member Murdock answered that the purpose was safety for drivers turning left and the bike lane. He stated that they are synchronizing the lights.

Council Member Jefferson stated if synchronizing the lights will help then he would like to get it done.

Council Member Jefferson complimented the Ypsilanti Police Department on all of their good work and pointed out that Ypsilanti has been getting a bad reputation for all of the recent crimes, however all of the suspects arrested have been from outside of the City of Ypsilanti.

XVIII. COMMUNICATIONS FROM THE MAYOR –

Ypsilanti Downtown Development Authority

James Dauphine (open)
142 Glenwood Avenue
Ypsilanti, MI 48198
Term Expires: 7/7/2014

Council Member Robb requested that Mr. Dauphine update his goals for the YDDA.

Parks and Recreation Commission
Macallan Winning (open)
1013 W. Cross St.
Ypsilanti, MI 48197
Term Expires: 11/1/2015

Mayor Schreiber complimented the Ypsilanti Police Department, Washtenaw County Sheriff, and EMU for their partnership.

Mayor Schreiber reminded Council that the Clerk and City Manager's evaluations are still needed.

XIX. COMMUNICATIONS FROM THE CITY MANAGER –

City Manager Lange commented on the following:

- Amended budget background
- 345 Act
- Hiring of Police Chief Public Forum scheduled
- EMU Campus Shooting
- Peninsular Dam Condition
- Honda Fisher closing scheduled
- Ypsilanti Recreation Center

Council Member Murdock stated that he understands the original Streetlight Assessment proposal, however he questions if the monies can be put back in the general fund.

Mr. Lange answered yes.

Council Member Murdock stated that the City is going to increase the Police Field Service Fund by $100k and questioned the overtime. He said that there have been seven vacancies since April.

Council Member Robb stated that if Fund 709 goes up then Fund 706 should go down until the vacancies have been filled. He said that based on how the language reads, the city has added an additional $100k.

Mr. Lange replied that there is an appropriation for the line item and it should switch off. He said he wants to make sure the City is not spending outside of the spending allowance.

XX. AUDIENCE PARTICIPATION –

None

XXI. REMARKS FROM THE MAYOR -

Mayor Schreiber appreciated all of the comments.

XXII. ADJOURNMENT –

Resolution No. 2013-261, adjourning the City Council meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: Council Member Jefferson
SUPPORTED BY: Council Member Vogt

On a voice vote the motion carried and the meeting adjourned at 10:25 p.m.

Resolution No. 2013 – 268
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2013-269 , approving Ordinance 1205, an ordinance entitled "Thompson Block Redevelopment Project". ***(Second Reading)***

2. Resolution No. 2013-270, approving Thompson Block Redevelopment Planned Unit Development (PUD) agreement.

3. Resolution No. 2013-251, approving City of Ypsilanti Parks and Recreation Master Plan ***(Postponed 12-3-13)***

4. Resolution No. 2013-271, approving appointment to Boards and Commissions.

5. Resolution No. 2013-272, approving appointment of James Dauphine to the YDDA. ***(Non-resident – Five affirmative votes required)***

OFFERED BY: ______________________________

SUPPORTED BY:______________________________

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
December 17, 2013

From: Teresa Gillotti, Community and Economic Development Director

Subject: Second Reading - Rezoning of 0.56 acres located at 400-412 N. River Street, proposed partial alley vacation, 107 E. Cross St. from B3, Central Business District; R1, Single Family Residential; and Historic District Overlay to Planned Unit Development (PUD) - commonly known as Thompson Block Redevelopment Project.

Approval of related PUD Agreement

City Council held a public hearing and approved the first reading of the Planned Unit Development rezoning of 400-412 N. River Street (Thompson Block parcel), the newly vacated alley east of the property and 107 E. Cross Street at its Nov. 19th Council Meeting.

Staff recommended small changes to the site plan updating it to be consistent throughout, and to remove information that is no longer pertinent. Those changes have been made to the accompanying site plan.

The attached PUD agreement documents the elements of the rezoning including streetscape improvements along River Street, long term maintenance related to the proposed rain gardens/swales, easement and access along the northern boundary and additional items..

Please contact Teresa Gillotti with any questions at 734-483-9646 or tgillotti@cityofypsilanti.com.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Resolution approving PUD agreement
Planned Unit Development Agreement
Revised Thompson Block Project site plans

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: 12-17-13

CITY MANAGER COMMENTS:

FINANCE DIRECTOR APPROVAL:

Resolution No. 2013-269
December 17, 2013

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

THAT An Ordinance Entitled, "THOMPSON BLOCK REDEVELOPMENT PROJECT ORDINANCE" be adopted on Second and Final Reading.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

City of Ypsilanti
Ordinance No. 1205

An Ordinance Entitled "THOMPSON BLOCK REDEVELOPMENT PROJECT ORDINANCE"

THE CITY OF YPSILANTI ORDAINS:

That the .54 acre property defined in the attached site plans dated 11-11-13 for the redevelopment of the Thompson Block project

BE REZONED FROM B3, CENTRAL BUSINESS, R1, SINGLE-FAMILY RESIDENTIAL AND HO HISTORIC OVERLAY, TO PUD, PLANNED UNIT DEVELOPMENT

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS___3rd________ DAY OF ___December____________, 2013

____
FRANCES MCMULLAN, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____1205______was published in The YpsilantiCourier on the __10th___ day of ___December_______, 2013.

____
FRANCES MCMULLAN, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the __3rd___ day of ___December_______, 2013.

____
FRANCES MCMULLAN, City Clerk

Notice Published: __October 30, 2013_______________
First Reading: __November 19, 2013________________
Second Reading: ___December 3, 2013______________
Published: ___December 10, 2013__________________
Effective Date: ___January 10, 2014________________

Resolution No. 2013 -270
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti approved the Planned Unit Development rezoning for the Thompson Block Redevelopment Project; and

WHEREAS, the attached development agreement has been drafted by the City Attorney and reviewed by the developer's attorney and ensures that the use of the property will conform to the approved Planned unit Development and that the site will be developed and maintained in accordance with the approved PUD plan and attached site plan;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approves the attached Planned Unit Development agreement and,

FURTHER, that the Mayor and City Clerk are authorized to sign the agreement to approval by the City Attorney.

OFFERED BY:____

SUPPORTED BY:____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
17 December 2013

From: Bonnie Wessler, Planner I

Subject: Parks and Recreation Master Plan update for 2014-2019

SUMMARY & BACKGROUND:

The Recreation Commission held a public hearing at its 10 October 2013 meeting, and notice was given in accordance with the Michigan Department of Natural Resources standards. The Recreation Commission recommended that City Council adopt the Parks and Recreation Master Plan. A public hearing and staff presentation were given at the December 03, 2013 City Council meeting. Changes requested by Councilmember Robb have been incorporated into the plan; these are highlighted in orange on the attached excerpt. A full draft of the plan is available for Council review at http://www.cityofypsilanti.com/parksplan.

RECOMMENDATION

The Recreation Commission recommends that the City Council adopt the 2014-2019 Parks and Recreation Master Plan.

Please contact Bonnie Wessler, Planner I, with any questions you may have regarding the plan at 734-483-9646 or by email to wesslerb@cityofypsilanti.com.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Excerpt from Parks and Recreation Master Plan reflecting changes (orange highlights)
Resolution of Adoption

CITY MANAGER APPROVAL: ____________________ COUNCIL AGENDA DATE: ________

CITY MANAGER COMMENTS: ____________________

FISCAL SERVICES DIRECTOR APPROVAL: ____________________

Resolution No. 2013 - 251
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti has prepared a Five Year Parks and Recreation Plan which describes the community's physical and demographic characteristics, existing recreation facilities, and desired actions to be taken to improve and maintain recreation facilities during the period between 2014 and 2019;

WHEREAS, The draft plan was made available to the community between July 22 and October 10, 2013; and

WHEREAS, A duly-noticed public hearing was held by the Recreation Commission of the City of Ypsilanti on October 10, 2013, at Ypsilanti City Hall; and

WHEREAS, After the public hearing, the Recreation Commission voted unanimously to recommend that the City Council adopt said Recreation Plan; and

WHEREAS, The City of Ypsilanti has developed the plan for the benefit of the entire community and intends that the plan be adopted as a document to assist in meeting the recreation needs of the community;

NOW THEREFORE BE IT RESOLVED, That the Council of the City of Ypsilanti adopt the City of Ypsilanti 2014-2019 Parks and Recreation Master Plan as a guideline for improving recreation for the residents of the City of Ypsilanti.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2013 –271
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following individuals be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

NAME	BOARD	TERM EXPIRATION
Macallan Winning (open) 1013 W. Cross St. Ypsilanti, MI 48197	**Parks and Recreation Commission**	11/1/2015

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

Dear Mayor Schreiber,

I would like to express my interest to join the Ypsilanti Parks and Recreation Commission to you. It is my understanding that you are looking for youth members currently, and I thought that this would be a great opportunity. I am currently a Sophomore in high school at Greenhills in Ann Arbor, where my mother is a teacher. I am part of the Greenhills varsity baseball team. Prior to joining the team at Greenhills, though, I played for the Ypsilanti Little League from the age of 7. After playing on the Ypsilanti fields for a number of years, believe I have a good view on how those parks are set up. I also live not that far from Recreation Park. I live on West Cross Street, only a few blocks away from it. As you may or may not be aware, Mr. Malmer of the Commission was the one who turned me towards applying to join the Commission. When you began looking for youth members, he contacted my parents asking if I would be interested, as indeed I am. I hope that you will take this into consideration and nominate me to become part of the Commission. Thank you.

Sincerely,
Macallan Winning
1013 W. Cross Street
Ypsilanti, MI 48197
calwinning@gmail.com

Resolution No. 2013 –272
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following individuals be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

NAME	BOARD	TERM EXPIRATION
James Dauphine (open) 142 Glenwood Avenue Ypsilanti, MI 48198	**YDDA**	7/7/2014

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

Statement from James Dauphine:
I was born in Manhattan, New York and lived in Brooklyn, New York, attending Elementary School there. My father, Oscar James Dauphine was a member of the New York City Police department, and subsequently, after massive city lay-offs, was laid off himself and relocated our family to Ann Arbor, Michigan so that he could accept a position at General Motors Hydramatic Powertrain division in the late 70's.

I was always an avid music lover, and thus, pursued every opportunity to advance the art through vocal and piano performances during my Junior and Senior years of high school at Ann Arbor Huron High. After Graduation, by way of a former high school vocal group member I once worked with, I signed a small, less than substantial recording contract, that afforded me the opportunity to record with other artists who worked with Universal, Columbia, Qwest records and more performing across several states and venues.

It was during this period of time that I then realized that I longed to return to school and complete my college education but first I needed to earn money for college, and so I joined the United States Air Force, and was educated as a Medical Laboratory Technician until my discharge at the end of my 4 yr enlistment period, honorably.

After leaving the US Air Force, I moved back to New York City and earned money singing background for several up and coming recording artists from New York and Detroit, Michigan, ultimately, moving to Ypsilanti, MI where my family had relocated to during my tenure in the military.

I then completed degrees in Engineering Math and Computer Science at Washtenaw Community College and completed one of two degrees of a dual BSEE/CE MSEE/CE (Bachelors Science Electrical Engineerng and Computer Engineering degree from the University of Michigan in early 2001, just before my father Oscar Passed away from Lung Cancer in March 2001.

I had worked in Computer Science and IT consulting from that time since, working on various contracts for several companies, such as Federal Mogul, Google, National Archives Publishing Company, before joining my companies, Intrinsic IT and Multimedia and Legendary Artists Entertainment Group with Marion Montgomery of The Studios of Castle Hill and Divine Associates to ultimately create Divine Intervention Associates of 124 Pearl Street #203, Ypsilanti, MI where we have been in business for over 8 years to date.

Marion Montgomery is the Managing Partner and Majority Owner
James Dauphine is the Minority Partner and Co-Owner

Services Include:
Computer Repair, IT and Multimedia Consulting, Web design and hosting, Graphic Design, Recording Studio, Artist Management, and Music Production, Event Planning and much more.

I am also a volunteer member of the American Red Cross Disaster Services team and have been involved with the Red Cross in this capacity for the last several years, in addition to organizing community events for the underrepresented and disadvantaged of all ages and races, throughout Washtenaw County, both through my Church, Strong Tower Ministry under Pastor Michael Rosier and through my non-profit Exchange For Change-USA, founded in 2010.

I am engaged to be married in December 2013 and am the proud Father of 4 girls and one boy.

My interests are running, lifting weights, sports, education, computers, electronics, robotics, reading, creating music, singing, attending church, community outreach, local government.

My goals are quite simply to never settle for less that who I can truly be, to self actualize into a Renaissance Man in love with life, humanity, and all cultures and to make my mark in this life as someone who truly cares about his fellow man, woman, and child.

James Dauphine.

REQUEST FOR LEGISLATION
December 17, 2013

To: Mayor and Council

From: Ralph A. Lange, City Manager

Subject: Public Act 152 of 2014 Option Selection

SUMMARY & BACKGROUND:

Public Act 152 of 2011 (hereinafter “the Act”) established new restrictions on how much public employers, including the City of Ypsilanti, can pay toward the medical benefit plans offered to employees.

For the past two years The City has opted for the “80/20” model where it would pay no more than eighty (80%) percent of the “total annual costs” of the medical benefit plans it offers to employees. The City Council would have to elect this option by a majority vote.

There are two other options which are the “Hard Cap” and the “Percentage of Pay.” All three options have an attachment to this Request for Legislation for comparison costs. The “Hard Cap” would cost the City an extra $15,569.75 compared to the “80/20.” If the “Percentage of Pay” was to be implemented, the only one that would benefit the City would be the 6%. However, this amount would be a hardship on the employees, who already have percentages coming out of their checks for union dues, pension funds and supplemental benefits.

COLLECTIVE BARGAINING AGREEMENTS:

Currently all Bargaining Agreements have adopted the “80/20” Option. The POAM contract does not expire until 2016 and the Fire and AFSCME expires in 2017. The COAM contract expires on June 30, 2014.

RECOMMENDED ACTION (Approval):

Staff recommends adoption of the “80/20 Cap” option as provided for in Public Act 152 of 2011. An appropriate Council resolution is attached for your consideration.

ATTACHMENTS:
Summary of Healthcare Employees & Employer’s cost
Summary Impact of the “Hard Cap” option
Summary Impact of the “80/20 Cap” option
Summary Impact of the % of pay
Memo from Ralph A. Lange, City Manager

Email from Richard Fanning dated December 2, 2013

CITY MANAGER APPROVAL: ____________________ COUNCIL AGENDA DATE: 10/18/2011

CITY MANAGER COMMENTS: ____________________

FISCAL SERVICES DIRECTOR APPROVAL: ____________________

Resolution No. 2013 – 247
November 19, 2013
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Public Act 152 of 2011 (hereinafter "the Act") establishes restrictions on how much public employers, including the City of Ypsilanti, can pay toward the medical benefit plans offered to employees; and

WHEREAS, the City of Ypsilanti has four (3) options as provided for in the Act under which compliance with all provisions of the Act can be achieved; and

WHEREAS, the City Council, by majority vote, may select an option under which it would pay no more than eighty percent (80%) of the "total annual costs" of the medical benefit plans it offers to employees; and

WHEREAS, the Act does not apply to medical benefit plans that include benefits provided to individuals retired from a public employer; and

WHEREAS, the Act applies to medical insurance (including prescription drugs) but does not apply to dental, vision or other insurance plans, such as life or disability insurance; and

WHEREAS, the Act states that groups of employees who are covered by a collective bargaining agreement or "other contract" which is in effect "on the effective date of the Act" are exempted from the "80/20 Cap" requirements; and

WHEREAS, the Act requires that no agreement "executed" after January 1, 2014, can include terms which are inconsistent with the requirements of the "80/20 Cap" option and that the collective bargaining agreement and "other contract" exemption last until the contract expires.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council does hereby approve and adopt the "80/20 Cap" option as provided for in Public Act 152 of 2011, to become effective January 1, 2014.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

City of Ypsilanti
Office of the City Manager

Memorandum

To: Mayor and City Council

Ralph A. Lange

From: Ralph A. Lange, City Manager

Date: December 13, 2013

Subject: Additional Major Points to Consider Regarding City Employee Cost Share Options

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Major Points

2014 Cost of Health Insurance

Single coverage	$ 6,682
Two Person	$15,773
Family – 3 persons or more	$19,613

- The burden of change to percentage of salary (5.4335% approximately) would be felt most by employees who have single coverage. These employees cost the city the least of those employees who need city health insurance.

- The 80/20 sharing of the cost of the benefit ensures that the employee has a connection to the cost of the benefit.

- Cost of benefit is driven in part by the group usage/experience of each employee – the more cost, more employee pays, this provides a motivation for each employee to only use the benefit when really needed.

- Negotiated contract with AFSCME and offered additional cash payment in exchange for reduction in tier two personal days – the union did not make this trade.

- The city administration, supported by the Mayor and Council, has primarily gone to a lump sum pay raise scenario vs a percentage pay range scenario. This change makes the value of pay increases more valuable to lower paid workers as a percent of their annual wage.

- Percentage of salary counts base wage only, AFSCME and all other union employees have opportunities to work overtime. Non-union employees do not have this opportunity.

- Family and two-person coverage means that another person "may" be also earning money or have health insurance coverage through their employer. Single employees do not have this option.

- If the city goes from everyone paying the same percentage, 20% of benefits they receive, to a spread of percentages paid of benefits, then 12 employees will be paying 15% or less and seven (7) employees will be paying 40% or more with a minimum of 10% and maximum of 53%.

- No union has filed a grievance over this issue or proposed that the method of health insurance cost sharing move back to a percentage of base salary.

It would be very difficult for city staff to make this adjustment in the middle of a budget year. Also, please see attached memorandum regarding this issue written by the city's Labor Attorney, Rick Fanning.

RAL/ns

Attachment

SUMMARY OF HEALTH CARE EMPLOYEES AND EMPLOYER'S COST
CY 2014

12/13/13 11:25 AM

OPTION 1 - Hard Cap

	TOTAL INSURANCE COST	TOTAL ANNUAL EMPLOYER COST		TOTAL ANNUAL EMPLOYEE COST	BI-WEEKLY EMPLOYEE SHARE	WEEKLY EMPLOYEE SHARE
SINGLE COM. BLUE	126,951.73	111,294.02	$	15,657.71	31.70	15.85
2 PERSON COM. BLUE	188,801.28	140,582.04	$	48,219.24	167.43	77.27
FAMILY COM. BLUE	529,554.51	431,331.21	$	98,223.30	151.58	69.96
FAMILY SIMPLY BLUE	49,144.59	47,925.69	$	1,218.90	16.93	7.81
TOTAL	**894,452.11**	**731,132.96**		**163,319.15**		

OPTION 2 - 80/20

	TOTAL INSURANCE COST	TOTAL ANNUAL EMPLOYER COST		TOTAL ANNUAL EMPLOYEE COST	BI-WEEKLY EMPLOYEE SHARE	WEEKLY EMPLOYEE SHARE
SINGLE COM. BLUE	126,952.68	101,562.14	$	25,390.54	51.40	25.70
2 PERSON COM. BLUE	188,801.28	151,041.02	$	37,760.26	121.03	60.51
FAMILY COM. BLUE	529,555.32	423,644.26	$	105,911.06	150.87	75.44
FAMILY SIMPLY BLUE	49,144.68	39,315.74	$	9,828.94	126.01	63.01
TOTAL	894,453.96	**715,563.17**		**178,890.79**		

OPTION 3 - 5.4601% of Pay

	TOTAL INSURANCE COST	TOTAL ANNUAL EMPLOYER COST	TOTAL ANNUAL EMPLOYEE COST	BI-WEEKLY EMPLOYEE SHARE	WEEKLY EMPLOYEE SHARE
5.4601% of Base pa	894,452.11	715,561.18	178,890.93		
LOWEST PAID FULL TIME EMPLOYEE				73.63	36.81
HIGHEST PAID FULL TIME EMPLOYEE				195.40	97.70

F:\USER\FINANCE\RFL - PUBLIC ACT 152 OF 2011 OPTION SELECTION HARDCAP OR 20-80%\PA 152 Hard cap, 80%20%, 2% of payroll for CY 2014\[OPTION 1 - 3 HARDCAP, 80-20%, & % of Pay for CY 2014.xls]Option 1-Hard Cap

OPTION 1

THE HARD CAP OPTION

	ACTIVE PARTICIPANTS	2014 HARD CAP LIMIT PER PERSON	2014 ANNUAL HARD CAP TOTAL	2014 ANNUAL INSURANCE RATE PER PERSON	2014 ANNUAL PREMIUM X ACTIVE PARTICIPANTS	ANNUAL PREMIUM LESS 2014 HARD CAP	ANNUAL EMPLOYEE SHARE	BI-WEEKLY EMPLOYEE SHARE	WEEKLY EMPLOYEE SHARE
SINGLE COM. BLUE	19	$ 5,857.58	$ 111,294.02	$ 6,681.67	$ 126,951.73	$ 15,657.71	$ 824.09	$ 31.70	$ 15.85
2 PERSON COM. BLUE	12	$ 11,715.17	$ 140,582.04	$ 15,733.44	$ 188,801.28	$ 48,219.24	$ 4,018.27	$ 167.43	$ 77.27
FAMILY COM. BLUE	27	$ 15,975.23	$ 431,331.21	$ 19,613.13	$ 529,554.51	$ 98,223.30	$ 3,637.90	$ 151.58	$ 69.96
FAMILY SIMPLY BLUE	3	$ 15,975.23	$ 47,925.69	$ 16,381.53	$ 49,144.59	$ 1,218.90	$ 406.30	$ 16.93	$ 7.81
TOTAL	**61**		**$ 731,132.96**		**$ 894,452.11**	**$ 163,319.15**			

EMPLOYEE GROUP	SINGLE	2 PERSON	FAMILY	TOTAL
NON-UNION	7	3	6	16
POAM	6	3	6	15
COAM	0	0	3	3
IAFF	2	2	7	11
AFSCME	4	4	8	16
TOTAL	19	12	30	61

EMPLOYEE SHARE BY BARGAINING UNIT	SINGLE	2 PERSON	FAMILY	TOTAL
EMPLOYEE SHARE COM BLUE	$ 824.09	$ 4,018.27	$ 3,637.90	
EMPLOYEE SHARE SIMPLY BLUE			$ 406.30	
NON-UNION	$ 5,768.63	$ 12,054.81	$ 21,827.40	$ 39,650.84
POAM	$ 4,944.54	$ 12,054.81	$ 21,827.40	$ 38,826.75
COAM	$ -	$ -	$ 1,218.90	$ 1,218.90
IAFF	$ 1,648.18	$ 8,036.54	$ 25,465.30	$ 35,150.02
AFSCME	$ 3,296.36	$ 16,073.08	$ 29,103.20	$ 48,472.64
TOTAL	**$ 15,657.71**	**$ 48,219.24**	**$ 99,442.20**	**$ 163,319.15**

CITY'S SHARE BY BARGAINING UNIT	SINGLE	2 PERSON	FAMILY	TOTAL
CITY'S SHARE PER PLAN	$ 5,857.58	$ 11,715.17	$ 15,975.23	
NON-UNION	$ 41,003.06	$ 35,145.51	$ 95,851.38	$ 171,999.95
POAM	$ 35,145.48	$ 35,145.51	$ 95,851.38	$ 166,142.37
COAM	$ -	$ -	$ 47,925.69	$ 47,925.69
IAFF	$ 11,715.16	$ 23,430.34	$ 111,826.61	$ 146,972.11
AFSCME	$ 23,430.32	$ 46,860.68	$ 127,801.84	$ 198,092.84
TOTAL	**$ 111,294.02**	**$ 140,582.04**	**$ 479,256.90**	**$ 731,132.96**

OPTION 2-AMENDED

THE 80/20 CAP OPTION

	ACTIVE PARTICIPANTS	TOTAL MONHTLY PREMIUM CALENDAR YEAR 2014	TOTAL ANNUAL PREMIUM CALENDAR YEAR 2014	80% CITY MONTHLY SHARE	20% EMPLOYEE MONTHLY SHARE	80% CITY ANNUAL COST PER PARTICIPANT	CITY TOTAL ANNUAL SHARE	20% EMPLOYEE ANNUAL SHARE PER PARTICIPANT	EMPLOYEES TOTAL ANNUAL SHARE	BI-WEEKLY EMPLOYEE SHARE	WEEKLY EMPLOYEE SHARE
SINGLE COM. BLUE	19	$ 556.81	$ 6,681.72	$ 445.45	$ 111.36	$ 5,345.38	$ 101,562.14	$ 1,336.34	$ 25,390.54	$ 51.40	$ 25.70
2 PERSON COM. BLUE	12	$ 1,311.12	$ 15,733.44	$ 1,048.90	$ 262.22	$ 12,586.75	$ 151,041.02	$ 3,146.69	$ 37,760.26	$ 121.03	$ 60.51
FAMILY COM. BLUE	27	$ 1,634.43	$ 19,613.16	$ 1,307.54	$ 326.89	$ 15,690.53	$ 423,644.26	$ 3,922.63	$ 105,911.06	$ 150.87	$ 75.44
FAMILY SIMPLY BLUE	3	$ 1,365.13	$ 16,381.56	$ 1,092.10	$ 273.03	$ 13,105.25	$ 39,315.74	$ 3,276.31	$ 9,828.94	$ 126.01	$ 63.01
TOTAL ANNUAL SHARES							$ 715,563.17		$ 178,890.79		

EMPLOYEE GROUP	SINGLE	2 PERSON	FAMILY	TOTAL
NON-UNION	7	3	6	16
POAM	6	3	6	15
COAM	0	0	3	3
IAFF	2	2	7	11
AFSCME	4	4	8	16
TOTAL	19	12	30	61

EMPLOYEE SHARE BY BARGAINING UNIT	SINGLE	2 PERSON	FAMILY	TOTAL
EMPLOYEE SHARE COM BLUE	$ 1,336.34	$ 3,146.69	$ 3,922.63	
EMPLOYEE SHARE SIMPLY BLUE			$ 3,276.31	
NON-UNION	$ 9,354.41	$ 9,440.06	$ 23,535.79	$ 42,330.26
POAM	$ 8,018.06	$ 9,440.06	$ 23,535.79	$ 40,993.92
COAM	$ -	$ -	$ 9,828.94	$ 9,828.94
IAFF	$ 2,672.69	$ 6,293.38	$ 27,458.42	$ 36,424.49
AFSCME	$ 5,345.38	$ 12,586.75	$ 31,381.06	$ 49,313.18
TOTAL	$ 25,390.54	$ 37,760.26	$ 115,740.00	$ 178,890.79

CITY'S SHARE BY BARGAINING UNIT	SINGLE	2 PERSON	FAMILY	TOTAL
CITY'S SHARE COM. BLUE	$ 5,345.38	$ 12,586.75	$ 15,690.53	
CITY'S SHARE SIMPLY BLUE			$ 13,105.25	
NON-UNION	$ 37,417.63	$ 37,760.26	$ 94,143.17	$ 169,321.06
POAM	$ 32,072.26	$ 37,760.26	$ 94,143.17	$ 163,975.68
COAM	$ -	$ -	$ 39,315.74	$ 39,315.74
IAFF	$ 10,690.75	$ 25,173.50	$ 109,833.70	$ 145,697.95
AFSCME	$ 21,381.50	$ 50,347.01	$ 125,524.22	$ 197,252.74
TOTAL	$ 101,562.14	$ 151,041.02	$ 462,960.00	$ 715,563.17

F:\USER\FINANCE\RFL - PUBLIC ACT 152 OF 2011 OPTION SELECTION HARDCAP OR 20-80%\PA 152 Hard cap, 80%20%, 2% of payroll for CY 2014\[OPTION 1 - 3 HARDCAP, 80-20%, & % of Pay for CY 2014.xls]SUMMARY

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HEALTH CARE EMPLOYEES SHARE COMPARISON BETWEEN 80/20 AND 5.4601% OF PAYROLL
BASED ON UPDATED DATA FROM HUMAN RESOURCES AS OF 12/13/2013

ID #	NAME	BARGAINING UNIT	HOURLY RATE	ANNUAL BASE WAGES	INSURANCE COVERAGE	SINGLE	TWO PERSON	FAMILY	WAIVER	5.433549 % OF PAYROLL- ANNUAL	ANNUAL INSURANCE COST	% OF PAYROLL OVER ANNUAL INSURANCE COST	OVER (UNDER) EMPLOYEE SHARE ALLOWED UNDER PA 152 OF 20%	5.433549% OF PAYROLL WEEKLY RATE	80%/20% WEEKLY RATE	DIFFERENCE OF 5.433549% OF PAYROLL & 80/20	ANNUAL EMPLOYEE SHARE INCREASE (DECREASE)
01-0085	ANTHOUARD, MAX	NON-UNION	40.3900	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0611	BECKETT, JANICE E	NON-UNION	22.6380	-	WAIVER				WAIVER	-	-			-	-	-	-
01-1290	COLBECK, TIMOTHY R	NON-UNION-DDA	26.5800	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0836	HOLSINGER, AMANDA K	NON-UNION	26.6590	-	WAIVER				WAIVER	-	-			-	-	0	-
01-0880	SUMPTER, NICOLE D	NON-UNION	19.2300	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0061	TEAMER, KIMBERLY D	NON-UNION	31.0920	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0421	UY, MARILOU T	NON-UNION	39.7000	-	WAIVER				WAIVER	-	-			-	-	-	-
01-1479	HELLENGA, ANDREW P	NON-UNION-DDA	13.0000	23,660.00	SINGLE GRP 10	SINGLE GRP 10				1,285.58	6,681.72	19.24%	-0.76%	24.72	25.70	(0.98)	(50.82)
01-1378	JACKSON, JAMES D	NON-UNION	19.6900	40,955.20	SINGLE	SINGLE				2,225.32	6,681.72	33.30%	13.30%	42.79	25.70	17.09	888.92
01-0511	NEVILLE, DEBORAH	NON-UNION	22.4330	46,660.64	TWO PERSON		TWO PERSON			2,535.33	15,733.44	16.11%	-3.89%	48.76	60.51	(11.75)	(611.19)
01-0626	BURCHWELL JR., GARY W	NON-UNION	22.9690	47,775.52	SINGLE	SINGLE				2,595.91	6,681.72	38.85%	18.85%	49.92	25.70	24.22	1,259.51
01-1489	SULLIVAN, TIMOTHY M	NON-UNION	23.0770	48,000.16	SINGLE	SINGLE				2,608.11	6,681.72	39.03%	19.03%	50.16	25.70	24.46	1,271.71
01-0093	SCHUETTE, ANNIE	NON-UNION	24.0510	50,026.08	SINGLE	SINGLE				2,718.19	6,681.72	40.68%	20.68%	52.27	25.70	26.57	1,381.79
01-0083	SIMMONS, CHRISTOPHER T	NON-UNION	24.5730	51,111.84	FAMILY GRP 10			FAMILY GRP 10		2,777.19	19,613.16	14.16%	-5.84%	53.41	75.44	(22.03)	(1,145.69)
01-0569	SMITH, JUDITH A	NON-UNION	25.8800	53,830.40	TWO PERSON		TWO PERSON			2,924.90	15,733.44	18.59%	-1.41%	56.25	60.51	(4.26)	(221.62)
01-1400	SAVAGE, ERICKA R	NON-UNION	26.3900	54,891.20	SINGLE	SINGLE				2,982.54	6,681.72	44.64%	24.64%	57.36	25.70	31.66	1,646.14
01-0046	HOLMAN, BRADFORD	NON-UNION	26.7810	55,704.48	FAMILY			FAMILY		3,026.73	19,613.16	15.43%	-4.57%	58.21	75.44	(17.23)	(896.15)
01-0245	DANIELS, FRANKLIN G	NON-UNION	28.8500	60,008.00	FAMILY			FAMILY		3,260.56	19,613.16	16.62%	-3.38%	62.70	75.44	(12.74)	(662.32)
01-1282	GILLOTTI, TERESA M	NON-UNION	31.2500	65,000.00	SINGLE	SINGLE				3,531.81	6,681.72	52.86%	32.86%	67.92	25.70	42.22	2,195.41
01-0890	MCMULLAN, FRANCES M	NON-UNION	32.5180	67,637.44	FAMILY			FAMILY		3,675.11	19,613.16	18.74%	-1.26%	70.68	75.44	(4.76)	(247.77)
01-0044	KIRTON, STANLEY J	NON-UNION	35.1490	73,109.92	FAMILY			FAMILY		3,972.46	19,613.16	20.25%	0.25%	76.39	75.44	0.95	49.58
01-1411	LANGE, RALPH A	NON-UNION	44.9520	93,500.16	TWO PERSON		TWO PERSON			5,080.38	15,733.44	32.29%	12.29%	97.70	60.51	37.19	1,933.86
01-1259	POLICE CHIEF-VACANT	NON-UNION	45.3820	94,394.56	FAMILY-EST.			FAMILY-EST.		5,128.97	19,613.16	26.15%	6.15%	98.63	75.44	23.19	1,206.09
	Sub-total	SUB-TOTAL		926,265.60		7	3	6	7	50,329.10							
01-1253	DAVIS, EDDIE T	COAM	34.2130	-	WAIVER				WAIVER	-				-	-	-	-
01-0492	OVERTON, KENT M	COAM	34.2130	-	WAIVER				WAIVER	-				-	-	-	-
01-0337	SZYMANKIEWICZ, DENNIS R	COAM	34.2130	-	WAIVER				WAIVER	-				-	-	-	-
01-1270	EBERTS, THOMAS C	COAM	34.2130	71,163.04	FAMILY GRP 11			FAMILY GRP 11		3,866.68	16,381.56	23.60%	3.60%	74.36	63.01	11.35	590.16
01-0628	YUCHASZ, BRENT J	COAM	34.2130	71,163.04	FAMILY GRP 11			FAMILY GRP 11		3,866.68	16,381.56	23.60%	3.60%	74.36	63.01	11.35	590.16
01-0250	GRESS, DERIC C	COAM	39.0030	81,126.24	FAMILY GRP 11			FAMILY GRP 11		4,408.03	16,381.56	26.91%	6.91%	84.77	63.01	21.76	1,131.51
																-	
	Sub-total	SUB-TOTAL		223,452.32		0	0	3	3	12,141.39							-
01-0860	ALLEN, ZACHARY M	POAM	30.0110	-	WAIVER				WAIVER	-				-	-	-	-
01-0891	EGGENBERGER, ROBERT W	POAM	30.0110	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0583	HUNT, ELIZABETH S	POAM	30.0110	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0894	THOMSON, MICHAEL S	POAM	30.0110	-	WAIVER				WAIVER	-	-			-	-	-	-
01-1500	BERGLAND, GREGORY	POAM	19.4630	40,483.04	SINGLE	SINGLE				2,199.67	6,681.72	32.92%	12.92%	42.30	11.00	31.30	1,627.67
01-1498	ANDERSON, TIMOTHY	POAM	21.3080	44,320.64	SINGLE	SINGLE				2,408.18	6,681.72	36.04%	16.04%	46.31	11.00	35.31	1,836.18
01-1402	CAMPBELL, AARON D	POAM	21.3080	44,320.64	SINGLE	SINGLE				2,408.18	6,681.72	36.04%	16.04%	46.31	25.70	20.61	1,071.78
01-1497	HARRISON, BRENDEN	POAM	21.3080	44,320.64	SINGLE	SINGLE				2,408.18	6,681.72	36.04%	16.04%	46.31	25.70	20.61	1,071.78
01-1401	OWENS, ZACHARY L	POAM	21.3080	44,320.64	TWO PERSON		TWO PERSON			2,408.18	15,733.44	15.31%	-4.69%	46.31	60.51	(14.20)	(738.34)
01-0820	COMPTON, BRADLEY B	POAM	30.0110	62,422.88	SINGLE	SINGLE				3,391.78	6,681.72	50.76%	30.76%	65.23	25.70	39.53	2,055.38
01-1212	COPPOCK, ANNETTE M	POAM	30.0110	62,422.88	SINGLE	SINGLE				3,391.78	6,681.72	50.76%	30.76%	65.23	25.70	39.53	2,055.38
01-0094	CYRBOK, JASON J	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
01-0834	MCDONAGH, JONATHAN A	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
01-0847	MULLENDER, BROOKE L	POAM	30.0110	62,422.88	TWO PERSON		TWO PERSON			3,391.78	15,733.44	21.56%	1.56%	65.23	60.51	4.72	245.26
01-0909	MURPHY, ROBERT J	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
01-0297	PETO, ROBERT L	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
01-0096	SCHEMBRI, ANTHONY J	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
01-0906	WIST, PETER B	POAM	30.0110	62,422.88	TWO PERSON		TWO PERSON			3,391.78	15,733.44	21.56%	1.56%	65.23	60.51	4.72	245.26
01-0285	YUHAS, JOSEPH D	POAM	30.0110	62,422.88	FAMILY			FAMILY		3,391.78	19,613.16	17.29%	-2.71%	65.23	75.44	(10.21)	(531.10)
				-												-	
	Sub-total	SUB-TOTAL		841,994.40		6	3	6	4	45,750.18							-

HEALTH CARE EMPLOYEES SHARE COMPARISON BETWEEN 80/20 AND 5.4601% OF PAYROLL

BASED ON UPDATED DATA FROM HUMAN RESOURCES AS OF 12/13/2013

ID #	NAME	BARGAINING UNIT	HOURLY RATE	ANNUAL BASE WAGES	INSURANCE COVERAGE	SINGLE	TWO PERSON	FAMILY	WAIVER	5.433549 % OF PAYROLL- ANNUAL	ANNUAL INSURANCE COST	% OF PAYROLL OVER ANNUAL INSURANCE COST	OVER (UNDER) EMPLOYEE SHARE ALLOWED UNDER PA 152 OF 20%	5.433549% OF PAYROLL- WEEKLY RATE	80%/20% WEEKLY RATE	DIFFERENCE OF 5.433549% OF PAYROLL & 80/20	ANNUAL EMPLOYEE SHARE INCREASE (DECREASE)
01-0051	KOUBA, MICHAEL K	IAFF	23.6930	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0205	MADDISON, SCOTT	IAFF	23.6930	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0040	ROE, JOHN P	IAFF	20.2500	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0107	BRASSEY-BRIERLEY, PHILLIP G	IAFF	20.2500	56,862.00	FAMILY			FAMILY		3,089.62	19,613.16	15.75%	-4.25%	59.42	75.44	(16.02)	(833.26)
01-0039	HOBBS, STEPHEN K	IAFF	20.2500	56,862.00	SINGLE	SINGLE				3,089.62	6,681.72	46.24%	26.24%	59.42	25.70	33.72	1,753.22
01-0111	KNASIAK, JOEY A	IAFF	20.2500	56,862.00	FAMILY			FAMILY		3,089.62	19,613.16	15.75%	-4.25%	59.42	75.44	(16.02)	(833.26)
01-0498	LORIA, MICHAEL	IAFF	20.2500	56,862.00	FAMILY			FAMILY		3,089.62	19,613.16	15.75%	-4.25%	59.42	75.44	(16.02)	(833.26)
01-0079	MONTALVO, EDWARD	IAFF	20.2500	56,862.00	FAMILY			FAMILY		3,089.62	19,613.16	15.75%	-4.25%	59.42	75.44	(16.02)	(833.26)
01-0854	POPE, CLIFTON E	IAFF	20.2500	56,862.00	SINGLE	SINGLE				3,089.62	6,681.72	46.24%	26.24%	59.42	25.70	33.72	1,753.22
01-0054	SCHROEDER, RODNEY L	IAFF	20.2500	56,862.00	TWO PERSON		TWO PERSON			3,089.62	15,733.44	19.64%	-0.36%	59.42	60.51	(1.09)	(56.90)
01-0020	WILLIAMS III, FRED	IAFF	20.2500	56,862.00	FAMILY			FAMILY		3,089.62	19,613.16	15.75%	-4.25%	59.42	75.44	(16.02)	(833.26)
01-0494	BARNABO, RICHARD	IAFF	22.6800	63,685.44	FAMILY			FAMILY		3,460.38	19,613.16	17.64%	-2.36%	66.55	75.44	(8.89)	(462.50)
01-0857	SCHULTZ, JAMESON A	IAFF	22.6800	63,685.44	TWO PERSON		TWO PERSON			3,460.38	15,733.44	21.99%	1.99%	66.55	60.51	6.04	313.86
01-0050	CAIN, DANIEL E	IAFF	23.6930	66,529.94	FAMILY			FAMILY		3,614.94	19,613.16	18.43%	-1.57%	69.52	75.44	(5.92)	(307.94)
				-												-	
	Sub-total	SUB-TOTAL		648,796.82		2	2	7	3	35,252.69						-	
																-	
01-0822	FREDETTE, LYNN A	AFSCME	16.6870	-	WAIVER				WAIVER	-	-			-	-	-	-
01-1317	MASSEY, MICHAEL E	AFSCME	17.3040	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0047	PERRY, GILBERT R	AFSCME	22.8580	-	WAIVER				WAIVER	-	-			-	-	-	-
01-0486	SMITH, HAROLD W	AFSCME	21.0700	-	WAIVER				WAIVER	-				-	-	-	-
01-1318	WILLIAMS, HEATHER A	AFSCME	17.3040	-	WAIVER				WAIVER	-	-			-		-	-
01-0809	PITTMAN, DEBORAH J	AFSCME	19.4430	32,858.67	TWO PERSON		TWO PERSON			1,785.39	15,733.44	11.35%	-8.65%	34.33	60.51	(26.18)	(1,361.13)
01-1367	DANCY, JR., KENNETH	AFSCME	16.9380	35,231.04	SINGLE	SINGLE				1,914.30	6,681.72	28.65%	8.65%	36.81	25.70	11.11	577.90
01-0783	SWAFFORD, GREGORY L	AFSCME	17.2790	35,940.32	FAMILY			FAMILY		1,952.83	19,613.16	9.96%	-10.04%	37.55	75.44	(37.89)	(1,970.05)
01-0926	BOSTIC, ANTHONY N	AFSCME	17.3040	35,992.32	FAMILY			FAMILY		1,955.66	19,613.16	9.97%	-10.03%	37.61	75.44	(37.83)	(1,967.22)
01-0875	COOPER, SCOTT A	AFSCME	17.3040	35,992.32	FAMILY			FAMILY		1,955.66	19,613.16	9.97%	-10.03%	37.61	75.44	(37.83)	(1,967.22)
01-0876	GILLESPIE, ROBERT J	AFSCME	17.6790	36,772.32	FAMILY			FAMILY		1,998.04	19,613.16	10.19%	-9.81%	38.42	75.44	(37.02)	(1,924.84)
01-0903	WENNERBERG, JENNIFER C	AFSCME	18.3860	38,242.88	TWO PERSON		TWO PERSON			2,077.95	15,733.44	13.21%	-6.79%	39.96	60.51	(20.55)	(1,068.57)
01-0762	BOGOSKI, JOHN J	AFSCME	18.4610	38,398.88	TWO PERSON		TWO PERSON			2,086.42	15,733.44	13.26%	-6.74%	40.12	60.51	(20.39)	(1,060.10)
01-0827	ESTEY, WENDY L	AFSCME	19.0830	39,692.64	SINGLE	SINGLE				2,156.72	6,681.72	32.28%	12.28%	41.48	25.70	15.78	820.32
01-0756	KAPULAK, MICKEY L	AFSCME	19.2870	40,116.96	SINGLE	SINGLE				2,179.77	6,681.72	32.62%	12.62%	41.92	25.70	16.22	843.37
01-0700	ROBERTS, ANTHONY L	AFSCME	20.1200	41,849.60	FAMILY			FAMILY		2,273.92	19,613.16	11.59%	-8.41%	43.73	75.44	(31.71)	(1,648.96)
01-0658	HUNTER, JEFFREY M	AFSCME	21.0700	43,825.60	FAMILY			FAMILY		2,381.29	19,613.16	12.14%	-7.86%	45.79	75.44	(29.65)	(1,541.59)
01-0485	PATTERSON, MICHAEL	AFSCME	21.0700	43,825.60	SINGLE	SINGLE				2,381.29	6,681.72	35.64%	15.64%	45.79	25.70	20.09	1,044.89
01-0736	JONES, KIMBERLY L	AFSCME	21.3920	44,495.36	FAMILY			FAMILY		2,417.68	19,613.16	12.33%	-7.67%	46.49	75.44	(28.95)	(1,505.20)
01-0248	BLAKLEY, DAVID M	AFSCME	25.3270	52,680.16	FAMILY			FAMILY		2,862.40	19,613.16	14.59%	-5.41%	55.05	75.44	(20.39)	(1,060.48)
01-0675	SHERWOOD, JOHN B	AFSCME	26.8830	55,916.64	TWO PERSON		TWO PERSON			3,038.26	15,733.44	19.31%	-0.69%	58.43	60.51	(2.08)	(108.26)
	Sub-total	SUB-TOTAL		651,831.31		4	4	8	5	35,417.57							
	TOTALS	GRAND TOTAL		3,292,340.45		19	12	30	22	178,890.93							

Notes:

Highlighted in orange- Changed of insurance coverage

Highlighted in yellow- additional employees share compared with 80/20

Highlighted in green-yop six highest contribution single insurance coverage

F:\USER\FINANCE\RFL - PUBLIC ACT 152 OF 2011 OPTION SELECTION HARDCAP OR 20-80%\PA 152 Hard cap, 80%20%, 2% of payroll for CY 2014\[OPTION 1 - 3 HARDCAP, 80-20%, & % of Pay for CY 2014.xls]5.4335% OF PAYROLL

12/13/13 11:22 AM

Marilou Uy

From: Ralph Lange
Sent: Friday, December 13, 2013 9:25 AM
To: Marilou Uy
Cc: Nan Schuette; Ericka Savage
Subject: FW: Health Care Contributions

Marilou,

Please see below a copy of the e-mail I received from City labor Attorney Rick Fanning addressing legal aspects
of the State law mandating that public employers can pay no more than 80% of their employees health insurance cost.
Please include this e-mail as a part of the rest of the information you send to Frances that will go out in the City Council packet today.
Thank you.

Ralph A. Lange
City Manager
One South Huron Street
Ypsilanti, MI 48197
(734) 483-1810 (main)
(734) 483-1555 (office/voicemail)
rlange@cityofypsilanti.com
www.CityofYpsilanti.com

From: Richard W. Fanning [mailto:rwf@kellerthoma.com]
Sent: Monday, December 02, 2013 12:17 PM
To: Ralph Lange
Subject: Health Care Contributions

Mr. Lange,

You asked that I provide an e-mail summarizing of our conversation of November 27, 2013 concerning the Publically Funded Health Insurance Contribution Act, MCL 15.561 *et seq.*, which was passed into law as Public Act 152 of 2011 (hereinafter "the Act" or "PA 152"). The Act provides the City of Ypsilanti with three main options in terms of employee contributions toward their health care coverage. The City can elect the "hard cap" cost sharing model, the "80/20" cost sharing model, or may opt-out of the cost sharing as provided for the in Act. It is my understanding that the City has elected the 80/20 model for past years and wishes to do so for the upcoming plan year.

You indicated that a member of the City Council has asked if the City could comply with the 80/20 cost sharing model by determining employee contributions as a percentage of base payroll. This is viewed as being more equitable as it ties an individual employee's contributions to base compensation. As I explained during our conversation, PA 152 bases the required contributions on the employer as a whole, and allows the City to allocate the employee portion of those costs "as it sees fit." Section 4(2) of the Act states as follows:

> For medical benefit plan coverage years beginning on or after January 1, 2012, a public employer shall pay not more than 80% of the total annual costs of all of the medical benefit plans it offers or contributes to for its employees and elected public officials. For purposes of this subsection, total annual costs includes the premium or illustrative rate of the medical benefit plan and all employer payments for reimbursement of co-pays, deductibles, and payments into health savings accounts, flexible spending accounts, or similar accounts used for health care but does not include beneficiary-paid copayments, coinsurance, deductibles, other out-of-pocket expenses, other service-related fees that are assessed to the coverage beneficiary, or beneficiary payments into health savings accounts, flexible spending accounts, or similar accounts used for health care. Each elected public official who participates in a medical benefit plan offered by a public employer shall be required to pay 20% or more of the total annual costs of that plan. The public employer may allocate the employees' share of total annual costs of the medical benefit plans among the employees of the public employer as it sees fit.

MCLA

15.564(2)

Thus, as long as the City is, as a whole, paying no more than 80% of the total annual costs of health care, the City may allocate costs as it seems it. There is nothing in Act which prevents the City from allocating the employees' share on the basis of wages. (Please note the proviso that, regardless of any allocation, elected officials who receive health care from the City must pay at least 20%.)

However, as we discussed, there are several concerns with this kind of allocation. First, there is currently a case (*Decatur Public Schools -and- Van Buren Co Ed Assn -and- Decatur Educational Support Personnel Assn*, Case Nos. C12 F-123 & C12 F-124) pending before the Michigan Employment Relations Commission which may address the extent, if any, that the decision to allocate must be negotiated with the City's labor unions. I personally believe that the language "as it sees fit" is particularly clear on this point. However, it is possible that the Commission may rule that this issue is subject to negotiations. In any event, a decision by the City to allocate costs based upon base wages would likely provoke some form of legal challenge from one or more labor unions – especially those unions who have employees with higher base wages.

Second, there are practical concerns with an allocation fixed by a percentage of base wages. You indicated that to make this allocation, the City would determine the percentage of base wages that correspond to the 20% employee contribution. (Due to its variability, overtime would not be considered in this calculation.) You indicated that the City has determined that the 20% employee contribution equates to approximately 5% of employee base wages. Thus, the City would deduct an amount equal to approximately 5% of each employee's base wage from his or her paychecks over the course of the year.

The difficulty with this system is that the total base wage figure will vary over the course of the year as employees come and go. Newly hired employees will add to the total, and those employees who leave employment will reduce it. Further, newly hired employees will, in most cases, earn less than the employees they replace. For example, based on 2014 wage levels, a Fire Fighter who is at the top of the scale will earn $57,424. If the City hires a new Fire Fighter to replace that employee, the new employee would earn $35,577.

Similarly, the total annual cost figure is also subject to change as employees come and go, or as they experience events that would allow them to change from single, two-person or family plans. For example, an employee who has single coverage may leave the City and be replaced by someone with a family plan. Alternatively, an employee who has a single plan may get married and move to a two-person or family plan depending upon the individual situation. Thus, both parts of the equation (20% of total insurance cost and the total base wages) will change throughout the year.

The Michigan Department of Treasury, who has enforcement responsibility for PA 152 in terms of municipalities, has opined that the relevant calculation for determining compliance with PA 152 is a final end of year calculation. See, Michigan Department of Treasury, *2011 Public Act 152: Publicly Funded Health Insurance Contribution Act (MCL 15.561 – 15.569): Frequently Asked Questions* (November 4, 2013). Thus, the City would have to make adjustments to the percentage of base was contribution on an on-going basis over the course of the year, or make an end of year adjustment to ensure compliance with the law.

As we discussed, there are alternative approaches that the City may consider. One would be asking the unions to agree to language that would base health care contributions upon a fixed percentage of the payroll in the event that the City Council opted out of the cost sharing models under PA 152. Thus, on an annual basis, the City Council could choose to opt out of the cost sharing under the Act. If the City elected to opt out, the employees would still contribute toward health care, based upon a fixed percentage of their wages. Please note, that opting out takes a 2/3rds majority of council (MCL 15.568) and does constitute compliance with PA 152. Thus, the City would not lose any EVIP funding for electing to opt out of the cost sharing models in the Act.

You indicated that the City is most concerned with approximately 8 AFSCME employees who use family coverage. The City may want to consider simply giving those employees a lump sum payment to offset the impact of PA 152. This would have to be negotiated with the Union and documented in a letter of agreement. (The letter of agreement should not mention the connection to health care to avoid any claim that those payments should be included as part of the total annual cost of health care under PA 152.) However, as you pointed out, the City did make a proposal in the recent negotiations that would have provided AFSCME members a higher lump sum in exchange for a reduction in personal days. AFSCME rejected this proposal.

I hope that this accurately summarized our conversation. Please let me know if you have any further questions or concerns.

Rick Fanning
440 East Congress, Fifth Floor
Detroit, Michigan 48226-2918
313.965.8931 (direct)
313.965.7610 (main)
313.965.4480 (fax)
e-mail rwf@kellerthoma.com

www.KellerThoma.com

REQUEST FOR LEGISLATION
December 17, 2013

From: Connie Locker, Planning Assistant

Subject: Resolution to authorize the City to apply for the State Historic Preservation Office (SHPO) Certified Local Governments (CLG) grant to support the Ypsilanti Freighthouse Fire Suppression System Project

Background

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

The City has been awarded federal funding through the CLG grant program several times within the last ten years, most recently in 2011 for the rehabilitation of the historic Terry Bakery sign at 119 W. Michigan. The Freighthouse has benefitted from CLG grants as recently as 2009.

For this grant period, staff has consulted with the Friends of the Ypsilanti Freighthouse and would like to request CLG funding for the installation of a fire suppression system. This project is one of the final steps toward a full rehabilitation of the Freighthouse and is a vital part of fulfilling building code requirements and preparing it for regular community use.

The specifications of the fire suppression system have been taken from the site plans prepared by Quinn Evans Architects on behalf of the FOYF and have already been reviewed by the Historic District Commission and approved by the SHPO. The fire suppression project cost is estimated at $100,000 and will include the installation of sprinkler heads, plumbing, and associated heating throughout the Freighthouse. If the City is awarded the grant, the SHPO will provide federal funding to cover 60 percent of the cost, with the remaining $40,000 in matching funds provided by Ypsilanti organizations and partners that have already been identified.

In order for the CLG grant application process to move forward, City Council must formally support the grant application with a resolution. Once Council support is secured, staff will complete and submit a full application to the SHPO by the deadline of December 31, 2013.

More information on the grant program can be found here:
http://www.michigan.gov/mshda/0,4641,7-141-54317-56712--,00.html

RECOMMENDED ACTION: Approval

Attachments:

- Resolution

CITY MANAGER APPROVAL: COUNCIL AGENDA DATE: 12-17-13

CITY MANAGER COMMENTS:

FINANCE DIRECTOR APPROVAL:

Resolution No. 2013-273
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is a Certified Local Government (CLG); and

WHEREAS, the City qualifies to apply for a CLG grant through the Michigan State Housing Development Authority (MSHDA); and

WHEREAS, the City, as owner of the Ypsilanti Freighthouse, has an MOU with the Friends of the Ypsilanti Freighthouse regarding the building's upkeep and operation; and;

WHEREAS, recent building inspections note the installation of a fire suppression system as one of the final requirements for obtaining a building occupancy permit;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council authorizes the City's application for a CLG grant to fund the installation of a fire suppression system at the Ypsilanti Freighthouse.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

Resolution No. 2013-274
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City Clerk reports directly to the City Council and is supervised by the governing body; and

WHEREAS, the City Council has evaluated City Clerk Frances McMullan for her performance over the evaluation period; and

WHEREAS, Ms. McMullan rated a 4.3 out of 5.0 for her performance;

NOW THEREFORE, BE IT RESOLVED the City Clerk be awarded a _______% pay increase effective January 1, 2014.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Statement from Nicki Sandberg:
I received my BA in economics from the University of Michigan followed by a masters degree in urban and regional planning from Virginia Tech. My focus during my graduate degree was community development with an emphasis on food systems planning and geographic information systems. After graduating, I served in the Peace Corps in Honduras from 2010-2012 as a small business adviser where I worked primarily with women's groups, students, and non-profit organizations to implement education and development projects. I also gained fluency in Spanish.

My husband and I relocated to Ypsilanti in late summer 2012. For the past year, I have been working as a geospatial analyst at the Children's Environmental Health Initiative, a research group at the University of Michigan's School of Natural Resources and Environment. My work focuses on leveraging spatial data analysis to examine the impact of environmental factors on health outcomes in vulnerable populations. Over the past year, I have volunteered locally at Growing Hope and am also a member of the Washtenaw Food Policy Council's Zoning and Planning Team. I look forward to deepening my connection to the Ypsilanti community going forward.

As a current resident of the City of Ypsilanti, I would like to serve as a member of the Zoning Board of Appeals. Through my service on the Zoning Board of Appeals, I aim to utilize both my professional background in urban and regional planning as well as my experience in community development from the Peace Corps to contribute to the continued health, safety, and well-being of the Ypsilanti community. I am also interested in serving on the Planning Commission when a position becomes available.

Resolution No. 2013-275
December 17, 2013

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

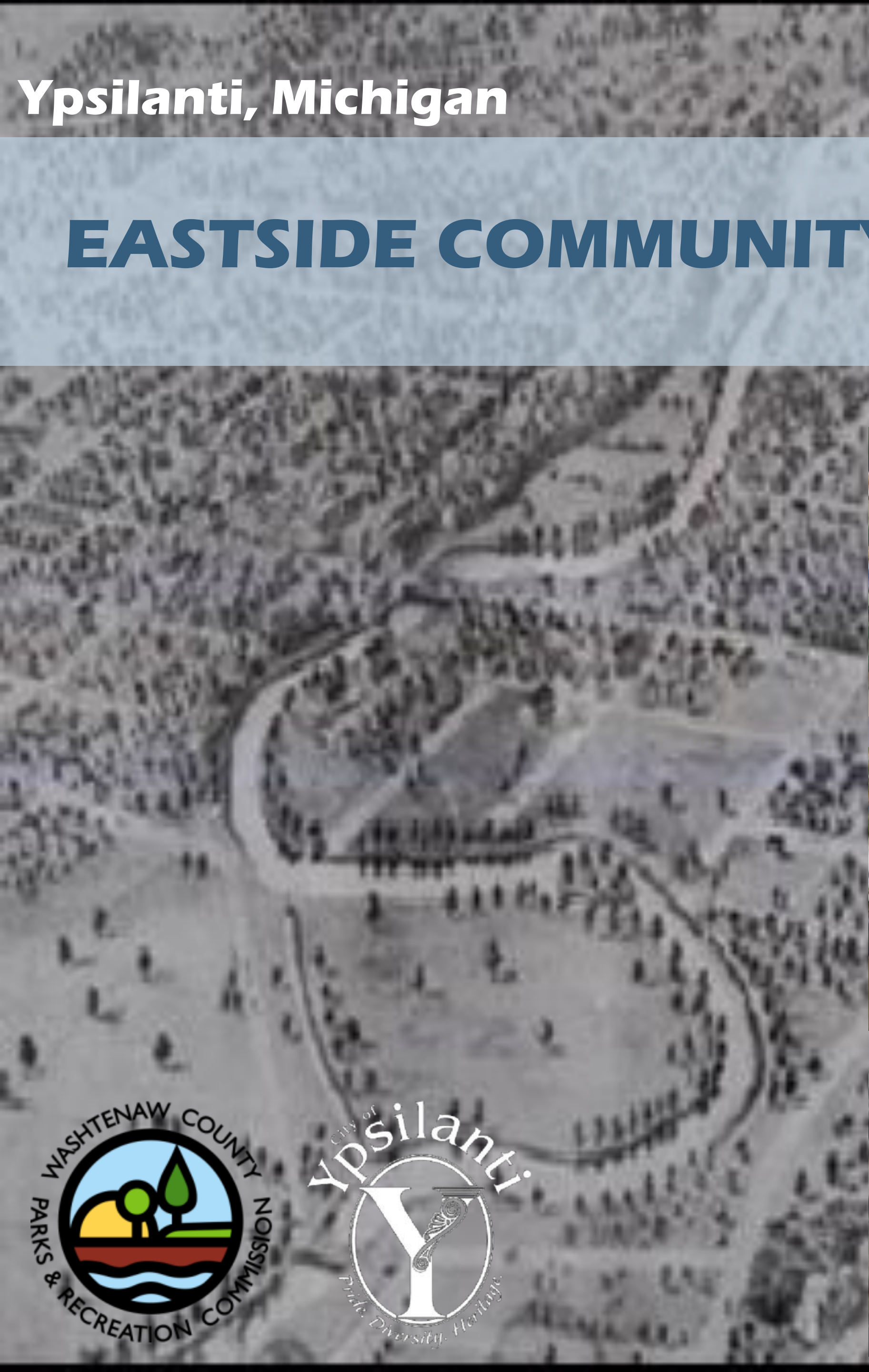
OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

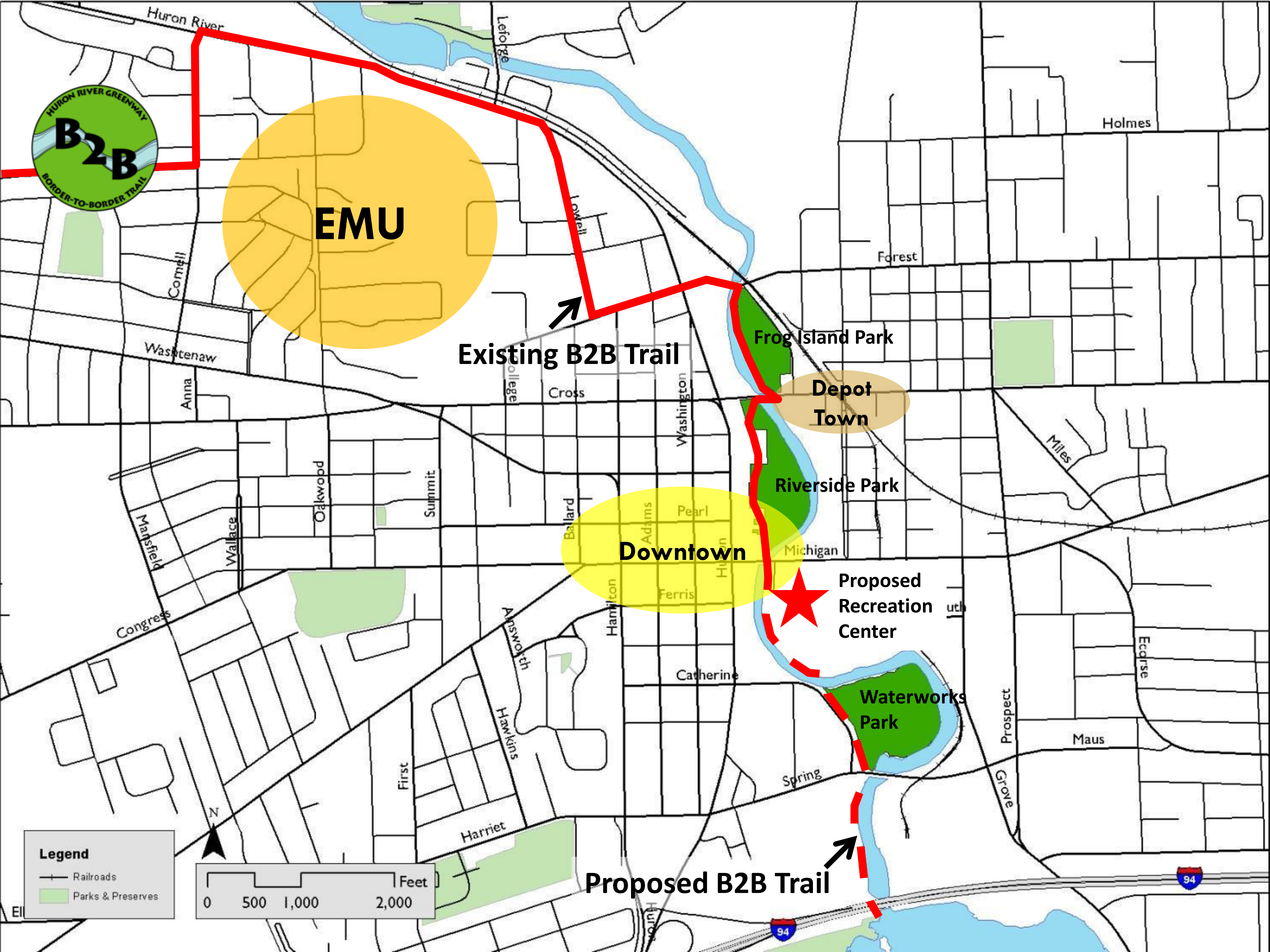
Ypsilanti, Michigan

EASTSIDE COMMUNITY RECREATION CENTER



WASHTENAW COUNTY PARKS & RECREATION COMMISSION

City of Ypsilanti
Pride. Diversity. Heritage.



HURON RIVER GREENWAY
B2B
BORDER-TO-BORDER TRAIL
EMU
Existing B2B Trail
Frog Island Park
Depot Town
Riverside Park
Downtown
Proposed Recreation Center
Waterworks Park
Proposed B2B Trail
Huron River
Leforge
Holmes
Lowell
Cornell
Forest
Washtenaw
College
Cross
Anna
Washington
Miles
Oakwood
Summit
Ballard
Adams
Pearl
Mansfield
Wallace
Michigan
Hamilton
Ferris
Congress
Ainsworth
Catherine
Ecorse
Hawkins
Prospect
Maus
First
Spring
Grove
Harriet
94
Legend
Railroads
Parks & Preserves
N
Feet
0
500
1,000
2,000

TAUBMAN COLLEGE

Principal Investigators:
Craig Borum, Professor
María Arquero de Alarcón, Assistant Professor
Jen Maigret, Assistant Professor

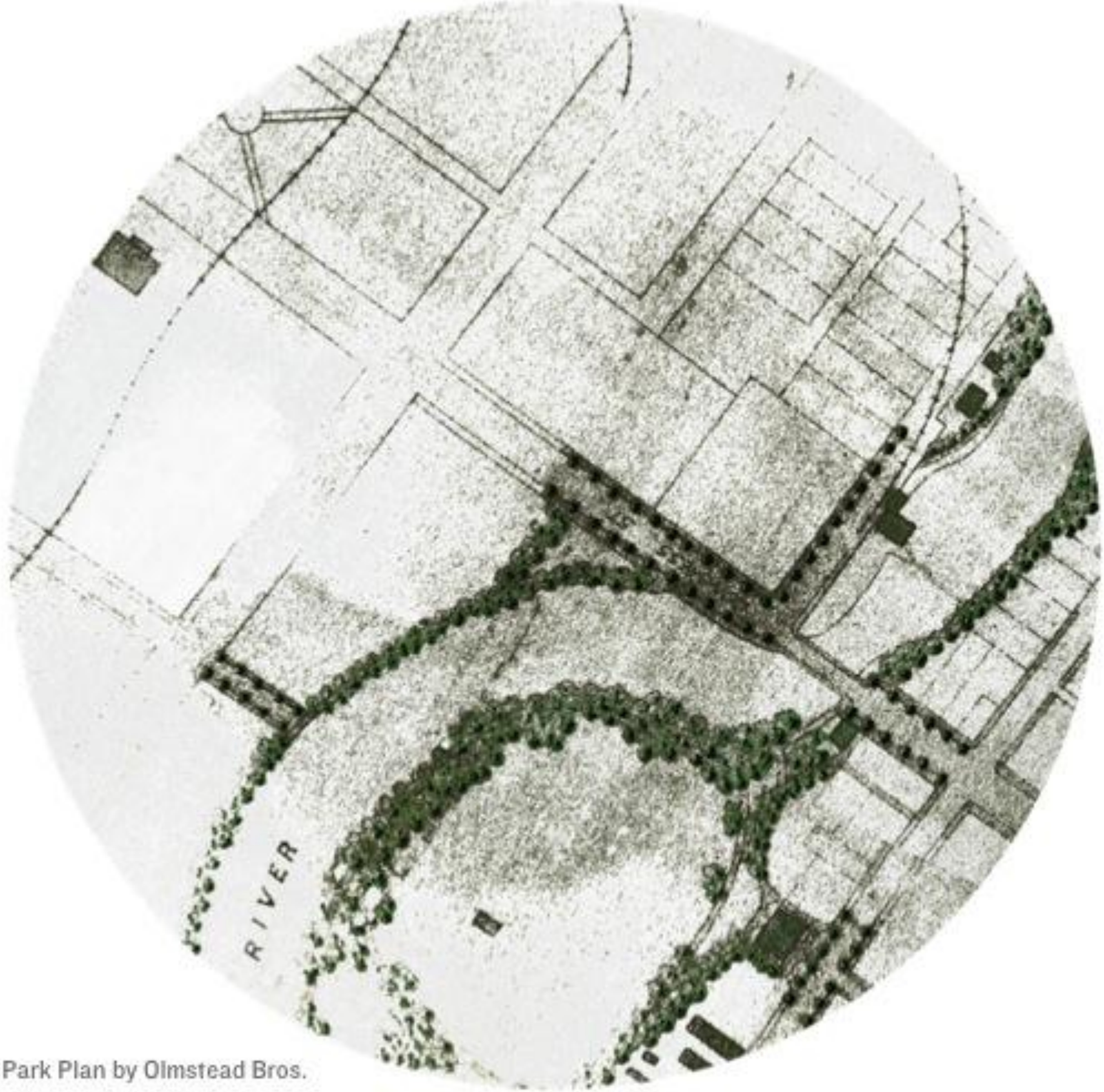
Graduate Student Research Assistants:
Catharine Baldwin, MArch
Kathryn Dreitzler, MArch
Catherine Guido, MUP
Katharine Pan, MUP, SNRE
Geoffrey Salvatore, MArch
Catherine Truong, MArch

URBAN APPROACH

In 1913, the Olmsted Brothers prepared a report, in preparation for the general city plan, that suggested Ypsilanti should acquire land along the banks of the Huron River. By doing so, the City could create a continuous system of parks, running north-to-south, and bring public participation in direct interaction with the natural beauty of the river.

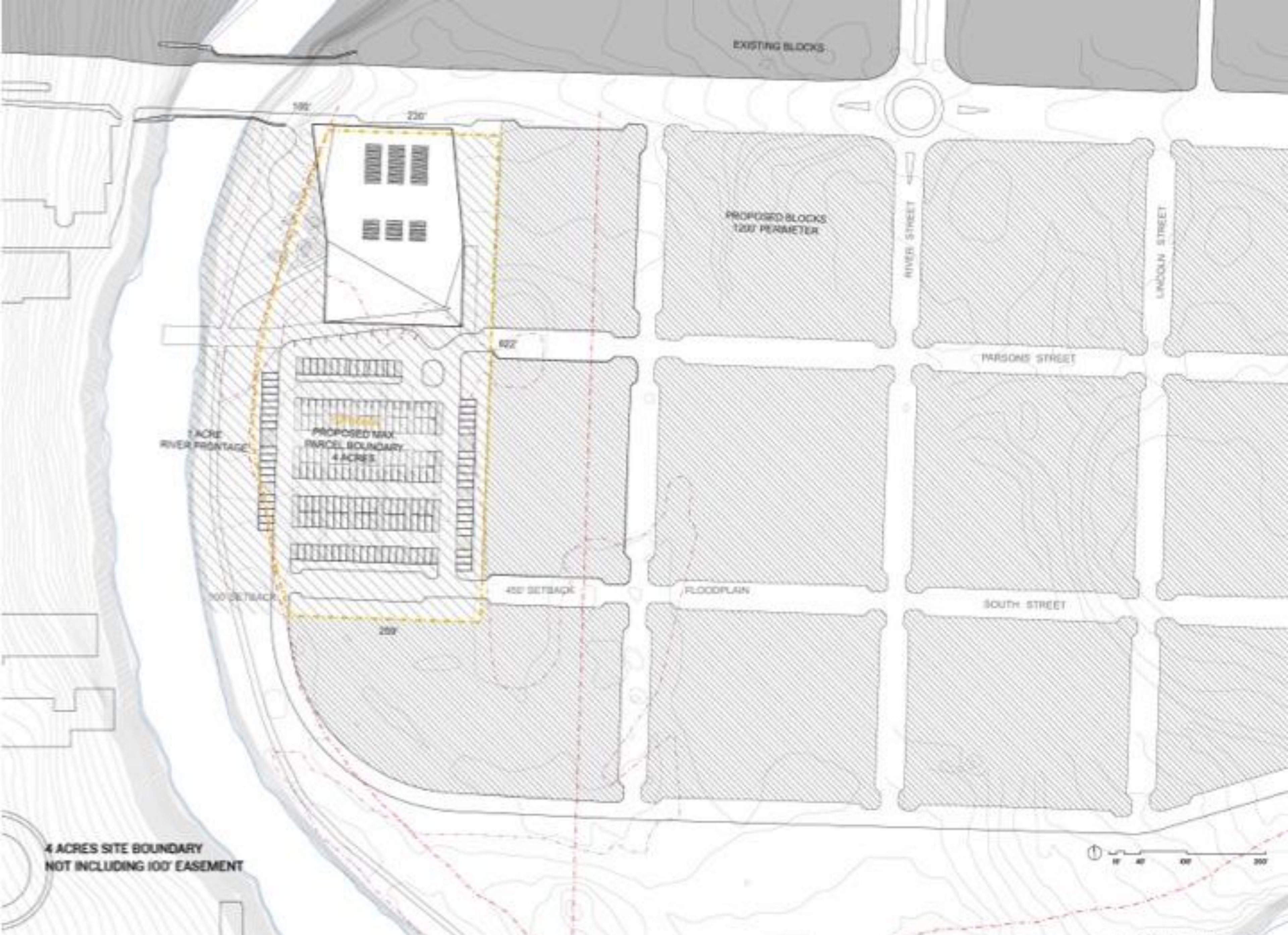
"The river with its many advantages as a naturally beautiful feature of the city is now almost wholly ignored, or worse, it is defiled and treated as a menace to adjacent property."

To this day, the City of Ypsilanti remains invested in nurturing the civic nature of the river as a recreational anchor and an ecological asset for the community. The development of a Recreational Center on the Water Street site builds on this vision and sustains the goal of maintaining public access for the residents while consolidating the regional B2B Trail across the grounds of the City.

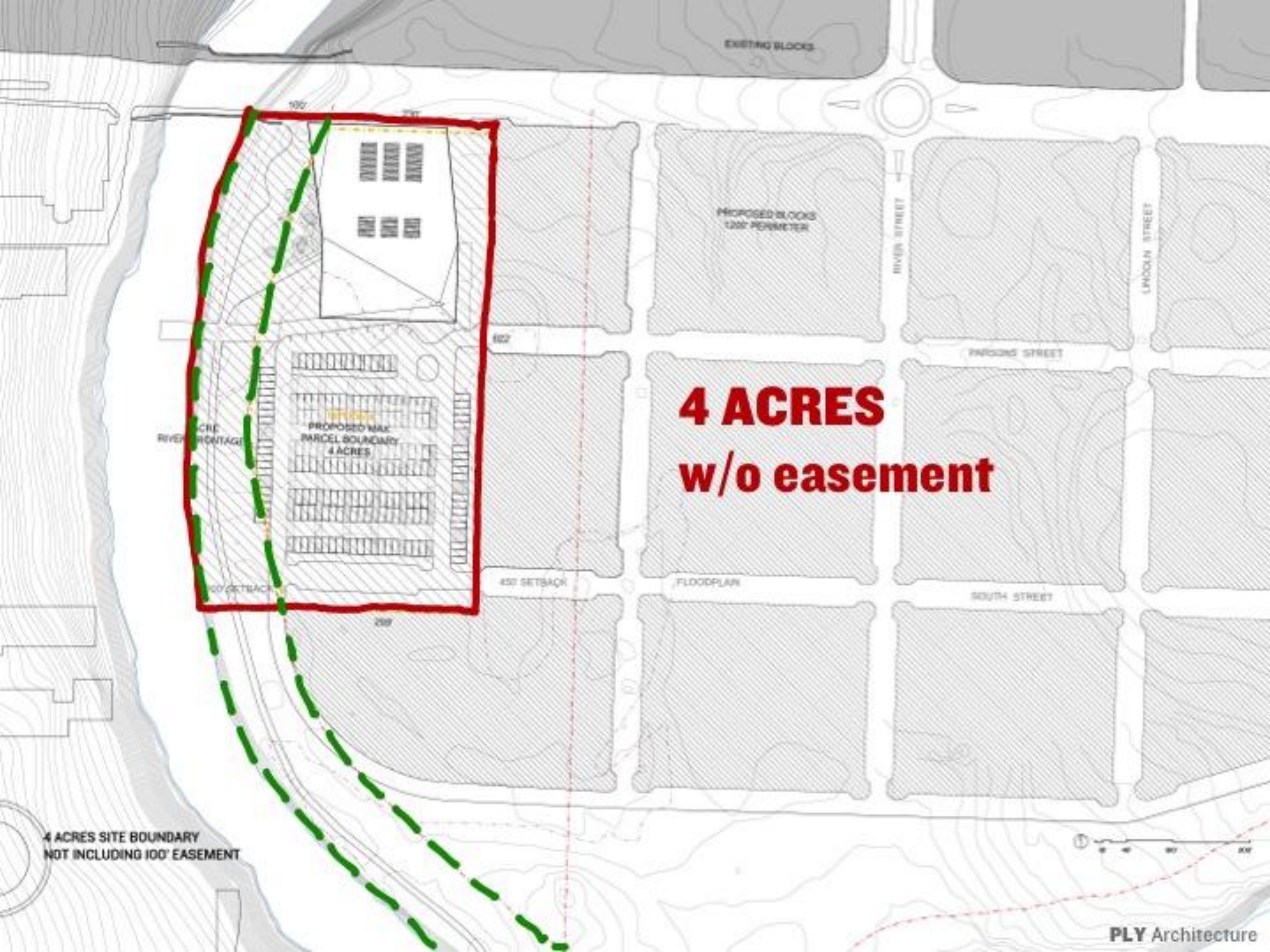


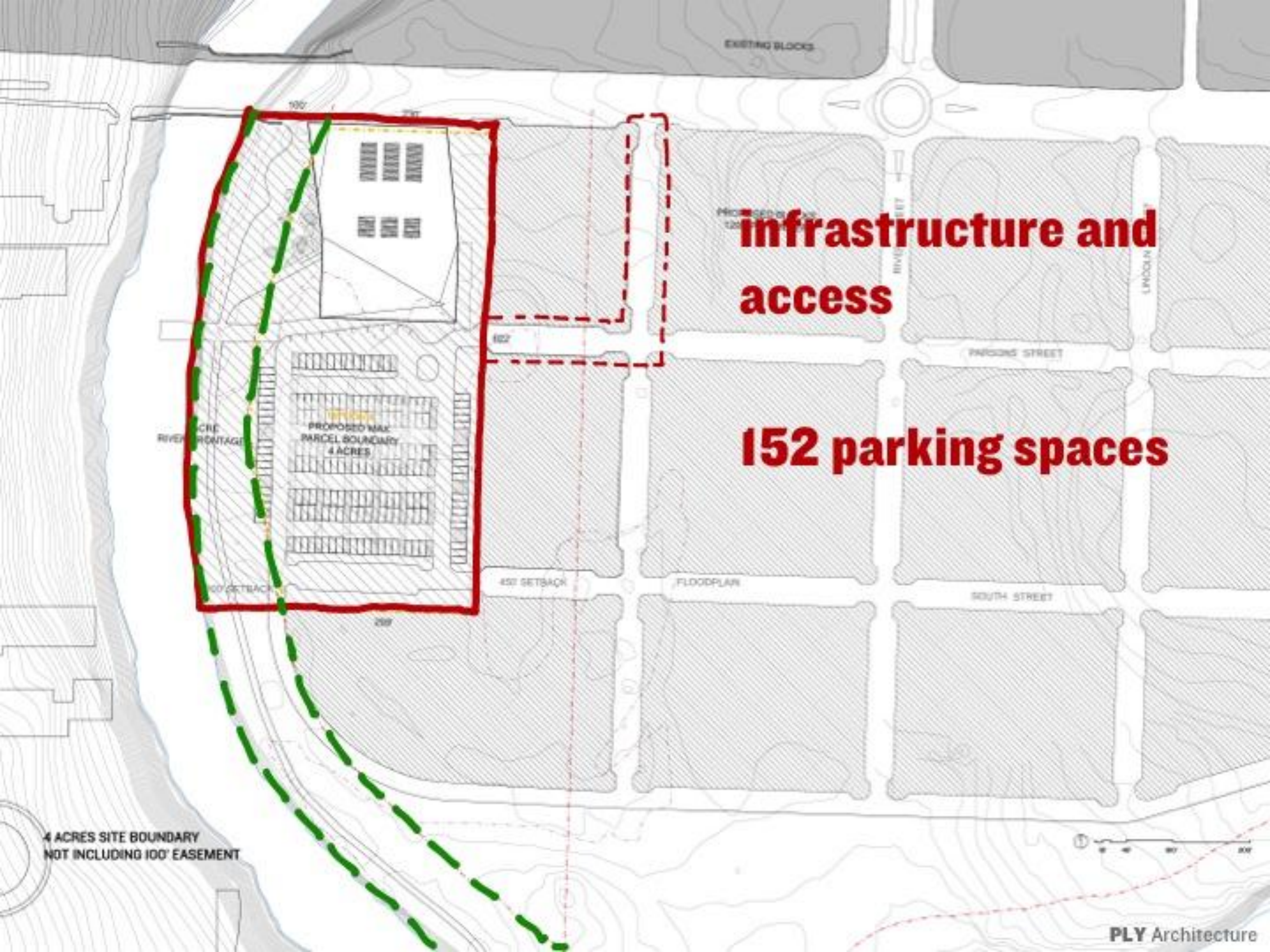
Detail of 1913 Park Plan by Olmstead Bros.

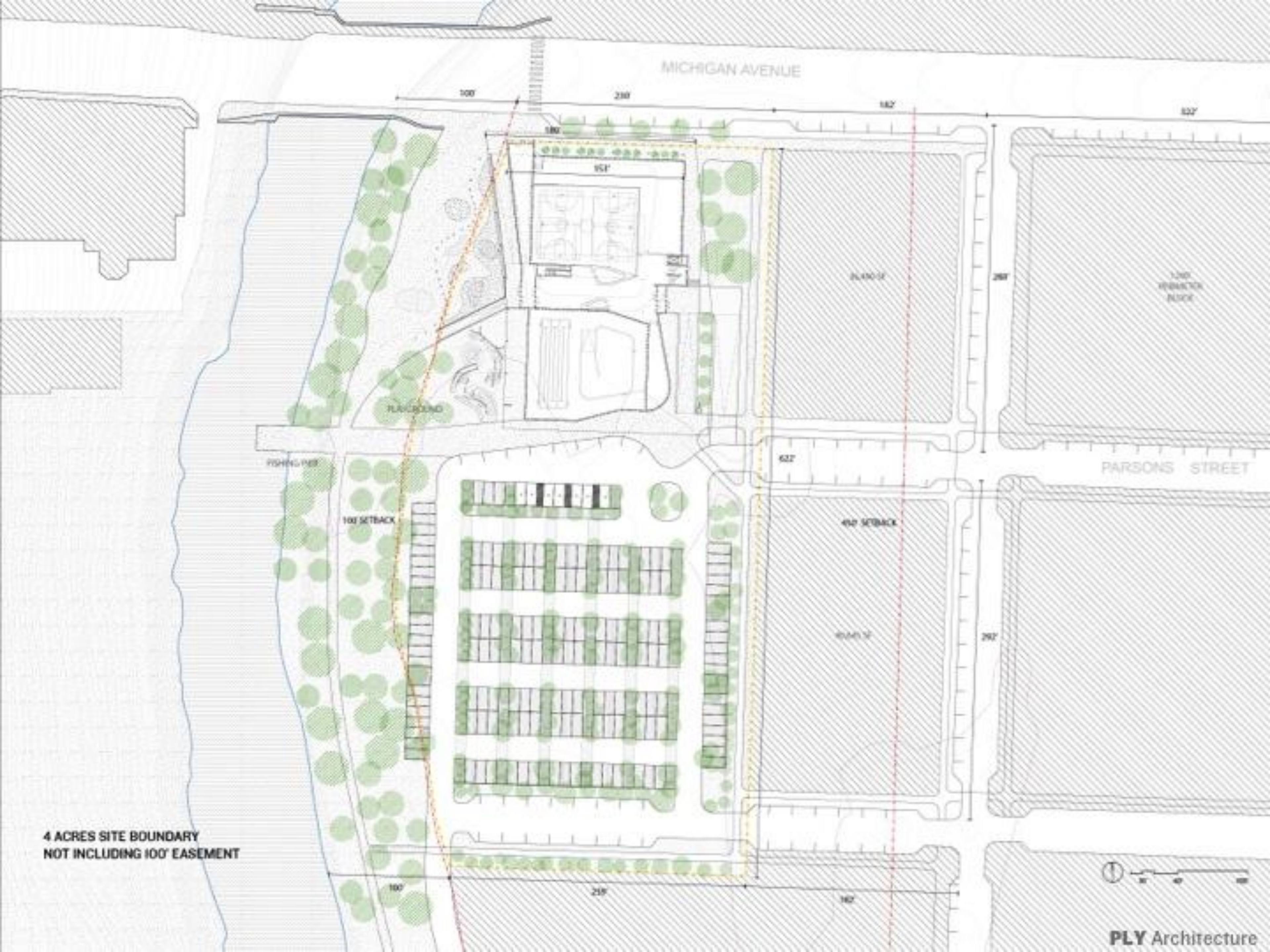
PLY Architecture



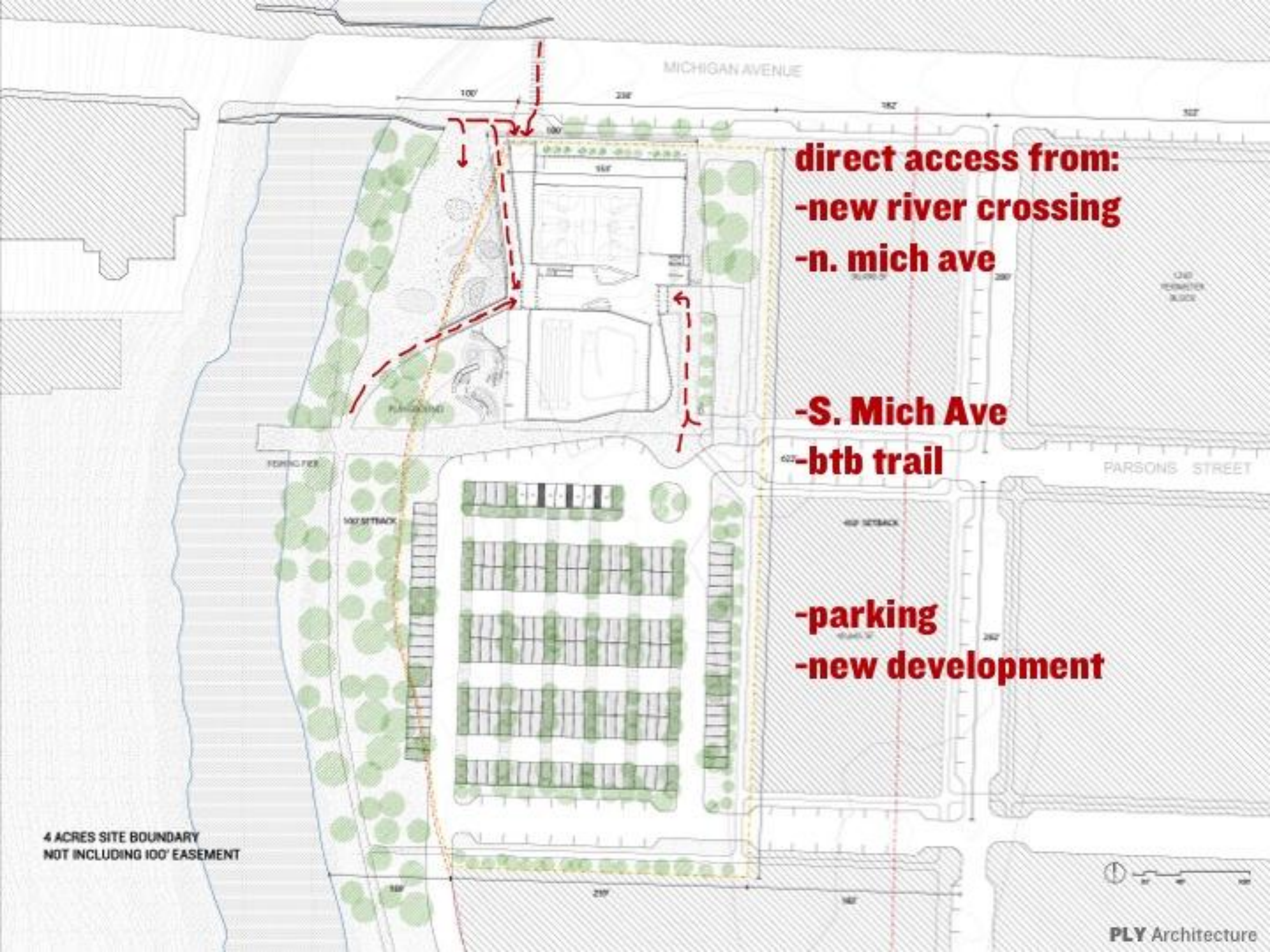
PLY Architecture


EXISTING BLOCKS
PROPOSED BLOCKS
1200' PERIMETER
RIVER STREET
LINCOLN STREET
PARSONS STREET
4 ACRES
w/o easement
PROPOSED MAX
PARCEL BOUNDARY
4 ACRES
450' SETBACK
FLOODPLAIN
SOUTH STREET
4 ACRES SITE BOUNDARY
NOT INCLUDING 100' EASEMENT
PLY Architecture


infrastructure and access
152 parking spaces
EXISTING BLOCKS
PROPOSED MAX PARCEL BOUNDARY 4 ACRES
PARSONS STREET
SOUTH STREET
FLOODPLAIN
4 ACRES SITE BOUNDARY
NOT INCLUDING 100' EASEMENT
PLY Architecture



MICHIGAN AVENUE
PLAYGROUND
FISHING PIER
100' SETBACK
PARSONS STREET
450' SETBACK
4 ACRES SITE BOUNDARY
NOT INCLUDING 100' EASEMENT
PLY Architecture


MICHIGAN AVENUE
direct access from:
-new river crossing
-n. mich ave
-S. Mich Ave
-btb trail
PARSONS STREET
-parking
-new development
4 ACRES SITE BOUNDARY
NOT INCLUDING 100' EASEMENT
PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

PLY Architecture

Purchase/Development Agreement

An agreement between WCPARC and the City that…

- Defines the parcel size and location
- Establishes a purchase price
- Sets parameters for building size, height, orientation, setbacks and use
- Describes the proposed infrastructure improvements associated with the project
- Defines a timeline for obtaining all site plan/zoning approvals, required permits, and real estate transaction (including title work, survey and closing)

Parcel Size and Location

- A 4.1 acre parcel located at the northwest corner of the Water Street redevelopment area
- Frontage on Michigan Ave. and the Huron River
- Approximately 100-foot linear open space along the Huron River
- Provides flexibility to modify parcel configuration and infrastructure commitment if opportunities arise to coordinate project with a developer of adjacent property

Purchase Price

- WCPARC proposes to purchase the property for $1
- To help offset the market value of the property WCPARC agrees to provide funding for the development of the linear park (B2B) and additional site infrastructure – approximate value is $900,000

Site Development Parameters

- The building shall be approximately 35-feet high
- The building shall be setback from the Michigan Ave. ROW no more than 10 feet
- The building shall have an entrance off Michigan Ave.
- Parking shall be located at the rear of the site
- Pedestrian access for the public shall be maintained across the site to the river
- The City shall be responsible for maintaining the linear park and B2B trail

Proposed Infrastructure

- WCPARC shall construct portions of Water Street and Parsons Street to City standards
- All utilities shall be extended to the site and sized appropriately to accommodate future development
- WCPARC is responsible for potential environmental considerations

Timeline for Approvals and Closing

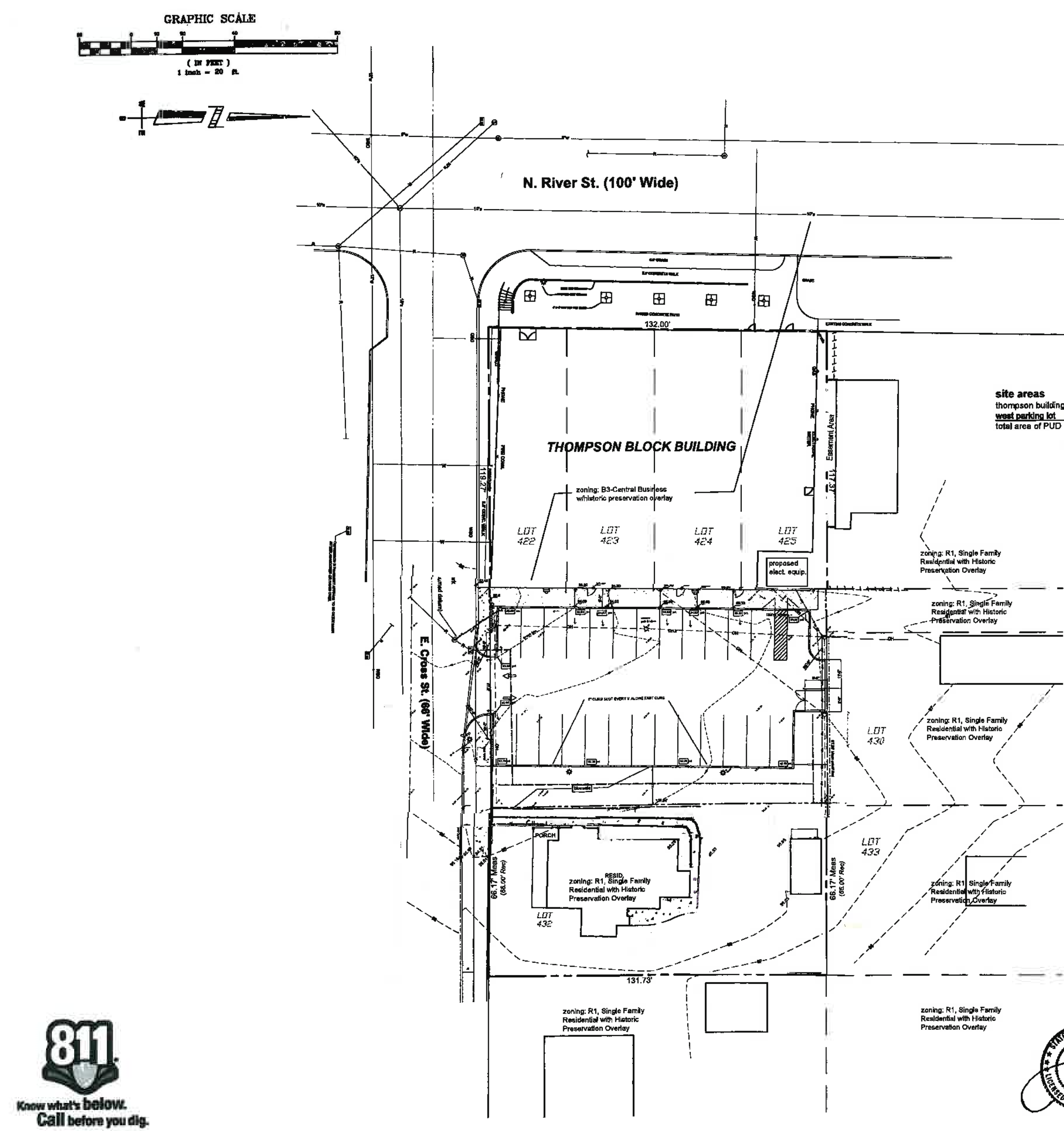
- Allows a 270 day (9 month) Contingency Period to secure all governmental approvals
- Provides a termination clause in the case the WCPARC cannot secure government approvals or is not satisfied with the condition of the property
- Closing on the property will be within 30 days of the expiration of the Contingency Period
- Construction must commence within 6 months of closing and be completed within 24 months
- Both parties waive the right to seek monetary damages should a default occur by either party

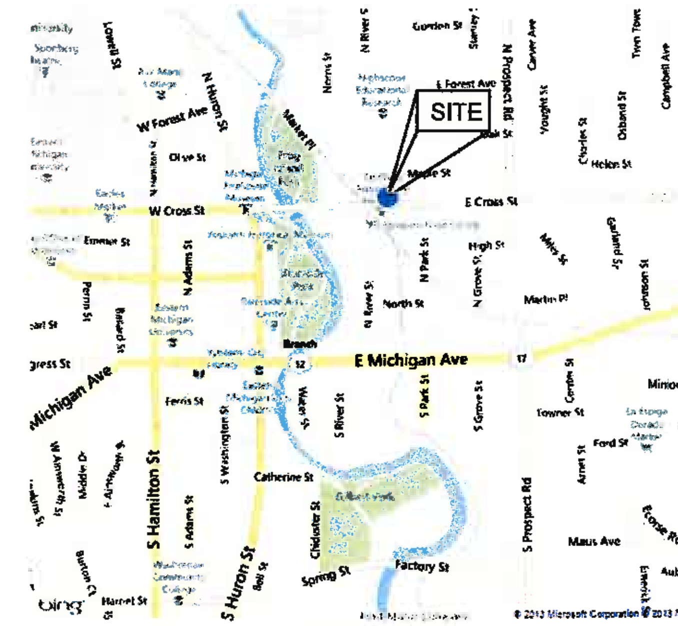
DECEMBER 2013
TERM SHEET
CITY OF YPSILANTI/
WASHTENAW COUNTY PARKS AND RECREATION COMMISISON

1. Seller:	City of Ypsilanti One South Huron Street Ypsilanti, MI 48197
2. Purchaser:	Washtenaw County Parks and Recreation Commission (WCPARC) 2230 Platt Rd. PO Box 8645 Ann Arbor, MI 48107-8645
3. Parcel Location:	Approximately 4.1 acre parcel on NW corner of Water Street site adjacent to Michigan Avenue and Huron River. Note: Approximately one (1) acre of land adjacent to the River but west of the proposed parcel would remain in City ownership as a segment of the proposed River's Edge Linear Park and Trail.
4. Use:	East Side Recreation Center (approximately 35 feet)
5. Site Details:	• Building to have orientation/entrance off Michigan Ave. • Parking to be located in rear of site. • Setbacks to 0-10 foot setback from Michigan Ave or 0-10 feet from environmental issue as determined in contingency period.
6. Parcel Layout:	Parcel layout will support grid layout of the Water Street property as indicated in Master Plan The exception would be the segment shown between the building and parking lot (Parsons) would likely provide pedestrian access, but not serve as a fully functioning street. Note: Due to timing of contingency period, both parties may agree to reconsider the parcel layout and infrastructure commitment if other development projects are proposed during that time frame.
7. Linear Park:	The City will maintain trail and linear park except for easement areas granted to WCPARC for use and maintenance of storm water facilities and shared plaza space.
8. Purchase Price:	Purchase price $1 plus the value of infrastructure improvements including $650,000 commitment to pedestrian bridge and linear park, And infrastructure connections to the building Water and Parsons Streets around site
9. Infrastructure	Purchaser responsible for development of infrastructure including environmental considerations. All streets will be built to city standards.
10. Deposit:	No Deposit required

11. Seller's Deliverables:	All existing information regarding the Property including environmental records.
12. Title Commitment and Policy:	Purchaser obligated to obtain its own title commitment and pay for its own policy. Purchaser obligated to obtain a Survey of the Property with legal description confirmation within 90 days from the effective date.
13. Contingency Period:	270 days from the effective date to inspect the Property, physical, environmental, title, survey, and utility plans. Also during the Contingency Period, Purchaser is obligated to obtain: (i) all Governmental permits and approvals necessary to commence and complete development of the property, including PUD Approval using zoning guidelines, all at Purchaser's sole cost and expense. Purchaser will be subject to review by City planning, zoning, engineering, building and other departments. Purchaser to pay any fees as required.
14. Extensions of Contingency Period:	Four (4) Extension Periods of thirty (60) days each, to be requested by Purchaser as needed.
15. Failure of contingencies:	In the event the Purchaser is not satisfied with the condition of the Property or able to obtain all of the governmental approvals and/or related partnerships and financing necessary to proceed within the Contingency Period, the Purchaser may terminate the Purchase Agreement in writing and receive a refund of the Deposit.
16. Restrictive Covenant:	None
17. Closing:	30 days following the expiration of the Contingency Period
18. City Closing Costs:	WCPARC to be responsible for (i) recording costs associated with any curative documents to cure conditions of title and (ii) recording costs for the Declaration of Restrictive Covenant
19. Tax prorations:	None, property is exempt from taxes.
20. Possession:	Delivered at closing
21. Covenant to Construct:	Purchaser has to commence construction/improvements within 6 months of closing and complete the improvements and open for business within the Property within 24 months of closing. If Purchaser does not satisfy the commencement of construction obligations, the City has the right to reacquire the property at the same price, plus the fair market value of the vertical improvements.

22. Commission:	None.
23. Purchaser's Default:	Purchaser's Default – City's sole remedy is to terminate the agreement and seek enforcement of any restoration and/or indemnification obligations of the Purchaser. Both parties waive the right to seek monetary damages due to a Default.
24. City's Default:	Purchaser has the right to terminate or to specifically enforce the terms of the Agreement. Both parties waive the right to seek monetary damages due to a Default.





location map

site areas

thompson building (including alley to be vacated):	15,537.42 sq. ft.	0.36 acres
west parking lot :	**8,846.58 sq. ft.**	**0.20 acres**
total area of PUD :	24,384.00 sq. ft.	0.56 acres

PUD notes:

The existing Thompson Block Building and proposed parking lot (Lots 422-425, Lot 431 and the adjoining alley to be vacated) comprise the proposed PUD.

The existing apartment building to the east is not part of the PUD application and is shown here for context purposes.

A recorded easement to allow the use of a portion of 414 N. River for the addition of a fence, and to allow for securing fence and gate to house located there will be required prior to the start of construction.

The base underlying zoning for this PUD application is B-3, *Central Business.*

Minimum Size -Sec.122-573(2): 1/2 acre if the proposal involves a historically significant structure.

Sec. 122-394. Area regulations.

No building or structure nor any enlargement thereof in a B3 central business district shall be erected except in conformance with the following lot area, yard, and building coverage requirements:

(1) *Lot area and width.* The minimum lot area and width and the maximum percent of building coverage shall be determined by the use and the required off-street parking, loading, screening walls and yard setbacks as provided in this chapter for the respective uses and use districts.

(2) *Front yard.* Where all frontage on the same side of a street between two intersecting streets is located entirely with business zoning districts and where a setback has been established by 50 percent of such frontage, then this established setback shall determine the required front yard. In all other cases, there shall be a front yard of not less than five feet.

(3) *Side yards.* No side yards are required along the interior side lot lines if building walls are built of fire-retardant construction, except as otherwise specified in the building code. If walls of structures, facing such interior side lot lines, contain windows or other openings, side yards of not less than three feet shall be provided.

(4) *Street side yard.* In the B3 central business district the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section.

(5) *Courtyards.* Courts starting at the ground floor level may be substituted for side yards opposite windows along an interior lot line, but not opposite exits, and shall be not less than five feet in depth for a one-story building, eight feet for a two-story building, plus two feet for each additional story.

(6) *Rear yards.* There shall be a rear yard of not less than ten feet. If a building is used in part as a dwelling, a minimum rear yard of 25 feet plus five feet for each story in excess of two stories shall be provided, starting at the floor level first used as a dwelling. Rear yards abutting an alley may be measured from the centerline of an alley, provided no wall or fence is constructed along the rear property line.

(7) *Abutting a residential district.* Notwithstanding the above, no principal building or accessory structure associated with a business use shall be located closer than 25 feet to any adjacent residential district. In addition, an obscuring fence or greenbelt shall be provided and maintained on those sides or rear of the property abutting land zoned residential, as per section 122-703.

Sec. 122-395. Height regulations.

No building or structure in a B3 central business district shall exceed six stories or 75 feet in height, whichever is less. See section 122-640 for height exceptions.

Sec. 122-396. Development standards.

(a) *Site plan review.* Site plan review and approval are required for uses in the B3 district in accordance with article IV of this chapter.

(b) *General standards.* Buildings and uses in the B3 district shall be subject to all applicable standards and requirements set forth in this chapter, including nonconformities, general provisions, off-street parking requirements, signs, and flood damage prevention.

pavement legend

exemptions requested

setbacks:

	required	exemption	result
rear yard:	25'	25'	0'
abutting residential:	25'	22'	3'

Landscaping: None
Parking: None
Screenwalls: yes not installed no walls

parking requirement

4 units of 2 bedrm apts:	2 space/unit	= 8 spaces
12 units of 1 bedrm apts:	1-1/2 space/unit	= **18 spaces**
total required		26 spaces
total provided		26 spaces

STATE OF MICHIGAN
MASON L. BROWN II
ENGINEER
NO.
28036
LICENSED PROFESSIONAL ENGINEER

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-8789 mason_brown@sbcglobal.net

THOMPSON BLOCK PUD PLAN
Lots 422–425 & 431, M. Norris Addition
107 East Cross Street, City of Ypsilanti Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6 Ann Arbor, MI 48103

REVISIONS:	
PER CLIENT	2013-07-18
PER CITY	2013-08-19

13-014.DWG DESIGN: --- DRAWN: mb CHECKED: MB FIELD CK: net

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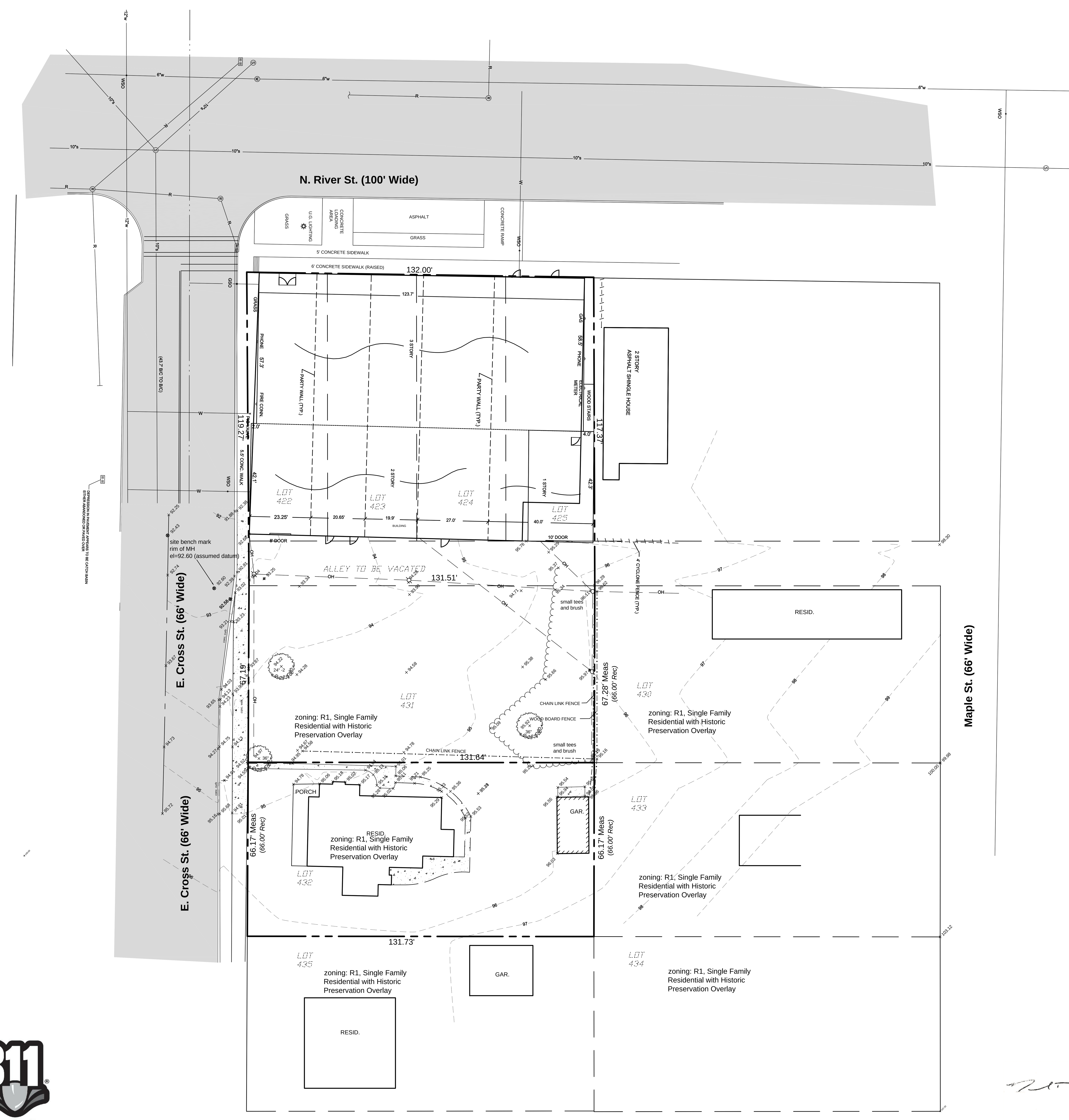
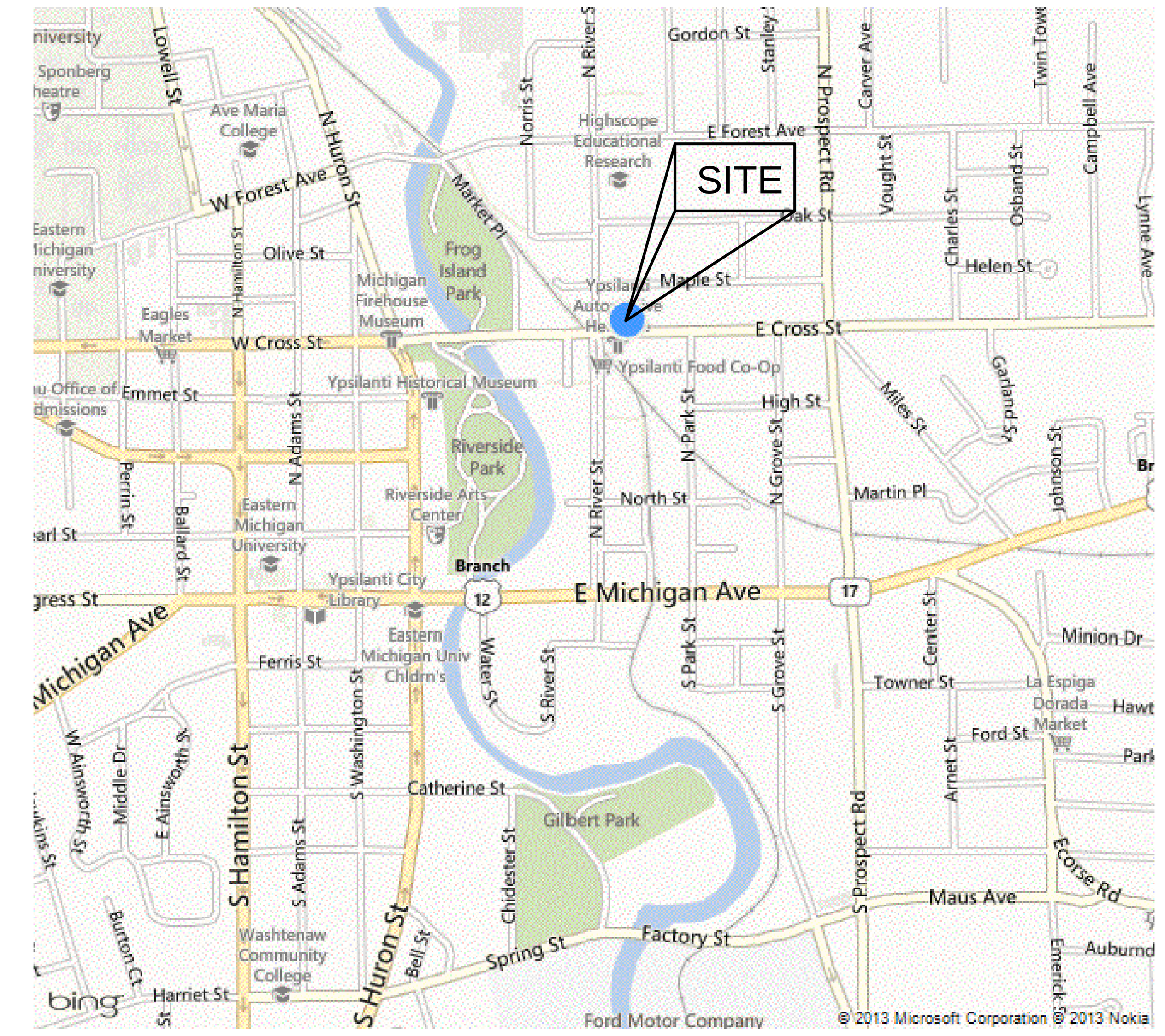
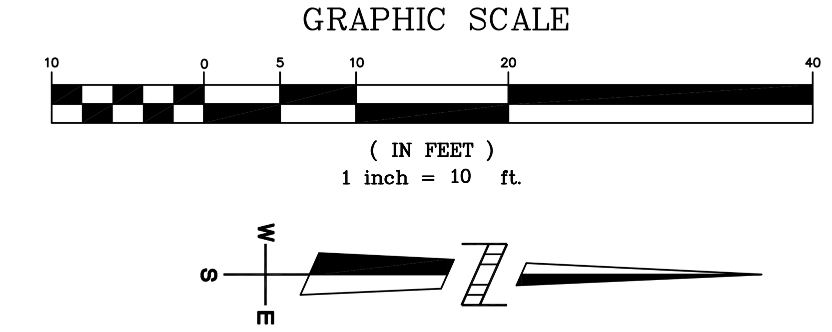
JOB NO. 13-014
SHEET 1





location map



legal description

Los 422-425, Lot 431, & adjacent alley to be vacated, " **Part of Ypsilanti being an Addition by Mark Norris",** as recorded in Liber N, Page 162, Washtenaw County Records

Legend

GOVERNMENT CORNER	SANITARY SEWER
CONCRETE MONUMENT	STORM SEWER
SET STEEL STAKE	WATER MAIN
FOUND IRON ROD	GAS MAIN
BENCH MARK	OVERHEAD WIRES
CATCHBASIN	
STORM MANHOLE	
SANITARY MANHOLE	
WATER SHUT OFF VALVE	
WATER GATE VALVE & WELL	
FIRE HYDRANT	
GAS VALVE	
ELECTRIC TRANSFORMER PAD	
LIGHT POLE	
POWER/TEL POLE	
GUY ANCHOR	
METAL POST	EXISTING CONC. PAVEMENT
SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	
PLANTING ROW	

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STATE OF MICHIGAN NEAL TONNEMACHER PROFESSIONAL SURVEYOR No. 49332 LICENSED PROFESSIONAL SURVEYOR

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

PROPOSED PARKING LOT
PLAN OF EXISTING CONDITIONS
Lot 431, M. Norris Addition
107 East Cross Street, City of Ypsilanti Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6 Ann Arbor, MI 48103

REVISIONS:		
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DATE: 05-23-13

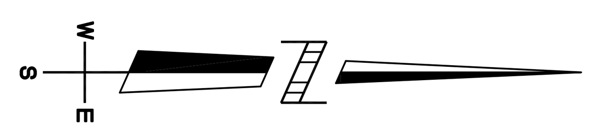
JOB NO. 13-014

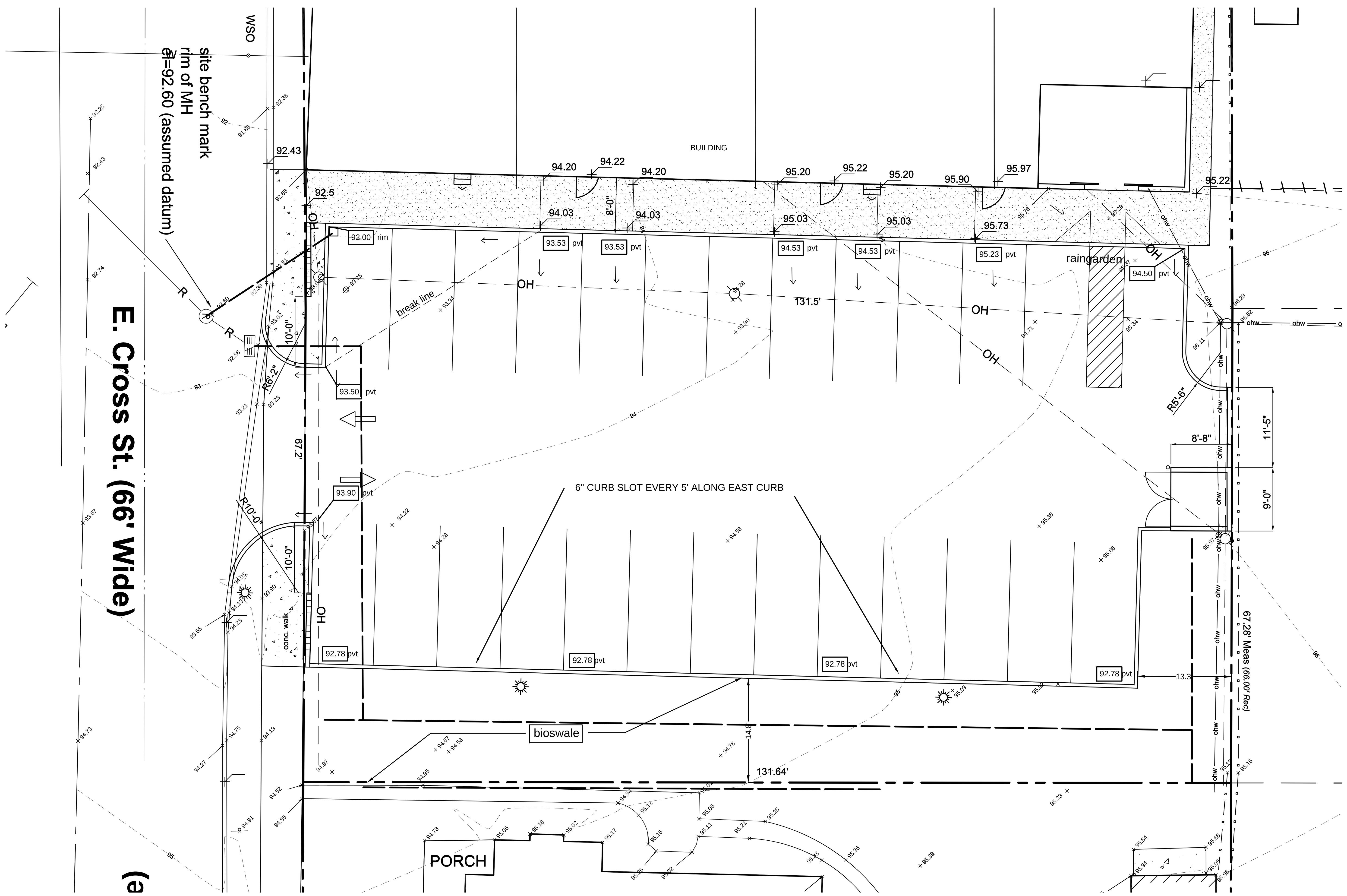
SHEET 5

GRAPHIC SCALE

10 0 5 10 20 40

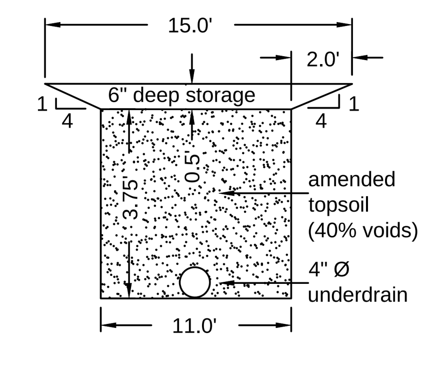
(IN FEET)
1 inch = 10 ft.



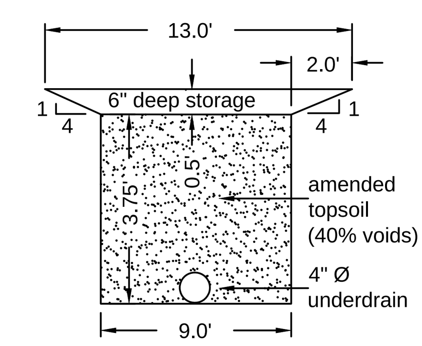


DETENTION CALCULATION			
PAV'T AREA	=	0.255	acre
ROOF AREA	=	0	acre
WATER SURFACE AREA	=	0	acre
SEMI-PERVIOUS AREA	=	0.06	acre
TOTAL AREA	=	0.315	acre
USE HYDOLOGIC SOIL GROUP B, SLOPE BETWEEN 1% AND 3%=		0.25	
C=(ROOF+PAVT)(0.95)+(WATER)(1.00)+(SEMI-PERVIOUS)(0.25)/SITE AREA			
Cdev =		0.817	
Qa = (0.15 cfs/acre)(area)=		0.04725	CFS
Qo =Qa/AC=		0.18	CFS/ACRE-IMP
T =-25+SQRT(10312.5/Qo)=		211.95	MIN.
Vs =(16500T/(T+25) -(40QoT)=		13,201.94	CF/ACRE-IMP
Vt = VsxAxC=		3,396.20	CF

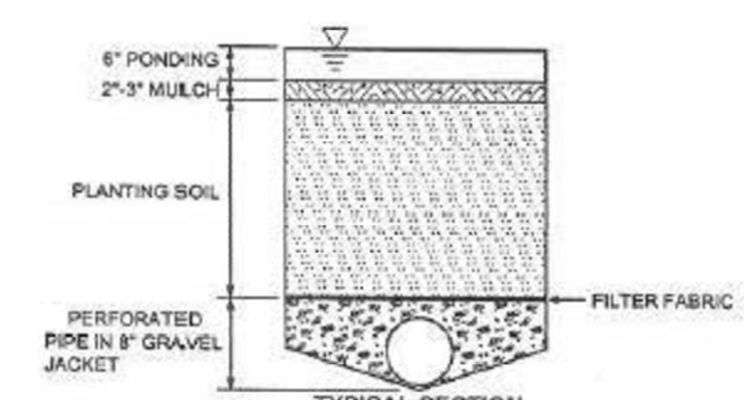
detention provided



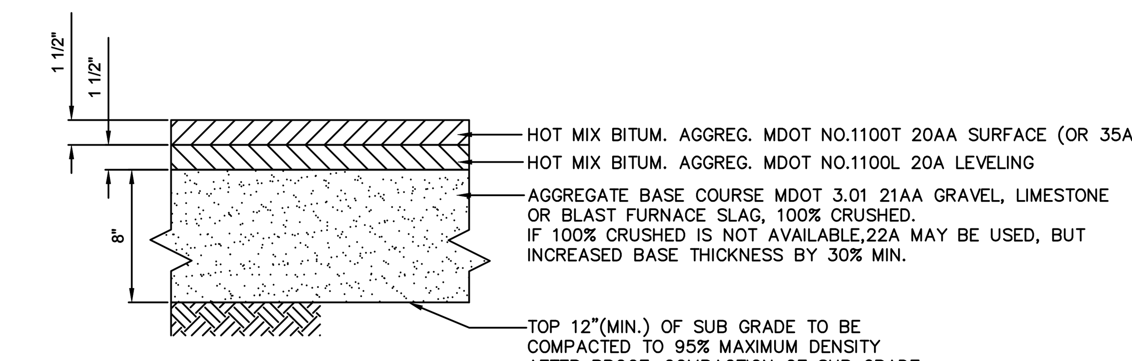
bioswale along east property line:
A=11 x 0.5+2 x 0.5 = 6.50
+11 x 3.75 x 40% = 16.50
+ 4"Ø = 0.09
Atotal =23.09 sf
length = 123 ft
V= 23.09 sf x 123 ft = 2,840 cf



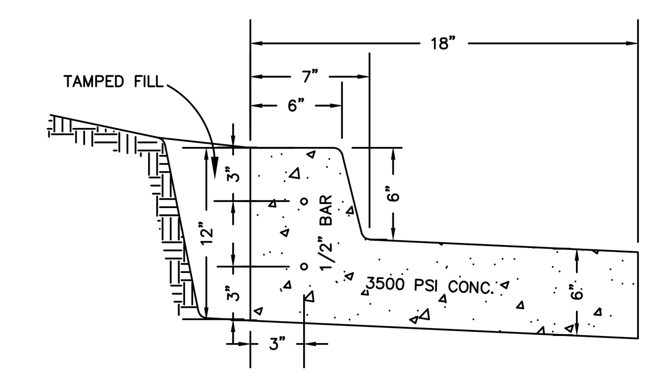
bioswale along north property line:
A=9 x 0.5+2 x 0.5 = 5.50
+9 x 3.5 x 40% = 12.60
+ 4"Ø = 0.09
Atotal =18.19 sf
length = 35 ft
V= 18.19 sf x 35 ft = 637 cf
total storage =637+2840=3447 cf



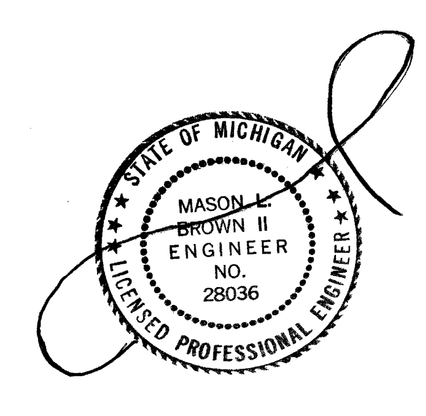
TYPICAL SECTION



ASPHALT PAVING DETAIL



SPILL - OUT CURB & GUTTER



grading legend

EXISTING SPOT ELEVATION

100.00 PROPOSED FINISH GRADE

Know what's below. Call before you dig.

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

PROPOSED PARKING LOT GRADING & DETENTION PLAN
Lot 431, M. Norris Addition
107 East Cross Street, City of Ypsilanti
Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6
Ann Arbor, MI 48103

REVISIONS:	
PER CLIENT	2013-07-16
PER CITY	2013-09-19
PER CITY & CLIENT	2013-09-13

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DESIGN: --
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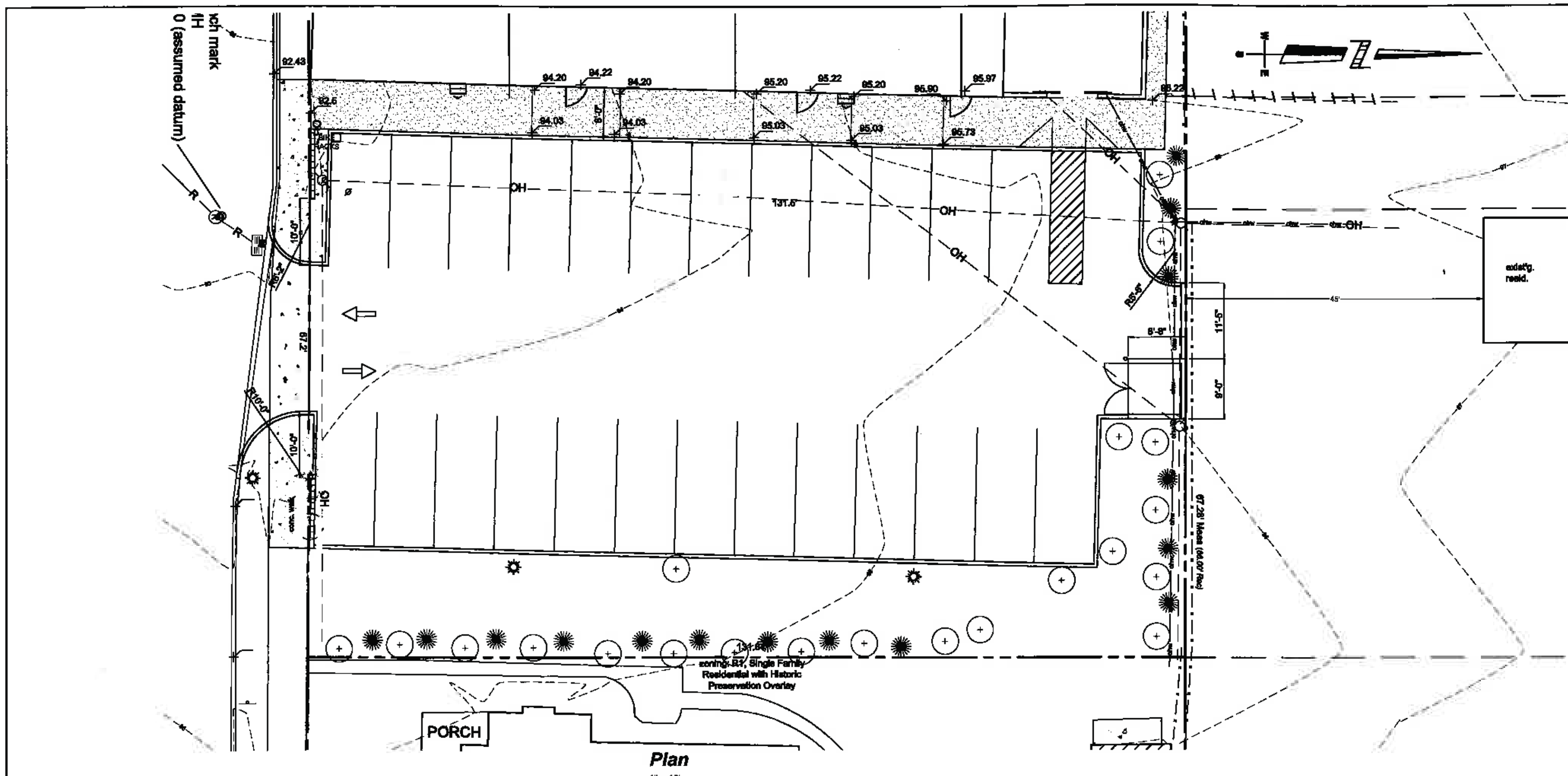
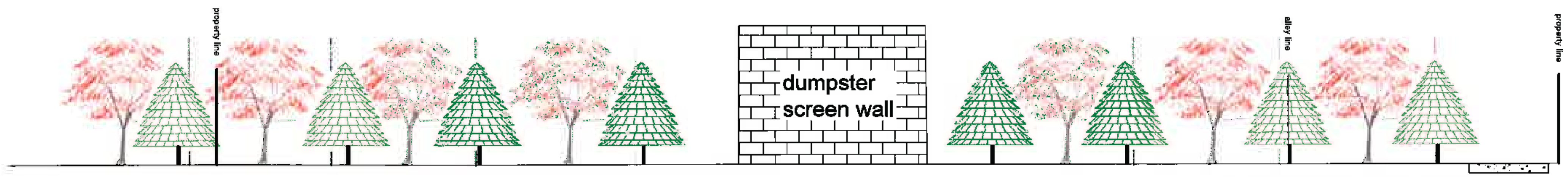
FIELD CK: net

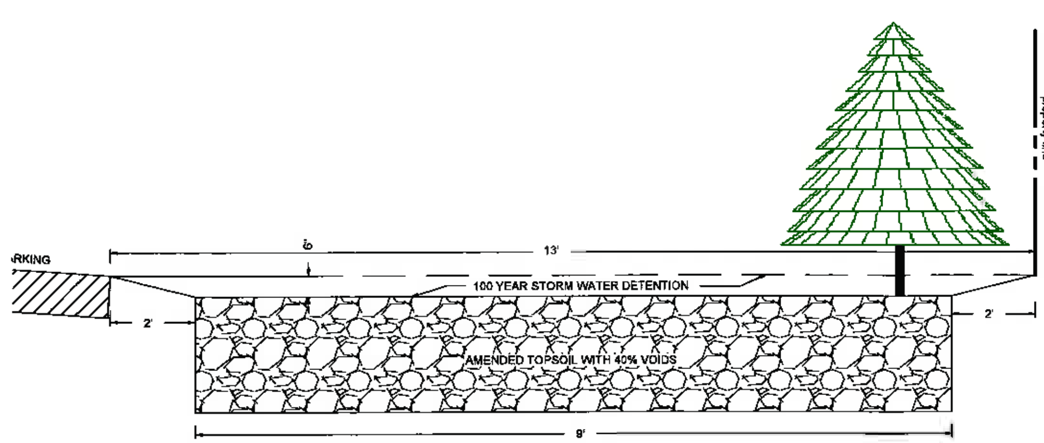
SCALE: as shown
DATE: 07-15-13
JOB NO. 13-014
SHEET 3



Plan
1" = 10'



Elevation along North Bioretention Swale
1" = 4'



Section thru North Bioretention Swale
1" = 2'

LANDSCAPING:

ON SITE PARKING PROVIDED: 31 SPACES TOTAL

PARKING LOT TREES

1 TREE/8 SPACES x 26 SPACES	= 3 REQUIRED
STREET FRONTAGE TREES: 1 TREE/30' x67'	= 2 REQUIRED
STREET ORNAMENTAL DECIDUOUS TREES: 1/20'x67'	= 3 REQUIRED
TOTAL REQUIRED	8
TOTAL FRONTAGE & PARKING LOT TREES PROVIDED= 8	

SCREENING ALONG NORTH & EAST PROPERTY LINES

SINCE BIORETENTION IS PROPOSED IN THESE AREAS, NO SCREEN WALL IS PROPOSED. AN EXEMPTION WILL BE REQUESTED.

SCREENING PLANTS
A TOTAL OF 19 DECIDUOUS TREES AND 17 EVERGREEN TREES, ALL WATER TOLERANT ARE PROPOSED.

SEE PLAN FOR LOCATION AND LANDSCAPE LEGEND FOR SPECIES.

ALL LANDSCAPING TO COMPLY WITH CITY REQUIREMENTS.

LANDSCAPE AREAS

REQUIRED = 10% OF TOTAL AREA OF
= 10% x (24,384) = 2,438 SQ. FT
PROVIDED= 2,490 SQ. FT. = 10.2%

Landscape Legend

NUMBER	
17	Vibernum 2.5" min. caliper
15	Fuja Occidentalis *(American Arborvitae)* 6' min. height
2	Arborvitae 3' min. height
	Stormwater Seed Mix as distributed by JF New *(or approved equal).*

Sec. 122-712. Installation, maintenance, and completion.

a. All landscaping required by this Ordinance shall be planted before obtaining a Certificate of Occupancy or the appropriate financial guarantee, as set forth in Section 122-133, shall be placed in escrow in the amount of the cost of landscaping to be released only after landscaping is completed.

b. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.

c. All plant material shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be trimmed or pruned in such a manner so as to not alter their natural growth potential.

d. The owner of property required to be landscaped by this Ordinance shall maintain such landscaping in a strong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage insects, diseases, blight or other causes.

All materials used to satisfy the requirements of this Ordinance which become unhealthy or dead shall be replaced within six (6) months of damage or death or the next appropriate planting period, whichever comes first.

e. All landscaped areas shall be provided with a readily available and acceptable water supply. Underground sprinkler systems shall be installed, utilized and maintained in order to insure the proper watering of all plant materials on the sites.

Table 1
Long-Term Maintenance Schedule
Thompson Block, Ypsilanti, MI

Maintenance Activities	System Component	
	Bioswales	Frequency
Monitoring/Inspection		
•Inspect for sediment accumulation**/clogging of stone filter	X	Annually
•Inspect for floatables, dead vegetation & debris	X	Annually & after major events
•Inspect for erosion & integrity of system		Annually & after major events
•Inspect all components during wet weather & compare to as-built plans	X	Annually
•Monitor plantings/vegetation		2 times per year
•Ensure means of access for maintenance remain clear/open	X	Annually
Preventative Maintenance		
•Remove accumulated sediment	X	As needed**
•Remove floatables, dead vegetation & debris	X	As needed
•Re-apply/Replace mulch layer	X	Reapply every 6 months. Replace every 2 years
•Replace subsurface components (e.g., soil, underdrain systems, etc.)	X	Every 5 years or as needed (e.g., when water ponds more than 6 hours)
•Remove invasive plant species		Annually
Remedial Actions		
•Repair/stabilize areas of erosion	X	As needed
•Replace dead plantings, bushes, trees	X	As needed
•Reseed bare areas	X	As needed
•Structural repairs	X	As needed
•Make adjustments/repairs to ensure proper functioning	X	As needed

811
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CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-8789 mason_brown@sbcglobal.net

PROPOSED PARKING LOT PARKING LOT SITE PLAN
Lot 431, M. Norris Addition
107 East Cross Street, City of Ypsilanti, Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6 Ann Arbor, MI 48103

REVISIONS:	
PER CLIENT	2013-07-16
PER CITY	2013-08-19
PER CITY & CLIENT	2013-09-13

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SCALE: as shown
DATE: 07-15-13
JOB NO. 13-014
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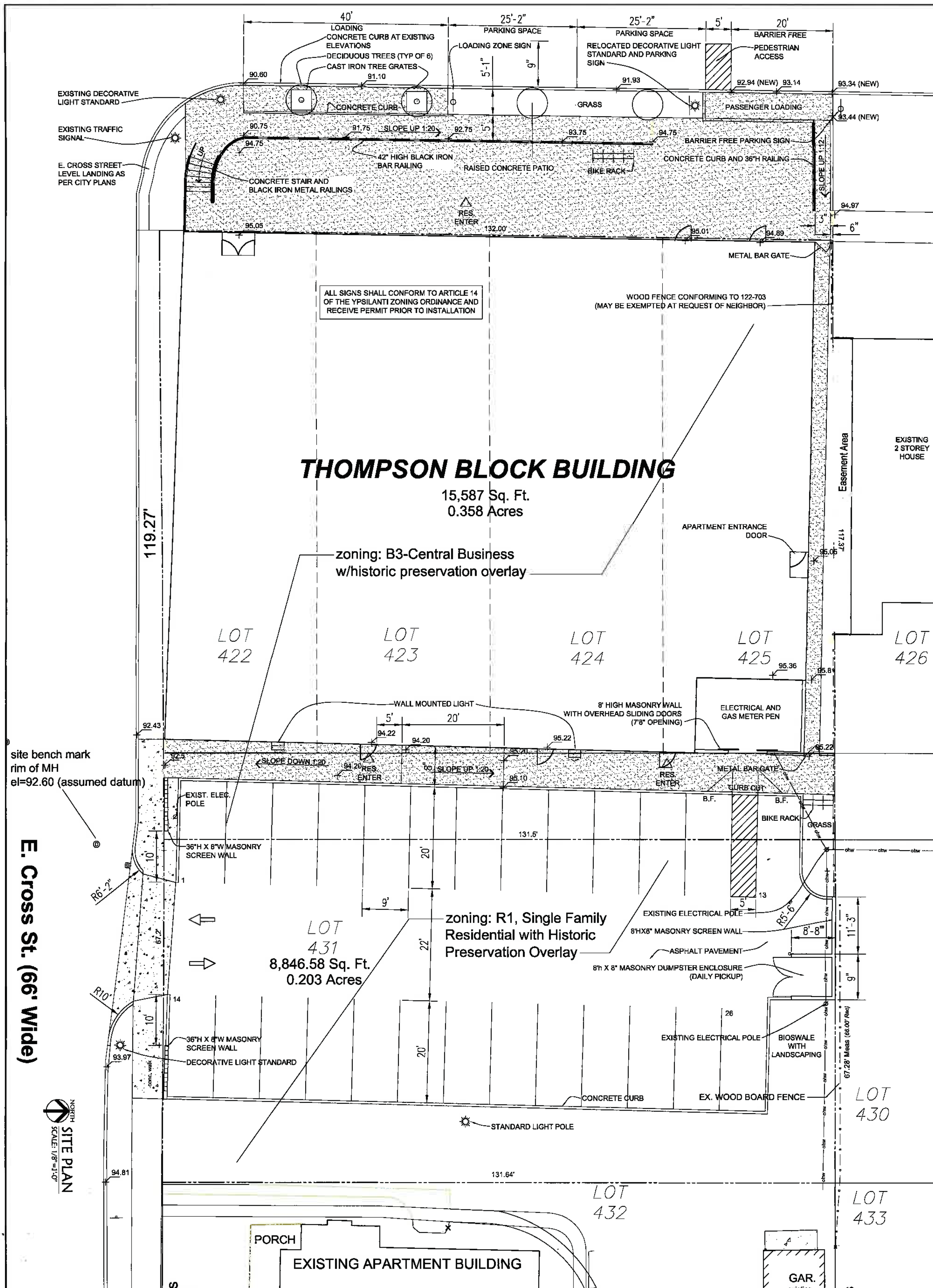

DO NOT SCALE DRAWINGS

Job No.
1302

Drawing No.
A-1

STATE OF MICHIGAN
DAVID LAVENDER
ARCHITECT
No. 36151
LICENSED ARCHITECT

ARCHTIECTURAL SITE PLAN
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

420 South Water Street
Marine City Michigan
48039
586-921-3410

david lavender architect PC
planning • architecture • interiors

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA R1
	2013.11.11	SPA R2
Checked		
Approved		
DL		

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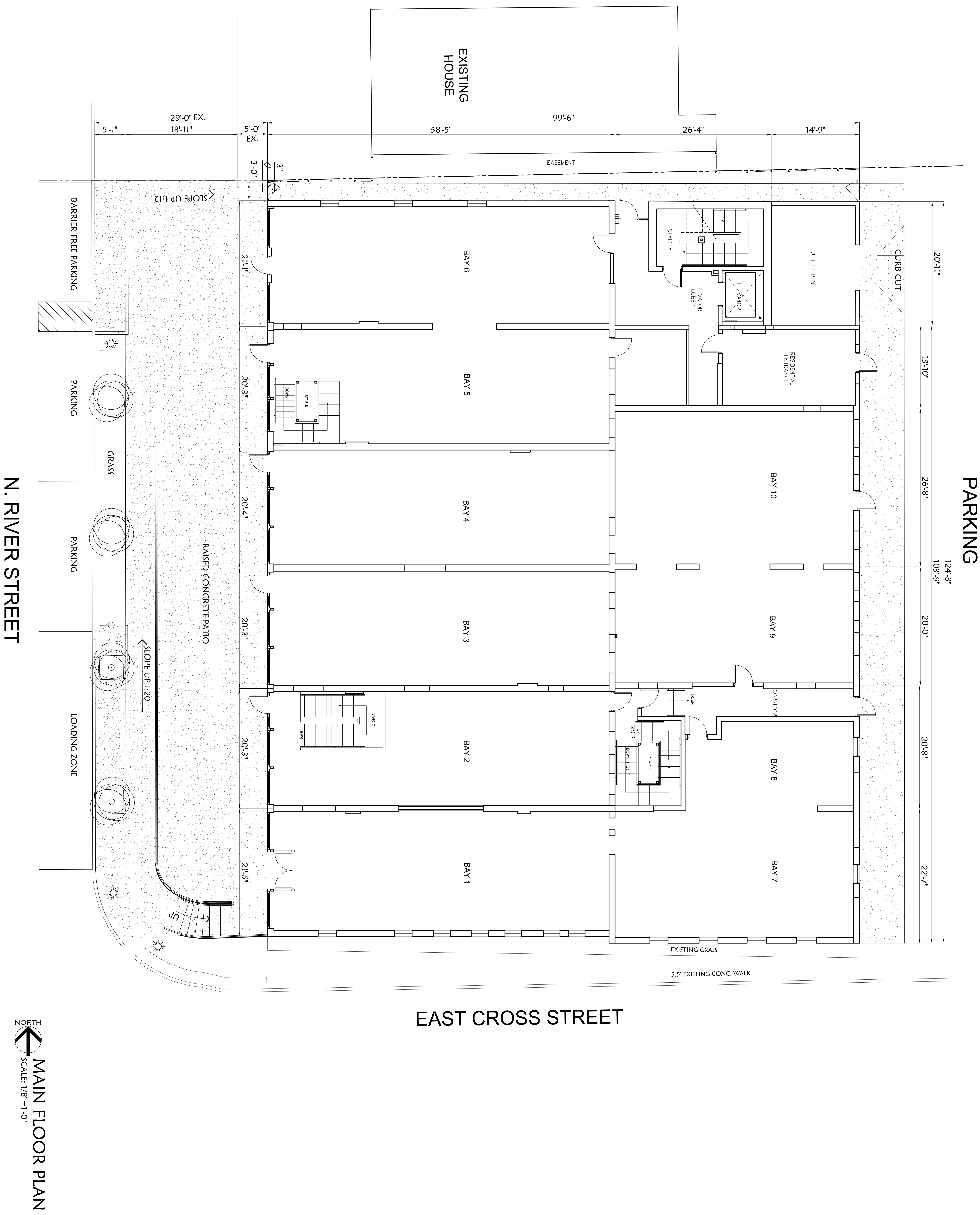

Drawing No. A-2

Job No. 1302

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MAIN FLOOR PLAN
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

420 South Water Street
Marine City Michigan
48039
586-921-3410

david lavender architect PC
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Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
	2013.11.11	SPA_R2
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Approved	.	.
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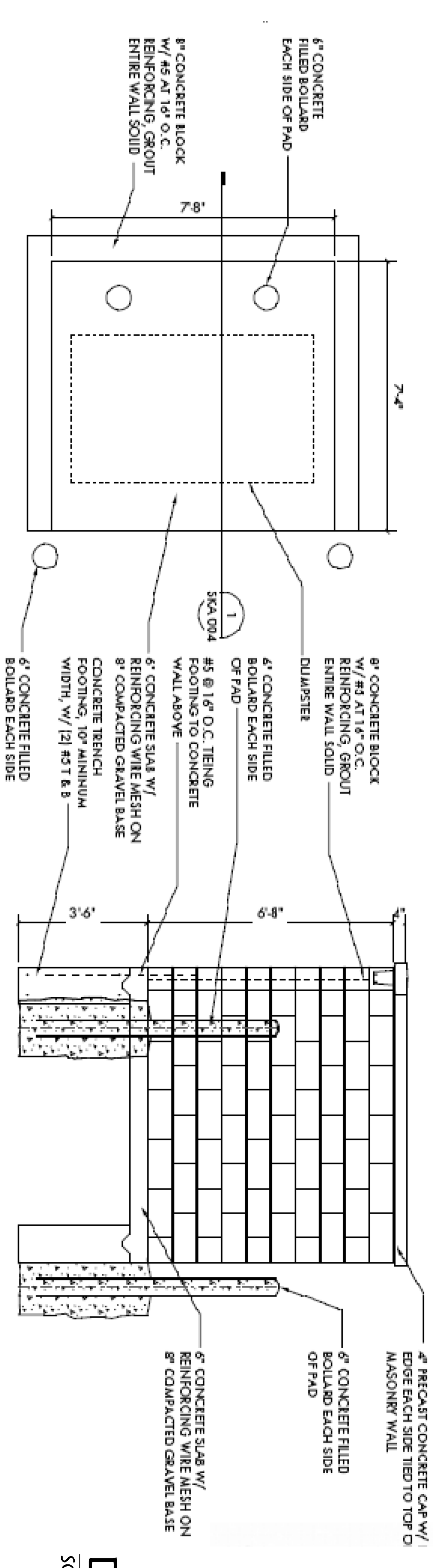

DUMPSTER ENCLOSURE
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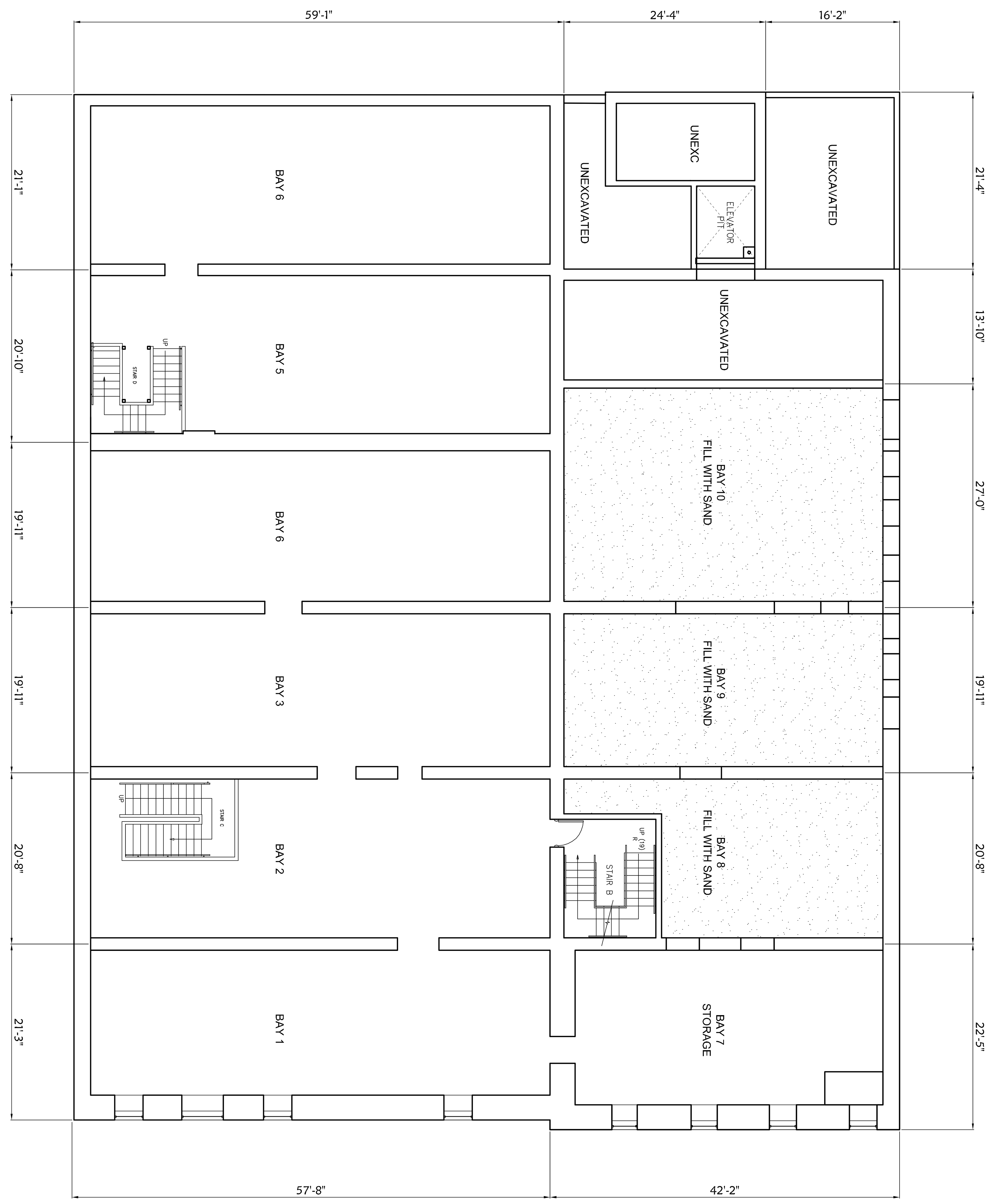

NORTH

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

Drawing No.	Job No.				Drawn	Date	Issued For
A-3	1302	DO NOT SCALE DRAWINGS	BASEMENT PLAN THOMPSON BLOCK DEPOT TOWN 400 NORTH RIVER ROAD YPSILANTI, MICHIGAN	420 South Water Street Marine City Michigan 48039 586-921-3410 david lavender architect PC planning · architecture · interiors	DL	2013.08.16	SPA
					Designed	2013.09.09	SPA_R1
					Checked		
					Approved DL		

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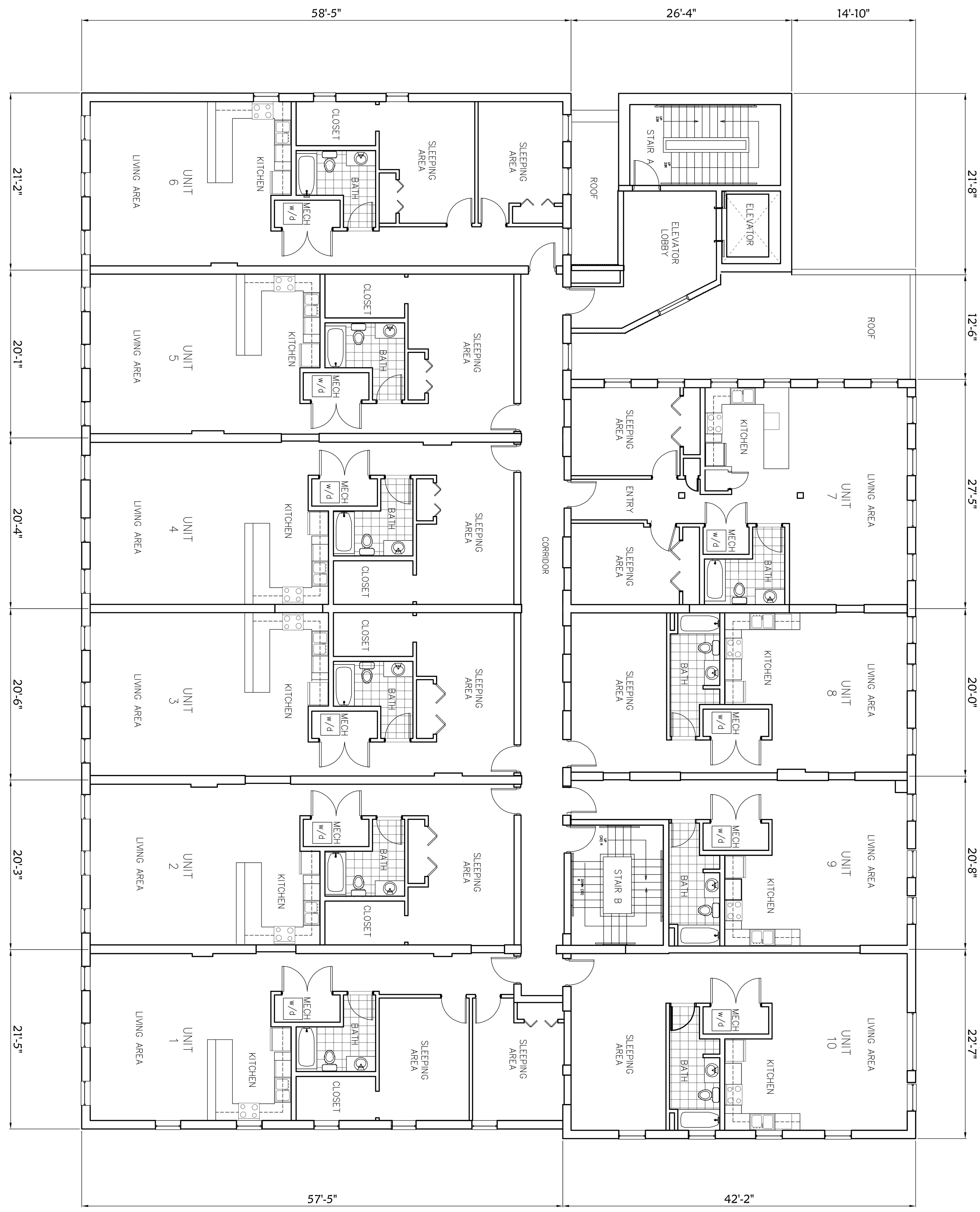

NORTH

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

Drawing No.

A-4

Job No.

1302

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SECOND FLOOR PLAN

THOMPSON BLOCK

DEPOT TOWN

400 NORH RIVER ROAD

YPSILANTI, MICHIGAN

420 South Water Street
Marine City Michigan
48039
586-921-3410

david lavender architect PC

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Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_RI
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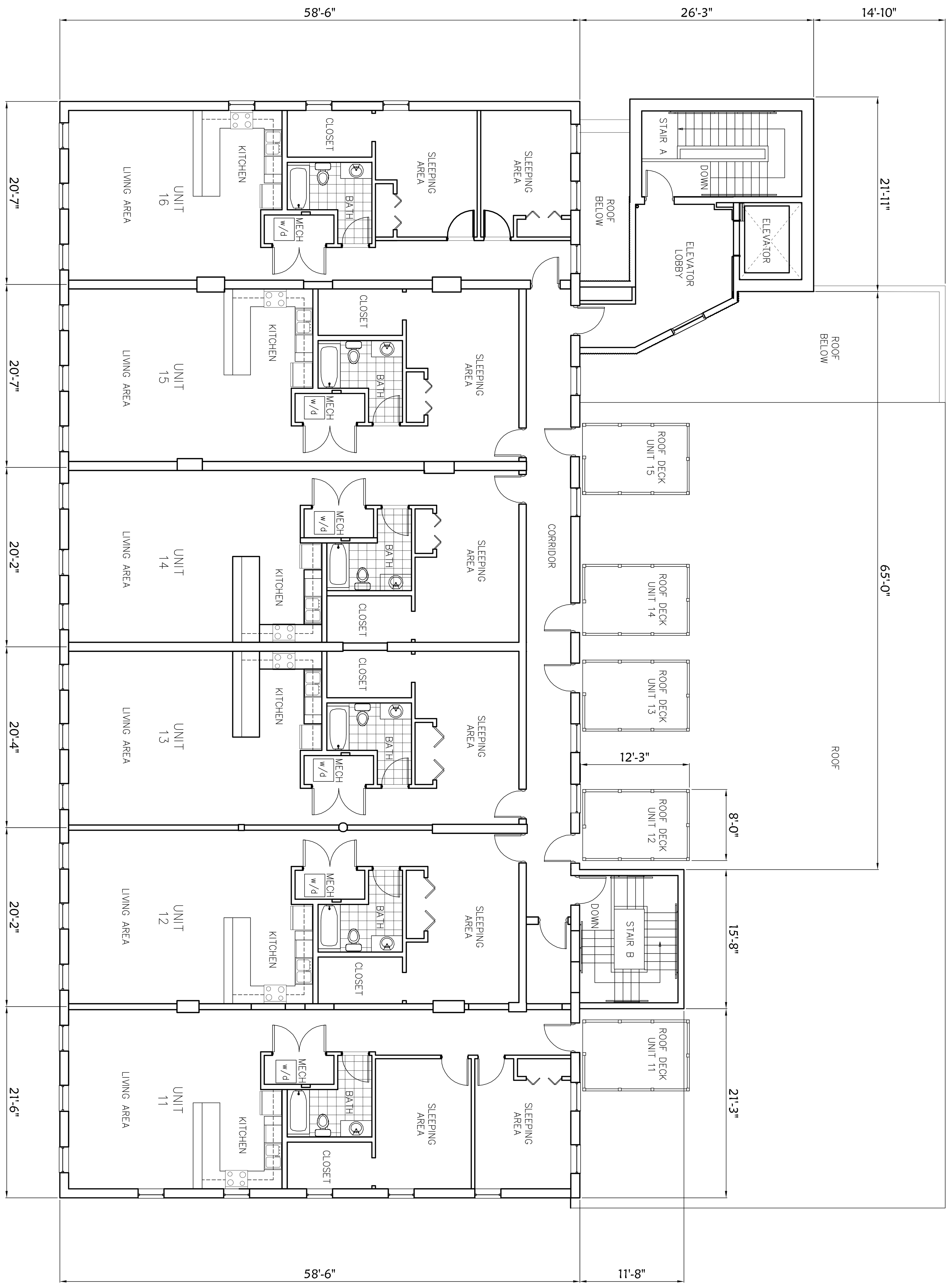

NORTH

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

Drawing No.
A-5

STATE OF MICHIGAN
DAVID LAVENDER
ARCHITECT
No. 35151
LICENSED ARCHITECT

Job No.
1302

DO NOT SCALE DRAWINGS

THIRD FLOOR PLAN
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

420 South Water Street
Marine City Michigan
48039
586-921-3410

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DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
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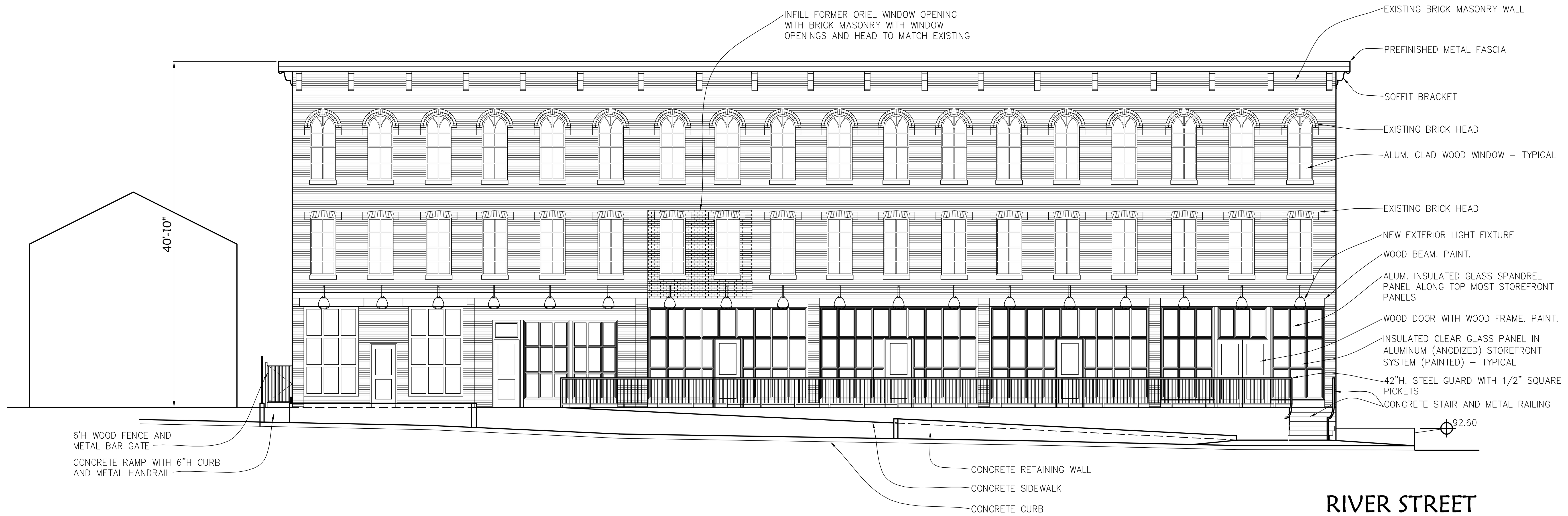

RIVER STREET
WEST ELEVATION
SCALE: 1/8"=1'-0"

PARKING
EAST ELEVATION
SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	.	.
.	.	.
Checked	.	.
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Approved	.	.
DL	.	.

420 South Water Street
Marine City Michigan
48039
586-921-3410

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ELEVATIONS
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

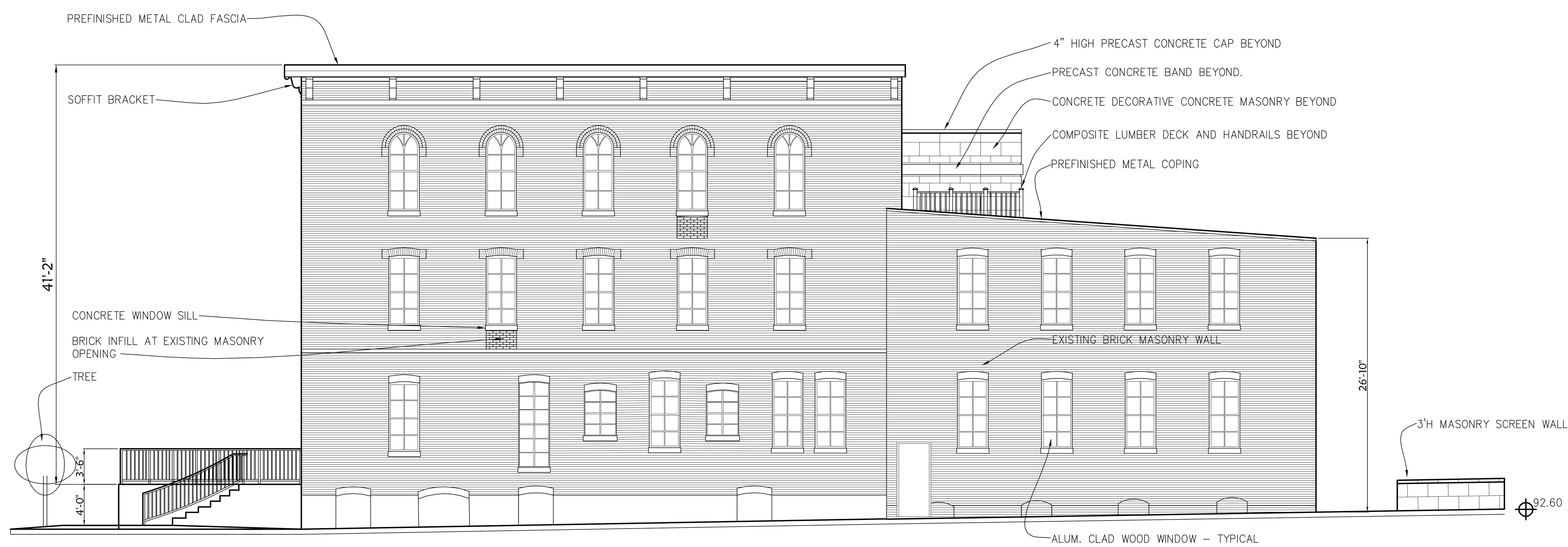
DO NOT SCALE DRAWINGS

Job No.
1302

STATE OF MICHIGAN
DAVID LAVENDER
ARCHITECT
No. 35151
LICENSED ARCHITECT

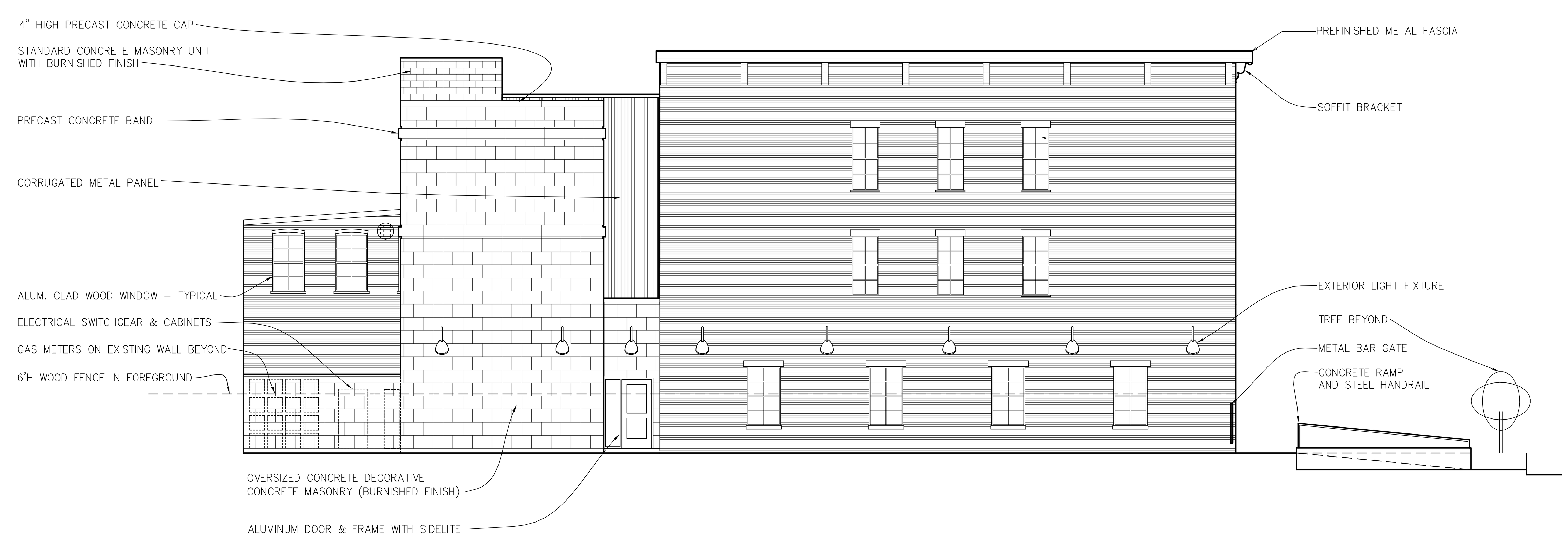
Drawing No.
A-6

9/12/2013 2:02:26 PM



EAST CROSS WEST ELEVATION

SCALE: 1/8"=1'-0"



RESIDENTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
-	.	.
Checked	.	.
-	.	.
Approved	.	.
DL	.	.

420 South Water Street
Marine City Michigan
48039
586-921-3410

david lavender architect PC
planning • architecture • interiors

ELEVATIONS
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302

STATE OF MICHIGAN • DAVID LAVENDER ARCHITECT No. 35151 • LICENSED ARCHITECT

Drawing No.
A-7

9/12/2013 2:01:29 PM

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	LA	2	LITHONIA #DSX0 LED 20C 530 50K T3M MVOLT HS (SINGLE - 12' MTD HTG)	DSX0 LED WITH (1) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 530mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 20C 530 50K T3M MVOLT HS.ies	Absolute	0.92	35
	LB	4	BEGA #2230LED	CAST ALUMINUM HOUSING, CLEAR LINEAR PRISMATIC GLASS LENS ABOVE CAST BLACK ENAMEL STEPPED BAFFLE FACE PLATE.	2 WHITE LEDS	2230LED.ies	Absolute	0.88	9.9
	LC	9	TMS LIGHTING #H136-LED15	H SERIES ASYMMETRICAL ANGLED WHITE REFLECTOR	15W LED	H136-LED15.ies	614	0.60	15.84
	WA	2	LITHONIA #DSXW2 LED 30C 1000 50K TFTM MVOLT (WALL MTD)	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 5000K LED, TYPE FORWARD THROW MEDIUM OPTIC	LED	DSXW2_LED_30C_1000_50K_TFTM_MVOLT.ies	Absolute	0.92	109
	D/LA	3	HOLOPHANE - GRANDVILLE SERIES #GVE116ASX2NXX (SINGEL - 15' POLE HTG)	GRANVILLE LED CLASSIC	LED ARRAY	GVE116ASX2NXX.ies	Absolute	0.90	122.8
	A	0	LITHOINIA #WST LED 1 10A700/40K SR2 MVOLT	WST LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08. LUMINAIRE OUTPUT: 1998 Lms.	WST_LED_1_10A700_40K_SR2_MVOLT.ies	Absolute	0.88	24

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	MH	Orientation	Tilt
1	WA	117.6	386.6	12.0	180.0	0.0
2	WA	187.2	385.7	12.0	180.0	0.0
3	LA	131.2	317.5	12.0	0.0	0.0
4	D/LA	83.7	327.5	15.0	180.0	0.0
5	LA	185.9	317.7	12.0	0.0	0.0
6	D/LA	98.7	513.2	15.0	180.0	0.0
7	D/LA	191.4	514.6	15.0	180.0	0.0
8	LC	99.3	491.2	12.0	180.0	30.0
9	LC	112.9	491.2	12.0	180.0	30.0
10	LC	126.5	491.2	12.0	180.0	30.0
11	LC	140.1	491.2	12.0	180.0	30.0
12	LC	153.7	491.2	12.0	180.0	30.0
13	LC	167.3	491.2	12.0	180.0	30.0
14	LC	180.9	491.2	12.0	180.0	30.0
15	LC	194.5	491.2	12.0	180.0	30.0
16	LC	208.1	491.2	12.0	180.0	30.0
17	LB	216.3	449.6	3.0	90.0	0.0
18	LB	216.1	419.7	3.0	90.0	0.0
19	LB	216.3	392.8	3.0	90.0	0.0
20	LB	216.0	480.3	3.0	90.0	0.0

STATISTICS

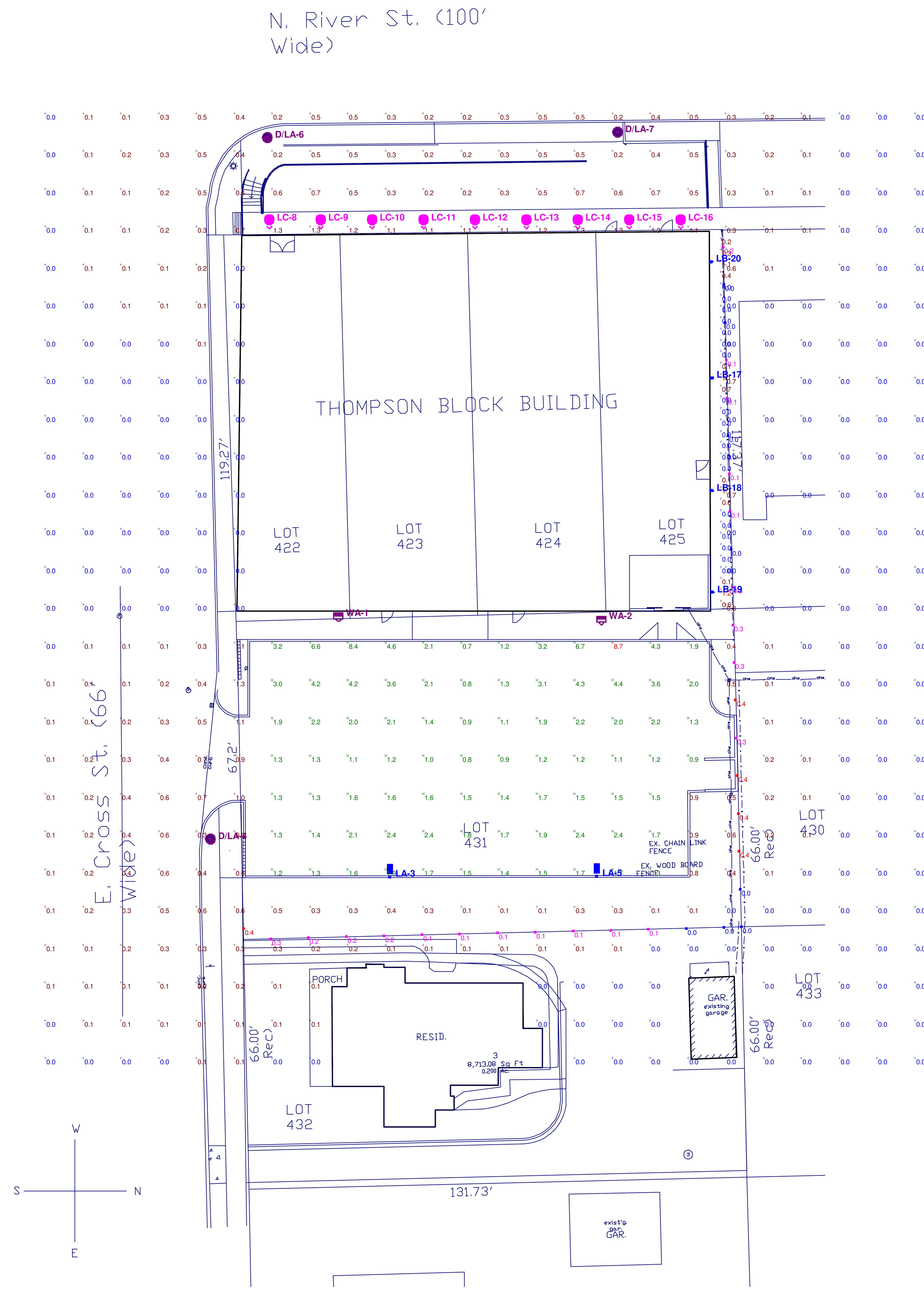
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH 3' SIDEWALK	+	0.2 fc	1.2 fc	0.0 fc	N / A	N / A
OVERALL LTG VALUES AT GRADE	+	0.5 fc	8.7 fc	0.0 fc	N / A	N / A
PARKING LOT	✕	2.2 fc	8.7 fc	0.7 fc	12.4:1	3.1:1
PROPERTY LINE	■	0.2 fc	0.4 fc	0.0 fc	N / A	N / A

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



SITE LED LIGHTING LAYOUT AND PHOTOMETRIC VALUES
Scale 1" = 16'

VISUAL

THOMPSON BLOCK BLDG - YPSILANTI, MI

PARKING LOT LIGHTING VALUES AT GRADE
PREPARED FOR: BEAL PROPERTIES, LLC
GASSER BUSH ASSOCIATES

Designer	TD/KJS
Date	SEP 13 2013
Scale	AS NOTED
Drawing No.	#13-17495-V4