1. City Council Regular Meeting Agenda

    Documents:

        3-18-14 FINAL AGENDA.PDF

2. City Council Regular Meeting Packet

    Documents:

        3-18-14 FINAL REDACTED COUNCIL PACKET_REDACTED.PDF

CITY OF YPSILANTI
COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, March 18, 2014
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. Ann Arbor YMCA Update – Cathi Duchon, President and CEO

2. AAATA Five Year Plan/May Ballot Question – Gillian Ream Gainsley, AAATA Board of Directors and Michael Benham, Special Assistant for Strategic Planning

3. YCUA Big Four Pump Stations and HVAC WWTP Grit System SRF Bond Sale - YCUA Director Jeff Castro

VIII. PUBLIC HEARING -

New Obsolete Property Rehabilitation Act Exemption for Thompson Block Project
(Continued from March 4, 2014)
A. Resolution No. 2014-060, determination.
B. Open the public hearing.
C. Resolution No. 2014-061, close public hearing.

IX. AUDIENCE PARTICIPATION –

X. REMARKS BY THE MAYOR –

XI. MINUTES –

Resolution No. 2014-074, approving the minutes of February 11 and March 4, 2014.

XII. CONSENT AGENDA –

1. Resolution No. 2014-075 , approving the updating of the Uniform Traffic Code – formatting as well as changes to give mid-block pedestrian crossing same status as pedestrian crossings at intersections. ***Second Reading (Ordinance No. 1215)***

2. Resolution No. 2014-076 , approving Traffic Control Orders, making permanent 2013 TCOs. ***Second Reading (Ordinance No. 1216)***

3. Resolution No. 2014-077, renewing agreement with the Ann Arbor YMCA to provide youth recreation programming in city parks.

4. Resolution No. 2014-078, approving appointments to Boards and Commissions.

XIII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2014-067, revoking 2006 OPRA tax exemption for Thompson Block project. ***(Postponed 3/4/14)***

2. Resolution No. 2014-068, declaring the property at 400 N. River, parcel 11-11-04-495-024 blighted as defined in the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended. ***(Postponed 3/4/14)***

3. Resolution No. 2014-069, supporting Brownfield Plan for Thompson Block project. ***(Postponed 3/4/14)***

XIV. LIASON REPORTS –

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 -

XVII. COMMUNICATIONS FROM THE CITY MANAGER –

XVIII. AUDIENCE PARTICIPATION -

XIX. REMARKS FROM THE MAYOR -

XX. ADJOURNMENT -

Resolution No. 2014-079, adjourning the City Council meeting.

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XX. ADJOURNMENT -

Resolution No. 2014-079, adjourning the City Council meeting.

Memo: March 13, 2014

From: Gillian Ream Gainsley, Representative for the City of Ypsilanti to the Ann Arbor Area Transportation Authority Board

Dear Mayor Schreiber and Members of Ypsilanti City Council,

Over the last four years, the Ann Arbor Area Transportation Authority has worked to develop a 5-Year Transit Improvement Plan to serve the public transportation needs of our county. The plan outlines a 44% increase in service, including longer service hours, increased weekend service, and reconfigured routes that would make bus transportation more convenient for residents and commuters. It was developed with extensive public input and reflects our community's broad support for public transit, and was adopted by the AAATA board in January 2014.

One theme that emerged from public input on transportation was a desire to better integrate the densely-populated "Urban Core" of Washtenaw County, which includes the cities of Ypsilanti and Ann Arbor. Residents of our region want to be able to use transit to get to work, school, shopping and recreation in all of our communities.

The City of Ypsilanti took a step toward achieving this goal last year by joining what became the Ann Arbor Area Transportation Authority. Ypsilanti Township also joined the authority in the fall of 2013. At our board meeting on February 20, the Board of Directors of the AAATA voted to place a millage on the May 6 ballot with the following language:

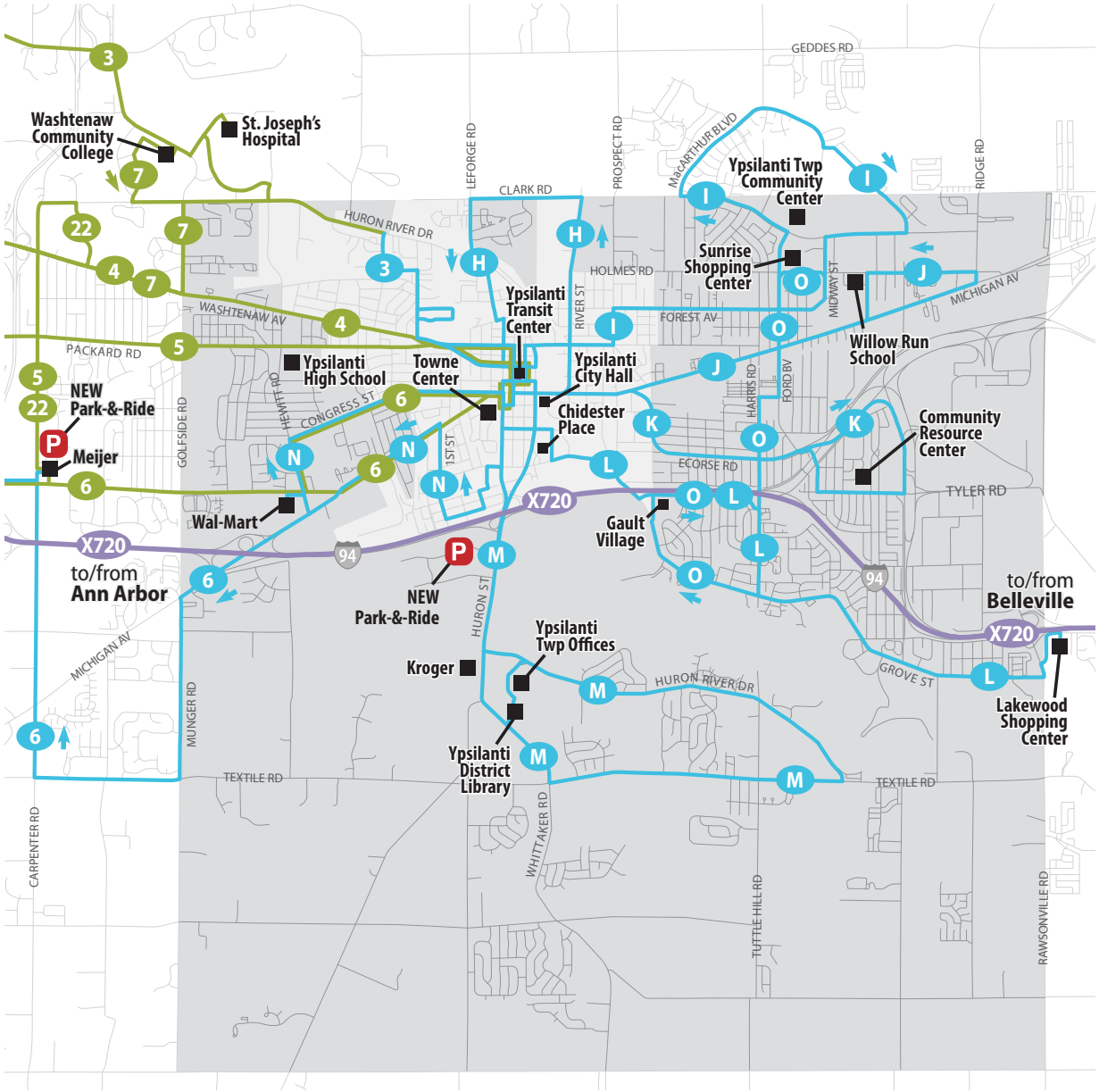
> PUBLIC TRANSPORTATION IMPROVEMENT MILLAGE
>
> To improve public bus, van, and paratransit services—including expanded service hours, routes, destinations, and services for seniors and people who have disabilities—shall the Ann Arbor Area Transportation Authority levy a new annual tax of 0.7 mills ($0.70 per $1000 of taxable value) on all taxable property within the City of Ann Arbor, the City of Ypsilanti, and the Charter Township of Ypsilanti for the years 2014-2018 inclusive? The estimate of revenue if this millage is approved is $ 4,368,847.00 for 2014. This revenue will be disbursed to the Ann Arbor Area Transportation Authority and, as required by law, a portion may be subject to capture by the downtown development authorities of the Cities of Ann Arbor and Ypsilanti, the Washtenaw County Brownfield Redevelopment Authority, and the local development finance authority of the Charter Township of Ypsilanti.

I have enclosed a map of current and proposed service in Ypsilanti as well as maps and schedules for the proposed new routes that would serve the City of Ypsilanti if the millage is passed. The full plan and detailed route information is available at www.movingyouforward.org.

Strong transit systems have been shown to encourage economic development, reduce drunk driving, improve public safety, and raise the quality of life in a community. I stand behind this campaign and encourage Ypsilanti residents to vote yes for public transit on May 6, and I am deeply grateful that many members of this council have already voiced their support for public transportation by personally endorsing the campaign. I am glad to be able to provide background information about the details of how we can expand and improve transportation services in our region.

Sincerely,
Gillian Ream Gainsley

City of Ypsilanti & Ypsilanti Township



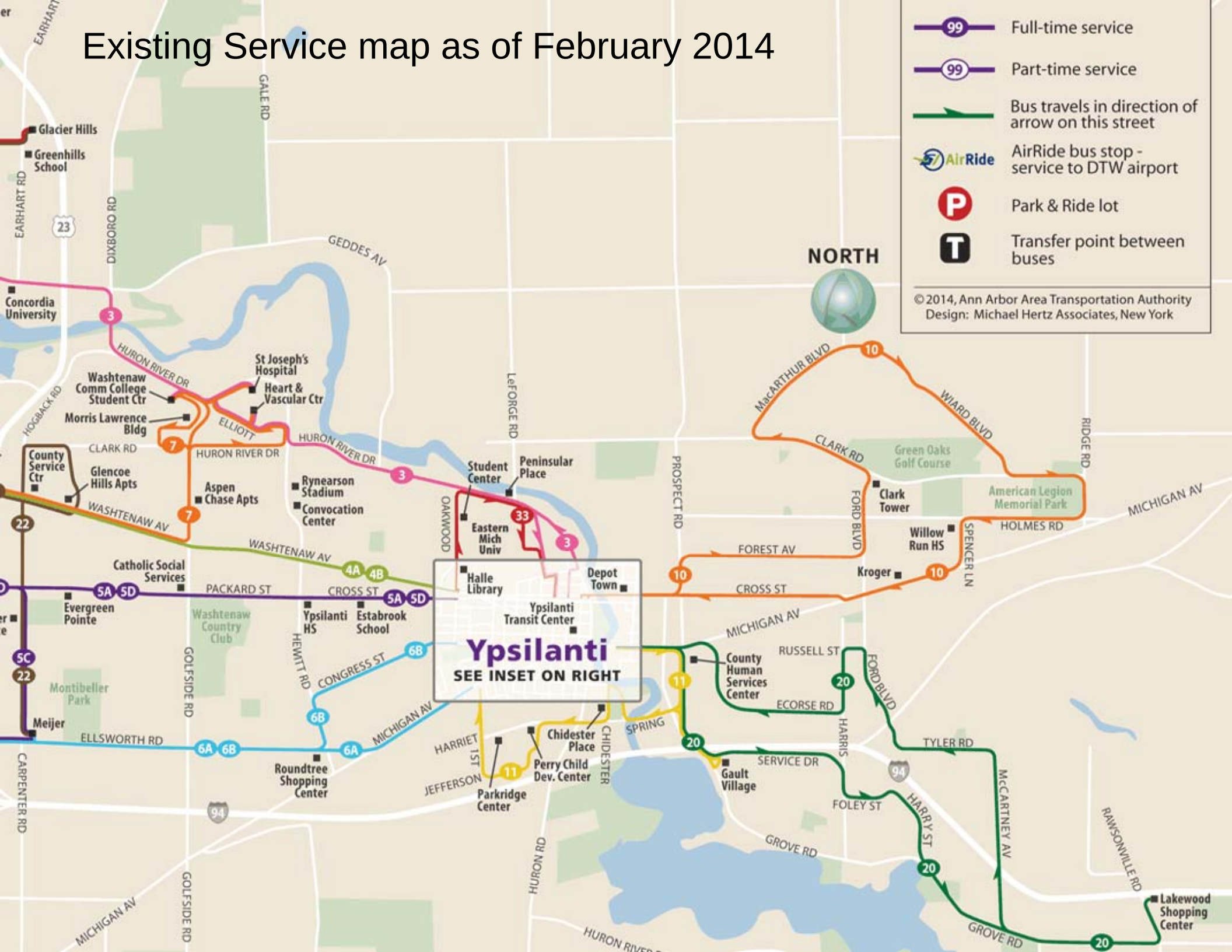
Five Year Transit Improvement Program: Bus Network

- Route with no proposed changes
- Existing route with proposed changes
- New proposed fixed route
- Express route
- Existing park & ride lot
- Proposed park & ride lot
- Point of interest

Five Year Transit Improvement Program
Feb 2014

TheRide Your Way

Existing Service map as of February 2014



Transit Improvement Program for the Urban Core

Start and End times (1/3/2014 - Final for Board Adoption)

Change in Start Times, End times and Frequency, Proposed Program versus Current, by Route and Time Period

CURRENT SCHEDULE (Fall 2013)

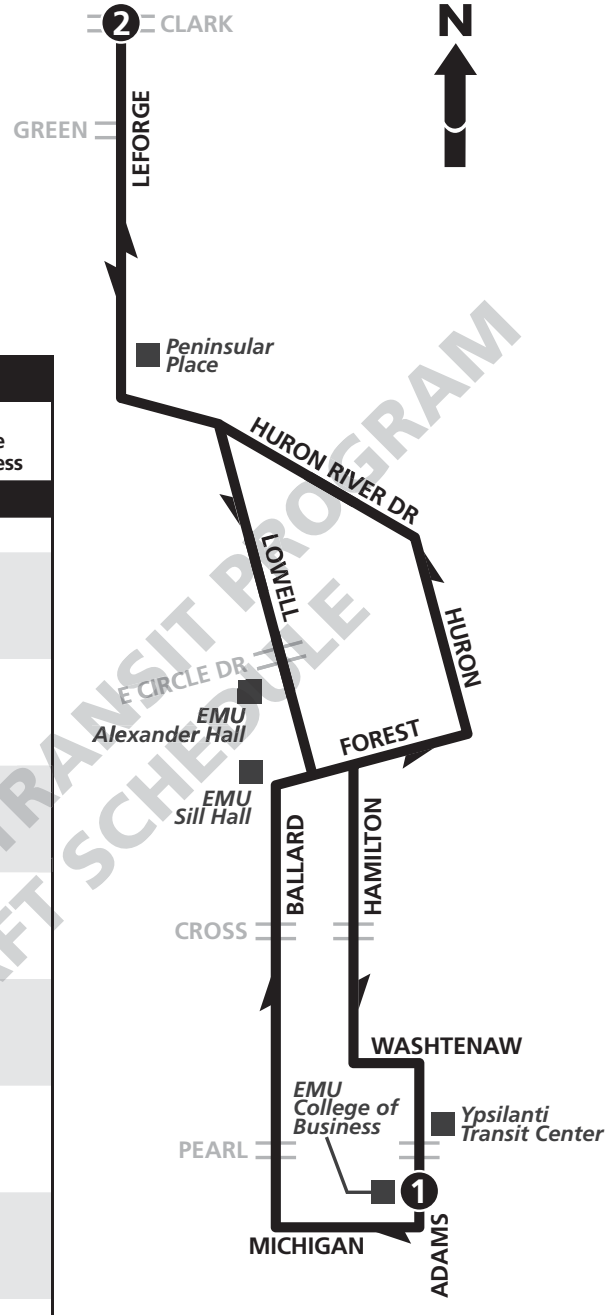
Rte. #	Route Name	Weekday			Saturday			Sunday		
		Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)	Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)	Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)
1	Pontiac	6:34	10:45	30-60	8:18	6:45	60	8:18	6:27	60
1U	Pontiac University	6:59	6:26	35-40						
2	Plymouth	6:22	10:46	5-30	8:13	6:15	30-60	8:48	6:13	60
3	Huron River	6:30	10:15	30-60						
4	Washtenaw	6:08	11:30	5-30	8:00	7:00	30-60	8:30	6:30	60
5	Packard	6:10	11:00	7-60	8:30	6:30	60	8:48	6:15	60
6	Ellsworth	6:28	11:01	30-60	8:25	6:45	30-60	9:00	6:55	60
7	S. Main - East	6:05	10:52	30-60	8:11	6:46	60	8:18	6:15	60
8	Pauline	6:11	10:45	15-60	8:18	5:45	60	8:18	5:45	60
9	Jackson	6:25	10:15	30-60	7:55	6:15	60	7:55	6:15	60
10	Ypsilanti Northeast	6:02	10:00	45-60	7:30	7:00	60			
11	Ypsilanti South	6:00	10:30	60	8:00	6:30	60			
12	Miller Liberty	6:30	10:15	30	8:18	6:45	30	8:18	6:45	60
13	Newport	6:48	6:45	30-60						
14	Geddes - E. Stadium	6:36	6:15	30						
15	Scio Church - W. Stadium	6:48	10:15	30-60	8:48	6:15	60	8:48	6:15	60
16	Ann Arbor - Saline Rd.	6:18	10:45	30-60	8:03	6:45	60	8:03	6:45	60
17	Amtrak - Depot	6:48	10:00	30-60	8:48	5:48	60	9:48	6:00	60
18	Miller-University	6:22	7:04	17-30						
20	Ypsilanti Grove - Ecorse	6:21	8:15	60						
22	North - South Connector	6:30	10:45	30-60	8:15	6:25	60			
33	EMU Coll. of Bus. Shuttle	7:38	9:58	20						
36	Wolverine Tower Shuttle	6:42	10:15	9-30						
609	Jackson University	6:30	6:02	30-40						
710	ExpressRide - Chelsea	6:00	5:57	72-98						
711	ExpressRide - Canton	6:08	5:47	67-93						
787	AirRide	4:45	10:40	60-130	4:45	10:40	60-130	4:45	10:40	60-130

PROPOSED CHANGES - 5-Year Transit Improvement Program

Rte. #	Route Name	Weekday			Saturday			Sunday		
		Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)	Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)	Start Time (a.m.)	End Time (p.m.)	*Freq. (min.)
1	Pontiac	6:22	11:15	30-60	8:18	11:15	60	8:18	7:45	60
1U	Pontiac University	6:59	6:26	35-40						
2	Plymouth	6:22	11:46	5-30	8:13	11:13	30-60	8:48	7:13	60
3	Huron River	6:30	11:15	30-60						
4	Washtenaw	6:08	12:30 a.m.	5-30	8:00	11:30	30	7:48	7:30	60
5	Packard	6:10	11:45	7-60	8:30	10:30	60	8:48	7:15	60
6	Ellsworth	6:15	11:45	15-60	8:25	10:45	30-60	9:00	7:55	60
7	S. Main - East	6:05	11:22	30-60	8:11	9:45	60	8:18	7:39	60
8	Pauline	6:11	11:45	15-60	8:18	10:45	60	8:18	7:45	60
9	Jackson	Replaced by routes B and C								
B	Jackson-Zeeb	6:05	11:30	30-60	7:48	11:30	60	8:48	7:30	60
C	Dexter	6:15	11:30	30-60	8:18	10:30	60	9:18	7:30	60
10	Ypsilanti Northeast	Replaced by routes I and J								
I	Forest - MacArthur	6:00	11:00	30-60	7:15	10:00	60	8:15	7:00	60
J	E. Michigan Ave.	6:00	11:30	30-60	8:00	10:30	60	9:00	7:30	60
11	Ypsilanti South	Replaced by routes L, M, N								
L	Grove Rd.	6:00	10:45	30-60	8:00	9:45	60	9:00	7:45	60
M	Huron - Whittaker	6:05	11:15	30-60	8:15	10:15	60	9:15	7:15	60
N	First - Congress	6:00	11:00	30-60	8:30	10:00	60	9:30	7:00	60
12	Miller Liberty	Replaced by routes A, D, G								
A	Liberty - Scio Ridge	6:28	11:15	30-60	7:48	10:15	60	8:48	7:15	60
D	Miller - Skyline	6:22	11:03	7-60	8:28	10:03	60	9:30	6:45	60
G	N. Maple Connector	6:45	11:15	30-60	8:15	10:15	60	9:15	7:15	60
13	Newport	6:48	8:45	30-60	9:18	6:45	60			
14	Geddes- E. Stadium	6:36	7:45	30-40	9:00	5:40	40			
15	Scio Church - W. Stadium	Replaced by routes E, F								
E	W. Stadium - Oak Valley	6:25	10:55	30-60	8:03	10:25	60	9:03	7:25	60
F	Scio Church	6:30	11:00	30-60	7:48	9:00	60			
16	Ann Arbor - Saline Rd.	6:18	11:45	30-60	8:03	9:45	60	8:03	7:45	60
17	Amtrak - Depot	6:48	11:59	30-60	8:48	9:00	60	9:48	7:00	60
18	Miller - University	Replaced by route D (above)								
20	Ypsilanti Grove - Ecorse	Replaced by routes K (below), and L (above)								
K	Ecorse - W. Willow	6:00	11:15	30-60	7:45	10:15	60	8:45	7:15	60
O	Harris-Ford Crosstown	6:30	6:30	30						
22	North - South Connector	6:30	11:45	30-60	8:15	9:25	60			
33	EMU Coll. of Bus. Shuttle	Replaced by routes H								
H	EMU- LeForge	6:40	10:10	20						
36	Wolverine Tower Shuttle	6:42	10:15	9-30						
609	Jackson University	6:30	6:02	30-40						
P	Platt - Michigan Ave.	8:00	7:30	60	8:00	7:30	60			
Q	Saline - Maple Rd.	8:30	7:00	60	8:30	7:00	60			
710	ExpressRide - Chelsea	6:00	5:57	72-98						
711	ExpressRide - Canton	6:08	5:47	67-93						
	ExpressRide - Belleville/Ypsilanti	6:04	5:53	30						
	ExpressRide - Saline	6:17	7:02	30						
787	AirRide	4:45	10:40	60-130	4:45	10:40	60-130	4:45	10:40	60-130

*Buses run more frequently during peak commuting hours and less frequently during mid-day, nights and weekends, depending on ridership.

ROUTE H LEFORGE - EMU

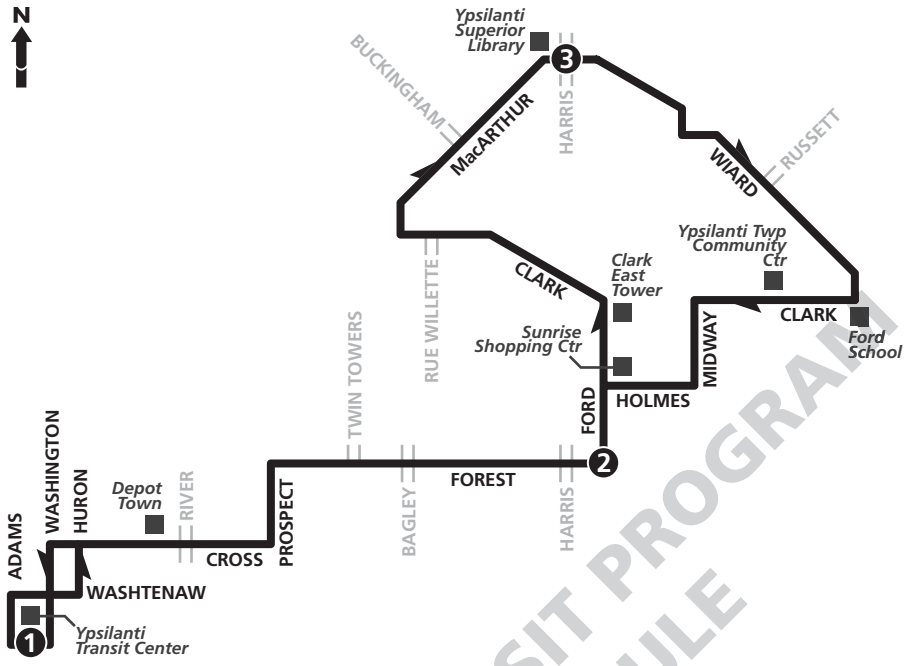


5-YEAR CORRIDOR TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

	EMU College of Business	LeForge & Clark	EMU College of Business
	1	2	1
	START		END
AM	—	6:40	6:50
AM	6:50	7:00	7:10
	7:10	7:20	7:30
	7:30	7:40	7:50
	7:50	8:00	8:10
	8:10	8:20	8:30
	8:30	8:40	8:50
	8:50	9:00	9:10
	9:10	9:20	9:30
	9:30	9:40	9:50
	9:50	10:00	10:10
	10:10	10:20	10:30
	10:30	10:40	10:50
	10:50	11:00	11:10
	11:10	11:20	11:30
	11:30	11:40	11:50
	11:50	12:00	12:10
PM	12:10	12:20	12:30
PM	12:30	12:40	12:50
	12:50	1:00	1:10
	1:10	1:20	1:30
	1:30	1:40	1:50
	1:50	2:00	2:10
	2:10	2:20	2:30
	2:30	2:40	2:50
	2:50	3:00	3:10
	3:10	3:20	3:30
	3:30	3:40	3:50
	3:50	4:00	4:10
	4:10	4:20	4:30
	4:30	4:40	4:50
	4:50	5:00	5:10
	5:10	5:20	5:30
	5:30	5:40	5:50
	5:50	6:00	6:10
	6:10	6:20	6:30
	6:30	6:40	6:50
	6:50	7:00	7:10
	7:10	7:20	7:30
	7:30	7:40	7:50
	7:50	8:00	8:10
	8:10	8:20	8:30
	8:30	8:40	8:50
	8:50	9:00	9:10
	9:10	9:20	9:30
	9:30	9:40	9:50
	9:50	10:00	10:10

ROUTE 1 FOREST - MACARTHUR



1 YEAR CORE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	Forest & Harris	MacArthur & Harris	Ypsilanti Transit Center
1	2	3	1
START			END
AM —	6:00	6:07	6:30
AM ▼ 6:15	6:30	6:37	7:00
6:45	7:00	7:07	7:30
7:15	7:30	7:37	8:00
7:45	8:00	8:07	8:30
8:15	8:30	8:37	9:00
8:45	9:00	9:07	9:30
9:15	9:30	9:37	10:00
9:45	10:00	10:07	10:30
10:15	10:30	10:37	11:00
10:45	11:00	11:07	11:30
11:15	11:30	11:37	12:00
11:45	12:00	12:07	12:30
PM 12:15	12:30	12:37	1:00
PM ▼ 12:45	1:00	1:07	1:30
1:15	1:30	1:37	2:00
1:45	2:00	2:07	2:30
2:15	2:30	2:37	3:00
2:45	3:00	3:07	3:30
3:15	3:30	3:37	4:00
3:45	4:00	4:07	4:30
4:15	4:30	4:37	5:00
4:45	5:00	5:07	5:30
5:15	5:30	5:37	6:00
5:45	6:00	6:07	6:30
6:15	6:30	6:37	7:00
7:15	7:30	7:37	8:00
8:15	8:30	8:37	9:00
9:15	9:30	9:37	10:00
10:15	10:30	10:37	11:00

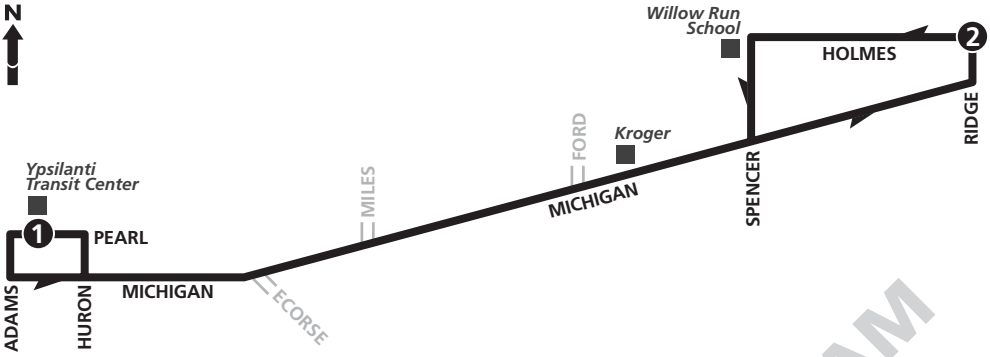
SATURDAY

Ypsilanti Transit Center	Forest & Harris	MacArthur & Harris	Ypsilanti Transit Center
1	2	3	1
START			END
AM 7:15	7:30	7:37	8:00
AM ▼ 8:15	8:30	8:37	9:00
9:15	9:30	9:37	10:00
10:15	10:30	10:37	11:00
11:15	11:30	11:37	12:00
PM 12:15	12:30	12:37	1:00
PM ▼ 1:15	1:30	1:37	2:00
2:15	2:30	2:37	3:00
3:15	3:30	3:37	4:00
4:15	4:30	4:37	5:00
5:15	5:30	5:37	6:00
6:15	6:30	6:37	7:00
7:15	7:30	7:37	8:00
8:15	8:30	8:37	9:00
9:15	9:30	9:37	10:00

SUNDAY

Ypsilanti Transit Center	Forest & Harris	MacArthur & Harris	Ypsilanti Transit Center
1	2	3	1
START			END
AM 8:15	8:30	8:37	9:00
AM ▼ 9:15	9:30	9:37	10:00
10:15	10:30	10:37	11:00
11:15	11:30	11:37	12:00
PM 12:15	12:30	12:37	1:00
PM ▼ 1:15	1:30	1:37	2:00
2:15	2:30	2:37	3:00
3:15	3:30	3:37	4:00
4:15	4:30	4:37	5:00
5:15	5:30	5:37	6:00
6:15	6:30	6:37	7:00

ROUTE J MICHIGAN AVE



5-YEAR SHORT TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	Ridge & Holmes	Ypsilanti Transit Center
1	2	1
START		END
AM 6:00	6:15	6:30
AM 6:30	6:45	7:00
7:00	7:15	7:30
7:30	7:45	8:00
8:00	8:15	8:30
8:30	8:45	9:00
9:00	9:15	9:30
9:30	9:45	10:00
10:00	10:15	10:30
10:30	10:45	11:00
11:00	11:15	11:30
11:30	11:45	12:00
PM 12:00	12:15	12:30
PM 12:30	12:45	1:00
1:00	1:15	1:30
1:30	1:45	2:00
2:00	2:15	2:30
2:30	2:45	3:00
3:00	3:15	3:30
3:30	3:45	4:00
4:00	4:15	4:30
4:30	4:45	5:00
5:00	5:15	5:30
5:30	5:45	6:00
6:00	6:15	6:30
7:00	7:15	7:30
8:00	8:15	8:30
9:00	9:15	9:30
10:00	10:15	10:30
11:00	11:15	11:30

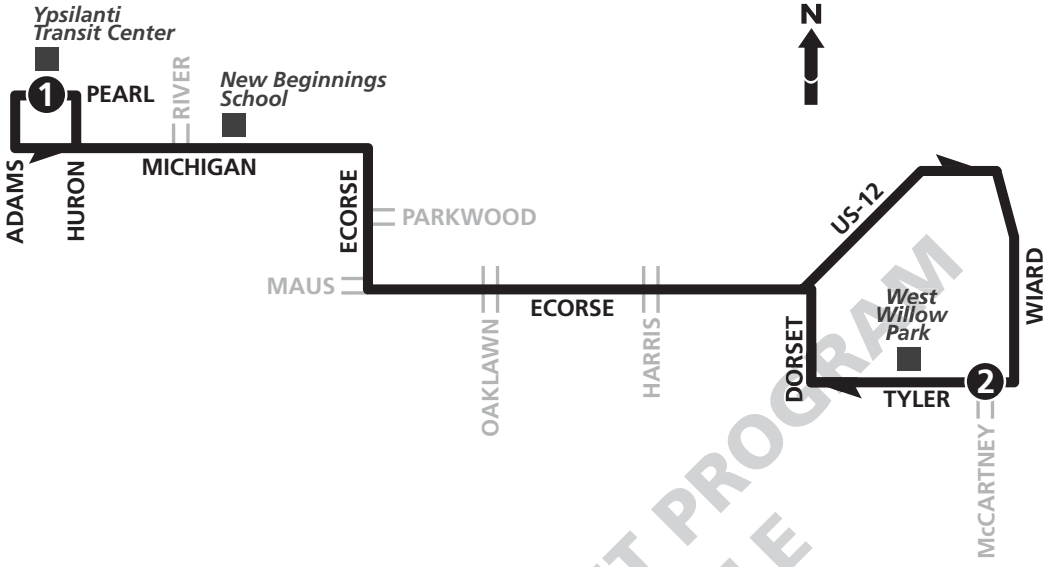
SATURDAY

Ypsilanti Transit Center	Ridge & Holmes	Ypsilanti Transit Center
1	2	1
START		END
AM 8:00	8:15	8:30
AM 9:00	9:15	9:30
10:00	10:15	10:30
11:00	11:15	11:30
PM 12:00	12:15	12:30
PM 1:00	1:15	1:30
2:00	2:15	2:30
3:00	3:15	3:30
4:00	4:15	4:30
5:00	5:15	5:30
6:00	6:15	6:30
7:00	7:15	7:30
8:00	8:15	8:30
9:00	9:15	9:30
10:00	10:15	10:30

SUNDAY

Ypsilanti Transit Center	Ridge & Holmes	Ypsilanti Transit Center
1	2	1
START		END
AM 9:00	9:15	9:30
AM 10:00	10:15	10:30
11:00	11:15	11:30
PM 12:00	12:15	12:30
PM 1:00	1:15	1:30
2:00	2:15	2:30
3:00	3:15	3:30
4:00	4:15	4:30
5:00	5:15	5:30
6:00	6:15	6:30
7:00	7:15	7:30

ROUTE K ECORSE - W. WILLOW



5-YEAR CORE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	Tyler & McCartney	Ypsilanti Transit Center
1	2	1
START		END
AM 6:00	6:15	6:30
AM 6:30	6:45	7:00
7:00	7:15	7:30
7:30	7:45	8:00
8:00	8:15	8:30
8:30	8:45	9:00
9:00	9:15	9:30
9:30	9:45	10:00
10:00	10:15	10:30
10:30	10:45	11:00
11:00	11:15	11:30
11:30	11:45	12:00
PM 12:00	12:15	12:30
PM 12:30	12:45	1:00
1:00	1:15	1:30
1:30	1:45	2:00
2:00	2:15	2:30
2:30	2:45	3:00
3:00	3:15	3:30
3:30	3:45	4:00
4:00	4:15	4:30
4:30	4:45	5:00
5:00	5:15	5:30
5:30	5:45	6:00
6:00	6:15	6:30
6:45	7:00	7:15
7:45	8:00	8:15
8:45	9:00	9:15
9:45	10:00	10:15
10:45	11:00	11:15

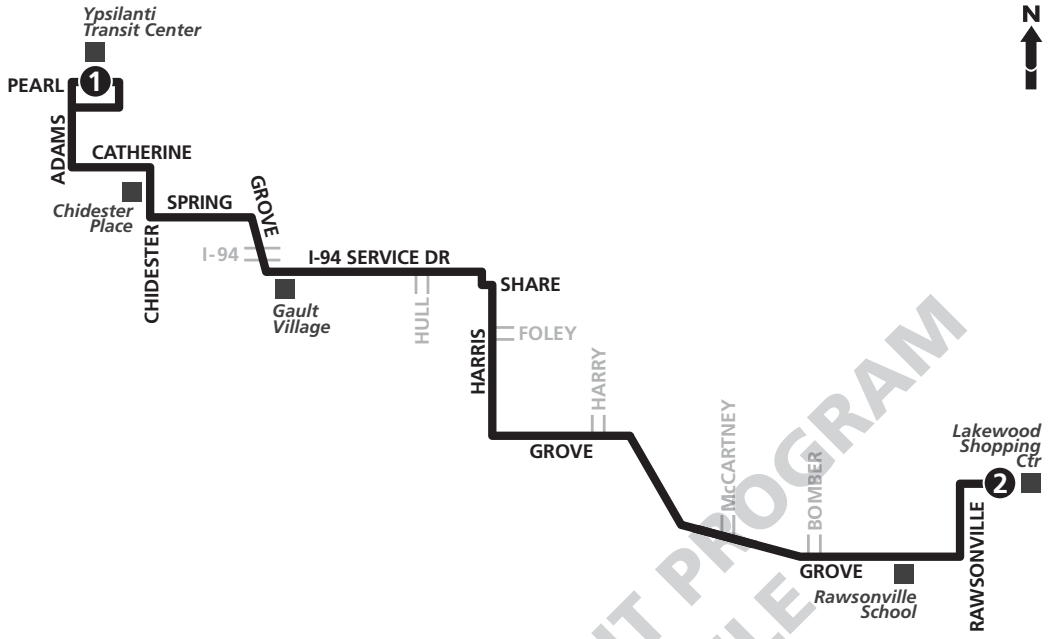
SATURDAY

Ypsilanti Transit Center	Tyler & McCartney	Ypsilanti Transit Center
1	2	1
START		END
AM 7:45	8:00	8:15
AM 8:45	9:00	9:15
9:45	10:00	10:15
10:45	11:00	11:15
11:45	12:00	12:15
PM 12:45	1:00	1:15
PM 1:45	2:00	2:15
2:45	3:00	3:15
3:45	4:00	4:15
4:45	5:00	5:15
5:45	6:00	6:15
6:45	7:00	7:15
7:45	8:00	8:15
8:45	9:00	9:15
9:45	10:00	10:15

SUNDAY

Ypsilanti Transit Center	Tyler & McCartney	Ypsilanti Transit Center
1	2	1
START		END
AM 8:45	9:00	9:15
AM 9:45	10:00	10:15
10:45	11:00	11:15
11:45	12:00	12:15
PM 12:45	1:00	1:15
PM 1:45	2:00	2:15
2:45	3:00	3:15
3:45	4:00	4:15
4:45	5:00	5:15
5:45	6:00	6:15
6:45	7:00	7:15

ROUTE L GROVE



5-YEAR CORE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	Lakewood Shopping Center	Ypsilanti Transit Center
1	2	1
START		END
AM 6:00	6:23	6:45
AM ▼ 6:30	6:53	7:15
7:00	7:23	7:45
7:30	7:53	8:15
8:00	8:23	8:45
8:30	8:53	9:15
9:00	9:23	9:45
9:30	9:53	10:15
10:00	10:23	10:45
10:30	10:53	11:15
11:00	11:23	11:45
11:30	11:53	12:15
PM 12:00	12:23	12:45
PM ▼ 12:30	12:53	1:15
1:00	1:23	1:45
1:30	1:53	2:15
2:00	2:23	2:45
2:30	2:53	3:15
3:00	3:23	3:45
3:30	3:53	4:15
4:00	4:23	4:45
4:30	4:53	5:15
5:00	5:23	5:45
5:30	5:53	6:15
6:00	6:23	6:45
7:00	7:23	7:45
8:00	8:23	8:45
9:00	9:23	9:45
10:00	10:23	10:45

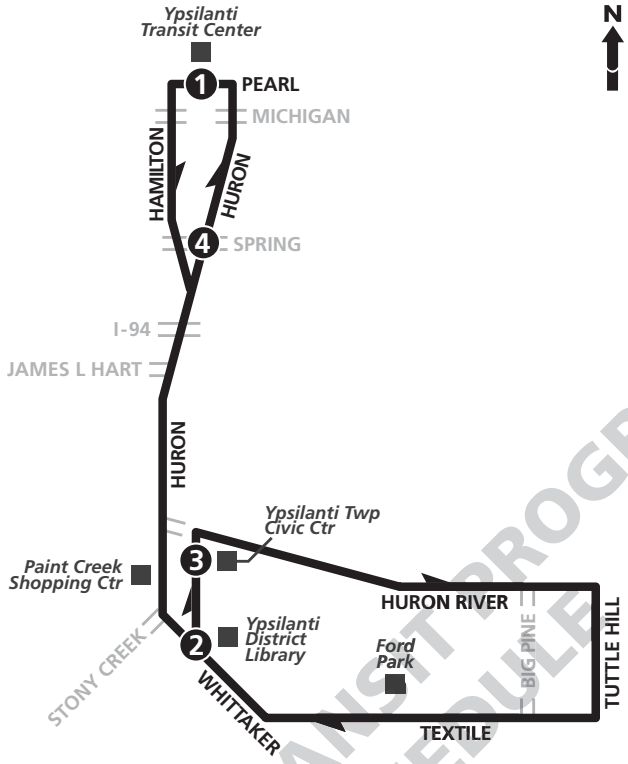
SATURDAY

Ypsilanti Transit Center	Lakewood Shopping Center	Ypsilanti Transit Center
1	2	1
START		END
AM 8:00	8:23	8:45
AM ▼ 9:00	9:23	9:45
10:00	10:23	10:45
11:00	11:23	11:45
PM 12:00	12:23	12:45
PM ▼ 1:00	1:23	1:45
2:00	2:23	2:45
3:00	3:23	3:45
4:00	4:23	4:45
5:00	5:23	5:45
6:00	6:23	6:45
7:00	7:23	7:45
8:00	8:23	8:45
9:00	9:23	9:45

SUNDAY

Ypsilanti Transit Center	Lakewood Shopping Center	Ypsilanti Transit Center
1	2	1
START		END
AM 9:00	9:23	9:45
AM ▼ 10:00	10:23	10:45
11:00	11:23	11:45
PM 12:00	12:23	12:45
PM ▼ 1:00	1:23	1:45
2:00	2:23	2:45
3:00	3:23	3:45
4:00	4:23	4:45
5:00	5:23	5:45
6:00	6:23	6:45
7:00	7:23	7:45

ROUTE M WHITTAKER - HURON RIVER



EY FARCONE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	Ypsilanti District Library	Ypsilanti Twp Civic Center	Huron River & Spring	Ypsilanti Transit Center
1	2	3	4	1
START				END
AM —	—	—	6:05	6:15
AM ▼ —	6:05	6:08	6:35	6:45
6:15	6:35	6:38	7:05	7:15
6:45	7:05	7:08	7:35	7:45
7:15	7:35	7:38	8:05	8:15
7:45	8:05	8:08	8:35	8:45
8:15	8:35	8:38	9:05	9:15
8:45	9:05	9:08	9:35	9:45
9:15	9:35	9:38	10:05	10:15
9:45	10:05	10:08	10:35	10:45
10:15	10:35	10:38	11:05	11:15
10:45	11:05	11:08	11:35	11:45
11:15	11:35	11:38	**12:05**	**12:15**
11:45	**12:05**	**12:08**	**12:35**	**12:45**
PM **12:15**	**12:35**	**12:38**	**1:05**	**1:15**
PM ▼ **12:45**	**1:05**	**1:08**	**1:35**	**1:45**
1:15	**1:35**	**1:38**	**2:05**	**2:15**
1:45	**2:05**	**2:08**	**2:35**	**2:45**
2:15	**2:35**	**2:38**	**3:05**	**3:15**
2:45	**3:05**	**3:08**	**3:35**	**3:45**
3:15	**3:35**	**3:38**	**4:05**	**4:15**
3:45	**4:05**	**4:08**	**4:35**	**4:45**
4:15	**4:35**	**4:38**	**5:05**	**5:15**
4:45	**5:05**	**5:08**	**5:35**	**5:45**
5:15	**5:35**	**5:38**	**6:05**	**6:15**
5:45	**6:05**	**6:08**	**6:35**	**6:45**
6:15	**6:35**	**6:38**	**7:05**	**7:15**
7:15	**7:35**	**7:38**	**8:05**	**8:15**
8:15	**8:35**	**8:38**	**9:05**	**9:15**
9:15	**9:35**	**9:38**	**10:05**	**10:15**
10:15	**10:35**	**10:38**	**11:05**	**11:15**

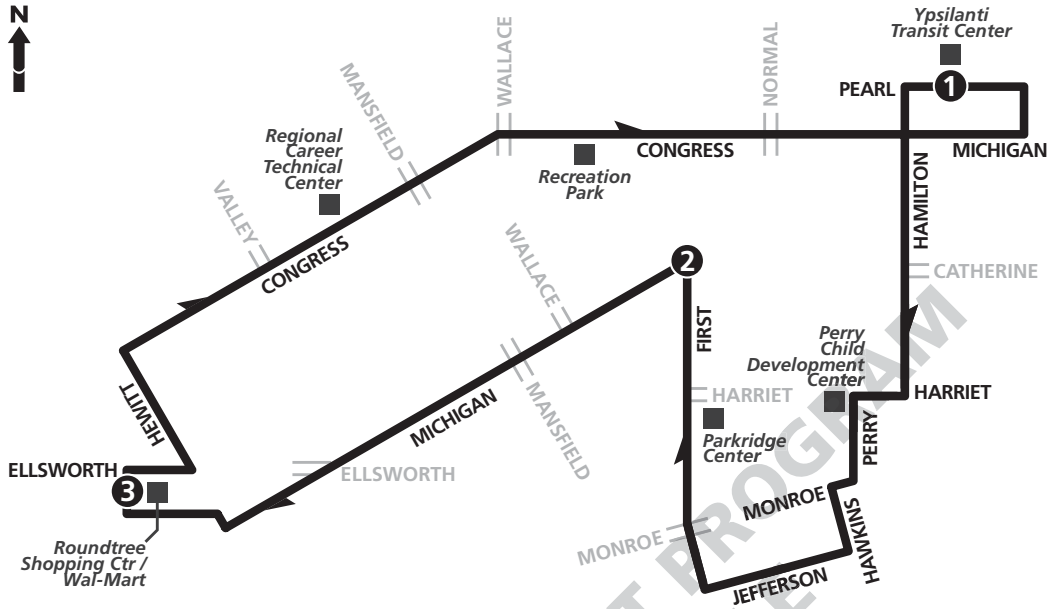
SATURDAY

Ypsilanti Transit Center	Ypsilanti District Library	Ypsilanti Twp Civic Center	Huron River & Spring	Ypsilanti Transit Center
1	2	3	4	1
START				END
AM 8:15	8:35	8:38	9:05	9:15
AM ▼ 9:15	9:35	9:38	10:05	10:15
10:15	10:35	10:38	11:05	11:15
11:15	11:35	11:38	**12:05**	**12:15**
PM **12:15**	**12:35**	**12:38**	**1:05**	**1:15**
PM ▼ **1:15**	**1:35**	**1:38**	**2:05**	**2:15**
2:15	**2:35**	**2:38**	**3:05**	**3:15**
3:15	**3:35**	**3:38**	**4:05**	**4:15**
4:15	**4:35**	**4:38**	**5:05**	**5:15**
5:15	**5:35**	**5:38**	**6:05**	**6:15**
6:15	**6:35**	**6:38**	**7:05**	**7:15**
7:15	**7:35**	**7:38**	**8:05**	**8:15**
8:15	**8:35**	**8:38**	**9:05**	**9:15**
9:15	**9:35**	**9:38**	**10:05**	**10:15**

SUNDAY

Ypsilanti Transit Center	Ypsilanti District Library	Ypsilanti Twp Civic Center	Huron River & Spring	Ypsilanti Transit Center
1	2	3	4	1
START				END
AM 9:15	9:35	9:38	10:05	10:15
AM ▼ 10:15	10:35	10:38	11:05	11:15
11:15	11:35	11:38	**12:05**	**12:15**
PM **12:15**	**12:35**	**12:38**	**1:05**	**1:15**
PM ▼ **1:15**	**1:35**	**1:38**	**2:05**	**2:15**
2:15	**2:35**	**2:38**	**3:05**	**3:15**
3:15	**3:35**	**3:38**	**4:05**	**4:15**
4:15	**4:35**	**4:38**	**5:05**	**5:15**
5:15	**5:35**	**5:38**	**6:05**	**6:15**
6:15	**6:35**	**6:38**	**7:05**	**7:15**

ROUTE N FIRST - CONGRESS



5-YEAR CORE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY

Ypsilanti Transit Center	First & Michigan	Wal-Mart	Ypsilanti Transit Center
1	2	3	1
START			END
AM 6:00	6:12	6:20	6:30
AM ▼ 6:30	6:42	6:50	7:00
7:00	7:12	7:20	7:30
7:30	7:42	7:50	8:00
8:00	8:12	8:20	8:30
8:30	8:42	8:50	9:00
9:00	9:12	9:20	9:30
9:30	9:42	9:50	10:00
10:00	10:12	10:20	10:30
10:30	10:42	10:50	11:00
11:00	11:12	11:20	11:30
11:30	11:42	11:50	12:00
PM 12:00	12:12	12:20	12:30
PM ▼ 12:30	12:42	12:50	1:00
1:00	1:12	1:20	1:30
1:30	1:42	1:50	2:00
2:00	2:12	2:20	2:30
2:30	2:42	2:50	3:00
3:00	3:12	3:20	3:30
3:30	3:42	3:50	4:00
4:00	4:12	4:20	4:30
4:30	4:42	4:50	5:00
5:00	5:12	5:20	5:30
5:30	5:42	5:50	6:00
6:00	6:12	6:20	6:30
6:30	6:42	6:50	7:00
7:30	7:42	7:50	8:00
8:30	8:42	8:50	9:00
9:30	9:42	9:50	10:00
10:30	10:42	10:50	11:00

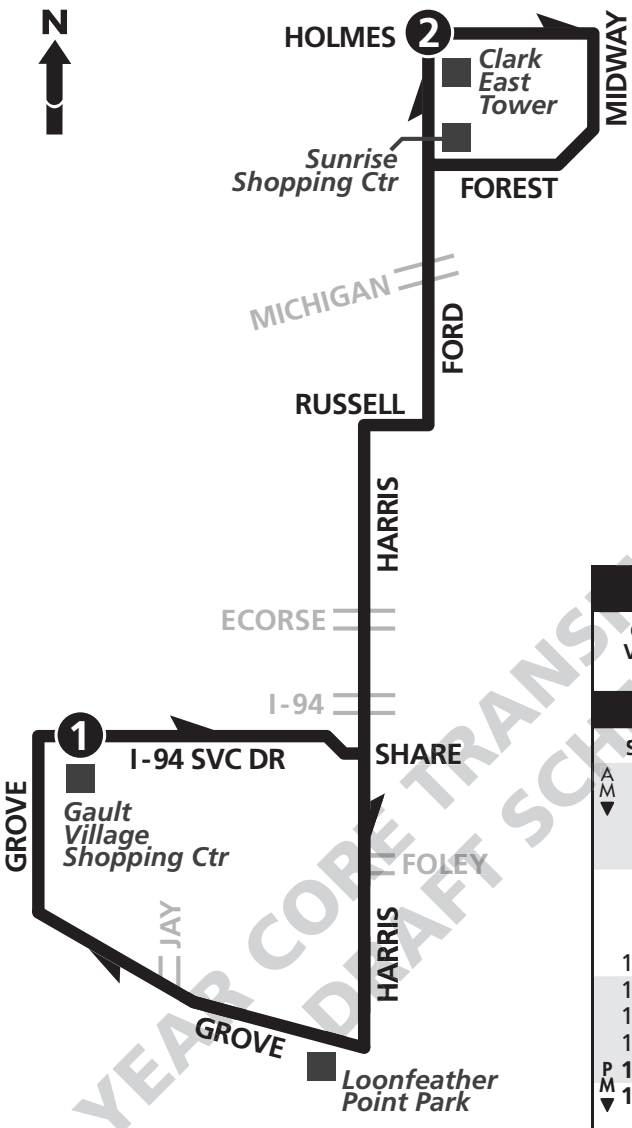
SATURDAY

Ypsilanti Transit Center	First & Michigan	Wal-Mart	Ypsilanti Transit Center
1	2	3	1
START			END
AM 8:30	8:42	8:50	9:00
AM ▼ 9:30	9:42	9:50	10:00
10:30	10:42	10:50	11:00
11:30	11:42	11:50	12:00
PM 12:30	12:42	12:50	1:00
PM ▼ 1:30	1:42	1:50	2:00
2:30	2:42	2:50	3:00
3:30	3:42	3:50	4:00
4:30	4:42	4:50	5:00
5:30	5:42	5:50	6:00
6:30	6:42	6:50	7:00
7:30	7:42	7:50	8:00
8:30	8:42	8:50	9:00
9:30	9:42	9:50	10:00

SUNDAY

Ypsilanti Transit Center	First & Michigan	Wal-Mart	Ypsilanti Transit Center
1	2	3	1
START			END
AM 9:30	9:42	9:50	10:00
AM ▼ 10:30	10:42	10:50	11:00
11:30	11:42	11:50	12:00
PM 12:30	12:42	12:50	1:00
PM ▼ 1:30	1:42	1:50	2:00
2:30	2:42	2:50	3:00
3:30	3:42	3:50	4:00
4:30	4:42	4:50	5:00
5:30	5:42	5:50	6:00
6:30	6:42	6:50	7:00

ROUTE O HARRIS - FORD CONNECTOR



5-YEAR CORE TRANSIT PROGRAM
DRAFT SCHEDULE

MONDAY - FRIDAY		
Gault Village	Holmes & Ford	Gault Village
1	2	1
START		END
AM 6:30	6:45	7:00
AM 7:00	7:15	7:30
7:30	7:45	8:00
8:00	8:15	8:30
8:30	8:45	9:00
9:00	9:15	9:30
9:30	9:45	10:00
10:00	10:15	10:30
10:30	10:45	11:00
11:00	11:15	11:30
11:30	11:45	12:00
PM 12:00	12:15	12:30
PM 12:30	12:45	1:00
1:00	1:15	1:30
1:30	1:45	2:00
2:00	2:15	2:30
2:30	2:45	3:00
3:00	3:15	3:30
3:30	3:45	4:00
4:00	4:15	4:30
4:30	4:45	5:00
5:00	5:15	5:30
5:30	5:45	6:00
6:00	6:15	6:30

NO SATURDAY OR SUNDAY SERVICE

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: (734) 484-4600
FAX: (734) 484-3369
WEBSITE: www.ycua.org

March 7, 2014

VIA EMAIL and USPS

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

CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
7200 South Huron Street
Ypsilanti, MI 48198

Re: **YCUA Big Four Pump Stations and HVAC WWTP Grit System SRF Bond Sale**

Dear City Council Members and Township Trustees:

This document is to provide background for the proposed Big Four Pump Stations and HVAC WWTP Grit System Improvements projects in the City of Ypsilanti and Charter Township of Ypsilanti.

Improvements to the heating and ventilation systems are proposed for each of the Big Four wastewater pump stations in the Authority system. The Big Four pump stations are Factory Street in the City of Ypsilanti and Willow Run, Martz Road, and Snow Road in the Charter Township of Ypsilanti.

The primary components of the heating and ventilating systems at these pump stations are air handlers, unit heaters, an exhaust fan, a boiler and related piping. Almost all of the heating and ventilation systems components are original equipment that has been in operation since the pump stations were completed during 1982. More energy-efficient options are now available to replace the existing equipment, which has exceeded its collective design life.

The total project cost is estimated at $1,900,000 and is eligible for funding through the State Revolving Fund (SRF) loan program administered by the Michigan Department of Environmental Quality (MDEQ).

Improvements to the grit handling system at the Authority wastewater treatment plant (WWTP) are proposed to provide greater flexibility and reliability in the operation of the facility.

The proposed work will improve the existing grit processing equipment at the wastewater treatment plant (WWTP) headworks to provide greater flexibility in the operation of the system. The various components of this system include degritting mechanisms in the grit tanks, grit pumps, cyclone separators, grit classifiers and grit conveyors, piping and appurtenances. In addition, the improvements will include repairs to deteriorated concrete surfaces in the grit effluent channel. Improvements to the concrete surfaces in the grit effluent channel will include the removal of deteriorated, unsound and spalled

concrete, patching and application of special coatings. The repairs to the concrete are necessary to restore the structural integrity of the channel and maintain an uninterrupted operation of the grit collection system of the WWTP.

The total project cost is estimated at $2,430,000 and is eligible for funding through the State Revolving Fund (SRF) loan program administered by the Michigan Department of Environmental Quality (MDEQ).

The SRF program is a low-interest loan. For these two projects combined, the 2.5% interest loan through the SRF program will save approximately $56,000 per year on bond payments compared to a similar bond issue on the open market. This is based on the project cost being paid back over a period of 20 years with the current open market bond interest rate of 4.5%.

If you have any questions please contact me.

Sincerely,

[redacted]

JEFF CASTRO, Director

[redacted]

[redacted] Lovejoy Roe
Mr. Larry J. Doe
Ms. Nancy Wyrybkowski
Mr. Ralph Lange
Ms. Frances McMullan
Ms. Marilou Uy
Mr. Paul Stauder
Mr. Tom Colis
Ms. Cassie Hare
Ms. Sylvia Dimov
Mr. Thomas E. Daniels
Mr. Dwayne Harrigan
Ms. Venita Terry
Mr. Scott D. Westover

REQUEST FOR LEGISLATION
March 4, 2014
March 18, 2014

From: Teresa Gillotti, Community and Economic Development Director

Subject: Thompson Block Project Tax abatement and other incentives approvals:

- Revocation of previously approved OPRA tax exemption (2006)
- Application for new OPRA for expanded Thompson Block Project
- Resolution of Blight for Thompson Block project
- New Brownfield Plan for streetscape and storm water improvements

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SUMMARY & BACKGROUND:
The Thompson Block redevelopment project has a long history of starts and stops, several of which are part of the approvals and changes requested by City Council. As a reminder, the proposed redevelopment consists of the combined parcel which includes 400-412 N. River St. (the buildings), the vacated alley to the east, and the land of the former 107 E. Cross St.

The proposed reuse of the existing structure will include restoring the building and façade, with 16 upper story residential lofts, and a combination of commercial/retail uses on the first floor totaling approximately 10,000 sf. The vacated alley and the vacant 107 E. Cross will provide for parking, storm water management, and buffer between the development and adjacent properties.

During the mid to late 2000s, Historic Equities Fund, LLC, worked to secure financing and related tax incentives in order to rehabilitate the property. On September 23, 2009 the structure suffered a significant fire, effectively stopping all redevelopment efforts.

In 2013, the newly formed Thompson Block Partners, LLC took over and restarted the efforts to redevelop the property including expanding the project scope by vacating a portion of the adjacent alley to the east, and combining 400 N. River, the alley and 107 E. Cross into a single property. The broader project then received Planned Unit Development rezoning and site plan approval through the planning Commission and City Council as of January 7, 2014.

Request for Obsolete Property Rehabilitation Tax Exemption
In 2006, City Council approved an OPRA exemption for the Thompson Block project for 12 years with a condition that the work be completed in three years. As development did not occur, the current owners, Thompson Block Partners, are asking City Council to revoke the existing OPRA and to approve a new OPRA for 12 years.

The combined parcel under consideration is parcel ID # 11-11-04-495-024. The assessor previously did an inspection post-fire and has again provided a certificate of obsolescence for the site (see attached).

Project Financing

Total project costs are estimated at $5,875,000 and include building, parking lot, storm water management and streetscape improvements along N. River Street in particular.

The financing includes the following contributions:

- Historic Tax Credits (state enhanced and federal)
- Investor shares ($10,000 each)
- Bank loan or other mortgage
- State of Michigan MBT credit
- MEDC Community Revitalization Program (CRP) grant
- City of Ypsilanti OPRA (pending)
- Brownfield Tax Increment Financing

As noted above, the State of Michigan is greatly involved in the financing. Some financing remains from previous allocations (State enhanced historic preservation tax credits, MBT credits) as well as newer contributions such as the CRP grant and new Brownfield Plan.

The owner has applied for and received a grant from the Ypsilanti DDA for building and façade improvements up to $17,500.

OPRA Application

The applicant is requesting an Obsolete Property Rehabilitation Act (OPRA) exemption for 12 years. The OPRA would effectively freeze the value of the improvements on the combined property at the 2014 taxable value for improvements, approximately $109,308. Investment and improvements to the properties would not be taxed during the lifetime of the abatement. Post development value is estimated at $1.75 million by the City's assessor, a more conservative estimate than provided in the supporting materials.

Attached is the application and supporting materials, including the affidavit of obsolescence from the City Assessor, summary from the applicant, proforma as well as construction estimates. Additional detail is provided with the proposed Brownfield plan for the site. property. Project construction is expected to start

DDA Recommendation

As the properties in question are in the DDA, it was requested that the DDA Board provide a recommendation. The DDA did discuss the application at their Feb. 20, 2014 meeting and have provided a resolution of unanimous support for the project.

Related to the DDA, the City assessor noted that as the combined parcel is only partially in the DDA, DDA capture would be portioned appropriately.

City Review

The City review team met on Feb. 19, 2014. The review team consisted of Aaron Powers and Doug Shaw from WCA Assessing, Teresa Gillotti, Planner, and Tim Colbeck from the DDA. The team reviewed the proformas, provided the more modest estimate of value once completed, and discussed the other details of the project. the team determined that the project meets the criteria set out in the City's tax abatement policy as well as the goals for the Blueprint for Downtown encouraging upper story residences and ground floor commercial.

Staff recommends tying the number of years for construction to be completed to the end of redemption period for the State Enhanced Tax Credits, December 31, 2016.

Other approvals

Blight Resolution

The State of Michigan Economic Development Corporation (MEDC) has requested a blight resolution from the City of Ypsilanti in addition to the Assessor's certificate of obsolescence. That resolution is attached.

Brownfield Plan

As mentioned, this project previously utilized a Brownfield plan for additional eligible expenses. Post-fire, these expenses have changed and include streetscape improvements along River Street previously approved through the PUD/site plan approval process, as well as site preparation and storm water management for the parking lot on the east side of the building.

The current plan would collect taxes according to the proposed schedule in the attached brownfield plan. If the OPRA is approved, then eligible expenses would be collected from State School education and Operating taxes. This collection is expected to last for 11 years, through 2025. Please note, that if taxable value declines and the collection period extends past the lifetime of the OPRA, local taxes could be collected. Further detail is provided in the draft brownfield plan and memo from Washtenaw County Brownfield Authority staff Nathan Voght.

RECOMMENDED ACTIONS:

- Revocation of previously approved OPRA tax exemption (2006)
- Approval of OPRA tax exemption for 12 years
- Approval of Blight resolution for Thompson Block project
- Approval of Brownfield Plan for streetscape and storm water improvements

ATTACHMENTS: Thompson Block Project, OPRA application and supporting materials
Thompson Block Project, OPRA Review sheet
Assessor's Affidavit of Obsolescence
Resolution 2014- , Revoke 2006 Thompson Block OPRA
Resolution 2014-____, Approve Thompson Block Project OPRA application

Historic Thompson Block Brownfield Plan
Memo – Brownfield Plan
Resolution 2014, Approve Historic Thompson Block Brownfield Plan
Resolution 2014- , Approve Blight resolution for Thompson Block

DDA District-wide OPRA District approval and map

CITY MANAGER APPROVAL: _____COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

Historic Equities Fund

1/29/2014

City Council
City of Ypsilanti
One South Huron
Ypsilanti, MI 48197

Re: Obsolete Property Rehabilitation Act Revocation Request
Thompson Block: 400 N. River, Ypsilanti

Dear City Council,

Please revoke the existing OPRA on 400 N. River.

Stewart W. Beal, Managing Member
Historic Equities Fund I, LLC

Thompson Block Partners

January 24, 2014

Teresa Gillotti
Planner II/Community & Economic Development
City of Ypsilanti
One South Huron
Ypsilanti, MI 48197

Re: Obsolete Property Rehabilitation Act Request
Thompson Block: 400 N. River, Ypsilanti

Dear Ms. Gillotti,

The purpose of this letter is to formally request that the City of Ypsilanti grant a new 12 year Obsolete Property Rehabilitation Act (OPRA) Tax Abatement to the Thompson Block Project. The project appears to meet (and exceeds in many areas) the City's criteria for granting this tax abatement, and the project needs the Obsolete Property Rehabilitation Act Tax Abatement requested in order to proceed.

Statement of Need:

Our project is proposed to include one major restaurant and several additional commercial tenants, and 16 luxury loft units, bringing as many as 30 new residents or 50 new office workers to the city. The project will dramatically improve a highly visible stretch of River Street and the most visible corner in Depot Town and will contribute and encourage further development in the area. It will bring more people to Depot Town on a 24/7 basis, and help support new and existing restaurant and retail establishments. The improvements will be permanent, and will on a long term basis raise the value of this and the surrounding buildings to several times their current value, to the considerable benefit of the community.

As everyone is aware, the cost of rehabilitating this badly maintained and time worn building, combined with the less than desirable rents, especially for commercial tenants, achievable in Ypsilanti leaves us with considerable difficulty in making the numbers work. As such, and without additional flexibility on the part of the City of Ypsilanti and/or the Depot Town DAA over tax issues, we are unable to demonstrate long term viability of the project to the financial community, preventing us from obtaining the construction financing necessary to proceed.

As such we are now formally requesting that City Council approve the dissolution of the previously approved OPRA Tax Abatement and put in its place a new 12 year OPRA Tax Abatement to assist us in overcoming the intense financial burdens involved in redeveloping the Thompson Block.

It is very important that we achieve an agreement in advance over the ongoing property tax burden that this property will face upon completion. As you are aware, Ypsilanti has a very high millage rate due to traditionally low property values in the City. This high millage rate acts as a powerful disincentive to new investment such as the property improvements proposed here, contributing to continued low property values and again high millage rates.

Fixing these costs in advance of significant investment can break this cycle, by guaranteeing the City a measure of new property tax revenue (plus the additional benefits cited earlier and described in more detail below) on new investment, while allowing us the opportunity to manage our costs and build a "bankable" proforma so important to allowing us to proceed with our project in the first place. To conclude, the Thompson Block Project needs an Obsolete Property Rehabilitation Act designation to make the project work financially.

In addition to the statement of need above the following is true of the Thompson Block Project:

1) The Thompson Block project and its owner Thompson Block Partners, LLC have no outstanding back taxes, fines, or liens owed to the city.
2) Upon completion of the project, a Certificate of Occupancy will be obtained.
3) Thompson Block Partners, LLC will offer its employees a living wage.
4) Thompson Block Partners, LLC and its contractors, agents, and tenants will make a concerted effort to employ primarily residents of the city of Ypsilanti.
5) The Thompson Block project will use context sensitive design in the development with a special attention to storm water management and energy efficient design.
6) The Thompson Block project will accommodate new economy businesses, green technologies, and/or innovative business models.
7) The Thompson Block project will not start prior to tax abatement approval.
8) Thompson Block Partners, LLC is not an employer, but its agents and contractors are equal opportunity employers.
9) The Thompson Block Project will be in compliance with the Historic District Guidelines.
10) The requested tax abatement is required for the success of the project. Please see attached written statement addresses to City Council in addition to the pro forma submitted with the application materials.
11) The property is currently functionally obsolete.

Furthermore the Thompson Block Project will follow and promote the general economic development/redevelopment goals of the City of Ypsilanti

1) Promoting the growth and expansion of existing businesses and the growth and development of local entrepreneurs.
2) Encouraging the adaptive reuse of historic and underutilized buildings including properties that are currently tax exempt, and supporting Brownfield cleanup and redevelopment.
3) Attracting businesses that diversity the city's commercial and industrial base and contribute to the economic and social well-being of the community.
4) Supporting and attracting businesses that further develop the local workforce by increasing the personal income of residents, diversifying the job base, and creating new jobs.
5) Promoting energy efficiency in building renovation and rebuilds.
6) Continuously improving the quality of life in Ypsilanti.

I have included with this letter a set of 12 year cash flow projections for the Thompson Block Redevelopment Project with and without the OPRA Abatement included that clearly shows how important the Obsolete Property Rehabilitation Tax Abatement is to the project and why it should be approved for the full 12 years. With our currently projected costs and income and without the above requested incentive, the project will not only fail to achieve the 1.25 debt service coverage ratio typically required to obtain financing from even the most supportive banks, but will in fact lose money for every year in which the OPRA Tax Abatement would otherwise be in place.

We anticipate paying additional property taxes on these properties. We view this as one of the benefits the project provides to the community, just as you do, and appreciate the ongoing downtown improvements and additional services that these funds will contribute paying for. We would ask that you work with us creatively to manage the property taxes on this property at a level that both contributes to the community and allows the project to work. After all, if there is no project, there will be no additional tax revenue.

We are progressing with all other facets of project planning in anticipation of a late summer – early fall 2014 date. We look forward to continuing to work with the City of Ypsilanti on this fantastic and long awaited redevelopment project and toward your approval of the Obsolete Property Rehabilitation Tax Abatement requested here.

Please let me know if you have any questions or concerns.

Thank you for your consideration.

Tyler Weston, Partner
Thompson Block Partners, LLC

Attached: 12 Year Cash Flow Projection with and without OPRA Tax Abatement

Michigan Department of Treasury
3674 (Rev. 8-07)

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) Thompson Block Partners LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 221 Felch Street, Ann Arbor, Michigan 48103		
Location of obsolete facility (No. and street, City, State, ZIP Code) 400 North River Street, Ypsilanti Michigan 48197		
City, Township, Village (indicate which) City of Ypsilanti	County Washtenaw	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 08/01/2014	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 09/01/2015	School District where facility is located (include school code) Ypsilanti Public Schools
Estimated Cost of Rehabilitation $5,875,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet

Expected project likelihood (check all that apply):

- [x] Increase Commercial activity
- [ ] Retain employment
- [x] Revitalize urban areas
- [x] Create employment
- [ ] Prevent a loss of employment
- [x] Increase number of residents in the community in which the facility is situated

Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____

Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. [x]

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Thompson Block Partners LLC	Telephone Number (734) 657-3439	Fax Number
Mailing Address 221 Felch Street, Ann Arbor, Michigan 48103		Email Address tweston@thompsonblock.com
Signature of Company Officer (no authorized agents)		Title Manager

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date:_____

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Building(s)		

Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-3272.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Thompson Block Partners LLC

400 N. River
Ypsilanti, MI 48197

The Thompson Block Re-development

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With $4.4 Million in Construction Fanancing and $2.25Million in Permanent Loans

A project of Thompson Block Partners LLC

12 Year Cash Flow Projection p1 w/OPRA Tax Abatement

			2016	2017	2018	2019
REVENUE						
Commercial Tenants; Increase 3% / yr after 3rd year	**sf/unit**	**rent/yr**				
Bay **1-6**	6,964	$16.00	$111,424.00	$111,424.00	$111,424.00	$114,766.72
Bay **7-10**	3,258	$12.50	$40,725.00	$40,725.00	$40,725.00	$41,946.75
Basement below Bay 1-3	3,137	$7.50	$23,527.50	$23,527.50	$23,527.50	$24,233.33
	13,359					
Residential Lofts; Unit # and Type	**sf/unit**	**rent/mo**				
201 2 bdrm 1 bath Unit	1,187	$1,306	$15,668.40	$16,138.45	$16,622.61	$17,121.28
202 1 bdrm 1 bath Unit	973	$1,070	$12,843.60	$13,228.91	$13,625.78	$14,034.55
203 1 bdrm 1 bath Unit	977	$1,075	$12,896.40	$13,283.29	$13,681.79	$14,092.24
204 1 bdrm 1bath Unit	981	$1,079	$12,949.20	$13,337.68	$13,737.81	$14,149.94
205 1 bdrm 1bath Unit	979	$1,077	$12,922.80	$13,310.48	$13,709.80	$14,121.09
206 2 bdrm, 1 bath Unit	1,105	$1,216	$14,586.00	$15,023.58	$15,474.29	$15,938.52
207 2 bdrm, 1 bath Unit	1,039	$1,143	$13,714.80	$14,126.24	$11,640.00	$11,640.00
208 1 bdrm, 1 bath Unit	763	$839	$10,071.60	$10,373.75	$10,684.96	$11,005.51
209 efficiency 1 bath Unit	610	$732	$8,784.00	$9,047.52	$9,318.95	$9,598.51
210 1 bdrm 1 bath Unit	846	$931	$11,167.20	$11,502.22	$11,847.28	$12,202.70
301 2 bdrm, 1 bath Unit	1,187	$1,424	$17,088.00	$17,600.64	$18,128.66	$18,672.52
302 1 bdrm, 1 bath Unit	973	$1,168	$14,016.00	$14,436.48	$14,869.57	$15,315.66
303 1 bdrm, 1 bath Unit	977	$1,172	$14,064.00	$14,485.92	$14,920.50	$15,368.11
304 1 bdrm, 1 bath Unit	961	$1,153	$13,836.00	$14,251.08	$14,678.61	$15,118.97
305 1 bdrm 1 bath Unit	979	$1,175	$14,100.00	$14,523.00	$14,958.69	$15,407.45
306 2 bdrm 1 bath Unit	1,105	$1,326	$15,912.00	$16,389.36	$16,881.04	$17,387.47
Total Rent for Building	15,642		$390,296.50	$396,735.10	$400,456.83	$412,121.33
Late fees / Penalties / interest & misc.			$2,000.00	$2,060.00	$2,121.80	$2,185.45
TIF Reimbursment			$15,000.00	$15,000.00	$15,000.00	$15,000.00
Subtotal			$392,296.50	$398,795.10	$402,578.63	$414,306.79
Vacancy Rate (10% yr 1, dropping to 7.5% year 3)			-$39,029.65	-$33,722.48	-$30,034.26	-$30,909.10
TOTAL REVENUE			**$353,266.85**	**$365,072.62**	**$372,544.36**	**$383,397.69**
GENERAL OPERATING EXPENSES						
Beal Properties Management Fees			$14,130.67	$14,602.90	$14,901.77	$15,335.91
Leasing Expense			$0.00	$0.00	$0.00	$10,856.81
Depreciation Expense			$120,000.00	$120,000.00	$120,000.00	$120,000.00
Insurance: liability & misc			$15,000.00	$15,450.00	$15,913.50	$16,390.91
Loan Interest: $ 2,250,000 20 yrs @ 5.50 % Mortgage			$122,163.48	$118,577.85	$114,789.96	$110,788.41
Legal/Accounting Fees			$7,500.00	$7,725.00	$7,956.75	$8,195.45
Building Maintainance: Staff and Materials			$3,500.00	$5,000.00	$11,176.33	$11,501.93
Building Maintence: Maintenance Contracts / Outside Services			$2,400.00	$6,000.00	$6,000.00	$6,000.00
Site Maintenance			$9,000.00	$9,270.00	$9,548.10	$9,834.54
Security System Monitoring			$600.00	$618.00	$636.54	$655.64
Property Taxes (Net of OPRA)			$22,000.00	$22,330.00	$22,664.95	$23,004.92
Utilities (most utilities to be separately metered)			$11,000.00	$11,330.00	$11,669.90	$12,020.00
Other Expenses and Reserves			$2,000.00	$4,000.00	$4,120.00	$9,994.57
Total Operating Expenses			$329,294.15	$334,903.75	$339,377.81	$354,579.08
Net Operating Income(Loss)			$23,972.70	$30,168.86	$33,166.56	$28,818.61
Add Back						
Depreciation Expense			$120,000.00	$120,000.00	$120,000.00	$120,000.00
Loan Interest: $ 1,800,000 20 yrs @ 5.50 % Mortgage			$122,163.48	$118,577.85	$114,789.96	$110,788.41
Cash Flow Available for Debt Service			$266,136.18	$268,746.71	$267,956.52	$259,607.02
Less: Debt Service						
Loan Principal and Interest: $ 2,250,000 20 yrs @ 5.50 % Mortgage			$185,729.55	$185,729.55	$185,729.55	$185,729.55
Total Debt Service			$185,729.55	$185,729.55	$185,729.55	$185,729.55
Net Cash Flow			$80,406.63	$83,017.16	$82,226.97	$73,877.47
Debt Service Coverage Ratio with OPRA			1.43	1.45	1.44	1.40

12 Year Cash Flow Projection p1 w/o OPRA Tax Abatemnent

All numbers except Tax Cost Remain as Stated Above						
Delete OPRA Adjusted Proiperty Taxes			-$22,000.00	-$22,330.00	-$22,664.95	-$23,004.92
Add Property Taxes w/o an OPRA			$119,450.00	$121,241.75	$123,060.38	$124,906.28
Totasl Operating Expense w/o OPRA			$426,744.15	$433,815.50	$439,773.23	$456,480.44
Net Operating Income(Loss)			-$73,477.30	-$68,742.89	-$67,228.87	-$73,082.75
Add Back						
Depreciation Expense			$120,000.00	$120,000.00	$120,000.00	$120,000.00
Loan Interest: $ 1,800,000 20 yrs @ 5.50 % Mortgage			$0.00	$0.00	$0.00	$0.00
Cash Flow Available for Debt Service			$46,522.70	$51,257.11	$52,771.13	$46,917.25
Less: Debt Service						
Loan Principal and Interest: $ 2,250,000 20 yrs @ 5.50 % Mortgage			$185,729.55	$185,729.55	$185,729.55	$185,729.55
Total Debt Service			$185,729.55	$185,729.55	$185,729.55	$185,729.55
Net Cash Flow			-$139,206.85	-$134,472.44	-$132,958.42	-$138,812.30
Debt Service Coverage Ratio w/o OPRA			0.25	0.28	0.28	0.25

Thompson Block Partners LLC

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A project of Thompson Block Partners LLC

12 Year Cash Flow Projection p2

2020	2021	2022	2023	2024	2025	2026	2027
$118,209.72	$121,756.01	$125,408.69	$129,170.95	$133,046.08	$137,037.47	$141,148.59	$145,383.05
$43,205.15	$44,501.31	$45,836.35	$47,211.44	$48,627.78	$50,086.61	$51,589.21	$53,136.89
$24,960.32	$25,709.13	$26,480.41	$27,274.82	$28,093.07	$28,935.86	$29,803.93	$30,698.05
$17,634.92	$18,163.97	$18,708.89	$19,270.16	$19,848.26	$20,443.71	$21,057.02	$21,688.73
$14,455.58	$14,889.25	$15,335.93	$15,796.01	$16,269.89	$16,757.98	$17,260.72	$17,778.55
$14,515.01	$14,950.46	$15,398.98	$15,860.95	$16,336.77	$16,826.88	$17,331.68	$17,851.63
$14,574.44	$15,011.67	$15,462.02	$15,925.88	$16,403.66	$16,895.77	$17,402.64	$17,924.72
$14,544.73	$14,981.07	$15,430.50	$15,893.41	$16,370.22	$16,861.32	$17,367.16	$17,888.18
$16,416.67	$16,909.17	$17,416.45	$17,938.94	$18,477.11	$19,031.42	$19,602.36	$20,190.44
$11,640.00	$11,640.00	$11,640.00	$11,640.00	$11,640.00	$11,640.00	$11,641.00	$11,642.00
$11,335.67	$11,675.74	$12,026.02	$12,386.80	$12,758.40	$13,141.15	$13,535.39	$13,941.45
$9,886.47	$10,183.06	$10,488.56	$10,803.21	$11,127.31	$11,461.13	$11,804.96	$12,159.11
$12,568.78	$12,945.85	$13,334.22	$13,734.25	$14,146.27	$14,570.66	$15,007.78	$15,458.02
$19,232.69	$19,809.68	$20,403.97	$21,016.08	$21,646.57	$22,295.96	$22,964.84	$23,653.79
$15,775.13	$16,248.39	$16,735.84	$17,237.91	$17,755.05	$18,287.70	$18,836.33	$19,401.42
$15,829.16	$16,304.03	$16,793.15	$17,296.95	$17,815.85	$18,350.33	$18,900.84	$19,467.87
$15,572.54	$16,039.72	$16,520.91	$17,016.53	$17,527.03	$18,052.84	$18,594.43	$19,152.26
$15,869.67	$16,345.76	$16,836.14	$17,341.22	$17,861.46	$18,397.30	$18,949.22	$19,517.70
$17,909.10	$18,446.37	$18,999.76	$19,569.75	$20,156.85	$20,761.55	$21,384.40	$22,025.93
$424,135.77	$436,510.64	$449,256.76	$462,385.27	$475,907.62	$489,835.65	$504,182.52	$518,959.77
$2,251.02	$2,318.55	$2,388.10	$2,459.75	$2,533.54	$2,609.55	$2,687.83	$2,768.47
$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00
$426,386.79	$438,829.19	$451,644.87	$464,845.01	$478,441.16	$492,445.20	$506,870.36	$521,728.24
-$31,810.18	-$32,738.30	-$33,694.26	-$34,678.90	-$35,693.07	-$36,737.67	-$37,813.69	-$38,921.98
$394,576.61	**$406,090.89**	**$417,950.61**	**$430,166.12**	**$442,748.09**	**$455,707.53**	**$469,056.67**	**$482,806.25**
$15,783.06	$16,243.64	$16,718.02	$17,206.64	$17,709.92	$18,228.30	$18,762.27	$19,312.25
$11,182.51	$11,517.99	$11,863.53	$12,219.43	$12,586.02	$12,963.60	$13,352.50	$13,753.08
$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
$16,882.63	$17,389.11	$17,910.78	$18,448.11	$19,001.55	$19,571.60	$20,158.75	$20,763.51
$106,561.15	$102,095.49	$97,277.80	$92,394.06	$87,129.21	$81,567.38	$75,691.81	$69,484.81
$8,441.32	$8,694.56	$8,955.39	$9,224.05	$9,500.78	$9,785.80	$10,079.37	$10,381.75
$11,837.30	$12,182.73	$12,538.52	$12,904.98	$13,282.44	$13,671.23	$14,071.70	$14,484.19
$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00
$10,129.58	$10,433.47	$10,746.47	$11,068.86	$11,400.93	$11,742.96	$12,095.25	$12,458.10
$675.31	$695.56	$716.43	$737.92	$760.06	$782.86	$806.35	$830.54
$23,350.00	$23,700.25	$24,055.75	$24,416.59	$24,782.84	$25,154.58	$25,531.90	$25,914.88
$12,380.60	$12,752.01	$13,134.58	$13,528.61	$13,934.47	$14,352.51	$14,783.08	$15,226.57
$10,294.40	$10,603.23	$10,921.33	$11,248.97	$11,586.44	$11,934.03	$12,292.05	$12,660.82
$353,517.85	$352,308.03	$350,838.61	$349,398.24	$347,674.66	$345,754.84	$343,625.03	$341,270.50
$41,058.75	$53,782.86	$67,112.00	$80,767.88	$95,073.43	$109,952.69	$125,431.64	$141,535.75
$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00
$106,561.15	$102,095.49	$97,277.80	$92,394.06	$87,129.21	$81,567.38	$75,691.81	$69,484.81
$267,619.90	$275,878.35	$284,389.80	$293,161.94	$302,202.64	$311,520.07	$321,123.45	$331,020.56
$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55
$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55
$81,890.35	$90,148.80	$98,660.25	$107,432.39	$116,473.09	$125,790.52	$135,393.90	$145,291.01
1.44	1.49	1.53	1.58	1.63	1.68	1.73	1.78
-$23,350.00	-$23,700.25	-$24,055.75	-$24,416.59	-$24,782.84	-$25,154.58	-$25,531.90	-$25,914.88
$126,779.88	$128,681.57	$130,611.80	$132,570.97	$134,559.54	$136,577.93	$138,626.60	$140,706.00
$456,947.73	$457,289.36	$457,394.65	$457,552.63	$457,451.36	$457,178.19	$456,719.73	$456,061.62
-$62,371.13	-$51,198.47	-$39,444.04	-$27,386.51	-$14,703.27	-$1,470.67	$12,336.93	$26,744.63
$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$120,000.00	$135,393.90	$145,291.01
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
$57,628.87	$68,801.53	$80,555.96	$92,613.49	$105,296.73	$118,529.33	$147,730.83	$172,035.64
$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55
$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55	$185,729.55
-$128,100.68	-$116,928.02	-$105,173.59	-$93,116.06	-$80,432.82	-$67,200.22	-$37,998.72	-$13,693.91
0.31	0.37	0.43	0.50	0.57	0.64	0.80	0.93

277 Gratiot, Suite 500
Detroit, Michigan 48226
313-963-8951 / 313-963-3144

221 Felch Street
Ann Arbor, Michigan 48103
734-662-6133 / 734-662-5869

The Thompson Block Project Completion Estimate

As Designed with 1st Floor Commercial

400 River Street
Ypsilanti, Michigan 48198

Completion Estimate

Work Category	Unit	# Units	Unit Pricing	Total Labor	Material	Sub Pricing	Total Price	Category Totals	Sq Ft Cost by Category	% of Project Cost
Division I General Conditions										
Supervision and Cleanup	----------							**$155,828.10**	$5.37	3.95%
Project Manager	mo	10	$4,500.00	$45,000.00	$1,500.00		$46,500.00	"		
Superintendent	mo	10	$8,500.00	$85,000.00	$5,000.00		$90,000.00	"		
Project Engineer	mo	10	$500.00	$5,000.00	$1,325.00		$6,325.00	"		
Cleanup								"		
Progress	trip	30	$175.00	$5,250.00	$500.00		$5,750.00	"		
Final	sf	29031	$0.10	$2,903.10	$600.00		$3,503.10	"		
Dumpsters	each	10	$375.00	$0.00		$3,750.00	$3,750.00	"		
Temporary Facilities; Re-construction	----------							**$50,020.00**	$1.72	1.27%
Sidewalk / Street barricades	allow	1	$15,000.00	$0.00		$15,000.00	$15,000.00	"		
Traffic Engineering / permit for same	allow	1	$10,000.00	$0.00		$10,000.00	$10,000.00	"		
Safety rails at floor / wall openings	lf	120	$6.00	$720.00	$600.00		$1,320.00	"		
Project temporary utilities	mo	10	$500.00	$5,000.00	$5,000.00	$1,000.00	$11,000.00	"		
Temp. storefront, other protection	hrs	80	$50.00	$4,000.00	$3,000.00		$7,000.00	"		
Security installation & maintenance	mo	10	$50.00	$500.00		$200.00	$700.00	"		
Testing and Layout	allow	1	$5,000.00	$0.00		$5,000.00	$5,000.00	"		

Temp Construction: Facade Stabilizatior	----------							**$98,390.00**	$3.39	2.49%
Fire watch / stabilization supervision	hours	60	$65.00	$3,900.00	$300.00		$4,200.00	"		
Temporary chain link fence	lf	600	$4.50	$0.00		$2,700.00	$2,700.00	"		
Assemble scaffold on Cross & River	boxes	80	$100.00	$8,000.00	$5,000.00	$500.00	$13,500.00	"		
Add 2x wall / diagonal bracing	lf	1500	$6.00	$9,000.00	$5,000.00	$2,500.00	$16,500.00	"		
Fasten bracing to street	lf	200	$10.00	$2,000.00	$1,000.00		$3,000.00	"		
Run "wall clamps"	lf	960	$4.50	$4,320.00	$1,800.00		$6,120.00	"		
Install shoring posts	each	20	$75.00	$1,500.00	$2,400.00	$100.00	$4,000.00	"		
Add cable ties	hours	8	$50.00	$400.00	$150.00		$550.00	"		
Board up first floor openings	sf	1000	$0.50	$500.00	$500.00	$100.00	$1,100.00	"		
Rear wall post installation	each	8	$75.00	$600.00	$400.00	$100.00	$1,100.00	"		
Set up rear wall bracing	each	8	$200.00	$1,600.00	$700.00		$2,300.00	"		
Remove dangerous wall sections	sf	400	$2.50	$1,000.00			$1,000.00	"		
Apply fill along foundation walls	cy	70	$15.00	$1,050.00	$700.00	$500.00	$2,250.00	"		
Street cleanup	hours	16	$45.00	$720.00	$350.00		$1,070.00	"		
Structural Engineering Expense	LS	1	$7,500.00	$0.00		$7,500.00	$7,500.00	"		
Relocate exterior shoring for City	hrs	160	$50.00	$8,000.00	$1,000.00	$500.00	$9,500.00	"		
Dismantle / remove all of above	hrs	400	$50.00	$20,000.00	$1,000.00	$1,000.00	$22,000.00	"		
								"		
Division II Demolition & Sitework								"		
Utilties	----------							**$34,500.00**	$1.19	0.87%
Reinstall temporary electric service	allow	1	$4,500.00			$4,500.00	$4,500.00	"		
New services								"		
Electric / Gas	allow	1	$15,000.00			$15,000.00	$15,000.00	"		
Water and Sewer	allow	1	$15,000.00			$15,000.00	$15,000.00	"		
Site Improvements / Repairs	----------							**$125,550.00**	$4.32	3.18%
Earthwork								"		
Clear debris from alley	cy	50	$18.00	$900.00	$375.00		$375.00	"		
Excavate & backfill retaining wall	cy	100	$30.00	$3,000.00	$1,000.00		$4,000.00	"		
Clear drive area for asphalt	cy	300	$18.00	$5,400.00	$800.00		$6,200.00	"		
Backfill demolished building area	cy	120	$15.00	$1,800.00	$1,200.00		$3,000.00	"		
Site Concrete								"	Asphalt & Walks	
Retaining / seat wall footings	lf	150	$40.00	$0.00		$6,000.00	$6,000.00	"	$80,625.00	
Retaining wall	lf	100	$175.00	$0.00		$17,500.00	$17,500.00	"		
New front & side stair at porch	lfsf	108	$25.00	$0.00		$2,700.00	$2,700.00	"		
New side stair at south elevation	lfsf	45	$25.00	$0.00		$1,125.00	$1,125.00	"		
Concrete walks & porch floor	sf	800	$10.00	$0.00		$8,000.00	$8,000.00	"		
Rear Building sidewalk	sf	400	$10.00	$0.00		$4,000.00	$4,000.00	"		
Dumpster Pad	sf	300	$10.00	$0.00		$3,000.00	$3,000.00	"		
Curb and gutter	lf	300	$24.00	$0.00		$7,200.00	$7,200.00	"		
Parking bumpers	each	28	$75.00	$0.00		$2,100.00	$2,100.00	"		
Site Masonry								"		
Seat wall along Cross Street	sf	100	$35.00			$3,500.00	$3,500.00	"		
Asphalt								"		
Parking lot, drive, street infillw / stor	sf	8500	$3.00	$0.00		$25,500.00	$25,500.00	"		
Street repairs at storm/gas line	allow	1	$3,500.00	$0.00		$3,500.00	$3,500.00	"	Utilities	

Storm Drainage								"	$36,850.00		
4" underdrain	lf	300	$12.50	$0.00		$3,750.00	$3,750.00	"			
12" connection	lf	40	$15.00	$0.00		$600.00	$600.00	"			
Catch basins	each	1	$2,500.00	$0.00		$2,500.00	$2,500.00	"			
Landscaping							$0.00	"	Landscaping		
Construct bioswale and rain garden	sf	2500	$2.50	$0.00		$6,250.00	$6,250.00	"	$21,000.00		
Plant same	sf	2500	$2.50	$0.00		$6,250.00	$6,250.00	"			
Trees							$0.00	"			
Arbor Vitae	each	3	$150.00	$0.00		$450.00	$450.00	"			
Red Maples	each	20	$150.00	$0.00		$3,000.00	$3,000.00	"			
White Spruce	each	17	$150.00	$0.00		$2,550.00	$2,550.00	"			
Additional plantings	allow	1	$2,500.00	$0.00		$2,500.00	$2,500.00	"			
Demolition / debris removal	----------							**$57,025.00**	$1.96	1.44%	
Remove fallen debris								"			
Floor & roof joists / sheathing	cf	12000	$0.75	$9,000.00	$500.00		$9,500.00	"			
Roofing and flashing materials	cf	5500	$1.00	$5,500.00			$5,500.00	"			
Brick wall debris	cf	9000	$1.00	$9,000.00	$500.00		$9,500.00	"			
Timber beams and columns	cf	500	$1.50	$750.00			$750.00	"			
Misc debris fallen onto basement	cf	2500	$1.00	$2,500.00			$2,500.00	"			
Remove damaged materials still in place								"			
Floor & roof joists / sheathing	sf	5400	$1.50	$8,100.00	$400.00	$1,500.00	$10,000.00	"			
Roofing and flashing materials	sf	3000	$1.25	$3,750.00			$3,750.00	"			
Failing masonry wall sections	cf	500	$2.50	$1,250.00			$1,250.00	"			
Timber beams and columns	cf	300	$1.75	$525.00			$525.00	"			
Dumpsters for removals	each	30	$375.00	$0.00		$11,250.00	$11,250.00	"			
Asbestos cleanup								"			
Pick up fallen asbestos debris	hrs	20	$75.00	$1,500.00	$800.00	$200.00	$2,500.00	"			
Division III Building Concrete Work											
Foundations	----------							**$36,900.00**	$1.27	0.93%	
New footings at elevator/stair shafts	lf	120	$45.00	$0.00		$5,400.00	$5,400.00	"			
New footings at basement columns	each	24	$600.00	$0.00		$14,400.00	$14,400.00	"			
New footings at wall changes	lf	40	$45.00	$0.00		$1,800.00	$1,800.00	"			
Hand excavate same	cy	48	$100.00	$4,800.00	$500.00		$5,300.00	"			
Underpinning / repairs	allow	1	$5,000.00	$0.00		$5,000.00	$5,000.00	"			
Misc structural concrete repairs	allow	1	$5,000.00	$0.00		$5,000.00	$5,000.00	"			
Flatwork	----------							**$92,000.00**	$3.17	2.33%	
Break up damaged basement slabs	sf	10000	$0.50	$0.00		$5,000.00	$5,000.00	"			
Infill basements with engineered fill	cy	2200	$15.00	$0.00		$33,000.00	$33,000.00	"			
Pour new slabs at grade	sf	10000	$4.50	$0.00		$45,000.00	$45,000.00	"			
Infill stairs and landings	sf	640	$5.00	$3,200.00	$800.00		$4,000.00	"			
Gypcrete and/or self-leveling topping	sf	2000	$2.50	$0.00		$5,000.00	$5,000.00	"			
Division IV Masonry Work											
Unit masonry	----------							**$419,000.00**	$14.43	10.61%	
Rebuild fallen brick separation walls	sf	9000	$27.50	$0.00		$247,500.00	$247,500.00	"			
Stair & elevator shafts	sf	5800	$25.00	$0.00		$145,000.00	$145,000.00	"			
Repair stone basement walls	sf	1000	$25.00	$0.00		$25,000.00	$25,000.00	"			
Repair basement wall at water line	allow	1	$1,500.00	$0.00		$1,500.00	$1,500.00	"			

Masonry restoration	----------							**$214,100.00**	$7.37	5.42%
Stabilize collapsed south wall	sf	200	$35.00	$0.00		$7,000.00	$7,000.00	"		
Rebuild collapsed south wall	sf	500	$35.00	$0.00		$17,500.00	$17,500.00	"		
Rebuild openings	each	15	$1,000.00	$0.00		$15,000.00	$15,000.00	"		
General tuckpointing and cleaning	sf	16600	$7.50	$0.00		$124,500.00	$124,500.00	"		
Additional repairs at corners	each	4	$7,500.00	$0.00		$30,000.00	$30,000.00	"		
Shoring for storefront repair	each	12	$200.00	$2,400.00	$2,600.00	$100.00	$5,100.00	"		
Scaffold and hoisting	allow	1	$15,000.00			$15,000.00	$15,000.00	"		
Division V Steelwork										
Structural and Miscellaneous Steel	----------							**$121,800.00**	$4.20	3.08%
Structural Steel								"		
Replace burned beams at storefron	lf	76	$250.00	$19,000.00	$15,000.00	$1,000.00	$35,000.00	"		
First floor support columns	each	20	$500.00	$10,000.00	$10,000.00		$20,000.00	"		
Lintels for new masonry openings	each	15	$150.00	$2,250.00	$750.00		$3,000.00	"		
Framing at interior stair tower	each	1	$5,000.00	$0.00		$5,000.00	$5,000.00	"		
Misc. and specialty steel								"		
New stairs & railings at same	each	2	$15,000.00	$0.00		$30,000.00	$30,000.00	"		
New railing along porch & steps	lf	140	$45.00	$0.00		$6,300.00	$6,300.00	"		
New railings at rooftop decks	set	8	$2,500.00			$20,000.00	$20,000.00	"		
Elevator sill angles	LS					$2,500.00	$2,500.00	"		
Division VI Wood & Plastic										
Rough carpentry	----------							**$278,750.00**	$9.60	7.06%
Rebuild floor/roof systems								"		
Run perimiter frames	lf	2000	$8.50	$17,000.00	$20,000.00	$2,500.00	$39,500.00	"		
All new joists (Microlams?)	each	900	$45.00	$40,500.00	$90,000.00	$5,000.00	$135,500.00	"		
Sheathing at floor / roof	sf	26820	$0.50	$13,410.00	$13,000.00	$1,000.00	$27,410.00	"		
Rebuild bay window area	hrs	40	$50.00	$2,000.00	$1,000.00		$3,000.00	"		
Build new stairs at stair towers	flight	8	$2,500.00	$20,000.00	$8,000.00		$28,000.00	"		
Build new stairs in two story units	each	6	$1,200.00	$7,200.00	$7,500.00		$14,700.00	"		
Frame in storefronts	lf	76	$15.00	$1,140.00	$600.00		$1,740.00	"		
Sheath same	sf	800	$0.50	$400.00	$400.00		$800.00	"		
Facade construction								"		
Scaffold erection (w/picks)	box	56	$120.00	$6,720.00	$1,280.00	$500.00	$8,500.00	"		
Frame in storefront	lf	124	$25.00	$3,100.00	$1,000.00		$4,100.00	"		
Cornice framing	lf	240	$20.00	$4,800.00	$1,200.00		$6,000.00	"		
Cornice sheathing	sf	500	$1.00	$500.00	$500.00		$1,000.00	"		
Blocking								"		
Window and door bucks	each	200	$20.00	$4,000.00	$1,500.00		$5,500.00	"		
Misc blocking & infills	hours	40	$55.00	$2,200.00	$800.00		$3,000.00	"		

Finish Carpentry	----------							**$105,200.00**	$3.62	2.66%
Interior work								"		
Standing and running trim	lf	5000	$2.00	$10,000.00	$10,000.00		$20,000.00	"		
Unit interior door frames & casings	each	32	$150.00	$4,800.00	$5,000.00		$9,800.00	"		
Window casings	each	100	$75.00	$7,500.00	$7,500.00		$15,000.00	"		
Facade construction								"		
Trim out storefront	lf	124	$50.00	$6,200.00	$10,000.00		$16,200.00	"		
Install panels below glass	each	14	$150.00	$2,100.00	$2,100.00		$4,200.00	"		
Cornice brackets	each	40	$125.00	$5,000.00	$5,000.00		$10,000.00	"		
Cornice cove/misc molding(5 part)	lf	200	$15.00	$3,000.00	$7,000.00		$10,000.00	"		
Rooftop decks	sf	300	$50.00	$0.00		$15,000.00	$15,000.00	"		
Scaffold and hoisting	allow	1	$5,000.00	$0.00		$5,000.00	$5,000.00	"		
Custom Woodwork	NA: See kitchen casework & tops						$0.00	"		
Division VII Thermal and Moisture Protection										
Insulation										
See acoustic insulation at Division 9	NA									
Roofing	----------							**$85,400.00**	$2.94	2.16%
Complete tearoff and removal	sf	3000	$1.75	$0.00		$5,250.00	$5,250.00	"		
Roof replacement & new w / flashings	sf	10500	$7.50	$0.00		$78,750.00	$78,750.00	"		
Roof up over parapet & new cornice	w/above						$0.00	"		
Wall flashings	lf	140	$10.00	$0.00		$1,400.00	$1,400.00	"		
Caulking and sealants	----------							**$3,150.00**	$0.11	0.08%
Door frames	ea	80	$30.00	$2,400.00	$150.00		$2,550.00	"		
Casework & misc caulking	lf	500	$1.00	$500.00	$100.00		$600.00	"		
Division VIII Doors and Windows										
Doors, Frames, and Hardware	----------							**$71,720.00**	$2.47	1.82%
Hollow metal frames								"		
Frames	each	12	$75.00	$900.00	$1,800.00		$2,700.00	"		
Doors	each	12	$60.00	$720.00	$2,000.00		$2,720.00	"		
Unit entry doors	each	16	$150.00	$2,400.00	$6,800.00		$9,200.00	"		
Storefront wood entry doors	each	6	$150.00	$900.00	$4,000.00		$4,900.00	"		
Interior wood doors	each	80	$75.00	$6,000.00	$12,000.00		$18,000.00	"		
Hardware								"		
Typical hardware	set	92	$100.00	$9,200.00	$16,000.00		$25,200.00	"		
special hardware: exits, etc	set	12	$250.00	$3,000.00	$6,000.00		$9,000.00	"		
Glass, glazing, and windows	----------							**$217,000.00**	$7.47	5.49%
Glass shower doors	set	16	$375.00	$0.00		$6,000.00	$6,000.00	"		
Storefront glazing	sf	1000	$35.00	$0.00		$35,000.00	$35,000.00	"		
Wall Panels	sf	1000	$15.00	$0.00		$15,000.00	$15,000.00	"		
Windows								"		
Window replacements	each	90	$500.00	$45,000.00	$106,000.00		$151,000.00	"		
Window restoration	each	10	$500.00	$5,000.00	$5,000.00		$10,000.00	"		

Division IX Finishes										
Gypsum wall systems	----------							**$181,000.00**	$6.23	4.58%
Wall framing	lf	2000	$17.50	$35,000.00	$30,000.00		$65,000.00	"		
Acoustic Insulation	sf	20000	$0.50	$10,000.00	$10,000.00		$20,000.00	"		
Drywall & finishing								"		
walls	sf	40000	$1.50	$0.00		$60,000.00	$60,000.00	"		
ceilings (w/ hat channel ?)	sf	12000	$3.00	$0.00		$36,000.00	$36,000.00	"		
Flooring	----------							**$159,750.00**	$5.50	4.04%
Hard Tile floors at bathrooms	sf	3000	$10.00	$0.00		$30,000.00	$30,000.00	"		
Carpet & base	sy	175	$20.00	$0.00		$3,500.00	$3,500.00	"		
Hardwood				$0.00		$0.00	$0.00	"		
New wood floors	sf	14000	$7.25	$0.00		$101,500.00	$101,500.00	"		
Stain/seal 1st floor concrete floors	sf	9000	$2.75	$0.00		$24,750.00	$24,750.00	"		
Paint Systems	----------							**$63,350.00**	$2.18	1.60%
Painting walls & ceilings	sf	95000	$0.45	$0.00		$42,750.00	$42,750.00	"		
Spray out joists at roof	sf	10000	$0.70	$0.00		$7,000.00	$7,000.00	"		
doors, frames, & misc	each	80	$45.00	$0.00		$3,600.00	$3,600.00	"		
exterior paint	sf	20000	$0.50	$0.00		$10,000.00	$10,000.00	"		
Division X Specialties	----------							**$8,000.00**	$0.28	0.20%
Toilet accessories	set	22	$100.00	$2,200.00	$3,300.00		$5,500.00	"		
Building signage / directory	allow	1	$2,500.00	$0.00		$2,500.00	$2,500.00	"		
Division XI - XII Furnishings & Equipment	----------							**$95,180.00**	$3.28	2.41%
Window treatments	each	100	$75.00	$0.00		$7,500.00	$7,500.00	"		
Fire protection specialties ?	each	6	$30.00	$180.00	$500.00		$680.00	"		
Kitchen & bath casework	set	16	$750.00	$12,000.00	$24,000.00		$36,000.00	"		
Kitchen & bath tops	set	16	$250.00	$4,000.00	$10,000.00		$14,000.00	"		
Closet specialties	set	24	$50.00	$1,200.00	$3,000.00		$4,200.00	"		
Appliances	set	16	$50.00	$800.00	$32,000.00		$32,800.00	"		
				$0.00						
Division XIV Conveying Systems	----------							**$67,500.00**	$2.33	1.71%
Elevator	LS	1	$65,000.00	$0.00		$65,000.00	$65,000.00	"		
Elevator related trade work	allow	1	$2,500.00	$0.00		$2,500.00	$2,500.00	"		
Division XV Mechanical Work										
Plumbing	----------							**$134,600.00**	$4.64	3.41%
Living unit bathrooms/kitchen(rough)	set	16	$7,250.00	$0.00		$116,000.00	$116,000.00	"		
bathrooms only	set	6	$3,100.00	$0.00		$18,600.00	$18,600.00	"		

Fire Protection	----------							**$94,835.25**	$3.27	2.40%
Piping, distribution, and heads	sf	29031	$2.75	$0.00		$79,835.25	$79,835.25	"		
Building set up for same	allow	1	$15,000.00	$0.00		$15,000.00	$15,000.00	"		
HVAC work	----------							**$195,400.00**	$6.73	4.95%
Residential HVAC systems	each	16	$8,150.00	$0.00		$130,400.00	$130,400.00	"		
Commercial Area White Box	sf	10000	$6.50	$0.00		$65,000.00	$65,000.00			
Division XVI Electrical Work										
Electrical	----------							**$278,187.86**	$9.58	7.04%
Service Work	Allow	1	$45,000.00	$0.00		$45,000.00	$45,000.00			
Power and lighting throughout building	sf	29031	$8.00	$0.00	$939.86	$232,248.00	$233,187.86			
Special systems	----------							**$13,163.95**	$0.45	0.33%
Fire alarm system/phone/data	w/above									
Security & access control systems	sf	29031	$0.45	$0.00	$100.00	$13,063.95	$13,163.95			
Project Subtotal							**$3,457,300.16**	**$3,457,300.16**	$119.09	87.53%
Contingency	5.0%						$172,865.01	$172,865.01	$5.95	4.38%
Building & misc permits	1.00%						$34,573.00	$34,573.00	$1.19	0.88%
Liability & misc. project insurance	0.28%						$9,680.44	$9,680.44	$0.33	0.25%
JC Beal CM Fee	7.5%						$275,581.40	$275,581.40	$9.49	6.98%
Grand Total for Project Completion							**$3,950,000.00**	**$3,950,000.00**	$136.06	100.00%
Cost per sguare foot						29031	$136.06			

Obsolete Property Rehabilitation Act (OPRA) (PA 146) Tax Exemption
Application Review Worksheet

Property Address: 400 N. River Street Date 2-19-14

Business/ Applicant name Thompson Block Partners, LLC

Is the applicant current on tax payments?	Owners are current as determined by City and County Treasurers.
Is the property a commercial property or a commercial housing property?	The property is commercial property. Commercial is expected on ground floor and residential in upper stories. It has been rezoned through the PUD process to reflect these uses.
Does the property meet the definition of "blighted" or "functionally obsolete" as defined by the Brownfield Redevelopment Financing Act of 1996? Briefly explain.	Updated affidavit verifying obsolescence granted by Level II assessor on Feb. 26, 2014.
Is the company a new economy business or an innovative business model? Is it a green technology? Describe.	Thompson Block Partners LLC's intended reuse will provide green redevelopment as it will be adaptive reuse of an historic structure. No expected new economy businesses. Tenants yet to be identified.
Number or percentage of jobs created by project for resident of Ypsilanti? (includes contractors and sub contractors)	Construction jobs expected, but unspecified. Commercial jobs (restaurant) also expected but details not supplied.
What salaries are being offered to employees? (living wage or better?) 2010 – Living wage is $12.75 /hour without health insurance and $10.88/ hour with health	All employees on the project will receive a living wage.

insurance	
Are there opportunities for advancement, and/ or training opportunities available to employees? Describe or List	N/A
(Historic District Only)Has the project been approved by Historic District Commission? Date of approval? (please note any conditions of approval)	The project is required to receive Historic District Approval. The HDC previously provided a letter of support for the PUD/site plan approval.
Has a Certificate of Occupancy been obtained? What was the date granted?	Certificate of Occupancy expected upon completion of improvements.
List reasons given by applicant that Tax Abatement is necessary for project to occur.	Excerpts from applicant letter: As everyone is aware, the cost of rehabilitating this badly maintained and time worn building, combined with the less than desirable rents, especially for commercial tenants, achievable in Ypsilanti leaves us with considerable difficulty in making the numbers work. As such, and without additional flexibility on the part of the City of Ypsilanti and/or the Depot Town DDA over tax issues, we are unable to demonstrate long term viability of the project to the financial community, preventing us from obtaining the construction financing necessary to proceed. It is very important that we achieve an agreement in advance over the ongoing property tax burden that this property will face upon completion. As you are aware, Ypsilanti has a very high millage rate due to traditionally low property values in the City. This high millage rate acts as a powerful disincentive to new investment such as the property improvements proposed here, contributing to continued low property values and again high millage rates.

	F ixing these costs in advance of significant investment can break this cycle, by guaranteeing the City a measure of new property tax revenue (plus the additional benefits cited earlier and described in more detail below) on new investment, while allowing us the opportunity to manage our costs and build a “bankable” proforma so important to allowing us to proceed with our project in the first place. To conclude, the Thompson Block Project needs an Obsolete Property Rehabilitation Act designation to make the project work financially.

AFFIDAVIT OF DOUGLAS SHAW

STATE OF MICHIGAN)
) SS:
COUNTY OF WASHTENAW)

Douglas Shaw, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn, as a witness, I am competent to testify hereto.

2. I am the City Assessor, Level III, for the City of Ypsilanti in the State of Michigan.

3. I inspected the specific property located at 17 N. River. The building is approximately 35,696 square feet, it has been determined that this sufferers from extreme physical depreciation and is not fit for occupancy and is currently vacant.

4. On the basis of my physical inspection of the specific aforementioned property, I have determined that this property is functionally obsolete and is unable to be used to perform as intended.

5. Further affiant sayeth not.

Douglas Shaw

Subscribed and sworn to before me
This 26th day of February, 2014.

[redacted]
Notary Public, County, MI
My commission expires: December 22, 2014
Acting in Washtenaw County, Michigan

February 20, 2014
2014-6

DOWNTOWN DEVELOPMENT AUTHORITY
RESOLUTION OF SUPPORT FOR AN OBSOLETE PROPERTY REHABILITATION ACT (OPRA) CERTIFICATION FOR 400 N. RIVER ST. (THOMPSON BLOCK)

The following preamble and resolution were offered by Member K. Hill and supported by Member A. Gainsley.

WHEREAS, 400 N. River/Thompson Block is one of the key redevelopment pieces located in the Depot Town District of the Ypsilanti DDA; and

WHEREAS, Thompson Block Partners LLC has been formed with the mission of redeveloping the vacant Thompson Block properties; and

WHEREAS, the Thompson Block Partners LLC requesting that the City revoke their previous OPRA and approve a new OPRA based on the expanded scope of their project; and

WHEREAS, 400 N. River St. is located within the pre-approved OPRA District; and

WHEREAS, the applicant has made the case that the OPRA designation is required to make the project financially achievable; and

WHEREAS, granting an OPRA to 400 N. River St. will result in a freeze of taxable value at its 2014 assessed rate for 12 years; and

WHEREAS, the YDDA has previously supported the OPRA designation for this property and accepts the potential loss of TIF revenue with the freeze of taxable value; and

WHEREAS, the YDDA will not request the City reimburse the DDA for lost TIF revenues if the OPRA is approved;

NOW, THEREFORE, BE IT RESOLVED THAT

1. the Ypsilanti DDA supports the granting of an Obsolete Property Rehabilitation Act (OPRA) exemption certificate for 400 N. River St. to assist with the complete restoration of these historic properties and return to active use.

2. all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

AYES: A. Edmonds, A. Gainsley, K. Hill, R. Parker, R. Savvides, P. Schreiber, and R. Smith

NAYS: none

ABSTAINED: none

YES: 7 NO: 0 ABSENT: 4 VOTE: affirmed

Resolution No.2012-115
June 5, 2012

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Tax abatements further encourage economic development through providing support to development or redevelopment projects that otherwise may not have occurred; and

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, as amended, provides for a tax incentive to encourage the redevelopment of obsolete buildings; and

WHEREAS, parcels within the proposed district are characterized by obsolete commercial or commercial housing property as required by section (1) (a) of the Act; and

WHEREAS, the City of Ypsilanti, a qualified local governmental unit, sets forth a finding and determination that the district meets the requirements set forth in section 3(1) of Public Act 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district, and to the public by newspaper advertisement in the and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on June 5, 2012 a public hearing was held and all residents and taxpayers of the City of Ypsilanti were afforded an opportunity to be heard thereon; and

WHEREAS, the Ypsilanti City Council deems it to be in the public interest of the City of Ypsilanti to establish the Obsolete Property Rehabilitation Act District as proposed;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council establishes the Obsolete Property Rehabilitation District consisting of parcel in the West Cross, Downtown and Depot Town DDA districts, as shown on the attached map.

OFFERED BY: Council Member Bodary

SUPPORTED BY: Council Member Vogt

YES: 7 NO: 0 ABSENT: 0 VOTE: Carried

I do hereby certify that the above resolution is a true and correct copy of Resolution 2012-115 as passed by the Ypsilanti City Council, at their meeting held on June 5, 2012

[redacted]

Frances McMullan, City Clerk

Resolution 2012 – Attachment: DDA-wide OPRA district map

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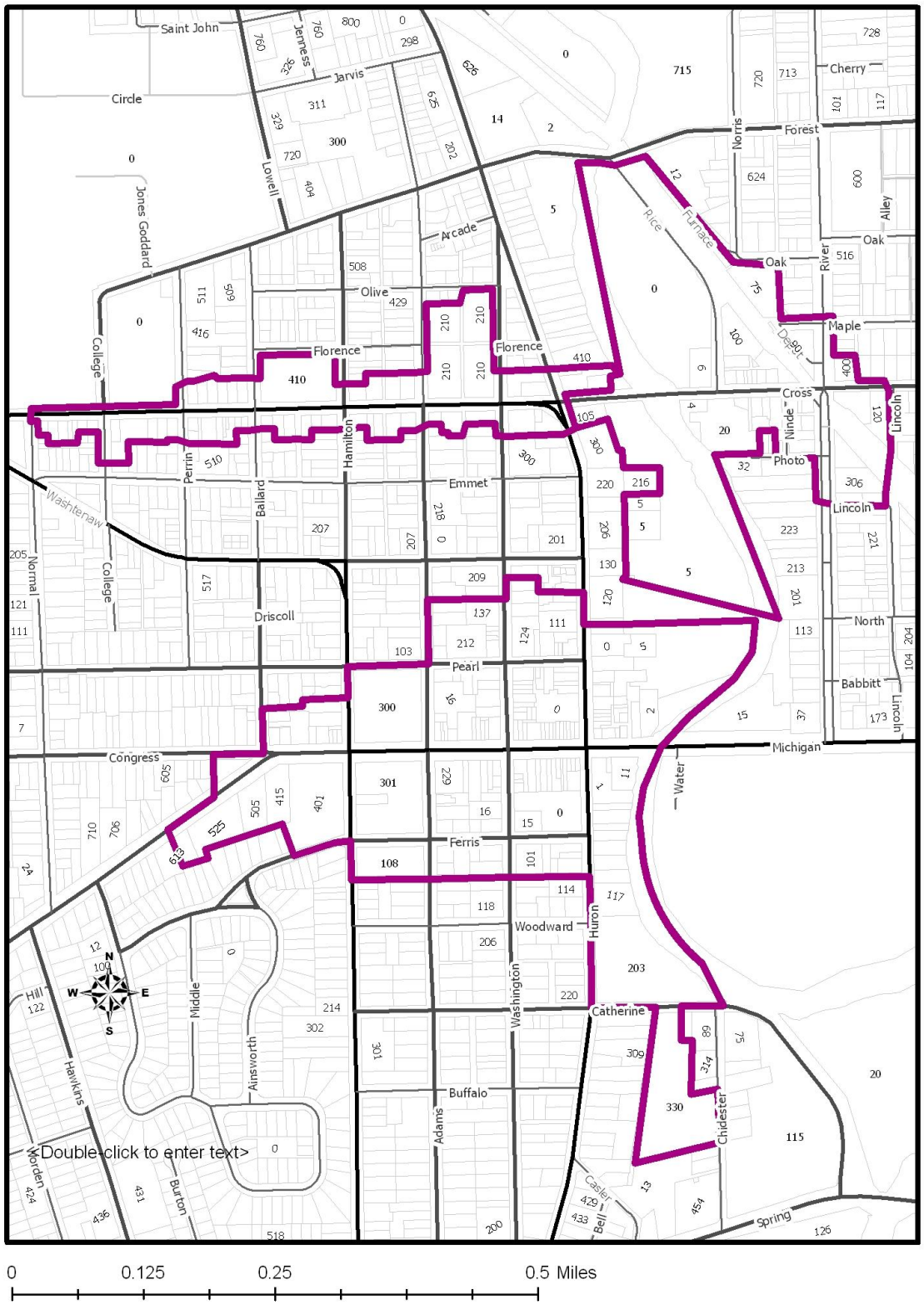

Resolution No. 2014 -060
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the “Act”), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-04-495-024 (400 N. River St.) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 400 N. River Street has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, Thompson Block Partners, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, Thompson Block Partners, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, fire-damaged, blighted, and functionally obsolete structure into first floor commercial space, and upper story residential lofts; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS, the review committee met on February 19, 2014 and recommends approval of the application for a period of twelve years (2015-2026); and

WHEREAS, the application is not recommended for an extension; and

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, revitalize urban areas, and increase number of residents in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on March 4, 2014 with the hearing continued on March 18, 2014; and

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council herby grants an Obsolete Property Rehabilitation Exemption for a period of 12 years beginning December 31, 2014 and ending December 30, 2026 for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-04-495-024 (400 N. River Street) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations by December 31, 2016, the final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2006 - 274
November 21, 2006

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti City Council has established that implementing revitalization initiatives for certain projects is a high priority in order to strengthen the fiscal capacity of the City;

WHEREAS, The Obsolete Property Rehabilitation Act, Public Act 146 of 2000, as amended (the "Act") provides for a tax incentive to encourage the redevelopment of obsolete buildings;

WHEREAS, The City is a qualified local unit of government pursuant to the Act with authority to establish Obsolete Property Rehabilitation Districts;

WHEREAS, The City Council legally established an Obsolete Property Rehabilitation District on November 8, 2006, after a public hearing held on that date;

WHEREAS, The taxable value of this exemption plus the aggregate taxable value of property already exempt does not exceed 5% of the total taxable value of the City of Ypsilanti;

WHEREAS, The applicant, Historic Equities Fund I, has provided all required items listed under the application instructions to the City of Ypsilanti;

WHEREAS, The applicant, Historic Equities Fund I, is not delinquent in any taxes related to the facility;

WHEREAS, The application is for property that is obsolete as defined in Section 2(h) of the Act;

WHEREAS, The application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of the Act, situated within an Obsolete Property Rehabilitation District;

WHEREAS, Rehabilitation of this facility, as covered by this exemption, had not begun prior to November 8, 2006, the date the Obsolete Property Rehabilitation District was established;

WHEREAS, completion of the rehabilitation facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create and retain employment, and to revitalize an urban area;

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(l) of the Act; and

WHEREAS, A duly noticed public hearing has been held and notice to representatives of ad valorum taxing units has been sent;

NOW THEREFORE BE IT RESOLVED, That the Ypsilanti City Council grant an Obsolete Property Rehabilitation Act exemption to Historic Equities Fund I for the real property located in the Obsolete Property Rehabilitation District and consisting of parcels #11-11-04-495-013 and 11-11-04-495-014, for a period of twelve (12) years, pursuant to the provisions of Public Act 146 of 2000, as amended, subject to rehabilitation work being completed within three (3) years of final approval of exemption certificates by the State Tax Commission; to parking requirements being determined and met prior to granting of a certificate of occupancy; *and to the City and the DTDDA negotiating and approving an agreement not later than 90 days from final approval of exemption certificates which addresses, to the extent deemed feasible, the annual shortfall in revenue that the DTDDA will experience as a result of the granting of the exemption.*

OFFERED BY: [redacted]

SUPPORTED BY: [redacted]

YES: 6 NO: ABSENT: 1 (Richardson) VOTE: Carried

Resolution No. 2014 – 074
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of February 11 and March 4, 2014 be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

DRAFT

CITY OF YPSILANTI
SPECIAL COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197

TUESDAY, FEBRUARY 11, 2014
7:00 P.M.

I. CALL TO ORDER –

The meeting was called to order at 7:05 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 (7:11)	Present
Mayor Pro-Tem Richardson	Present		

Council Member Vogt moved, supported by Council Member Jefferson to excuse the absences. On a voice vote the motion carried.

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 –

None

VI. AUDIENCE PARTICIPATION-

None

VII. REMARKS BY THE MAYOR –

VIII. CLOSED SESSION –

Mayor Pro-Tem Richardson read the request from Mr. Lange to have his evaluation conducted in a closed session.

Council Member Vogt moved, supported by Council Member Murdock to adjourn to Closed Session.

On a roll call, the vote to adjourn to Closed Session was as follows:

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

VOTE:

Yes: 6 No: 0 Absent: 2 (Moeller, Schreiber) Vote: Carried

The meeting was adjourned to Closed Session at 7:09 p.m.

The meeting reconvened to Open Session at 8:25 p.m.

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

Resolution 2014-032, approving City Manager evaluation.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City Manager reports directly to the City Council and is supervised by the governing body; and

WHEREAS, the City Council has evaluated City Manager Ralph Lange for his performance over the evaluation period; and

NOW THEREFORE, BE IT RESOLVED the Ypsilanti City Council hereby accepts the report on Mr. Lange by the Evaluation Committee.

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

On roll call, the vote to approve Resolution No. 2014-032 was as follows:

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

VOTE:

Yes: 6 No: 0 Absent: 1 (Moeller) Vote: Carried

X. AUDIENCE PARTICIPATION -

None

XI. REMARKS BY THE MAYOR –

None

XI. ADJOURNMENT –

Resolution to adjourn the Special 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 8:37 p.m.

DRAFT

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
TUESDAY, March 4, 2014
7:00 P.M.

I. CALL TO ORDER –

The meeting was called to order at 7:11 p.m.

II. ROLL CALL –

Council Member Jefferson	Present	Council Member Robb	Present
Council Member Moeller	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Schreiber	Present
Mayor Pro-Tem Richardson	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 Assistant City Attorney Jesse O'Jack, Community Development Director Teresa Gillotti, Assistant to the City Manager Ericka Savage, Police Chief Tony DeGiusti, City Clerk Intern Semaj Ray, Public Services Director Stan Kirton, OHM Contractor Kent Early, Historic District Commissioner Jane Schmiedeke, Planning Commissioner Gary Clark, Former Mayor Cheryl Farmer and Human Relations Commissioner John Schuler.

VI. AGENDA APPROVAL –

Council Member Murdock moved to reconsider Resolution No. 2014-046.

Mayor Pro-Tem Richardson moved to put Resolution No. 2014-072 ahead of Resolution 2014-067.

Council Member Robb moved to postpone Resolution No. 2014-067, Resolution No. 2014-068, and Resolution No. 2014-069 to March 18th.

On a voice vote, the motion carried and the agenda was amended.

VII. PUBLIC HEARINGS –

1. Purchase agreement for Herman and Kittle Properties for 3.14 acres of Water Street for multi-family residential housing.

   A. Resolution No. 2014-058, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The Ypsilanti City Council approved a Letter of Intent for the sale 3.14 acres at its regularly-scheduled January 21, 2014 meeting; and

WHEREAS, Ypsilanti City staff have been working with Herman Kittle Properties on a multifamily development in the south-east quadrant of the Water Street Redevelopment Area, adjacent to the intersection of the proposed River and South Street extensions; and

WHEREAS; Ypsilanti City Council approved an ordinance to sell Water Street on August 18, 2009; and

WHEREAS, Ypsilanti City Council passed a resolution requiring a public hearing with every purchase offer for the Water Street Redevelopment Area in July 21, 2009; and

WHEREAS; Ypsilanti City Council has held a public hearing for a sale of a 3.14 acre portion of the Water Street Redevelopment area to provide an opportunity for public input on March 4, 2014; and

WHEREAS: Herman Kittle Properties and the City have negotiated terms including a concept site plan, related building elevations, governmental approval periods as well as purchase price, and development of related infrastructure; and

WHEREAS Herman Kittle Properties has agreed to the attached purchase agreement for the purchase and development of 3.14 acres for $157,000 for the development of multifamily housing;

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council approve the attached Purchase Agreement with Herman & Kittle Properties to sell and develop 3.14 acres of the Water Street Redevelopment Area as presented in the agreement and attachments; and

FURTHER, that the Mayor and City Clerk are authorized to sign the Purchase Agreement

Ms. Gillotti gave a presentation on the Water Street Flats. ***(Powerpoint is available in the Clerk's office)***

Mayor Pro-Tem Richardson asked for clarification of where the balconies are located on the structure.

Ms. Gillotti responded on the second and third floors.

Chief DeGiusti stated he visited three properties in the Indianapolis area built by Herman and Kittle Properties to observe their security measures. He stated all the properties had door key access, storage facilities were properly secured, adequate lighting, and limited video camera systems in the inside of the buildings only. One of the properties had overnight security, another had courtesy police patrol, and the other neighbored the Department of Defense. There's a tenant selection process which includes a credit/background check, and other requirements. He stated the developer is willing to work with the Police Department to ensure the proper amount of cameras in the best locations and the necessary physical security needed on the property. There would be an increase in demand for police patrols but he is still gaining the data. He listed off the amount of police dispatches for each property he visited and is gaining statics from law enforcement agencies in the area. He presented statistics which supported that there's not a difference in crimes when it comes to market rate housing and affordable housing.

Ms. Gillotti gave a background on the affordable housing components of the property.

Mayor Schreiber asked if any of the existing properties in the city were similar to the proposal.

Ms. Gillotti responded that Cross Street Village and Hamilton Crossing II had similar financing with the tax credits.

Council Member Moeller asked if any EMU students would qualify to live in the Water Street Flats.

Ms. Gillotti stated only part-time students could rent an apartment there.

Council Member Vogt asked what the minimum income requirements.

Herman and Kittle representative Mike Rodriguez stated that rent can't exceed more than 40% of your income.

Council Member Vogt which social class would meet the requirements.

Mr. Rodriguez responded lower middle class up from $19.000-$52,000 income per year.

Council Member Vogt asked how they keep track of tenants that may not be on the lease.

Mr. Rodriguez stated everyone 18 years and older must be on the lease.

Mr. Lange asked how the properties are managed.

Mr. Rodriguez responded two full-time employees would be on site.

Ms. Gillotti described the terms/conditions of the property.

Mr. Rodriguez stated that Herman & Kittle LLC is a fully integrated real estate company, in business for over 60 years, and managing 115 properties in nine states. The property is higher

quality compared to their other properties. He stated the project wouldn't be possible at market rate without the MSHDA tax credits but it isn't a section 8 HUD property. There will be no project based vouchers.

Council Member Moeller asked who would own the property and how much Herman & Kittle would be putting directly into the project.

Mr. Rodriguez responded that a bank would own the property once they buy the tax credits and Herman & Kittle are putting in only $500,000 deferred developer fees. The owner would contribute $3.4 million towards the project.

Mayor Schreiber asked for a description of how tax credits work.

Council Member Moeller asked how much Herman & Kittle would get from the rents.

Mr. Rodriguez gave a brief description of the tax credits and they would earn half of the rents but there isn't a significant amount of cash flow.

Mayor Pro-Tem Richardson asked if it was the same way Hamilton Crossing was financed.

Mr. Rodriguez responded the exact same way.

Mayor Schreiber asked about the financial oversight of the lending partners.

Mr. Rodriguez stated Herman & Kittle has to provide them with quarterly reports and they don't earn much until the end of the compliance period.

Mayor Schreiber asked if Herman & Kittle was a property manager and a developer.

Mr. Rodriguez responded yes and they would earn around $20,000 per year.

Council Member Moeller asked what their incentive was to manage the project.

Mr. Rodriguez stated they have the opportunity to earn more tax credits after the compliance period.

Ms. Gillotti presented the financial impact of the city for the project.

Council Member Moeller asked if the developer was paying for the infrastructure.

Ms. Gillotti stated they would be paid back through the Brownfield Plan.

Council Member Murdock asked how much the city was earning for providing the services.

Ms. Gillotti said none until the debt is paid off.

Mr. Lange stated the benefits of the developer paying for the infrastructure instead of the city.

Mayor Schreiber asked if the property was paying full taxes.
Ms. Gillotti responded yes they paid 80 mils on $1.675 million in taxes.

Council Member Vogt asked about adequacy of parking.

Ms. Gillotti responded the Planning Commission could decide on the final site plan for parking.

Council Member Vogt asked about the surveillance cameras.

Ms. Gillotti stated the developer would be willing to add more cameras and it was in the purchase agreement.

Mr. Lange asked about the value of tax credits.

Mr. Rodriguez stated the lending partner would earn 93% of the $3.4 million in tax credits. The developer earns $1 million in developer fees but defers half and $30,000 to manage the property.

B. Open the public hearing.

1. Mark Hergott, 111 Miles, commented that there would be individual Section 8 vouchers in the property.

2. Former Council Member Richard Robb, 25 S. Huron St, believed Council should wait to act on the purchase agreement because it portrays the city as poor.

3. Steve Taylor, 413 Ferris Street, opposed the purchase agreement.

4. 491 Second Street resident supported having retail on Water Street in the future.

5. Dave Heikkinen, 133 W. Michigan Ave, opposed the purchase agreement and said he thinks city can do better.

6. Cheryl Farmer, 214 N. Huron St, opposed the purchase agreement and said the city shouldn't have to bear affordable housing for the entire county.

7. Steve Graus, 929 Pleasant, opposed the purchase agreement and said it is a hindrance and will prevent professional people from coming to the city.

8. John Baptist opposed the purchase agreement.

9. Lisa Waters, 12 W. Michigan Ave, opposed the purchase agreement and said the city hasn't set its expectations high enough.

10. Julia Collins, 206 Oak Street, opposed the purchase agreement and said the city is lowering the bar.

11. Gary Clark, 309 E. Cross, opposed the purchase agreement and said the city doesn't have a clear vision.

12. 213 E. Cross Street resident opposed the purchase agreement and said there's already a lot of affordable housing in the city.

13. Leslie Leelin, 103 Washtenaw, asked what the process is for development on Water Street.

14. Bob Doyle, 210 S. Washington, opposed the purchase agreement and said the city has too many affordable housing units already.

15. Tyler Weston, 302 N. Grove, opposed the purchase agreement and said it doesn't promote sustainability.

16. Gary Bowen opposed the purchase agreement and said the proposed project is bad marketing for the city.

17. Resident opposed the purchase agreement.

18. 210 College resident opposed the purchase agreement.

19. 108 N. Huron resident opposed the project and stated there are market rate developers.

20. Alexa Dietz opposed the purchase agreement.

C. Resolution No. 2014-059, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the "Purchase agreement with Herman & Kittle LLC, for purchase and development of 3.14 acres for Purchase and Development of multifamily apartment units" be officially closed.

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

Mayor Schreiber asked for comparison of Water Street flats and affordable housing.

Mr. Rodriguez stated the developer weren't providing any section 8 project based vouchers and that the renter be accountable for all the rent.

Mayor Schreiber asked about percentages of housing buildings with section 8.

Mr. Rodriguez stated it varied depending on the location and demographics.

Mayor Schreiber asked what would happen in 20 years once the lenders are done.

Mr. Rodriguez stated they would rehabilitate the property and apply for more tax credits.

Council Member Vogt asked about changing the name.

Mr. Rodriguez stated that is still possible and they're open to suggestions.

Council Member Moeller asked how they take section 8 tenants.

Mr. Rodriguez stated it is illegal to deny tenants with individual section 8 project vouchers but they still go through the tenant selection process.

Council Member Jefferson asked how the infrastructure would be paid.

Mr. Rodriguez stated they would pay the deferred developer fee.

Council Member Jefferson asked if they would help pay for maintenance of the streets or police patrols.

Mr. Rodriguez stated they wouldn't be able to help with the maintenance but they may hire a private security.

Mayor asked about attractiveness and what their experience was going green.

Mr. Rodriguez stated they only have experience in enterprise green.

Ms. Gillotti described the Shape Ypsilanti plan.
Mayor Schreiber asked could the developer do first floor retail.

Mr. Rodriguez stated retail would go in the front of Water Street and they don't have any experience with misuse properties.

Ms. Gillotti described the Shape Ypsilanti plan.

Mayor asked how Water Street was marketed.

Ms. Gillotti stated multiple ways they market and who they target. She stated the difficulty.

Council Member Murdock gave a description of the Plan of Shape Ypsi and the process.

Council Member Jefferson asked about a task force to help with Water Street.

Ms. Gillotti stated there would be something coming to Council in March with a change in strategy of marketing Water Street.

Mr. Lange discussed the marketing strategy and financial problems of Water Street as well as the benefits of the purchase agreement.

Mayor Pro-Tem Richardson read a letter of support from Planning Commission Vice Chair Richard Murphy. She stated there are many residents within the city that fall within the income level required for the tenant selection.

Council Member Moeller opposed the purchase agreement because of the wishes of the citizens she heard during the public hearing, emails, and social media.

Council Member Vogt opposed the purchase agreement because they may get long term financial problems they may face. He believes we can find a developer with a higher market value to earn higher taxable value.

Mayor Schreiber supported the purchase agreement because its market rate, in the rear of Water Street, provides homes for families, and he believes it will have good management.

Council Member Jefferson opposed the purchase agreement because of the finances, police patrols, and parking.

Council Member Robb supported the purchase agreement because of the taxable value, gets people into downtown, doesn't think we should wait, and the merit of the proposal.

Council Member Murdock supported the purchase agreement because the city needs high density residential, helps pay for the debt by bringing in taxable value, supports the infrastructure, and brings development to the city.

City Council thanked the staff for their hard work on getting developers for Water Street.

On roll call, the vote to approve Resolution No. 2014-058 was as follows:

Council Member Jefferson	No	Council Member Robb	Yes
Council Member Moeller	No	Council Member Vogt	No
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Yes		

VOTE:

Yes: 4 No: 3 Absent: 0 Vote: Carried

Mayor Schreiber called for a 10 minute recess.

Council Member Jefferson moved, supported by Council Member Vogt to extend the meeting until 12:30 p.m.

On a voice vote, the motion carried.

2. New Obsolete Property Rehabilitation Act Exemption for Thompson Block Project

   A. Resolution No. 2014-060, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (the "Act"), provides for a tax incentive to encourage the redevelopment of obsolete buildings through the establishment of an Obsolete Property Rehabilitation District; and

WHEREAS, pursuant to PA 146 of 2000, the City of Ypsilanti is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts; and

WHEREAS, the Council of the City of Ypsilanti legally established an Obsolete Property Rehabilitation District that includes parcel #11-11-04-495-024 (400 N. River St.) as part of a broader district including the three DDA districts on June 5, 2012 after a public hearing held on the same date as provided by section 3 of Public Act 146 of 2000; and

WHEREAS, the combined parcel at 400 N. River Street has been certified functionally obsolete by the City Assessor per P.A. 146 in February 2014; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in the City of Ypsilanti eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the owners of the above referenced parcels, Thompson Block Partners, LLC have submitted an application for an obsolete property as defined in section 2(h) of Public Act 146 of 2000 requesting an exemption for a period of 12 years as a function of the Act; and

WHEREAS, the application included all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, Thompson Block Partners, LLC are not delinquent in any taxes related to the facility; and

WHEREAS, the owners of the above referenced parcel have proposed to rehabilitate currently vacant, fire-damaged, blighted, and functionally obsolete structure into first floor commercial space, and upper story residential lofts; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Ypsilanti; and

WHEREAS the rehabilitation includes improvements aggregating approximately 100% of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

WHEREAS, the review committee met on February 19, 2014 and recommends approval of the application for a period of twelve years (2015-2026); and

WHEREAS, the application is not recommended for an extension; and

WHEREAS the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, increase commercial activity, revitalize urban areas, and increase number of residents in the community in which the facility is situated.

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on March 4, 2014; and

NOW, THEREFORE, BE IT RESOLVED THAT the Ypsilanti City Council herby grants an Obsolete Property Rehabilitation Exemption for a period of 12 years beginning December 31, 2014 and ending December 30, 2026 for the real property, excluding land, located in the Obsolete Property Rehabilitation District which include parcel #11-11-04-495-024 (400 N. River Street) pursuant to the provisions of PA 146 of 2000, as amended, subject to completion of the renovations by December 31, 2016, the final approval of exemption certificates by the State Tax Commission, and to the taxes on the property being paid on time.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Mayor Pro-Tem Richardson

Ms. Gillotti explained the resolution as a request for a new Obsolete Property Rehabilitation Act (OPRA) Exemption to replace the existing one. It will be requested for 12 years and will freeze the taxable value of the building improvements to a base value that will be set this year. She also mentioned the Brownfield tiff that will go on a property to help pay for streetscape improvements and site preparation that will be funded by the State Education School tax which will be discussed at the next meeting.

B. Open the public hearing.
    1. Mark Hergott, 111 Miles, expressed his opposition to renovations of Thompson Block and some of the developers involved.

C. Resolution No. 2014-061, recess public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the "New Obsolete Property Rehabilitation Act Exemption for Thompson Block Project" be officially recessed until March 18, 2014.

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

On a voice vote, the motion carried.

Council Member Murdock moved, supported by Mayor Pro-Tem Richardson to postpone Resolution No. 2014-060 until March 18, 2014.

On a voice vote, the motion carried.

VIII. ORDINANCES – FIRST READING –

1. Update to Uniform Traffic Code – formatting as well as changes to give mid-block pedestrian crossing same status as pedestrian crossings at intersections

   A. Resolution No. 2014-062, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That a ordinance entitled "AN ORDINANCE TO AMEND CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, ARTICLE II "UNIFORM TRAFFIC CODE," SECTION 102-34 "CHANGES IN CODE," TO AMEND RULE 706 SO THAT IT DOES NOT REQUIRE PEDESTRIANS TO YIELD THE RIGHT-OF-WAY WITHIN A MARKED CROSSWALK THAT IS NOT AT AN INTERSECTION, AND TO DELETE PREVIOUS AMENDMENTS OF THE UNIFORM TRAFFIC CODE AND TO RE-PASS THOSE PREVIOUS AMENDMENTS WHICH PERTAIN TO THE CURRENT VERSION OF THE UNIFORM TRAFFIC CODE" be approved on first reading.

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Murdock

City Attorney Jesse O'Jack explained the resolution as removing the restriction which require pedestrians to yield the right-of-way at crosswalk if isn't at an intersection.

Council Member Murdock mentioned "Stop for Pedestrian" crosswalk signs on Cross Street that he has been trying to get.

Council Member Vogt asked how citizens would know whether to stop or not due to the local ordinance and if signs would be posted to inform them.

Ms. Gillotti mentioned it is particularly for the Clock Tower in Depot Town where there's a mid-block crossing.

Mayor Pro-Tem Richardson stated there needs to be a sign to alert the drivers to stop at these crosswalks.

Council Member Moeller asked about a crosswalk near EMU campus.

Ms. Gillotti stated it doesn't apply to intersections.

B. Open the public hearing.

1. Mark Hergott, 111 Miles, asked if there was a way to fund the signs via a special assessment or the DDA.

C. Resolution No. 2014-063, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the "Update to the Uniform Traffic Code" be officially closed.

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Jefferson

On a voice vote the motion carried.

On roll call, the vote to approve Resolution No. 2014-062 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

2. Traffic Control Orders – making permanent 2013 TCOs

A. Resolution No. 2014-064, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Traffic Review Committee has reviewed several traffic control requests and made appropriate recommendations based on best practices, City ordinance, and City policy; and

WHEREAS, the City Manager has seen fit to issue temporary Traffic Control Orders 2013-01, 2013-02, 2013-04, 2013-05,

2013-06, 2013-07, 2013-08, and 2013-14 based on said recommendations; and

WHEREAS, the City Manager recommends City Council provide final approval for the Traffic Control Orders listed above.

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby approves Traffic Control Orders as listed above and authorizes the requested signage, pavement marking, and metering changes as approved by the Traffic Review Committee and City Manager.

OFFERED BY: Council Member Robb
SUPPORTED BY: Council Member Jefferson

Ms. Gillotti stated the resolution was a request from the City Manager to City Council to make Traffic Control Orders permanent.

Council Member Murdock asked if they had been previously done by ordinance.

Ms. Gillotti stated that in the past the Traffic Control Orders would be made permanent, and Mr. Barr said they could be done by ordinance but she previously found some done by resolution.

B. Open the public hearing.
Mark Hergott, 111 Miles, expressed his concern of an overflow of traffic when the railroad gets serviced.

C. Resolution No. 2014-065, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the "Traffic Control Orders" be officially closed.

OFFERED BY: Council Member Robb
SUPPORTED BY: Mayor Pro-Tem Richardson

On roll call, the vote to approve Resolution No. 2014-064 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

IX. <u>AUDIENCE PARTICIPATION</u> –

None

X. REMARKS BY THE MAYOR –

None

XI. MINUTES –

Resolution No. 2014-066, approving the minutes of February 18, 2014.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Minutes of February 18, 2014 be approved.

OFFERED BY: Council Member Moeller
SUPPORTED BY: Council Member Jefferson

Council Member Murdock asked if his changes were made in the minutes.

City Clerk Intern Semaj Ray stated that the corrections were made in the minutes.

On a voice vote, the motion carried.

XII. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2014-067, to revoke 2006 OPRA tax exemption for Thompson Block project. (***Postponed to 3/18/14)***
2. Resolution No. 2014-068, of blight for Thompson Block project. (***Postponed to 3/18/14)***
3. Resolution No. 2014-069, of support for Brownfield Plan for Thompson Block Project. ***(Postponed to 3/18/14)***
4. Resolution No. 2014-070, approving Title VI Non-Discrimination Plan.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Title VI of the City Rights Act of 1964 states that no person in the United States shall, on the grounds of race, color, national origin, sex, age, disability or socioeconomic status, be excluded from participation in, be denied the benefit of, or be subjected to discrimination under any program or activity receiving Federal financial assistance; and

WHEREAS, the Civil Rights Act of 1987 restored the full intent of Title VI to require compliance by all federal aid recipients and sub-recipients whether their programs are federally funded or not; and

WHEREAS, MDOT requires that if a local jurisdiction has ever entered into a contract with MDOT for federal highway funds, or has received assistance from the Federal Highway Administration in relationship to an MDOT project, or wishes to be eligible to receive federal financial assistance through MDOT, then that jurisdiction must have a Title VI Non-Discrimination Plan in place; and

WHEREAS, the primary goals and objectives of the City of Ypsilanti Title VI Program are:

1. **To assign roles, responsibilities, and procedures for ensuring compliance with Title VI of the City Rights Act of 1964 and related regulations and directives;**

2. **To ensure that people affected by the City of Ypsilanti's programs and projects receive the services, benefits, and opportunities to which they are entitled without regard to race, color national origin, age, sex or disability;**

3. **To prevent discrimination in the City of Ypsilanti programs and activities, whether those programs and activities are federally funded or not;**

4. **To establish procedures for identifying impacts in any program, service, or activity that may create illegal adverse discrimination on any person because of race, color, national origin, age, sex, or disability; or minority populations, low-income populations, the elderly, and all interested persons and affected Title VI populations;**

5. **To establish procedures to annually review Title VI compliance within specific program areas within the City of Ypsilanti;**

6. **To set forth procedures for filing and processing complaints by persons who believe they have been subjected to illegal discrimination under Title VI in the City of Ypsilanti services, programs or activities.**

THEREFORE, BE IT RESOLVED, that the City of Ypsilanti hereby approves and adopts the Title VI Non-Discrimination Plan for the City of Ypsilanti.

BE IT FURTHER RESOLVED that the City Manager, or designee, shall be authorized to enforce the procedures and provisions as provided therein, including filing a Title VI Sub-Recipient Annual Certification Form to MDOT by October 5th of each year.

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

Assistant to the City Manager Ericka Savage stated the City was contacted by MDOT to have a Title VI be approved and filed with the State of Michigan. It will be posted on the website if approved.

On roll call, the vote to approve Resolution No. 2014-070 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

5. Resolution No. 2014-071, reconsidering the Special Events policy.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the Special Events Policy Resolution No. 2014-046 be reconsidered.

OFFERED BY: Council Member Murdock
SUPPORTED BY: Council Member Robb

Council Member Murdock stated the policy was available for two weeks for citizens to review it.

On roll call, the vote to approve Resolution No. 2014-071 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

6. Resolution No. 2014-046, approving the Special Events policy.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti desires to become more efficient and streamline the Special Events application process; and

WHEREAS, City staff has created a Special Events Policy to combine all of the City's current policies, applications and fees related to special events; and

WHEREAS, a Special Events Application has also been created that combines all of the current special events permit applications.

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti hereby adopts a Special Events Policy that will govern the all requirements for special events, including, but not limited to the event details, classifications, required permits, insurance mandates, billing and estimate process.

BE IT FURTHER RESOLVED that the City of Ypsilanti Special Events Policy supersedes any previously approved permit applications or policies.

BE IT FURTHER RESOLVED that administrative updates to the Special Events policy (e.g., personnel changes, Council adopted fee amendments, etc…) may be incorporated by the City Manager, so long as the updates are is filed with the City Clerk and posted on the city's website.

OFFERED BY: Mayor Pro-Tem Richardson
SUPPORTED BY: Council Member Vogt

Ms. Savage stated the information was posted on the website for citizens to review. She said she met with Mayor-Pro Richardson also to discuss her concerns.

On roll call, the vote to approve Resolution No. 2014-046 was as follows:

Council Member Jefferson	Yes	Council Member Robb	No
Council Member Moeller	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Schreiber	Yes
Mayor Pro-Tem Richardson	Yes		

VOTE:

Yes: 6 No: 1 (Robb) Absent: 0 Vote: Carried

7. Resolution No. 2014-072, approving the design engineering and geotechnical testing services proposal submitted by Orchard, Hiltz & McCliment, Inc.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Federal Surface Transportation Program - Urban funding has been programmed for repairs including full depth

reconstruction, asphalt milling and overlay, selective curb/gutter replacement and drainage improvements for Prospect Road between Holmes Road and South Grove Road in the 2015 construction season; and

WHEREAS, Orchard, Hiltz and McCliment has provided an exemplary level of service to the City of Ypsilanti on similar street improvement projects, and posses a depth of experience with the infrastructure in the project area; and

WHEREAS, it is necessary to secure construction engineering services to keep this project on schedule;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the design engineering and geotechnical testing services proposal submitted by Orchard, Hiltz & McCliment, Inc., 34000 Plymouth Road, Livonia, MI at a not to exceed cost of $105,800; and

THAT the Mayor and City Clerk are authorized to sign this contract, subject to review and approval by the City Attorney; and

THAT the City Manager is authorized to sign any change orders that may be needed to maintain the project's schedule, subject to review and approval by the City Attorney.

OFFERED BY: Council Member Robb
SUPPORTED BY: Mayor Pro-Tem Richardson

Public Services Director Stan Kirton stated that the resolution will approve the engineering design to allow them to proceed with the project.

On roll call, the vote to approve Resolution No. 2014-072 was as follows:

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

VOTE:

Yes: 7 No: 0 Absent: 0 Vote: Carried

XIII. <u>LIASON REPORTS</u> –

A. SEMCOG Update

Mayor Pro-Tem Richardson stated there will be a general assembly meeting on March 27, 2014 at 3:45 p.m. in Cobo Arena.

B. Washtenaw Area Transportation Study
   Council Member Murdock stated there were changes to the tiff plan to accommodate Prospect Road and an RFP for design engineering for the Huron and I-94 non-motorized crossing is being created.
C. Washtenaw Metro Alliance
D. Urban County
E. Freight House
   Council Member Murdock stated the Freight House would be used for registration of the race by the VCB/Color Run.

XIV. COUNCIL PROPOSED BUSINESS –

Jefferson

- Expressed the concern of a citizen with people trespassing on their property and asked if the city had a Trespassing ordinance.
- Mr. O'Jack stated that if there's a "No Trespassing" or 'Keep Off" sign posted on a fence then it's a warning to the intruder. It is the same as the state law on trespassing.

XV. COMMUNICATIONS FROM THE MAYOR –

Mayor Schreiber stated his nominations for the Boards and Commissions (shown below).

Nominations:

Human Relations Commission
Jennifer Symanns (reappointment)
108 Oakwood
Ypsilanti, MI 48197
Term Expires: 4/5/2017

Planning Commission
Gary Clark (reappointment)
309 E. Cross
Ypsilanti, MI 48198
Term Expires: 5/1/2017

Planning Commission
Heidi Jugenitz (reappointment)
327 Miles
Ypsilanti, MI 48198
Term Expires: 5/1/2017

Planning Commission
Nicki Sandberg (replacing Brett Lenart)
910 Sheridan Apt. 2
Ypsilanti, MI 48197

Term Expires: 5/1/2017

Parks and Recreation Commission
Eric Maes (reappointment)
1004 Sherman
Ypsilanti, MI 48197
Term Expires: 5/1/2017

Zoning Board of Appeals
Tom Roach (reappointment)
912 Pearl
Ypsilanti, MI 48197
Term Expires: 5/1/2017

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated the City received a Golden Spatula Award and expressed his gratitude for those that helped with the event.
- Something will be sent to City Council soon regarding the Recreational Center.
- Stated the firefighters hires should be completed by the week of March 17th which will meet the SAFER grant requirements.

XVII. AUDIENCE PARTICIPATION -

XVIII. REMARKS FROM THE MAYOR -

XIX. ADJOURNMENT -

Resolution No. 2014-073, 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 11:31 p.m.

Barr, Anhut & Associates, P.C.
ATTORNEYS AT LAW

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John M. Barr
Karl A. Barr
Daniel J. DuChene

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

REQUEST FOR LEGISLATION

DATE: March 4, 2014

FROM: Jesse O'Jack, Assistant Ypsilanti City Attorney

SUBJECT: Amendments to the Uniform Traffic Code

SUMMARY/BACKGROUND

The City of Ypsilanti is considering adding crosswalks at locations other than intersections and the Uniform Traffic Code must be amended as a preliminary step. Additionally, Section 102-34 pertaining to amendments of the City Code is outdated and confusing to read. This proposed ordinance addresses both of these issues.

The only substantive change proposed by this ordinance is amending Section R 28.1706 Rule 706 subsection (1) of the Uniform Traffic Code from:

"Every pedestrian who crosses a roadway at any point other than within a marked crosswalk at an intersection shall yield the right-of-way to all vehicles on the roadway."

to

"Every pedestrian who crosses a roadway at any point other than within a marked crosswalk shall yield the right-of-way to all vehicles on the roadway."

This amendment would delete the requirement for pedestrians to yield right-of-way at a marked crosswalk that is not at an intersection. However, at any location the City of Ypsilanti does not install a marked crosswalk, a pedestrian would still need to yield the right-of-way to vehicles.

Codes, such as the Uniform Traffic Code, adopted by reference are amended differently than are sections of the Ypsilanti City Code. If Rule 706(1) of the Uniform Traffic Code had been a section of the Ypsilanti City Code itself, the proposed amendment would set forth the section and only need to indicate that the words "at an intersection" were being deleted. However, when a section of a

XI. ADJOURNMENT –

Resolution to adjourn the Special 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 8:37 p.m.

Code adopted by reference is amended, the entire section must be indicated as new because it has not previously been set forth specifically in the City Code. Section 102-34 is the section of the City Code which sets forth all amendments the City has made to the Uniform Traffic Code.

The current Uniform Traffic Code is a completely different Code than the original Uniform Traffic Code. The City of Ypsilanti did not use to have the authority to adopt the Michigan Vehicle Code by reference, but only had the authority to adopt the Uniform Traffic Code. Therefore, the City adopted the Uniform Traffic Code as promulgated by the State in 1981 so that the City could enforce traffic laws. Unfortunately, the State did not keep that version up-to-date and every time the State changed the Michigan Vehicle Code the City had to amend the 1981 version of the Uniform Traffic Code to match. Finally, the State passed legislation that gave the City the authority to adopt the Michigan Vehicle Code directly by reference. The ability to adopt the Michigan Vehicle Code directly by reference made the majority of the Uniform Traffic Code useless. Therefore, shortly thereafter, in 2002, the State re-wrote the Uniform Traffic Code as a very short supplementary code, and deleted all provisions that purely duplicated the Michigan Vehicle Code.

The City Code in Section 102-34 currently references and shows deletions pertaining to many sections of the "old" Uniform Traffic Code. These references are confusing and now completely unnecessary as they refer to sections that do not currently exist.

Therefore, this proposed amendment also completely removes these outdated amendments from the City Code.

Finally, there were some amendments previously made that were carried through to the "new" Uniform Traffic Code. However, the City Code still contained some references to "old" section numbers for these sections. Additionally, these sections contained some outdated "legalese." Rather than make numerous separate amendments to each of these sections, it was cleaner and simpler to just re-pass "clean" versions of these previous amendments and delete the previous amendments altogether. **Therefore, all the sections marked by underlining as "new," except Rule 706 pertaining to crosswalks, are not actually "new," but rather just clean versions of amendments to the Uniform Traffic Code that the City Council have previously passed.**

ATTACHMENTS: Proposed Ordinance

RECOMMENDED ACTION: Adoption of the ordinance

DATE RECEIVED:_____ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF:_____ FINANCE DIR. APPROVAL

COUNCIL ACTION TAKEN:

The City of Ypsilanti

Ordinance No. 1215

AN ORDINANCE TO AMEND CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, ARTICLE II "UNIFORM TRAFFIC CODE," SECTION 102-34 "CHANGES IN CODE," TO AMEND RULE 706 SO THAT IT DOES NOT REQUIRE PEDESTRIANS TO YIELD THE RIGHT-OF-WAY WITHIN A MARKED CROSSWALK THAT IS NOT AT AN INTERSECTION, AND TO DELETE PREVIOUS AMENDMENTS OF THE UNIFORM TRAFFIC CODE AND TO RE-PASS THOSE PREVIOUS AMENDMENTS WHICH PERTAIN TO THE CURRENT VERSION OF THE UNIFORM TRAFFIC CODE.

THE CITY OF YPSILANTI HEREBY ORDAINS:

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

That Chapter 102 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Traffic and Vehicles," Article II "Uniform Traffic Code," Section 102-34 "Changes in code," is hereby amended as follows:

Sec. 102-34. Changes in code.

This section provides that the following sections and subsections of the Uniform Traffic Code for Cities, Townships and Villages are hereby amended or deleted as set forth, and additional sections and subsections are added as indicated. Subsequent section numbers used in this section shall refer to the like-numbered sections of the Uniform Traffic Code.

Section R 28.1201a Rule 201a is added to read as follows:

Section R 28.1201a Rule 201a. Current regulations. All intersection stops and yield right-of-way requirements, regulations on stopping, standing or parking; prima face speed limits; one-way streets, roadways and alleys; crosswalks; restricted turns; through streets; play streets; angle parking zones; all night parking restrictions; curb loading zones; public carrier stands; parking meter zones and spaces; weight restrictions; no passing zones; traffic control devices and traffic control orders heretofore established and effective on the effective date of this code are deemed established hereunder and will remain effective until rescinded or modified as herein provided.

Section R 28.1603a Rule 603a is added to read as follows:

Section R 28.1603a Rule 603a.

(1) A person may not operate a bicycle at a speed greater than is reasonable and prudent under the conditions then existing.

(2) No person may ride a bicycle on any sidewalk at a rate of speed exceeding eight miles per hour.

(3) No person may ride a bicycle upon the sidewalks in any business district of the city. In all other parts of the city, bicycles may be ridden upon the sidewalks, subject to the regulations hereinafter provided.

(4) A person who violates this section is responsible for a civil infraction.

Section R 29.1603b Rule 603b is added to read as follows:

Sec. R 29.1603b 603b. Impounding. The chief of police may impound any bicycle which is being parked as an obstruction upon any public street, alley or sidewalk in the city or is being operated thereon in an unsafe manner or in violation of any state law, this chapter or any ordinance. For the first offense such bicycle may be impounded not to exceed 20 days, for the second offense not to exceed 40 days and for each subsequent offense not to exceed 60 days. Should the violator desire an appeal from impoundment, the chief of police may order the release of any bicycle held for violation of this chapter upon the payment by the owner thereof of a violation fee as set by resolution of the city council, payable at police headquarters.

Section R 29.1603c Rule 603c is added to read as follows:

Sec. R 29.1603c Rule 603c. Licensing and registration of bicycles.

(1) *Required; serial numbers.* No bicycle may be licensed unless it has cut, impressed or embossed on some portion thereof the manufacturer's serial number. Any person who has in his or her possession a bicycle from which the serial number has been removed or altered must present the bicycle to the chief of police who, after investigation, will assign a serial number before a license plate may be issued.

(2) *Information to be registered with police.* Any person owning a bicycle which may be operated, ridden or propelled upon any public street, alley or sidewalk in the city must list and register with the police department his or her name and address, the name of the manufacturer of

the bicycle, its number, style and general description and any other information necessary to identify or establish title to such bicycle.

(3) *Registration book; license plates.* The chief of police will keep at his or her office in the police station a suitable book and record for the purpose of registering bicycles and will provide suitable metallic license plates, upon each of which will be stamped a distinguishing number and for each bicycle registered, and will furnish to the owner thereof one of such metallic license plates. The owner must affix and keep affixed to the bicycle for which the same is issued such metallic license plate.

(4) *Removing, altering, etc., serial number or license plate; stamping new serial number on frame.* It is unlawful for any person to wilfully or maliciously remove, destroy, mutilate or alter the number on any bicycle frame or the license plate issued therefore; provided, however, that nothing in this chapter will prohibit the chief of police from stamping or causing to be stamped numbers on the frame of a bicycle if such numbers cannot be found or are illegible or for any other reason unidentifiable after rightful ownership is established.

(5) *Fee; term; certificate.* The fee for such registration and license plate will be as set by resolution of the city council, which will be paid to the chief of police at the time of the issuance thereof. Only one license and registration is required so long as a bicycle continues to belong to the same owner. The issuance of the license herein provided for and the recording thereof will be the only evidence of the license and registration of the bicycle, and no written license certificate will be issued.

(6) *Transfer.* Upon change of ownership, the license plate will be transferred to and issued in the name of the new owner upon payment by him or her of a fee as set by resolution of the city council. License plates may not be transferred from one bicycle to another, and no person may attach to any bicycle a license plate not issued for use thereon.

(7) *Loss of license plate.* Upon loss of any license plate and upon application and satisfactory evidence of such loss, a duplicate license plate will be issued by the chief of police upon the payment of a fee as set by resolution of the city council.

(8) A person who violates this section is responsible for a civil infraction.

Section R 28.1706 Rule 706 is amended to read as follows:

Section R 28.1706 Rule 706. Pedestrians; yielding right-of-way; violation as civil infraction.

(1) Every pedestrian who crosses a roadway at any point other than within a marked crosswalk ~~at an intersection~~ shall yield the right-of-way to all vehicles on the roadway.

(2) A person who violates this rule is responsible for a civil infraction.

Section R 28.1801a Rule 801a is added to read as follows:

Sec. R 28.1801a Rule 801a. Parking, generally.

(1) A person may not stand or park a vehicle in front of any property, including the area between the curb and curb line and the location of a residence or other building, including the area commonly known as the lawn extension or margin, whether or not any sidewalk or curb is actually in place on the street, except in driveways or as specifically permitted by the city Code or other applicable law, or for loading or unloading. This rule also applies to any side or rear yard facing a street.

(2) A person who violates this rule is responsible for a civil infraction.

Section R28.1801b Rule 801b is added to read as follows:

Section R 28.1801b Rule 801b. Commercial vehicles or trailers; buses.

(1) No truck of 1½-ton capacity or any trailer may be parked on any street or highway, except when actually engaged in loading or unloading for a longer period than one hour.

(2) Overnight parking of any motorbus in the street or highway is prohibited.

(3) A person who violates this section is responsible for a civil infraction.

Section R28.1801c Rule 801c is added to read as follows:

Section R 28.1801c Rule 801c. Vehicles to be moved upon request of police.

(1) The operator of any vehicle which is standing at a curb where parking is allowed must move the vehicle therefrom at the request of any police officer.

(2) A person who violates this section is responsible for a civil infraction.

Section R28.1801d Rule 801d is added to read as follows:

Section R 28.1801d Rule 801d. Parking prohibited on certain streets between 2:00 a.m. and 6:00 a.m.

(1) In order to facilitate the cleaning of streets and the removal of snow and ice therefrom, no person may park a vehicle on certain public streets in the city between the hours of 2:00 a.m. and 6:00 a.m. of any day. Such streets shall be marked with appropriate warning signs.

(2) A person who violates this section is responsible for a civil infraction.

~~*Sec. 1.007(1).* "Commercial motor" vehicle is deleted.~~

~~*Sec. 1.007b.* "Conviction" is deleted.~~

~~*Sec. 1.010d.* "Foreign vehicle" is deleted.~~

~~*Sec. 1.025b.* "Prosecuting attorney" is deleted.~~

~~*Sec. 1.028a.* "Revocation, operator's or chauffeur's licenses" is deleted.~~

~~*Sec. 1.104a.* "Law of another state" is deleted.~~

~~*Sec. 2.5.* "Reports of stolen and recovered vehicles" is deleted.~~

~~*Sec. 2.5a.* "Abandoned vehicle procedures" is deleted.~~

~~*Sec. 2.5b.* "Abandoned scrap vehicle procedures" is deleted.~~

~~*Sec. 2.5c.* "Vehicle removed from private property" is deleted.~~

~~*Sec. 2.5d.* "Vehicle removed by police" is deleted.~~

~~*Sec. 2.5e.* "Abandoned vehicle—Jurisdiction of court" is deleted.~~

~~*Sec. 2.5f.* "Same—Duties of court" is deleted.~~

~~*Sec. 2.5g.* "Same—Public sale" is deleted.~~

~~*Sec. 2.17c.* "Procedure upon arrest for certain offenses" is deleted.~~

~~*Section 2.59* is amended and re-adopted as R 28.1201a Rule 201a to read as follows:~~

> ~~*R 28.1201a Rule 201a.* Current regulations. All intersection stops and yield right-of-way requirements, regulations on stopping, standing or parking; prima face speed limits; one-way streets, roadways and alleys; crosswalks; restricted turns; through streets; play streets; angle parking zones; all night parking restrictions; curb loading zones; public carrier stands; parking meter zones and spaces; weight restrictions; no passing zones; traffic control devices and traffic control orders heretofore established and effective on the effective date of this code shall be deemed established hereunder and shall remain effective until rescinded or modified as herein provided.~~

~~*Sec. 5.12a.* "Speed and load limitations on bridges, causeways and viaducts" is deleted.~~

~~*Sec. 5.12b.* "Obedience to "slow" signs" is deleted.~~

~~*Sec. 5.12c.* "Violations" is deleted.~~

~~*Section 5.15.* "Driving while under influence of intoxicating liquor or controlled substance or with certain blood alcohol percentage" is deleted.~~

~~*Sec. 5.15a.* "Arrest; preliminary chemical breath analysis; chemical test" is deleted.~~

~~*Sec. 5.15b.* "Arraignment; pretrial conference advising accused; licensing sanction" is deleted.~~

~~*Section 5.15c.* "Consent to chemical tests; persons not considered to have given consent to withdrawal of blood; administration of tests" is deleted.~~

~~*Sec. 5.15d.* "Refusal to submit to chemical test" is deleted.~~

~~*Sec. 5.15e.* "Notice of receipt of report; request for hearing" is deleted.~~

~~*Sec. 5.15f.* "Failure to request hearing; effect" is deleted.~~

~~*Sec. 5.15g.* "Duty of officer upon refusal" is deleted.~~

~~*Section 5.15m.* "Prohibition of operation of commercial motor vehicle with certain percentage of alcohol in blood" is deleted.~~

~~*Sec. 5.15n.* "Penalty for violation of certain sections" is deleted.~~

~~*Sec. 5.62a.* "Operator's or chauffeur's license or registration; suspension, revocation or denial; penalty for operation of vehicle; subsequent offenses; confiscation of plates; status and record of persons" is deleted.~~

~~*Sec. 5.62c.* "Detention of driver; vehicle immobilization; temporary vehicle registration plate" is deleted.~~

~~*Sec. 5.62d.* "Vehicle immobilization; violations of 5.15; suspension, revocation, or denial of license; prior suspensions" is deleted.~~

~~*Sec. 5.62d(1)* is deleted.~~

~~*Sec. 5.62e.* "Vehicle immobilization, available technology to prevent operation of vehicle; sale or lease of immobilized vehicle; removal or tampering with immobilization devices; penalties; preemption" is deleted.~~

~~*Sec. 5.95.* "Information on sides of trucks, commercial vehicles" is deleted.~~

~~*Sec. 5.97.* "School buses" is deleted.~~

~~*Sec. 5.100a.* "Evidence of vehicle insurance; production upon request of police officer" is deleted.~~

~~*Sec. 5.100b.* "Certificate of insurance prima facie evidence of insurance contents" is deleted.~~

~~*Sec. 5.100c.* "Violation; penalty" is deleted.~~

~~*Sec. 5.100d.* "False evidence; penalty" is deleted.~~

~~*Sec. 5.100e.* "Points not to be entered on record" is deleted.~~

~~*Sec. 5.100f.* "Foreign vehicles; inapplicability" is deleted.~~

~~*Sec. 5.101.* "Child restraint systems" is deleted.~~

~~*Sec. 5.102.* "Safety belt regulations" is deleted.~~

~~*Section 6.14* regarding riding bicycles is amended and re-adopted as Section R 28.1603a Rule 603a to read as follows:~~

~~*Section R 28.1603a Rule 603a.*~~

~~(1)~~

~~A person shall not operate a bicycle at a speed greater than is reasonable and prudent under the conditions then existing.~~

(2)

No person shall ride a bicycle on any sidewalk at a rate of speed exceeding eight miles per hour.

(3)

No person shall ride a bicycle upon the sidewalks in any business district of the city. In all other parts of the city, bicycles may be ridden upon the sidewalks, subject to the regulations hereinafter provided.

(4)

A person who violates this section is responsible for a civil infraction.

Section 6.22a is amended and re-adopted as R 29.1603b Rule 603b to read as follows:

Sec. R 29.1603b 603b. Impounding. The chief of police may impound any bicycle which is being parked as an obstruction upon any public street, alley or sidewalk in the city or is being operated thereon in an unsafe manner or in violation of any state law, this chapter or any ordinance. For the first offense such bicycle may be impounded not to exceed 20 days, for the second offense not to exceed 40 days and for each subsequent offense not to exceed 60 days. Should the violator desire an appeal from impoundment, the chief of police may order the release of any bicycle held for violation of this chapter upon the payment by the owner thereof of a violation fee as set by resolution of the city council, payable at police headquarters.

Sec. 6.29. "Restriction on location" is deleted.

Section 6.30 is amended and re-adopted as R 29.1603c Rule 603c to read as follows:

Sec. R 29.1603c Rule 603c. Licensing and registration of bicycles.

(1)

Required; serial numbers. No bicycle shall be licensed unless it shall have cut, impressed or embossed on some portion thereof the manufacturer's serial number. Any person who has in his possession a bicycle from which the serial number has been removed or altered shall present such bicycle to the chief of police who, after investigation, shall assign a serial number before a license plate shall be issued.

(2)

Information to be registered with police. Any person owning a bicycle which shall be operated, ridden or propelled upon any public street, alley or sidewalk in the city shall list and register with the police department his name and address, the name of the manufacturer of his bicycle, its number, style and general description and any other information necessary to identify or establish title to such bicycle.

(3)

Registration book; license plates. The chief of police shall keep at his office in the police station a suitable book and record for the purpose of registering bicycles and shall provide suitable metallic license plates, upon each of which shall be stamped a distinguishing number and for each bicycle registered shall furnish to the owner thereof one of such metallic license plates. The owner shall affix and keep affixed to the bicycle for which the same is issued such metallic license plate.

(4)

Removing, altering, etc., serial number or license plate; stamping new serial number on frame. It shall be unlawful for any person to wilfully or maliciously remove, destroy, mutilate or alter the number on any bicycle frame or the license plate issued therefor; provided, however, that nothing in this chapter shall prohibit the chief of police from stamping or causing to be stamped numbers on the frame of a bicycle if such numbers cannot be found or are illegible or for any other reason unidentifiable after rightful ownership is established.

(5)

Fee; term; certificate. The fee for such registration and license plate shall be as set by resolution of the city council, which shall be paid to the chief of police at the time of the issuance thereof. Only one license and registration shall be required so long as a bicycle continues to belong to the same owner. The issuance of the license herein provided for and the recording thereof shall be the only evidence of the license and registration of the bicycle, and no written license certificate shall be issued.

(6)

Transfer. Upon change of ownership, the license plate shall be transferred to and issued in the name of the new owner upon payment by him of a fee as set by resolution of the city council. License plates shall not be transferred from one bicycle to another, and no person shall attach to any bicycle a license plate not issued for use thereon.

(7)

Loss of license plate. Upon loss of any license plate and upon application and satisfactory evidence of such loss, a duplicate license plate shall be issued by the chief of police upon the payment of a fee as set by resolution of the city council.

Section 810 (u) is deleted.

Sec. 810 (v) is amended and re-adopted as R 28.1801a Rule 801a.

~~*Sec. R 28.1801a Rule 801a. Parking, generally.*~~

~~(1)~~

~~A person shall not stand or park a vehicle in front of any property, including the area between the curb and curb line and the location of a residence or other building, including the area commonly known as the lawn extension or margin, whether or not any sidewalk or curb is actually in place on the street, except in driveways or as specifically permitted by the city Code or other applicable law, or for loading or unloading. This shall also apply to any side or rear yard facing a street.~~

~~(2)~~

~~A person who violates this rule is responsible for a civil infraction.~~

~~*Sections 8.25, 826, and 8.28* are amended and re-adopted as R 28.1801b Rule 801b, R 28.1801c Rule 801c, and R 28.1801d Rule 801d, to read as follows:~~

~~*Sec. R 28.1801b Rule 801b.* Commercial vehicles or trailers; buses.~~

~~(1)~~

~~No truck of 1½-ton capacity or any trailer shall be parked on any street or highway, except when actually engaged in loading or unloading for a longer period than one hour.~~

~~(2)~~

~~Overnight parking of any motorbus in the street or highway is prohibited.~~

~~*Sec. R 28.1801c Rule 801c.* Vehicles to be moved upon request of police. The operator of any vehicle which is standing at a curb where parking is allowed shall move therefrom at the request of any police officer.~~

~~*Sec. R 28.1801d Rule 801d.* Parking prohibited on certain streets between 2:00 a.m. and 6:00 a.m. In order to facilitate the cleaning of streets and the removal of snow and ice therefrom, no person shall park a vehicle on certain public streets in the city between the hours of 2:00 a.m. and 6:00 a.m. of any day. Such streets shall be marked with appropriate warning signs.~~

~~*Sec. 9.6.* "Effect of conviction on plea of nolo contendere" is deleted.~~

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. The Ypsilanti City Charter Section 2.10(c) says " Except as otherwise provided in this Charter, every adopted ordinance shall become effective after publication at the expiration of 30 days after adoption or at any later date specified therein." Pursuant to that authority this ordinance will become effective on _____, 2014.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____, 2014.

_____
Paul Schreiber, Mayor

_____
Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ___ was published in the Ypsilanti Courier on the ___ day of _____, 2014.

_____
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 _____, 2014.

_____
Frances McMullan, City Clerk

Notice Published _____

First Reading _____

Second Reading _____

Published _____

Effective Date _____

Resolution No. 2014-075

March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That a ordinance entitled “AN ORDINANCE TO AMEND CHAPTER 102 "TRAFFIC AND VEHICLES" OF THE YPSILANTI CITY CODE, ARTICLE II "UNIFORM TRAFFIC CODE," SECTION 102-34 "CHANGES IN CODE," TO AMEND RULE 706 SO THAT IT DOES NOT REQUIRE PEDESTRIANS TO YIELD THE RIGHT-OF-WAY WITHIN A MARKED CROSSWALK THAT IS NOT AT AN INTERSECTION, AND TO DELETE PREVIOUS AMENDMENTS OF THE UNIFORM TRAFFIC CODE AND TO RE-PASS THOSE PREVIOUS AMENDMENTS WHICH PERTAIN TO THE CURRENT VERSION OF THE UNIFORM TRAFFIC CODE” be approved on Second and Final Reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
10 February 2014

From: Bonnie Wessler, Planner I

Subject: Ordinance to Approve Traffic Control Orders

Background:
During calendar year 2013, the Traffic Review Committee recommended a total of fourteen Traffic Control Orders (TCOs) be approved by the City Manager. The Uniform Traffic Code and City Ordinance §10-32 allow the City Manager to issue temporary TCOs good for a period of 90 days; residential permit parking program TCOs automatically become permanent. City Council must approve an ordinance for these orders to be made permanent. The City Manager and the Traffic Review Committee request that Council ordain the attached eight temporary TCOs permanent.

Please contact Bonnie Wessler, Planner I, at wesslerb@cityofypsilanti.com or 734-483-9646 if you have questions regarding this matter.

RECOMMENDED ACTION: Approval

ATTACHMENTS:
Traffic Control Orders:

- TCO 2013-01, "Reserved Parking - Handicapped" signage and striping in front of 524 Madison.
- TCO 2013-02, Washington Street Parking Lot- devotion of two spaces to Hertz 24-7 hourly rental cars.
- TCO 2013-04, "Do Not Enter" additional signage installation, Depot Town city parking lot @ 39 E Cross entrance.
- TCO 2013-05, "No Trucks" signage installation, Depot Town city parking lot @ 39 E Cross entrance.
- TCO 2013-06, ""Do Not Enter" and "One-Way" additional signage installation, Depot Town city parking lot @ Rice St entrance.
- TCO 2013-07, "Reserved Parking – Handicapped" signage and striping in front of 103 Ferris.
- TCO 2013-08, removal of meters in Washington Street city parking lot; authorization for AATA to install Park-and-Ride permit parking in this location.
- TCO 2013-14, installation of "no parking" signage along east-side of street for approximately 1,100 feet from the Michigan Ave frontage; install "no parking" signage along west side between drives for 540 S Mansfield and 556 S Mansfield.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

Resolution No. 2014-076
March 18, 2014

ORDINANCE TO APPROVE TRAFFIC CONTROL ORDERS

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Traffic Review Committee has reviewed several traffic control requests and made appropriate recommendations based on best practices, City ordinance, and City policy; and

WHEREAS, the City Manager has seen fit to issue temporary Traffic Control Orders 2013-01, 2013-02, 2013-04, 2013-05, 2013-06, 2013-07, 2013-08, and 2013-14 based on said recommendations; and

WHEREAS, the City Manager recommends City Council provide final approval for the Traffic Control Orders listed above.

NOW THEREFORE BE IT RESOLVED, THAT the City Council hereby approves Traffic Control Orders as listed above and authorizes the requested signage, pavement marking, and metering changes as approved by the Traffic Review Committee and City Manager be approved on Second and Final Reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT:

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-01**

LOCATION: 524 Madison

ORDER: Install Handicap parking sign

REASON: Resident requested access in front of her house.

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: [redacted]
Teresa Gillotti, Director of Community and Economic Development

Date Completed: 10-27-13 By: [redacted]

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-02**

LOCATION: Washington Street Parking lot – 2 spaces on SE corner as shown on attached map.

ORDER: Remove 2 meters and install "Hertz 24-7" signage for two spaces as shown on map. Signs will be provided by Hertz.

REASON: This will permanently reserve spaces for a pilot car sharing program in downtown. The car sharing is intended to provide options for downtown employees and residents, allowing them to bus to work but still have access to a vehicle during the day or perhaps allowing residents to not own a vehicle due to access.

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: [redacted]
Teresa Gillotti, Director of Community and Economic Development

---

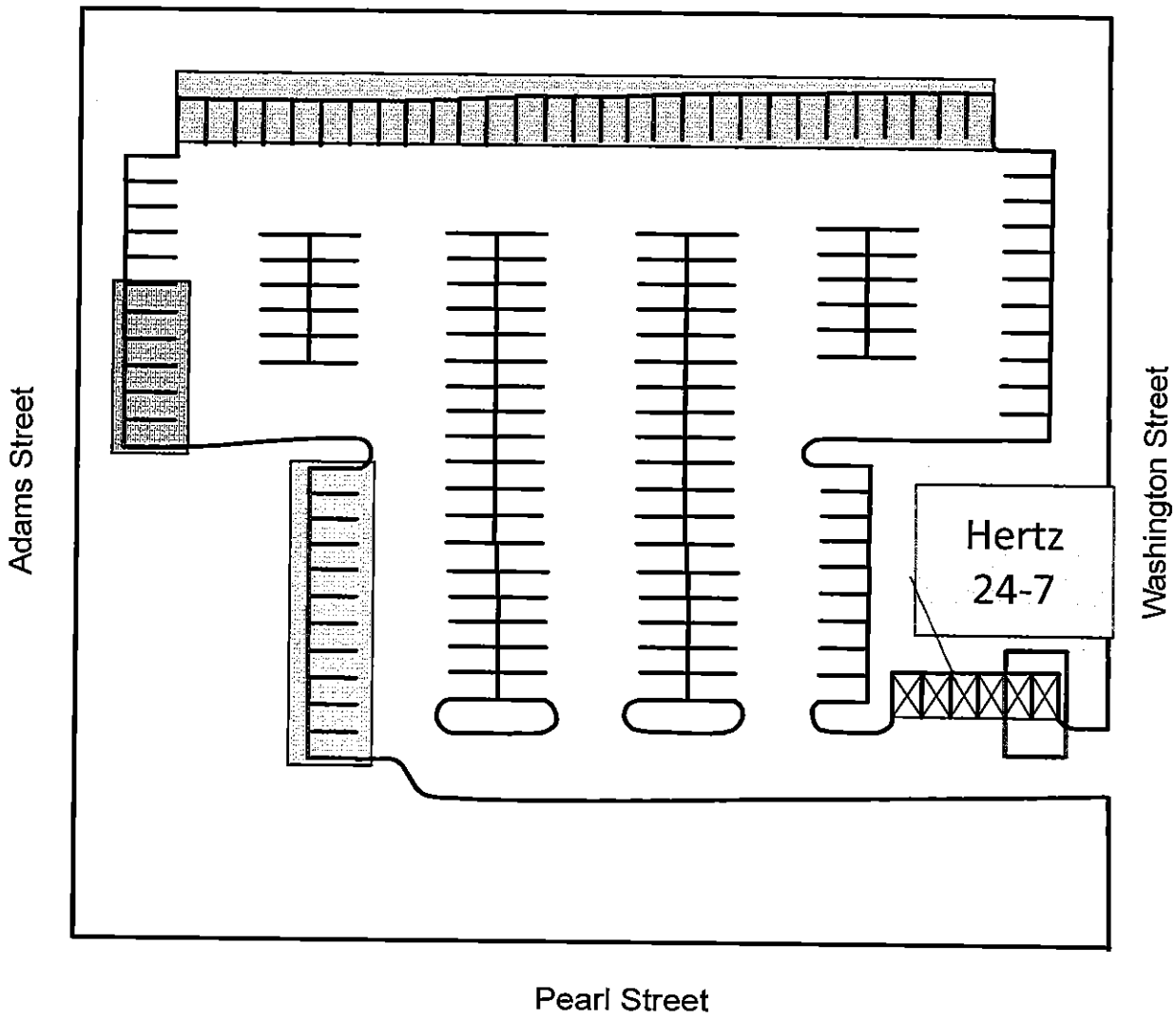
Date Completed: 8/20/2013 By: _____

---

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

Washington Street Parking Lot



Total Spaces = 163

Residential and Employee Parking Permits – 29
AATA Park and Ride spaces – 11
Metered Spaces (10 hour) - 122

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-04**

LOCATION: Driveway entrance west of 39 E. Cross Street

ORDER: **Install R5-2 "No Trucks" sign on the existing sign post that indicates one way.**

REASON: **Delivery trucks use this entrance carrying an undue load for this paved parking area.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: Deputy Police Chief A. DeGiusti

Date Completed:_____ By:_____

---

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-05**

LOCATION: Parking lot entrance off of Rice Street adjacent to the Freight House.

ORDER: **Install R5-1 "Do Not Enter" and a R6-2 "One Way" sign on the S/W corner of the entrance.**

REASON: **Signage is inadequate for southbound Rice traffic to be advised of the one way status of the parking lot driveway.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: Deputy Police Chief A. DeGiusti

Date Completed:_____ By:_____

---

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-0**

LOCATION: N/W Corner of building at 39 E. Cross Street

ORDER: **Install R5-1 "Do Not Enter" sign attached to building facing north or on independent sign post.**

REASON: **Inadequate signage to warn drivers of one way oncoming traffic at a blind corner.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: Deputy Police Chief A. DeGiusti

Date Completed:_____ By:_____

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: June 5, 2013 **ORDER NO: 2013-0**

LOCATION: N/W Corner of building at 39 E. Cross Street

ORDER: **Install R5-1 "Do Not Enter" sign attached to building facing north or on independent sign post.**

REASON: **Inadequate signage to warn drivers of one way oncoming traffic at a blind corner.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: Deputy Police Chief A. DeGiusti

Date Completed:_____ By:_____

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: August 1, 2013

ORDER NO: 2013-07

LOCATION: **First parking space west of Huron on south side of Ferris. Directly in front of 103 Ferris.**

ORDER: **Install R7-8 "Reserved Parking - Handicapped" sign and blue strip street and apply handicapped symbol to pavement.**

REASON: **Allow closer access for handicapped patients to doctor's office located at 103 Ferris.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: Deputy Police Chief A. DeGiusti

Date Completed: 10-2-13 By: [redacted]

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Deguisti, YPD

SEP 1 6 2009

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: Aug 7, 2013 **ORDER NO:** 2013-08

LOCATION: Washington Street parking lot

ORDER: Remove 11 parking meters (perhaps poles) in Washington Street parking lot as shown. Completion requested by end of August 2013.

REASON: City Council approved an agreement with AATA for the removal of

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: [redacted]
Bonnie Wessler, Planner I

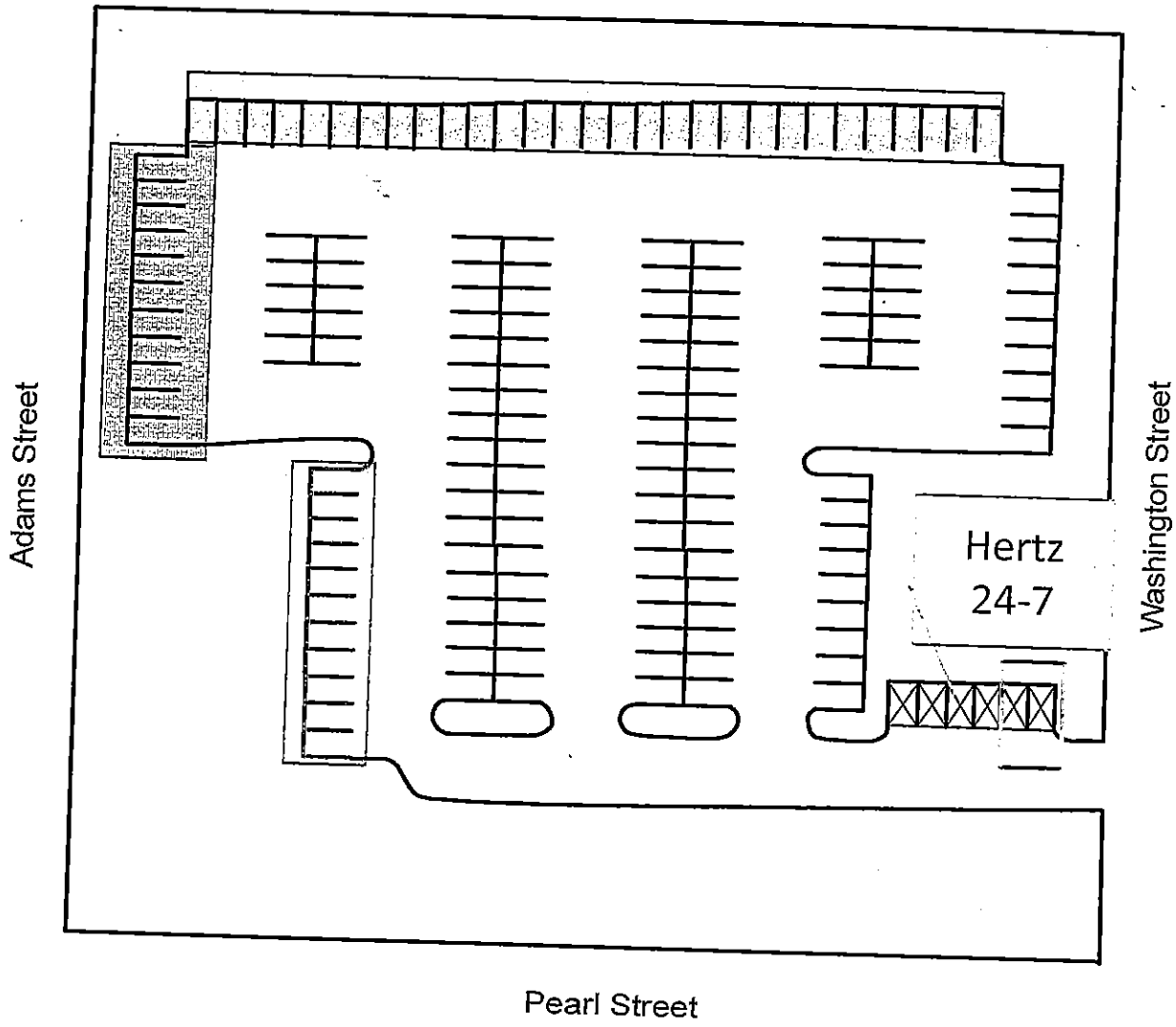
Date Completed:_____ By: [redacted]

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Amy Walker, YPD
Tony Degulsti, YPD

SEP 1 6 2009

Washington Street Parking Lot



Total Spaces = 169

Residential and Employee Parking Permits – 29

AATA Park and Ride spaces – 22

Hertz 24-7 (car-sharing) -2 spaces

Metered Spaces (10 hour) - 116

CITY OF YPSILANTI
TRAFFIC CONTROL ORDER

DATE: 25 November 2013 **ORDER NO: 2013-14**

LOCATION: South Mansfield Street south of Michigan Avenue

ORDER: A. Install "No Parking, Tow-Away Zone" signs along east side of street for approximately the first 1,100 feet south of Michigan at appropriate intervals.

B. Install two: "No parking Between Signs, Tow Away Zone" signs along west side of street south of the southernmost drive of 540 S. Masfield and north of the drive for 556 S. Mansfield.: signs along west

REASON: **The street is currently unsigned for parking. Seasonal high parking volumes on both sides of the street block truck traffic attempting to access facilities elsewhere in the industrial park. Limiting parking to one side of the street will enable truck access and turning radii for semi's to access existing parcel drives.**

Approved by: [redacted]
Ralph A. Lange, City Manager

Prepared by: [redacted]
Teresa Gillotti

Date Completed: 12-5-13 By: [redacted]

cc: Ralph A. Lange, City Manager
Tim Colbeck, YDDA
Max Anthouard, YFD
Janice Beckett, DPS
Kim Teamer, Treasurer

Traffic Review Committee:
Stan Kirton, DPS
Teresa Gillotti, Planning
Tony DeGiusti, YPD

Masfield St TCO 2013-14 map

N

0 250 500 1,000 Feet

Data from Washtenaw County GIS and Ypsilanti Planning and Development
For illustrative purposes only
21 November 2013

To: Mayor Schreiber & City Council
From: Ericka R. Savage, Assistant to the City Manager
Date: March 18, 2014
RE: **Renewal Agreement for YMCA Recreational Programming**

Office of the City Manager

REQUEST FOR LEGISLATION

SUMMARY/BACKGROUND

The YMCA initiated a pilot recreation program for youth in Recreation Park during the summer of 2008. The program was successful and the YMCA expanded its summer program into a year-round recreation program for youth in the community. YMCA has also been working with the Ypsilanti Public Schools for several years and providing after school programs.

YMCA and then City entered in to a two-year agreement to provide recreational programming during 2010 and continued this service through 2013. The 2012-2013 agreement has expired and is renewable for an additional two-year period, if both parties are amenable. The agreement calls for the YMCA to provide youth recreation programming in city parks. In return, the City will assume no cost for the programs.

YMCA will charge a fee to program participants using their standard guidelines. YMCA representatives met with the Special Events Coordinator and me to review the updated agreement; it was drafted to their satisfaction. The only major amendment is that YMCA will be required to provide the City with two month notice of programs, previously it was three months notice. The proposed agreement will be renewable in two-year increments with expressed, written approval of both parties.

Recommended Action: That City council considers approving the proposed renewal agreement with the Ann Arbor YMCA to provide recreations programming for youth in City parks during 2014 and 2015.

Attachments: Proposed Agreement with Ann Arbor YMCA; resolution.

DATE RECEIVED:_____ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF:_____ FINANCE DIR. APPROVAL

COUNCIL ACTION TAKEN:

One South Huron Street
Ypsilanti, MI 48197
esavage@cityofypsilanti.com
Tel (734) 483-1810
Fax (734) 483-7260
www.CityofYpsilanti.com

Resolution No. 2014 -077
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, due to reduced General Fund revenues, the City of Ypsilanti eliminated recreational programming for the City's youth; and

WHEREAS, financial contributions from foundations, businesses, non-profits and individuals, combined with contributions of time from many volunteers in the City, have kept the City's recreational facilities open; and

WHEREAS, the Ann Arbor YMCA desires to continue to provide recreational opportunities for area youth during 2014 and 2015; including youth basketball, youth flag football summer camps; and

WHEREAS, the City of Ypsilanti desires to offer the use of City park facilities to the Ann Arbor YMCA in return for providing recreational opportunities for area youth at no charge.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves the agreement with the Ann Arbor YMCA to provide recreational opportunities during 2014 and 2015 to area youth in City parks, at no cost to the City.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CONTRACT FOR THE RECREATIONAL SERVICES
FOR THE CITY OF YPSILANTI
AND LIMITED LICENSING OF PARKS
2014-2015

This Agreement is made this _____day of_____2014, between THE CITY OF YPSILANTI, a Michigan home-rule municipal corporation of One South Huron Street, Ypsilanti, MI 48197, hereinafter referred to as "CITY" and the ANN ARBOR YMCA, a Michigan Non-profit Corporation, of 400 W. Washington Street, Ann Arbor, MI 48103:

WHEREAS the CITY is desirous of acquiring recreational services for the benefit of its citizens, and the YMCA desires to provide recreational service for the benefit of Ypsilanti citizens, and to use city-owned parks and property to provide such recreational services and to further its mission, and

WHEREAS the YMCA has supplied recreational service during 2013 and the parties are willing to continue their agreement, now therefore:

IT IS AGREED AS FOLLOWS:

1. YMCA, for the sole and total consideration of the use of city parks, shall provide regular recreational services at some or all public parks within the City of Ypsilanti, excluding Riverside Park and Frog Island Park.

2. CITY hereby does license the YMCA to use city parks and recreation facilities to conduct reasonable and regular recreational activities at city parks according to a schedule to be provided, without other prior approval from City Council, City Manager, or otherwise.

3. The parties agree that since YMCA is providing services for CITY, YMCA is not subject to the CITY's "special events" policies. YMCA shall abide by and obey all other City ordinances, rules and regulations.

4. YMCA agrees to provide CITY with a schedule of activities to take place within city parks two months in advance of the programs start dates.

5. In the event of any conflict of scheduling or other reason, YMCA agrees to abide by all stop orders of the City Manager and immediately cease and desist from any activity upon direction of the City Manager.

6. This agreement shall run for the 2014 and 2015 Calendar Years and will be renewable in two year increments with the express written approval of both parties. The parties furthermore understand and agree that either party may terminate this contract at any time with thirty days' notice.

7. The parties understand that individuals hired by the YMCA are not employees of the CITY. They are employees of the YMCA.

8. YMCA is an independent contractor and all of its officers, employees, agents or contractors are not employees of the CITY.

9. YMCA agrees to defend, indemnify and hold harmless the CITY and its agents, employees and representative from and against any and all costs, losses, claims, liabilities, fines, expenses, penalties and damages for personal injury or property damages, including reasonable attorney fees (of an attorney agreeable to both parties), in connection with or resulting from:

a. The negligent acts or omission of the YMCA or its agents or representatives in connection with the performance of the Contract; or

b. YMCA's failure to substantially perform or observe any covenant, agreement or condition required under this Contract; or

c. Any other costs arising out of YMCA's performance of its duties under this Contract.

d. YMCA, at its own cost, is required to provide to the CITY a certificate of primary insurance with the following limits of liability:

e.	Worker's Compensation:	Statutory
f.	Employer's Liability	
	i. Each Accident	$500,000
	ii. Disease, Policy Limit	$500,000
	iii. Disease, Each Employee	$500,000
g.	General Liability	
	i. Each Occurrence (injury/property damage)	$1,000,000
	ii. General Aggregate:	$4,000,000
h.	Excess Liability	$2,000,000

10. The City must be listed as an additional insured on the YMCA's insurance policy.

11. YMCA shall be required to pay all deductibles for any claims submitted, including but not limited to the $10,000 Self Insured Retention payment.

12. All insurance policies shall be by Michigan companies or companies admitted to do business in the State of Michigan.

13. This Contract is to be performed in Washtenaw County, Michigan, and all legal venues shall be exclusively lie therein.

14. The rights and obligations under this Contract are personal to the parties' privy to the Contract and may not be assigned or transferred in any way. YMCA further agrees not to subcontract its duties set forth in Paragraph 1 to another party.

15. The invalidity or unenforceability of any particular provision of this Contract shall not affect the other provisions hereof, and this Contract shall be construed in all respects as if such invalid or unenforceable provision were omitted.

16. The Contract is the sole Contract and Agreement between the parties. Any changes, additions or deletions shall not be effective or actionable unless they are in writing and signed by the parties.

IN WITNESS WHEREOF, the undersigned have set their hands this _____day of _____, 2014.

In the presence of:

ANN ARBOR YMCA

_____ BY:_____

_____

THE CITY OF YPSILANTI

_____ BY:_____
Ralph A. Lange

APPROVED AS TO FORM:

_____
John Barr, City Attorney

Resolution No. 2014 –078
March 18, 2014

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
Jennifer Symanns (reappointment) 108 Oakwood Ypsilanti, MI 48197	Human Relations Commission	4/5/2017
Gary Clark (reappointment) 309 E. Cross Ypsilanti, MI 48198	Planning Commission	5/1/2017
Heidi Jugenitz (reappointment) 327 Miles Ypsilanti, MI 48198	Planning Commission	5/1/2017
Nicki Sandberg (replacing Brett Lenart) 910 Sheridan Apt. 2 Ypsilanti, MI 48197	Planning Commission	5/1/2017
Eric Maes (reappointment) 1004 Sherman Ypsilanti, MI 48197	Parks and Recreation Commission	5/1/2017
Tom Roach (reappointment) 912 Pearl Ypsilanti, MI 48197	Zoning Board of Appeals	5/1/2017

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Statement from Jennifer Symanns:
Hello, Mayor Schreiber! Thank you for contacting me about reappointment to the Human Relations Commission. I have thoroughly enjoyed my time so far and would love the opportunity to serve for another term.

During my term, I have worked with my fellow Commissioners to plan and execute two public forums on topics that concern our community. In addition to being a resource for the public at large, these forums also allow us, as Commissioners, an opportunity to learn more about the people in the city we serve. Past forum topics have included homelessness (November 2012) and disability (September 2013). We are currently finalizing plans for a third forum on the Latino/Hispanic community for Spring 2014. I plan to continue working on future forum topics with my fellow Commissioners. I would also like to plan additional proactive, outreach activities such as speaking at local community groups to educate them about what the HRC's function and purpose. Lastly, I have served as the HRC's Co-Chair for the past year and have enjoyed to opportunity to provide leadership and direction for the HRC with Chair, John Schuler. I hope to continue in this role in the upcoming year. Please let me know if you need any additional information.

Sincerely,
Jennifer Symanns

Statement from Gary Clark:
Dear Mayor Schreiber,

Thank you for requesting my reappointment to the Ypsilanti City Planning Commission. I always try to provide studied, practical and positive input into the various issues that come before us in the course of doing our job as commissioners. As the longest standing member of this commission I also bring a historical perspective which has a value of its own. I believe that the present Commission is a good mix of personalities and skill sets and hope to be able to continue to contribute to the effective disposition of the issues that come before us in the future.

I believe that my vision and sense of history can be especially effective as we continue to contemplate and further develop the Water Street property. I was starting on the Planning Commission when the site was being cleared and have been present to hear all the various plans for the site, attend charettes, deal with various neighborhood concerns, chair the 20/20 Task Force as we envisioned the future of our city including the Water Street site, met with and listened to various consultants and helped to form plans for the entities who currently plan to occupy the site. My future goals for this next period would be to help shape future development on the Water Street property in a logical and organic way with an eye to avoiding past mistakes and with an educated mind that remembers the past, values the tremendous aesthetic (and therefore monetary) asset this property is, and is mindful of the financial necessities the city of Ypsilanti faces.

Another project that has been embarked upon and is due before the Ypsilanti City Planning Commission in my next term would (hopefully) be the Thompson Block. As a near neighbor of this historic site, I believe I can bring a valuable and informed perspective to its ongoing planning and development. Even as a business it is a companion to the Freight House, the

Depot, the Auto and Fire Museums, the Corner Brewery and other historic buildings in the area and could enhance the whole HESNA neighborhood if properly conceived and executed.

I would likewise try to bring a sensible outlook to the unfinished 'Shape Ypsi" process with a special eye to neighborhoods and their connectivity one to the other, North, south, east and west. I believe we need to grow the city from the inside out in a sustainable way and avoid "trendy" zoning patterns and ideas that may not work for us. I will adhere to that philosophy as a commissioner.

These are just a few of the projects I am anxious to be able help our city shape and move forward. Thank you for your trust and faith in my ability to perform this important volunteer task in what promises to be a growth period for the city of Ypsilanti.

Sincerely,
Gary Clark
309 East Cross Street
Ypsilanti, Michigan 48198
Gacsk8@aol.com

Statement from Heidi Jugenitz:
I have enjoyed serving on the Planning Commission since October of last year. I've appreciated the opportunity to participate in decision-making about the City of Ypsilanti's future at a time of significant change and opportunity. In particular, I was proud to adopt the Master Plan and recommend the approval of the Ypsilanti Housing Commission's affordable housing redevelopment project.

The newly adopted Master Plan, in my view, is both a major achievement and a visionary blueprint that, if adhered to, will keep Ypsilanti diverse and affordable while supporting quality-of-life improvements for residents throughout the City. If appointed to another term on the Planning Commission, my goals would be:

- To develop a core set of indicators and five-year targets, focused on quality-of-life considerations, to help the Planning Commission and the City monitor the implementation of the Master Plan
- To recommend zoning guidelines, site plans and special use provisions that improve the City of Ypsilanti's "livability", whether by incentivizing creation of quality jobs, increasing access to goods and services within the City, or assuring the safety and attractiveness of parks, streets and other public spaces
- To support further integration and interconnectivity between EMU and the City of Ypsilanti in ways that are mutually beneficial
- To help ensure that the Water Street redevelopment area is developed in a way that enhances Ypsilanti's curb appeal and strengthens the economic life of the CIty

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. Since then, 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 the built and natural environment on health outcomes in vulnerable populations. I enjoy devoting my time to local activities and as such, I volunteer at Growing Hope and am also a member of the Washtenaw Food Policy Council's Zoning and Planning Team.

As a trained urban planner committed to a triple bottom line approach to development, I would like to serve as a member of the Planning Commission. Through my service, I will utilize both my professional background as well as my experience in community development to contribute to the continued health, safety, and well-being of the Ypsilanti community. My goal is to lend my unique and informed perspective to the Commission to help make decisions that will have a positive impact on our local economy, the environment, and all residents of the City.

Statement from Eric Maes:
I would welcome the opportunity to be reappointed to the Parks & Rec. Commission. Here is my short bullet list of goals:

- Continue the effort to complete the Rutherford Pool rebuild
- Work with FORP to begin effort to update the bath house
- Continue to work with local youth to identify park and community update projects. Like the tennis court project, tree planting, Ypsi PRIDE, etc.
- Work more closely with YALL (little league baseball) to establish closer working relationship with the City and DPW

Those are my ideas.

Thanks - Eric

Eric D. Maes
emaes@provide.net

Statement from Tom Roach:

Hello Mayor Schreiber,

Thank you for your offer to reappoint me on the Zoning Board of Appeals. I will be happy to continue serving in that capacity for the term beginning on May 1. 2014. My goals are to assist the ZBA in evaluating appeals to the Zoning Board for compliance to the zoning ordinance of the City of Ypsilanti.

Sincerely,

Thomas Roach

Resolution No. 2014 – 067
March 4, 2014
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti considers requests for tax abatement to encourage further growth and development in the city; and

WHEREAS, the City previously granted an OPRA to Historic Equities LLC for the Thompson Block project in 2006; and

WHEREAS, work was not completed during the time-frame allotted by the approval, and the Thompson Block Partners have requested that the City revoke said 2006 OPRA tax abatement agreement to pursue an amended project;

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti revokes the 2006 OPRA tax abatement exemption for 400 North River Street.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Resolution No. 2014-068
March 4, 2014
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the property at 400 N. River, parcel ID# 11-11-04-495-024 experienced a fire in September of 2009 and remains open to the elements; and

WHEREAS, the property no longer has utilities; plumbing, heating, and sewerage have been disconnected, and the building lacks complete floors as well as ingress and egress, thus it is unfit for occupancy or its intended use under the State of Michigan building code; and

WHEREAS, the City has inspected the property on numerous occasions and determined that remains a dangerous property per the definitions found in Chapter 18, Article VI of the City Code of Ordinances;

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti declares the property at 400 N. River blighted as defined in the Brownfield Redevelopment Financing Act, PA 381 of 1996, as amended, based on the above findings.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future

110 N. Fourth Avenue · Suite 300
Ann Arbor · MI 48104
Phone|734.622.9025 Fax|734.622.9022
Website|www.ewashtenaw.org/oced

MEMO

Date: February 24, 2014

Re: Historic Thompson Block Brownfield Plan Information

To: Teresa Gillotti, City of Ypsilanti Planner II, Community & Economic Development

From: Nathan Voght, Washtenaw County Brownfield Redevelopment Coordinator

Washtenaw County formed a regional Brownfield Authority in 1999. The City of Ypsilanti joined the County Brownfield Authority by resolution in 2000. A Brownfield Plan for The Historic Thompson Block was originally approved in 2008 by both the City of Ypsilanti, and Washtenaw County Board of Commissioners, which supported the reimbursement of approximately $300,000 in eligible brownfield expenses using Tax Increment Financing. Those costs included building demolition, site preparation and utilities, public infrastructure, asbestos and lead abatement, 15% contingency, and costs to prepare the brownfield plan and Act 381 Work Plans.

The Washtenaw County Brownfield Authority and myself have been working closely with you and the developer to update the Brownfield Plan for the project. A Brownfield Authority review sub-committee was formed, including yourself, in order to assist with preparation of the draft, updated Brownfield Plan. We are in receipt of a final draft, and it's my understanding that the City of Ypsilanti City Council will be considering the plan at the March 4th meeting. In addition, I will be asking the County Brownfield Authority to take action on the plan at its March 6th meeting.

Due to Act 381 requirements, the Plan is considered a "new" plan. As you are aware, the historic structure suffered a significant fire in 2009, which changed the nature of the project, and contributed to its delay. The new plan now being considered reflects revised costs in almost all categories, as well as adding a new eligible, adjacent property (107 E. Cross). In addition, some new eligible expenses are included, which are now allowed under Act 381 and MEDC policies. These include "Low Impact Design" features of the site, such as the bio-retention landscape areas to handle the majority of the annual storm events on-site. In addition, public streetscape enhancements in the North River Street right-of-way. The total amount being sought for developer reimbursement is now approximately $271,000, down from $300,000 from the 2008 plan.

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It should be noted that, due to the Obsolete Properties Rehabilitation Certificate planned for the project, all of the Tax Increment Financing generated to reimburse the developer for eligible costs will come from State School Education and Operating Taxes. Provided an Act 381 Work Plan is approved by the MEDC for the project, which would pledge that School Taxes generated from Tax Increment Revenues will be used to reimburse the developer, there are not expected to be *local* taxing millages utilized to reimburse the $271,000 in eligible activities.

With the assumption the OPRA certificate will be re-approved, the eligible expenses will take 11 years to be fully reimbursed, similar to the 2008 Brownfield Plan.

Please contact me at 734-222-3860 or voghtn@ewashtenaw.org if I can provide any additional information, or if you have any questions.

Resolution No. 2014 - 069
March 4, 2014
March 18, 2014

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Development Authority (WCBRA) in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act") to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives;

WHEREAS, the property located at 400 North River Street (the "Property") has been determined to be functionally obsolete by a Level III Assessor and located in a qualified local unit of government, thus the property is considered to be an eligible property as defined in the Act;

WHEREAS, The Brownfield Plan for the Historic Thompson Block (the "Plan") has been created to facilitate the redevelopment of the Property to include approximately 10,000 square feet of office/retail businesses on the ground floor and approximately 16 upper story residential units for an overall investment estimated at $5.875 million;

WHEREAS, the Plan will allow application for a State of Michigan Brownfield Redevelopment Michigan Business Tax Credit valued at $175, 578.31 to assist in the financing of the redevelopment;

WHEREAS, the Plan must be approved by the City of Ypsilanti, before the WCBRA and Washtenaw County Board of Commissioners will consider the plan for approval; and

WHEREAS, neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness for neither this project nor is any local tax increment financing capture proposed;

NOW THEREFORE BE IT RESOLVED, That the Ypsilanti City Council approve The Brownfield Plan for Historic Thompson Block for the property located at 400 North River Street as authorized by the Washtenaw County Brownfield Redevelopment Authority.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

BROWNFIELD REDEVELOPMENT PLAN
THE HISTORIC THOMPSON BLOCK
THOMPSON BLOCK PARTNERS
400-408 NORTH RIVER STREET
and 107 EAST CROSS STREET

CITY OF YPSILANTI, MICHIGAN

for

WASHTENAW COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY
WASHTENAW COUNTY, MICHIGAN

February 24, 2014

Washtenaw County Brownfield Redevelopment Authority

Brownfield Redevelopment Plan

For

The Historic Thompson Block

400-408 North River St.
& 107 East Cross St

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ATTACHMENTS

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   Figure 2: Boundary Map of Eligible Property
   Figure 3: Project Illustrations
B. Legal Description
C. Tables 1 – Sources and Uses
   Table 2 – Annual Tax Increment Financing Table
   Table 3 – Eligible Activities
D. Affidavit from Level 3 Assessor
E. Obsolete Property Rehabilitation Exemption Certificate (New cert forthcoming)
F. Thompson Block: Approach to the Renovation, Historic Background and a description of the 2009 fire and some photos for reference

PROJECT SUMMARY

Project Name:	The Historic Thompson Block
Project Location:	The eligible property is located at 400-408 North River Street and 107 East Cross Street, Original Legal Description: Parcels 11-11-04-495-023 & 11-11-04-495-015, see Combined Legal Description, Attachment B.
Type of Eligible Property:	Obsolete Property
Eligible Activities:	Lead and Asbestos Abatement, Demolition, Site Preparation and Infrastructure Improvements, Storm Water Management System
Reimbursable Costs:	$271,578.31
Estimated Eligible Investment:	$7 million
Annual Tax Revenue Before Project:	$6,200.00
Annual Tax Revenue After Project:	$120,000 (based on estimated value of real and personal property)
Project Overview:	The Property will be redeveloped and used as a mixed-use building containing ground floor retail, second floor office space, and third floor loft apartments. The overall investment for the project is approximately $7 million. The plan includes $271,578.31 to be reimbursed through tax increment financing (TIF) attributable to school operating taxes. Construction is anticipated to begin summer of 2014 and will continue for approximately 12 months. This Brownfield Plan has been created to allow for the use of TIF attributable to school operating taxes, and to allow for the submittal of a Michigan Business Tax Brownfield credit, which would facilitate the redevelopment of the Property.

AMENDED
BROWNFIELD PLAN

The Historic Thompson Block
400 North River Street
(400 & 408 North River St.
& 107 East Cross Street)
Ypsilanti, Michigan

1.0 INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas with the boundaries of Washtenaw County, Michigan ("County"), the County has established the Washtenaw County Brownfield Redevelopment Authority ("Authority") in 1999 by the adoption of a resolution pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended (Act 381). Act 381 authorized the Authority to undertake all activities allowed by law. The primary purpose of Act 381 is to encourage the redevelopment of contaminated, functionally obsolete, or blighted property by providing economic incentives through tax increment financing for certain eligible activities and Michigan Business Tax (MBT) Brownfield credits.

The primary purpose of this Brownfield Plan ("Plan") is to promote the redevelopment of and private investment in certain "Brownfield" properties within the County. Inclusion of property within this Plan will facilitate financing of the qualified local unit of governments eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as "Brownfields." By facilitating redevelopment of Brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The Plan describes qualifying factors that determine "eligible property" status, as Functionally Obsolete and Blighted and makes it a Brownfield site. The Plan also describes the methods used to revitalize the site, including the cost and amount of tax dollars generated by the new development that will be used to pay for the revitalization. Once approved by the City of Ypsilanti, the Authority, and the Washtenaw County Board of Commissioners ("Governing Body"), the Plan acts as a guide for implementation of the project.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan, and to identify and authorize the eligible activities to be funded by tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. This Brownfield Plan contains information required by Act 381 Section 13(1).

2.0 DEFINITIONS AS USED IN THIS PLAN

All terms used in this Brownfield Plan are defined as provided in Michigan Public Act 381 of 1996, as amended (MCL 125.2652 Definitions) (Act 381), or Part 201, Environmental Remediation and Michigan Public Act 36 of 2007 (Michigan Business Tax Act) and Michigan Public Act 451 of 1994 (Natural
Resources and Environmental Protection Act).

MCL 125.2652 Definitions:

"Additional response activities" means response activities identified as part of a Brownfield plan that are in addition to baseline environmental assessment activities and due care activities for an eligible property.

"Authority" means a Brownfield redevelopment authority created under this act.

"Baseline environmental assessment activities" means those response activities identified as part of a Brownfield plan that are necessary to complete a baseline environmental assessment for an eligible property in the Brownfield plan.

"Blighted" means property that meets any of the following criteria as determined by the governing body:

> Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
>
> Is an attractive nuisance to children because of physical condition, use, or occupancy.
>
> Is a fire hazard or is otherwise dangerous to the safety of persons or property.
>
> Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

"Brownfield Plan" means a plan that meets the requirements of Section 13 and is adopted under Section 14 of Act 381.

"Captured taxable value" means the amount in 1 year by which the current taxable value of an eligible property subject to a Brownfield Plan, including the taxable value or assessed value, as appropriate, of the property for which specific taxes are paid in lieu of property taxes, exceeds the initial taxable value of that eligible property. The State Tax Commission shall prescribe the method for calculating captured taxable value.

"Eligible activities" or "eligible activity" means 1 or more of the following:

Baseline environmental assessment activities.

Due care activities.

Additional response activities.

For eligible activities on eligible property that was used or is currently used for commercial, industrial, or residential purposes that is in a qualified local governmental unit, that is owned or under the control of a land bank fast track authority, or that is located in an economic opportunity zone, and is a facility, functionally obsolete, or blighted, and except for purposes of former section 38d of the single business tax act, 1975 PA 228, the following additional activities:

Infrastructure improvements that directly benefit eligible property.

Demolition of structures that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

Lead or asbestos abatement.

Site preparation that is not response activity under section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

Except as otherwise provided in this subdivision, "eligible property" means property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, public, or residential purposes, including personal property located on the property, to the extent included in the Brownfield Plan, and that is 1 or more of the following:

Is in a qualified local governmental unit and is a facility, functionally obsolete, or blighted, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

Is not in a qualified local governmental unit and is a facility, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property.

Is tax reverted property owned or under the control of a land bank fast track authority.

"Fiscal year" means the fiscal year of the authority.

"Functionally obsolete" means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

"Governing body" means the elected body having legislative powers of a municipality creating an authority under this act.

"Infrastructure improvements" means a street, road, sidewalk, parking facility, pedestrian mall, alley, bridge, sewer, sewage treatment plant, property designed to reduce, eliminate, or prevent the spread of identified soil or groundwater contamination, drainage system, waterway, waterline, water storage facility, rail line, utility line or pipeline, or other similar or related structure or improvement, together with necessary easements for the structure or improvement, owned or used by a public agency or functionally connected to similar or supporting property owned or used by a public agency, or designed and dedicated to use by, for the benefit of, or for the protection of the health, welfare, or safety of the public generally, whether or not used by a single business entity, provided that any road, street, or bridge shall be continuously open to public access, and that other property shall be located in public easements or rights-of-way and sized to accommodate reasonably foreseeable development of eligible property in adjoining areas.

"Initial taxable value" means the taxable value of an eligible property identified in and subject to a Brownfield Plan at the time the resolution adding that eligible property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted. Property exempt from taxation at the time the initial taxable value is determined shall be included with the initial taxable value of zero. Property for which a specific tax is paid in lieu of property tax shall not be considered exempt from taxation. The State Tax Commission shall prescribe the method for calculating the initial taxable value of property for which a specific tax was paid in lieu of property tax.

"Local taxes" means all taxes levied other than taxes levied for school operating purposes.

"Municipality" means all of the following:

A city.

A village.

A township in those areas of the township that are outside of a village.

A township in those areas of the township that are in a village upon the concurrence by resolution of the village in which the zone would be located.

A county.

"Qualified local governmental unit" means that term as defined in the obsolete property rehabilitation act, 2000 PA 146, MCL 125.2781 to 125.2797.

"Qualified taxpayer" means that term as defined in former sections 38d and 38g of the single business tax act, 1975 PA 228, or section 437 of the Michigan business tax act, 2007 PA 36, MCL 208.1437.

"Response activity" means that term as defined in section 20101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.20101.

"Tax increment revenues" means the amount of ad valorem property taxes and specific taxes attributable to the application of the levy of all taxing jurisdictions upon the captured taxable value of each parcel of eligible property subject to a Brownfield Plan and personal property located on that property. Tax increment revenues exclude ad valorem property taxes specifically levied for the payment of principal of and interest on either obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit, and specific taxes attributable to those ad valorem property taxes. Tax increment revenues attributable to eligible property also exclude the amount of ad valorem property taxes or specific taxes captured by a Downtown Development Authority, Tax Increment Finance Authority, or local development finance authority if those taxes were captured by these other authorities on the date that eligible property became subject to a Brownfield Plan under this act.

"Taxable value" means the value determined under section 27a of the general property tax act, 1893 PA 206, MCL 211.27a.

"Taxes levied for school operating purposes" means all of the following:

The taxes levied by a local school district for operating purposes.

The taxes levied under the state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

That portion of specific taxes attributable to taxes described under subparagraphs (i) and (ii).

"Work plan" means a plan that describes each individual activity to be conducted to complete eligible activities and the associated costs of each individual activity.

Please find additional definitions in:
Act 36 of 2007; **MICHIGAN BUSINESS TAX ACT**

Act 451 of 1994**; NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT**

3.0 BROWNFIELD PROJECT—THE HISTORIC THOMPSON BLOCK

3.1 DESRIPTION OF THE PROJECT AND COSTS TO BE PAID THROUGH THE BROWNFIELD PLAN AND SUMMARY OF ELIGIBLE ACTIVITIES (MCL 125.2663(1)(a) and (b))

A. Project Description

Public Act 381 of 1996, as amended, defines "eligible property" as ". . .property for which eligible activities are identified under a Brownfield Plan that was used or is currently used for commercial, industrial, public or residential purposes, including personal property located on the property, to the extent included in the Brownfield Plan, and that is 1 or more of the following: (i) Is in a qualified local unit of government and is a facility, functionally obsolete, or blighted, and includes parcels that are adjacent or contiguous to that property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that property."

The eligible property consists of originally two parcels, located in the City of Ypsilanti (City) and having the address of 400-408 North River Street and 107 East Cross Street (Parcel ID Numbers 11-11-04-495-015, 11-11-04-495-023) herein referred to collectively as the "Property". The Property is located in a commercial area of the City and is currently vacant. A legal description of the Property is included in **Attachment B**. **Attachment A.1.a** provides a location map, and **Attachment A.2** provides a map designating the eligible property boundary.

The Historic Thompson Block is a 150-year old three-story building located in Ypsilanti's historic Depot Town area. Built with the bricks and stone of the Great Western Hotel, the Thompson Block has played host to the 14th and 27th infantry during the civil war, it was rumored to have been a stop on the Underground Railroad with a direct link to the Michigan Central Railroad across the street. Other previous uses included a paint store, bicycle shop, fire department and a Dodge dealership (one of the first in the area).

Project investors, hereinafter referred to as the "Developer," intend to redevelop the Property as a mixed-use building that includes residential condominiums, retail and office space, and a parking lot for municipal and residential uses. The phase of the project that is the basis for this plan will include up to 16 luxury loft units (15,642 sf) and 13,342 square feet of retail /class-A office space/commercial space construction along with

associated site amenities such as parking and landscaping. Examples of uses that may be included within the development include, but are not limited to, restaurant, retail, and professional office uses. Exact uses will be defined more fully as planning for the project continues and is formalized.

The overall estimated investment for the portion of the project that is the basis for this Plan is approximately $7 million. Construction is anticipated to begin in the summer of 2014, and will continue until estimated completion in mid-2015. This Plan has been created for the purpose of facilitating redevelopment of the Property, to allow the Authority to utilize tax incremental financing (TIF) attributable to school operating taxes to reimburse the Developer for the cost of certain eligible activities and to allow for a qualified taxpayer to apply for a Michigan Business Tax Brownfield Credit.

The completed Thompson Block project will dramatically improve a highly visible stretch of River Street, and the most visible corner in Depot Town. The redevelopment of the Thompson Block will also encourage development in the area, bring visitors to Depot Town, and help support new and existing restaurant and retail establishments. The improvements to this currently vacant and blighted property will be permanent, and will help raise the value of this and the surrounding buildings to several times their current value, all of which will benefit the surrounding community considerably.

B. Identification of the Property as Blighted and Functionally Obsolete

The property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial purpose; (b) it is located within the City of Ypsilanti, a qualified local government unit under Act 381; and (c) the Property is determined to be functionally obsolete as defined by Act 381.

The building is dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial deterioration. The requisite affidavit signed by a Level 3 Assessor certifying the assessor's expert opinion that the Property is functionally obsolete is provided in **Attachment D**. Further description of its eligibility is outlined below and **Attachment E** provides illustrations further documenting the building's obsolescence. The description below also documents the building's current state of disrepair.

Functionally Obsolete:

- The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from deficiencies in design and changes in technology.
- Mechanical and electrical systems must be replaced.
- The building is an attractive nuisance to children because of physical conditions.
- It is a fire hazard or is otherwise dangerous.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.

- The property has had utilities disconnected permanently due to them being rendered ineffective for current usage.
- The elevators must be brought up to code.
- Interior finishes have been stripped.
- A new security system must be installed
- The windows must be rehabilitated or replaced
- The entire roof must be replaced as well as most of the flooring systems as a result of a significant fire in 2009.

C. Description of Costs to be Paid for with Tax Increment Revenues and Summary of Eligible Activities

Eligible activities that will take place as part of this project are described in the **TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs** table below and attachment (**Table 2**) including more detail include lead and asbestos abatement, demolition, site preparation, and infrastructure improvements. Tax increment revenues attributable to school operating taxes generated by the new development will be captured by the Authority, and used to reimburse the Developer for the cost of eligible activities completed on the Property. The Plan constitutes a public purpose by providing new tax revenues and employment for the community. The estimated cost of the eligible activities is shown below.

TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs

Project Name: The Thompson Block
Project Address: 400-408 North River St & 107 E Cross St Ypsilanti Michigan 48198
Parcel Number(s): 11-11-04-495-015 &11-11-04-495-023

Item/Activity	Total Cost
Further Assessment Activities (Supplemental Phase II, BEA, Brownfield Plan, etc.)	
Brownfield Plan	$5,000.00
Act 381 Work Plan	$7,500.00
MSF Eligible Activities (building demolition, site preparation, infrastructure improvements and lead & asbestos abatement)	
Building Demolition	$24,000.00
Selective Interior Demolition	$70,250.00
Site Preparation & Utilities	$0.00
Infrastructure Improvements	$84,105.00
10% Architectural / Engineering	$17,835.50
Asbestos Abatement	$8,475.00
Lead Abatement	$5,625.00
15% Abatement Supervision	$2,115.00

Engineering, Design, Testing & Supt/GCs	$27,311.99
Consulting Services	
MSF Review Fees	NA
15% Contingency based on all eligible investments (potentially add 33,546.60)	$31,860.83
Projected Totals	$271,578.31

TIF: Tax Increment Financing

The costs listed in the **TIF Eligible Cost of Redevelopment Activities Showing MSF Specific Costs** (table above) are estimated costs, and may increase or decrease depending on unknown conditions encountered on the Property. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the approved Plan. This Plan will dictate the total cost of eligible activities subject to reimbursement, provided that the total cost of eligible activities subject to reimbursement shall not exceed the estimated costs set forth above, without requiring an amendment to this Plan. As long as the total costs are not exceeded, line items costs of eligible activities may be adjusted after the date of this Plan as approved by the Authority/Governing Body, to the extent adjustments do not violate the terms of the approved Michigan Economic Growth Authority Act 381 Work Plan.

3.2 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES (MCL 125.2663 (1)(c))

The Developer has received an Obsolete Properties Rehabilitation Act (OPRA) tax abatement from the City of Ypsilanti and the State Tax Commission for 12 years (the Obsolete Property Rehabilitation Exemption Certificate is provided in **Attachment E**, Therefore; local taxes on the building have been frozen. The State of Michigan Treasury Department has granted an OPRA abatement on 50% of the school operating taxes for the first six years. The Plan proposes capturing the available tax increment revenues attributable to school operating taxes, because the local taxes on the building have been frozen. The total estimated cost of the eligible activities to be reimbursed through the capture of tax increment revenue attributable to school operating taxes is $271,578.31 The Developer shall invest approximately $7 million in personal and real property improvements on the Property. Redevelopment of the Property is expected to initially generate incremental taxable value in 2016 with the first significant increase in taxable value of approximately $1.6 million. It is estimated that the 2016 through 2026 tax increment revenues attributable to school operating taxes will be captured. This annual reimbursement will enable the Developer to justify the debt to income ratio with the lender, additionally it will allow for the project to flourish in a protected fiscal situation in its formative years.

Captured incremental taxable value and associated tax increment revenue will be based on the annual increased taxable value from the actual taxable improvements on the Property, and the millage rates attributable to school operating taxes.

3.3 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES BY THE MUNICIPALITY (MCL 125.2663(1)(d))

Project costs are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues attributable to school operating taxes generated from the Property. No advance has been made or shall be made by the City, Authority, or the Governing Body for the costs of eligible activities under this Plan.

3.4 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS (MCL 125.2663(1)€)

Project costs are to be financed by the Developer and the Authority/Governing Body shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

3.5 DURATION OF BROWNFIELD PLAN (MCL 125.2663(1)(f))

The duration of the Brownfield Plan for eligible activities on eligible property shall not exceed 35 years following the date of the governing body resolution approving the Plan amendment. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan amendment. Tax increment revenue capture shall not exceed 30 years.

3.6 ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS (MCL 125.2663(1)(g))

The following table presents a summary of the tax increment revenues, generated by the taxing jurisdictions, which will be captured by the Authority to reimburse eligible activities under this Plan. 69,272.52

TAXES CAPTURED BY TAXING JURISDICTION

Taxing Jurisdiction	Total
State Education Tax (SET)	$ 68,243.07
School Operating	$ 203,335.24
TOTAL Collected	**$ 271,578.31**

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in **Attachment C.2**.

3.7 MICHIGAN BUSINESS TAX CREDIT

The Property is included in this Plan to enable "qualified taxpayers" as defined by Michigan Public Act 36 of 2007, as amended, Michigan Business Tax (MBT) Act, to avail themselves of eligibility for a credit against their Michigan Business Tax liability for eligible investments incurred on the Property after the adoption of this Plan. Eligible investment is estimated at approximately $7 Million.

By approval of this Plan, the City, Authority, and Governing Body do not intend to make, nor have made representation to a developer or any other person of the availability, amount or value of any credit under the MBT Act or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the MBT Act for the Property. The City, Authority, and Governing Body also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the MBT Act for the Property.

3.8 LEGAL DESCRIPTION, PROPERTY MAP AND PERSONAL PROPERTY (MCL 125.2663(1)(h))

Attachment B includes a legal description of the Property, **Attachment A.1** provides a property location map and **Attachment A.2** provides a map of the eligible property boundaries.

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial purpose; (b) it is located within the City of Ypsilanti, a qualified local government unit under Act 381; and (c) the Property is determined to be functionally obsolete and blighted as defined by Act 381. **Attachment D** provides an affidavit from a Level 3 Assessor determining the building to be functionally obsolete.

3.9 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF FAMILIES (MCL 125.2663(1)(i))

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced**.**

3.10 PLAN FOR RELOCATION OF DISPLACED PERSONS (MCL 125.2663 (1)(j))

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced**.**

3.11 PROVISIONS FOR RELOCATION COSTS (MCL 125.2663 (1)(k))

There are no persons residing on the Property to which this Plan applies and, therefore there are no families to be displaced**.**

3.12 STRATEGY FOR COMPLIANCE WITH MICHIGANS RELOCATION ASSISTANCE LAW (MCL 125.2663 (1)(l))

There are no persons residing on the Property to which this Plan applies, and therefore there is no need for compliance with Act 227 of the Public Acts of 1972, being Section 213.321 to 213.332 of the Michigan Compiled Laws.

3.13 DESCRIPTION OF PROPOSED USE OF LOCAL SITE REMEDIATION REVOLVING FUND (MCL 125.2663 (1)(m))

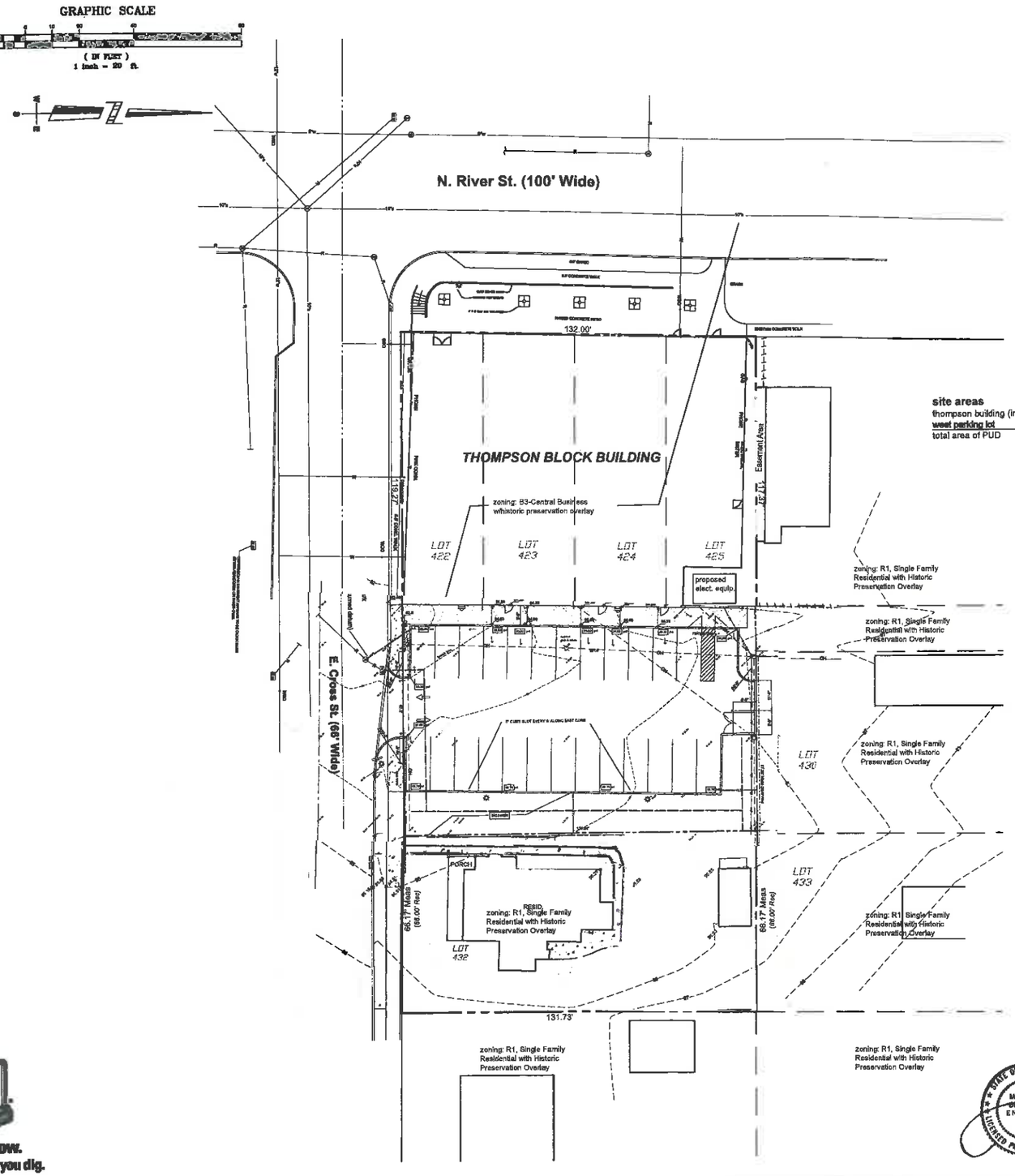
Tax increment revenue will not be deposited in the Authority's Local Site Remediation Revolving Fund as part of this Plan

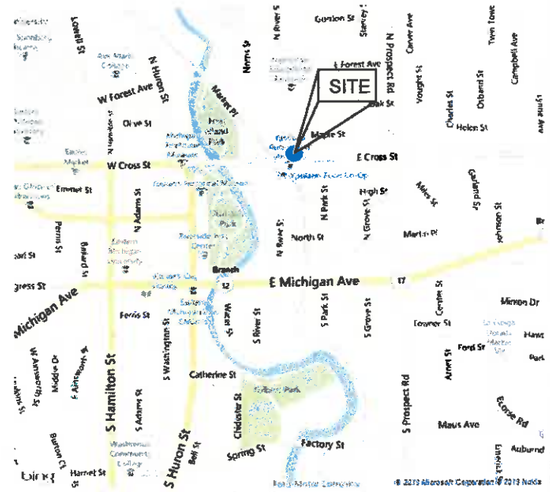
3.14 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT

None

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.





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. 122-395. 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 ends, 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. 122-396. 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-M. BROWN II
ENGINEER
NO. 29036
LICENSED PROFESSIONAL ENGINEER

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CIVIL ENGINEERS & SURVEYORS
2709 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9769 mason_brown@sbcglobal.net

THOMPSON BLOCK PUD PLAN
Lots 422--425 & 431, W. Norris Addition
Washtenaw County, Michigan

THOMPSON BLOCK PARKINGERS, LLC
221 Felch Street Suite 6 Ann Arbor, MI 48103

REVISIONS:		
2013-12-03	PER CLIENT	2013-07-16
	PER CITY	2013-08-19

DESIGN: ---
DRAWN: mb
CHECKED: MB
FIELD CK: mb

13--014.DWG

SCALE: as shown
DATE: 07--15--13
JOB NO. 13--014
SHEET 1

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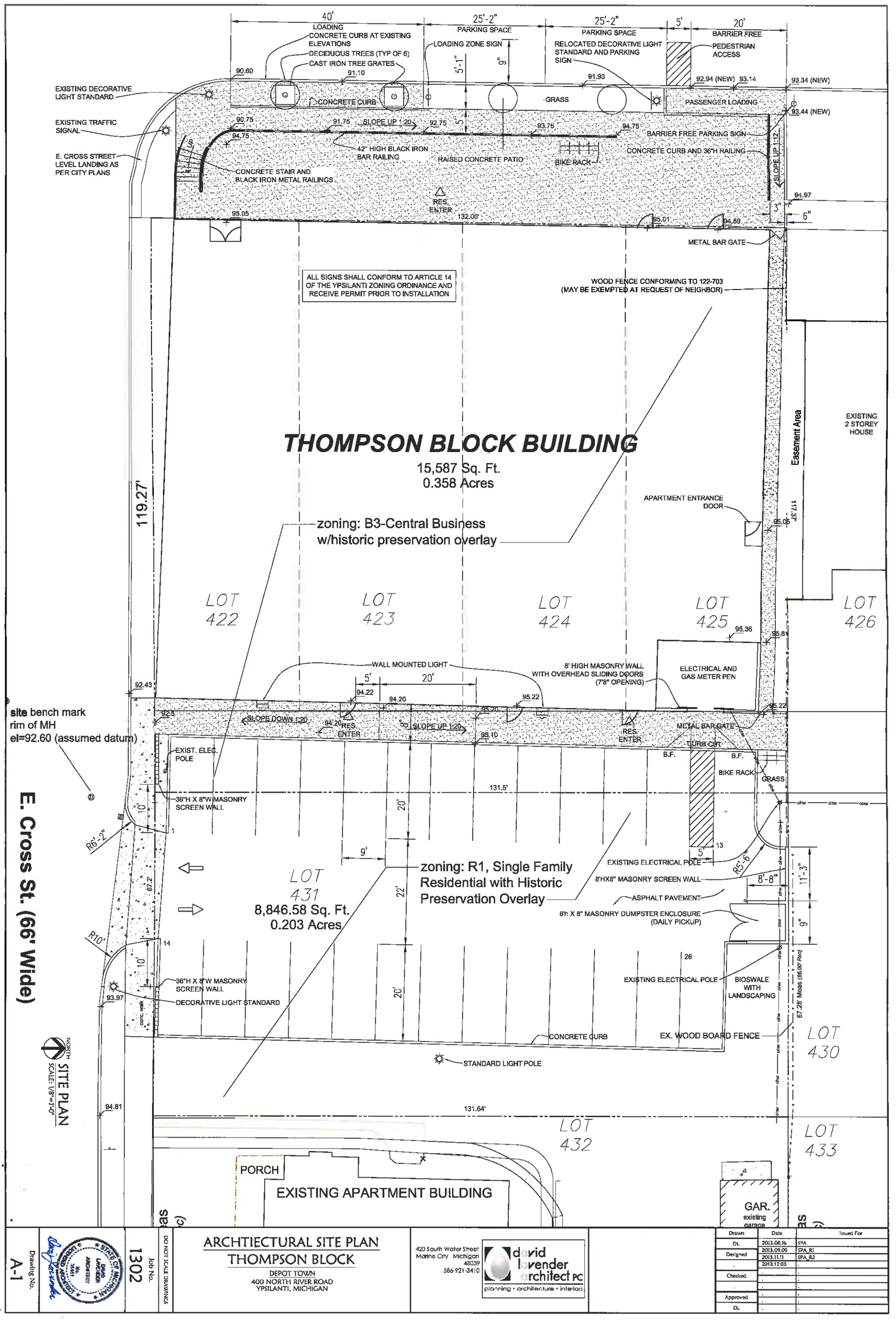
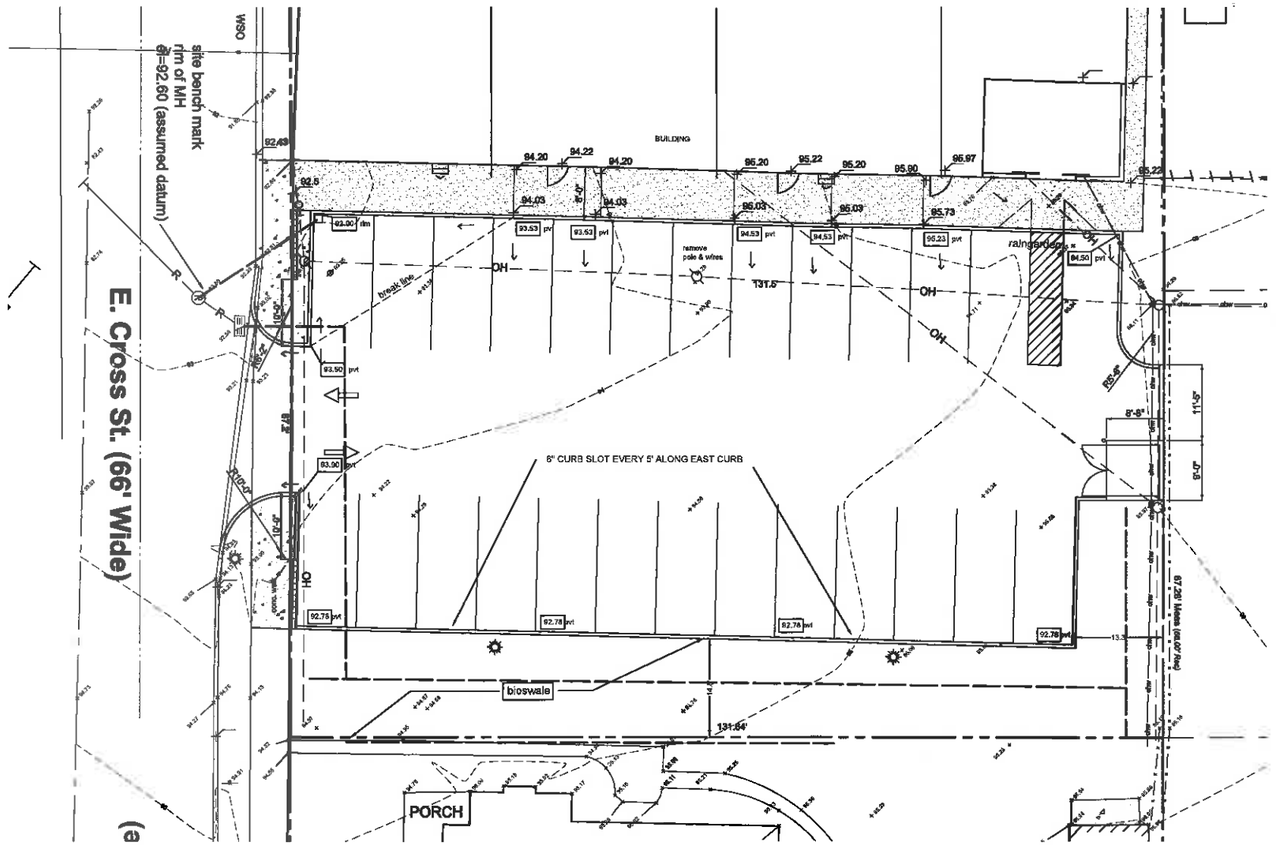


Drawing No. A-1	1302 Job No.	DO NOT SCALE DRAWINGS	ARCHTIECTURAL SITE PLAN THOMPSON BLOCK DEPOT TOWN 400 NORTH RIVER ROAD YPSILANTI, MICHIGAN	420 South Water Street Marine City Michigan 48039 586-921-3410 david lavender architect PC planning • architecture • interiors	

Drawn	Date	Issued For
DL	2013.08.16	SPA
Designed	2013.09.09	SPA_R1
	2013.11.11	SPA_R2
	2013.12.03	-
Checked	-	-
-	-	-
Approved	-	-
DL	-	-

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



DETENTION CALCULATION

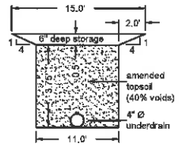
PAVT AREA	=	0.255 acre
ROOF AREA	=	0 acre
WATER SURFACE AREA	=	0 acre
SEMI-PERVIOUS AREA	=	0.06 acre
TOTAL AREA	=	0.315 acre

USE HYDOLOGIC SOIL GROUP B, SLOPE BETWEEN 1% AND 3%= 0.25

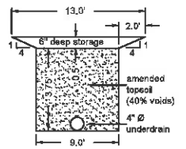
C=(ROOF+PAVT)(0.95)+(WATER)(1.00)+(SEMI-PERVIOUS)(0.25)/SITE AREA

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 =(165007/(T+25) -(40Qo)T)=	13,201.94 CF/ACRE-IMP
Vt = VsxAxC=	3,396.20 CF

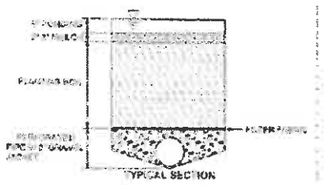
detention provided

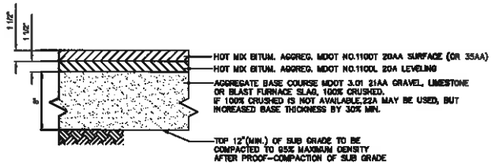


bioswale along east property line:
A=11 x 0.5+2 x 0.5 = 6.50
+11 x 3.75 x 40% = 16.50
+ 4'Ø = 0.09
Atotal =23.09 sf
length = 123 ft
V= 23.09 sf x 123 ft = **2,840 cf**

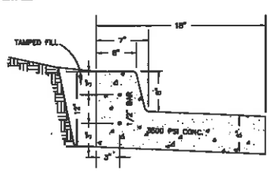


bioswale along north property line:
A=9 x 0.5+2 x 0.5 = 5.50
+9 x 3.5 x 40% = 12.60
+ 4'Ø = 0.09
Atotal =18.19 sf
length = 35 ft
V= 18.18 sf x 35 ft = 637 cf
total storage =637+2840=3447 cf





ASPHALT PAVING DETAIL



SPILL - OUT CURB & GUTTER

grading legend

+92.50 EXISTING SPOT ELEVATION

100.00 PROPOSED FINISH GRADE

STATE OF MICHIGAN
MASON L. BROWN II
ENGINEER
NO. 28036
LICENSED PROFESSIONAL ENGINEER

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CIVIL ENGINEERS & SURVEYORS
2705 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 432-3799 mason_brown@sbcglobal.net

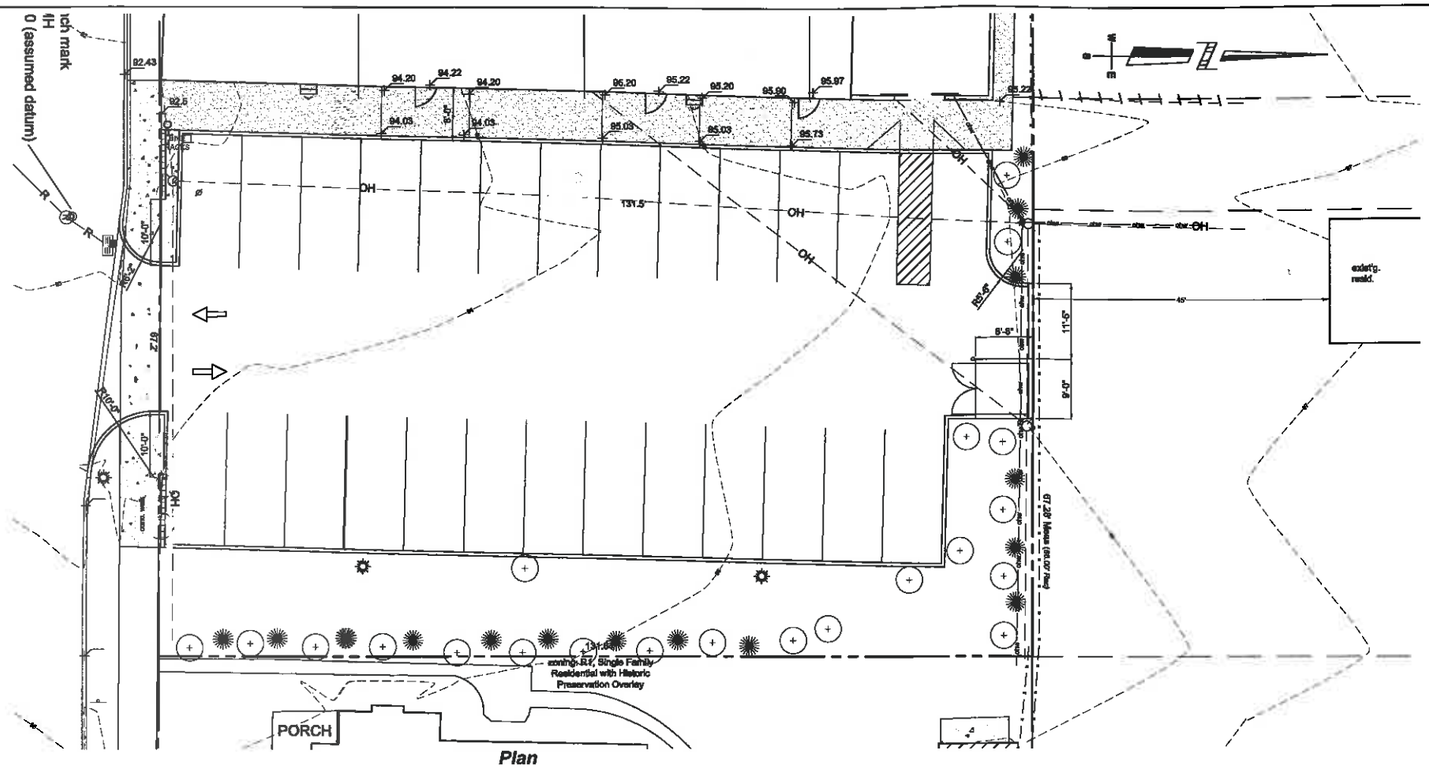
PROPOSED PARKING LOT
GRADING & DETENTION PLAN
Lot 431, M. Norrie Addition
Washtenaw County, Michigan

THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6 Ann Arbor, MI 48103 | 107 East Cross Street, City of Ypsilanti

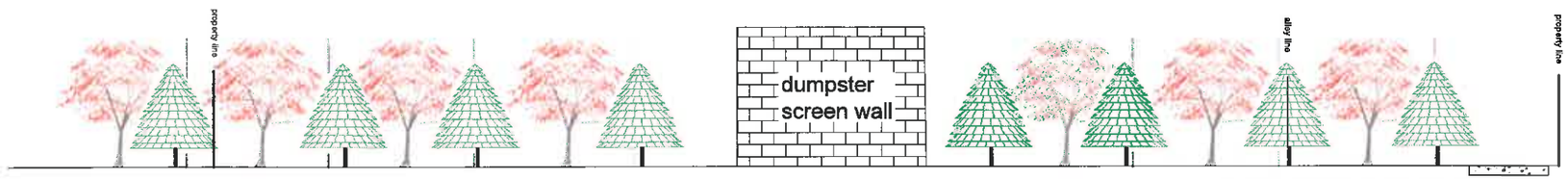
REVISIONS:	2013-12-03
PER CLIENT	2013-07-16
PER CITY	2013-08-19
PER CITY & CLIENT	2013-09-13

DESIGN: —	
DRAWN: mb	
CHECKED: MB	
FIELD CK: na	
13-014.DWG	

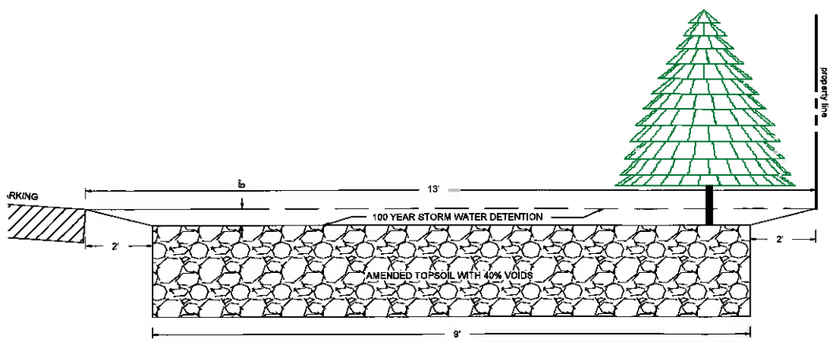
SCALE: as shown
DATE: 07-15-13
JOB NO. 13-014
SHEET 3



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. 122-713. 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 122-135, 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 site.

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

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MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2706 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 625-9189 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

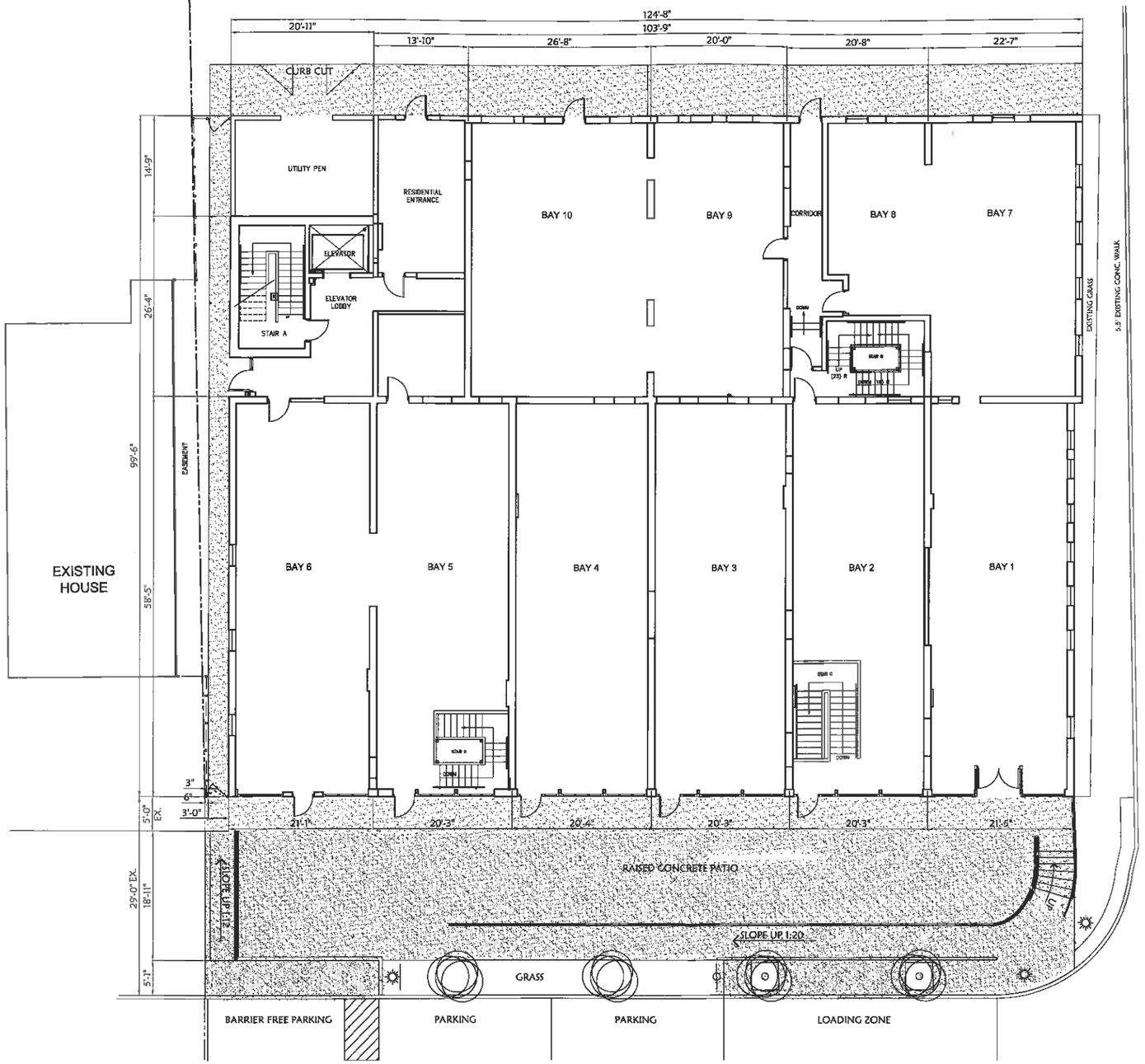
THOMPSON BLOCK PARTNERS, LLC
221 Felch Street Suite 6
Ann Arbor, MI 48103

REVISIONS:	2013-12-03
PER CLIENT	2013-01-19
PER CITY	2013-06-19
PER CITY & CLIENT	2013-08-13

DESIGN: MJB
DRAWN: mb
CHECKED: MB
FIELD CK: met
13-014.DWG

SCALE: as shown
DATE: 07-15-13
JOB NO. 13-014
SHEET 4

PARKING



EAST CROSS STREET

N. RIVER STREET

NORTH
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

Issued For	Date
SPA	2013.05.16
SPA_R1	2013.09.09
SPA_R2	2013.11.11
-	2013.12.03
-	-
-	-
-	-
-	-

Drawn	Designed	Checked	Approved
DL	-	-	DL

david lavender architect pc
planning • architecture • interiors
420 South Water Street
Marine City Michigan 48039
586-921-3410

MAIN FLOOR PLAN
THOMPSON BLOCK

DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

DO NOT SCALE DRAWINGS

Job No.
1302

STATE OF MICHIGAN
DAVID LAVENDER
ARCHITECT
No. 38181
LICENSED ARCHITECT

Drawing No.
A-2

11/1/2013 12:43:41 PM

9/12/2013 1:59:38 PM

NORTH

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Drawing No. A-4	STATE OF MICHIGAN · DAVID LAVENDER · No. 35151 · LICENSED ARCHITECT	Job No. 1302	DO NOT SCALE DRAWINGS	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 planning · architecture · interiors	

Drawn	Date	Issued For
DL	2013.08.16	SPA
	2013.09.09	SPA_R1
Designed	.	.
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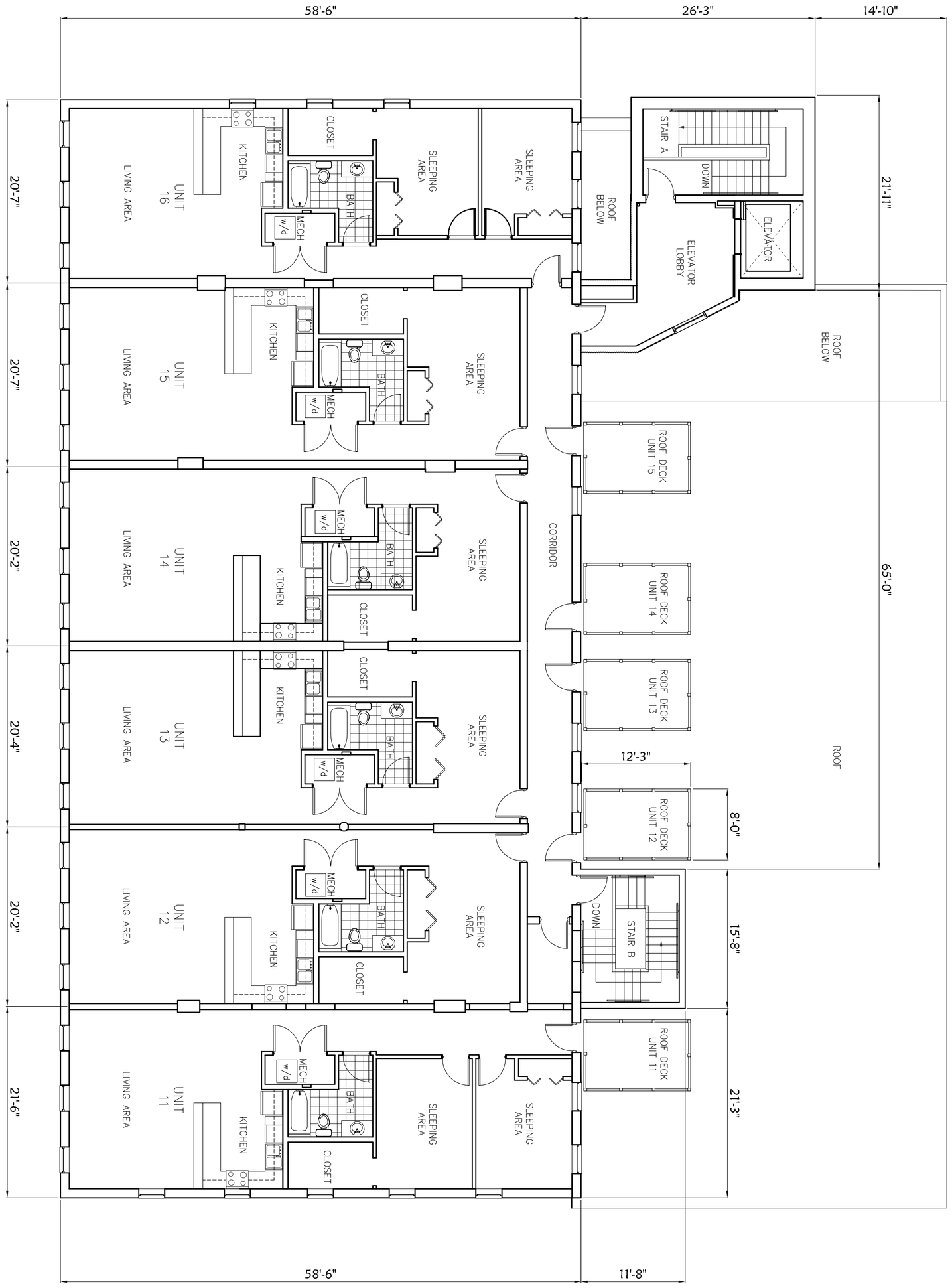

NORTH

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

.

Drawing No. A-5

STATE OF MICHIGAN · DAVID LAVENDER · No. 35151 · LICENSED ARCHITECT · 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
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Drawn	Date	Issued For
DL	2013.08.16	SPA
	2013.09.09	SPA_R1
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Approved	.	.
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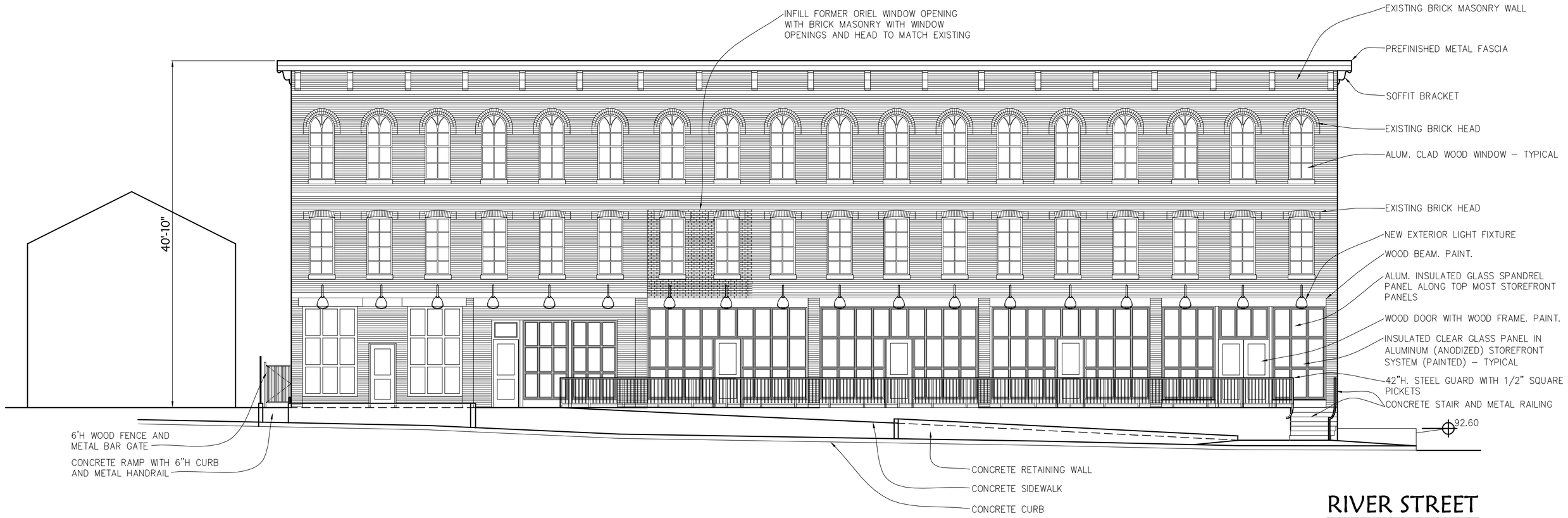

RIVER STREET
WEST ELEVATION
SCALE: 1/8"=1'-0"

PARKING
EAST ELEVATION
SCALE: 1/8"=1'-0"

Issued For	Date	Drawn	Designed	Checked	Approved
SPA	2013.08.16	DL	.	.	DL

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planning • architecture • interiors
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Marine City Michigan 48039
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ELEVATIONS
THOMPSON BLOCK
DEPOT TOWN
400 NORTH RIVER ROAD
YPSILANTI, MICHIGAN

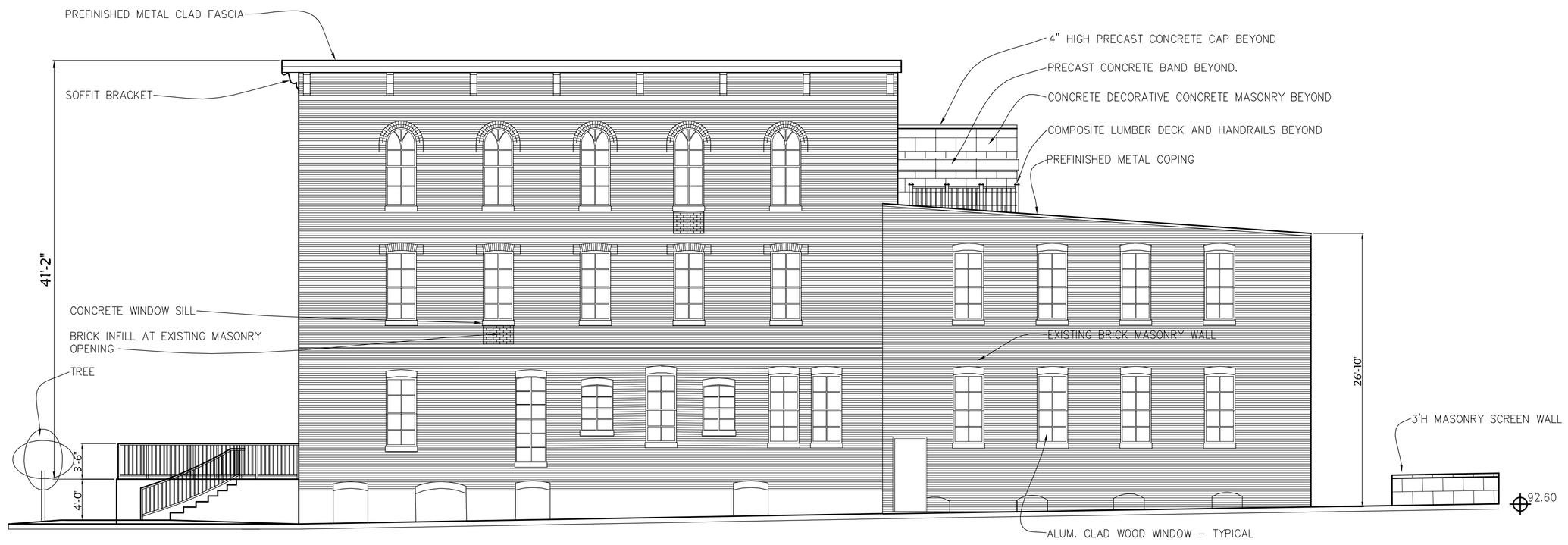
DO NOT SCALE DRAWINGS

Job No.
1302

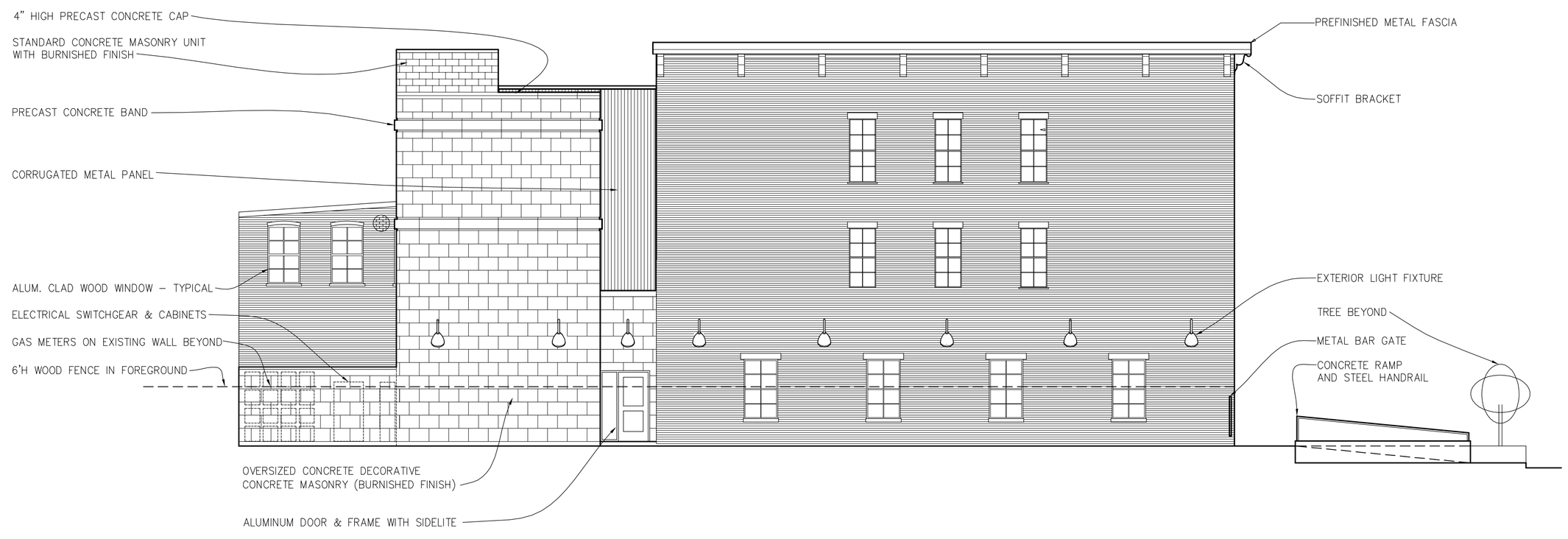
STATE OF MICHIGAN
DAVID LAVENDER
ARCHITECT
No. 35151
LICENSED ARCHITECT

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"

Issued For	Date	Drawn	Designed	Checked	Approved
SPA	2013.08.16	DL	.	.	DL
SPA_R1	2013.09.09				

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Marine City Michigan 48039
586-921-3410

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

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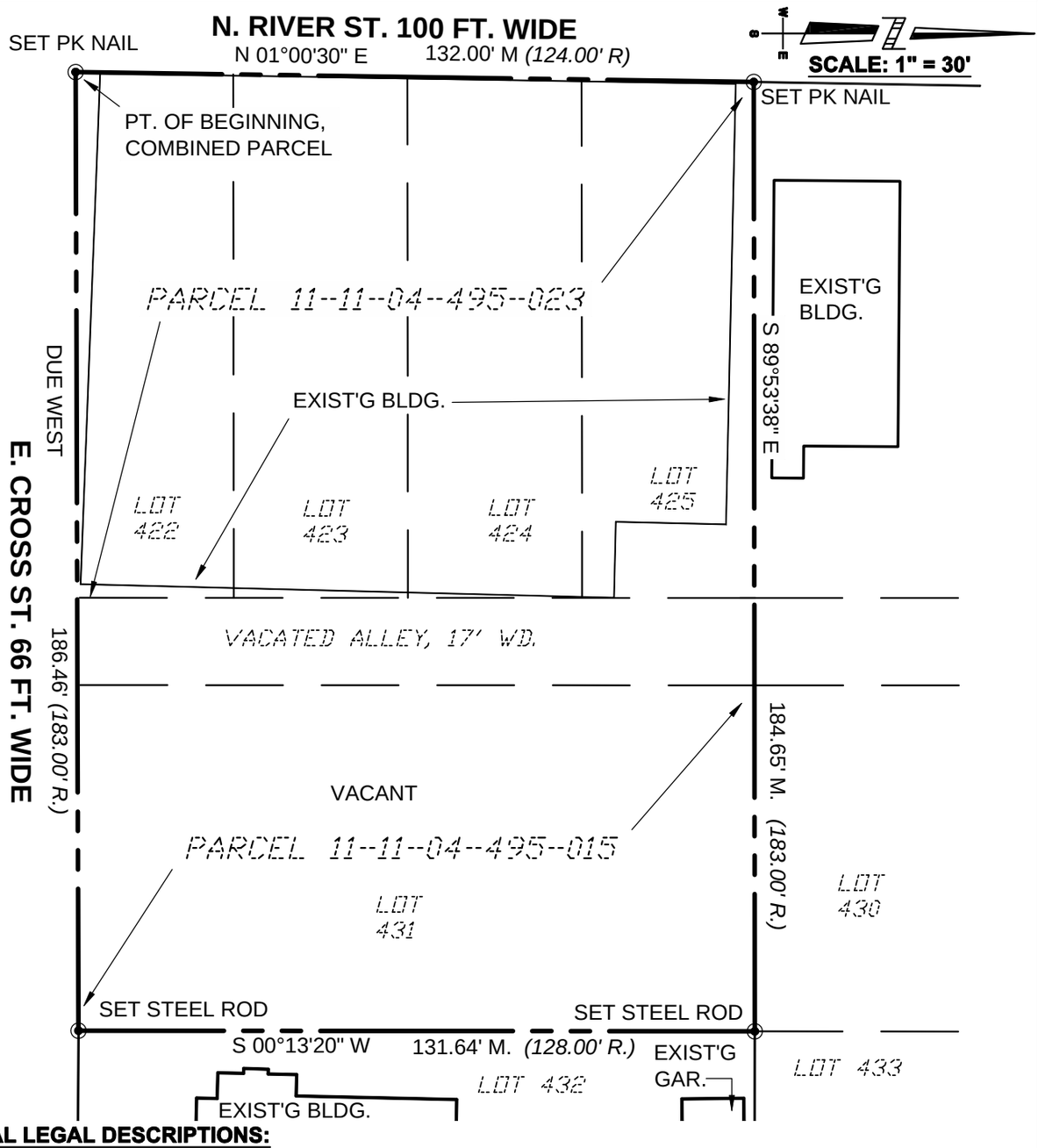

ORIGINAL LEGAL DESCRIPTIONS:

PARCEL 11-11-04-495-023

LOTS 422, 423, 424 AND 425, **M. MORRIS' ADDITION**, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS.

PARCEL 11-11-04-495-015

LOT 431, **M. MORRIS' ADDITION**, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS.

COMBINED LEGAL DESCRIPTION:

LOTS 422, 423, 424, 425, 431 AND THE NORTH/SOUTH 17' WD. VACATED ALLEY LYING ADJACENT THERETO, **M. MORRIS' ADDITION**, AS RECORDED IN LIBER N, PAGE 162, WASHTENAW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID LOT 422, BEING ALSO THE INTERSECTION OF THE EAST LINE OF N. RIVER ST., 100' WD. WITH THE NORTH LINE OF E. CROSS ST., 66' WIDE; THENCE N.01°00'30"E. 132.00 FT. ALONG THE WEST LINE OF SAID LOTS 422-425; THENCE S.89°53'38"E. 184.65 FT. ALONG THE NORTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, THENCE S.00°13'20"W. 131.64 FT. ALONG THE EAST LINE OF SAID LOT 431; THENCE DUE WEST 186.46 FT. ALONG THE SOUTH LINE OF SAID LOTS 425 AND 431 AND THEIR EXTENTION ACROSS SAID VACATED ALLEY, TO THE POINT OF BEGINNING. CONTAINING 0.56 ACRES.

BEARINGS BASED ON THE NORTH LINE OF SAID E. CROSS ST. AS DUE EAST/WEST.

STATE OF MICHIGAN
NEAL TONNEMACHER
PROFESSIONAL SURVEYOR
No. 49332
LICENSED PROFESSIONAL SURVEYOR

WE HEREBY CERTIFY that we have surveyed the parcel of land described and delineated hereon; that said plan is a true representation of a survey as performed by us and that there are no encroachments other than as shown hereon; that said survey was performed with an error of closure of 1:17,423; and that we have fully complied with the requirements of Section 3 of Act No. 132, Public Acts, 1970, as amended.

NOTE: SET IRON BARS 1/2" DIA. X 18" POINTS MARKED THUS "◉"
○ = INDICATES FOUND IRON BAR
R = INDICATES RECORDED
M = INDICATES MEASURED IN FIELD
DATE OF SURVEY: MAY 23, 2013
FOR: THOMPSON BLOCK PARTNERS, LLC JOB NUMBER: 13-014C

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbcglobal.net

BY: _____
PE & LS, Mich. No. 49332

Thompson Block Partners LLC

221 Felch Street
Ann Arbor, Michigan 48103
734-662-6133 / 734-662-5869

Attachment B.1

Prepared by Fred J. Beal
1/31/2013
Updated for TBP 04/18/2013
Updated for LMF-CRP 05/24/2013
Updated with final site plans 08/01/2013

The Thompson Block Re-development

400 North River Street and 107 East Cross Street
Ypsilanti, Michigan 48197

Thompson Block As Designed with 107 East Cross Parking Lot

With $4.4 Million in Construction Fanancing and $2.9 Million in Permanent Loans

Adaptive Reuse Analysis

A project of Thompson Block Partners LLC

Sources and Uses of Funds

Thompson Block Re-development as a mixed use project, including the owner's cost of temporary Fire Response / Façade Stabilization Work and Fire Repairs related to the September 23, 2009 fire incident, plus all costs to complete the buildout of the project for 2nd and 3rd floor loft apartments as envisioned in the JC Beal Construction Inc. drawings of March 8, 2008, 1st floor commercial units with basements below as discussed since, and the construction of an adjacent parking lot.

Sources of Funds

				Construction Financing		Permanent Financing	
Equity Investment:							
Historic Equities Fund I (Prorated Value of Building)				$200,000.00		$200,000.00	
Historic Equities Fund I (Cash previously applied to listed Uses)				$230,000.00		$230,000.00	
107 East Cross Contribution				$40,000.00		$40,000.00	
Investor Cash				$75,000.00		$75,000.00	
Deferred Development Fee				$970,280.00		$970,280.00	
Total Equity Investment					$1,515,280.00		$1,515,280.00
Incentive Financing: Assumes Owner will transfer credits to affiliates for use internally							
Historic Preservation Tax Credit Sale							
Federal	82.0%	20%	$5,946,680.00	$0.00		$975,255.52	
State Basic	85.0%	5%	$5,946,680.00	$0.00		$252,733.90	
State Enhanced	85.0%	15%	$5,946,680.00	$0.00		$758,201.70	
Brownfields (MBT) Tax Credit							
Basic / Urban Credit	85.0%	12.5%	$2,990,265.00	$0.00		$317,715.66	
New Market Tax Credits		Not contemplated		$0.00		$0.00	
Conservation / Facade Easement Funds		Not contemplated		$0.00		$0.00	
Total Incentive Financing					$0.00		$2,303,906.78
Debt Financing							
Private / Bank Financing				$2,900,000.00		$1,800,000.00	
Tax Credit Bridge Loan				$1,500,000.00		$0.00	
CRP Loan						$1,100,000.00	
Total Debt Financing					$4,400,000.00		$2,900,000.00
Total Sources of Funds					**$5,915,280.00**		**$6,719,186.78**

The Thompson Block Re-development

Uses of Funds

		Construction Financing		Permanent Financing	
Land (Building) Cost:					
Thompson Block Purchase Price		$200,000.00		$200,000.00	
107 East Cross Purchase Price		$40,000.00		$40,000.00	
Closing & Finance Costs	NA	$0.00		$0.00	
Total Land Cost			$240,000.00		$240,000.00
Site Planning, Building Design and Tax Credit Costs					
Misc Developer Services		$25,000.00		$75,000.00	
Survey		$12,500.00		$12,500.00	
Architecture & Engineering (Round 1 and 2)		$190,000.00		$200,000.00	
Special Façade Engineering Costs		$30,000.00		$30,000.00	
Re-submit for Historic / MBT Credits		$10,000.00		$10,000.00	
Total Site Planning and Building Design Costs			$267,500.00		$327,500.00
Preconstruction Costs:					
Appraisal Costs (As-is, and As-completed)		$10,000.00		$10,000.00	
Phase 1 Environmental Report		$5,000.00		$5,000.00	
Phase 2 Environmental, incl. lead and asbestos		$10,000.00		$10,000.00	
Tax Credit and Miscelleneous Legal Expenses		$45,000.00		$65,000.00	
Deal Accounting and Cost Certification		$25,000.00		$50,000.00	
Bank Fees: Financing / Processing / Closing Fees		$45,000.00		$80,000.00	
Soft Cost Contingency		$38,000.00		$40,900.00	
Total Preconstruction Costs			$178,000.00		$260,900.00
Construction Costs:					
400-408 North River: Prior Accumulated Construction Costs		$0.00		$200,000.00	
400-408 North River: Resi-Comm Project Version		$3,950,000.00		$3,950,000.00	
Site work and Utilities including 107 Parking Lot		"		"	
Fire Stabilization and Cleanup Costs		"		"	
Demolition and Abatement		"		"	
Core / Shell, & Infrastructure Costs		"		"	
Vertical Transportation Addition					
Apartment Build-out		"		"	
Construction Administration		"		"	
Building and misc permits		"		"	
DTE / City utiitlies fees and costs					
Construction Contingency		"		"	
Tenant Build-out Allowance				$300,000.00	
Builders Risk & Liability Insurance		$40,000.00		$40,000.00	
Construction Finance Costs		$110,000.00		$160,000.00	
			$4,100,000.00		$4,650,000.00
Building Operations (for the ownership period prior to occupancy)					
Utilities:		$15,000.00		$15,000.00	
Property taxes:		$50,000.00		$50,000.00	
Building Insurance		$20,000.00		$20,000.00	
Maintenance and misc. expenses		$10,000.00		$10,000.00	
Building Operations Contingency		$9,500.00		$9,500.00	
Total Building Operations expenses			$104,500.00		$104,500.00
Marketing / Leasing Costs					
Marketing Program Costs		$5,000.00		$15,000.00	
Outside Leasing Fees		$0.00		$26,000.00	
Total Marketing / Leasing Costs			$5,000.00		$41,000.00
Reserves and Fees					
Development Fee (Deferred): 20% of Historic QRE's		$970,280.00		$970,280.00	
Project Contingency and Reserve		$50,000.00		$125,000.00	
Bridge Loan Repayment		$0.00		$0.00	
Total reserves and fees			$1,020,280.00		$1,095,280.00
Total Uses of Funds			**$5,915,280.00**		**$6,719,180.00**

Thompson Block Partners LLC

221 Felch Street
Ann Arbor, Michigan 48103
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The Thompson Block Re-development

400 North River Street and 107 East Cross Street
Ypsilanti, Michigan 48197

Thompson Block As Designed with
107 East Cross Parking Lot

Adaptive Reuse Analysis

A project of Thompson Block Partners LLC

Sources and Uses of Funds

Page 3 Intentionally Left Blank

The Thompson Block Re-development

Tax Credit Rehabilitation Expense (QRE) Analysis

MBT Analysis	Federal and State Historic Credit Analysis	
$0.00	$0.00	Land (Building) Cost: Purchase Price
$0.00	$0.00	Closing & Finance Costs
		Total Land Cost
		Site Planning and Building Design Costs
$75,000.00	$75,000.00	Misc Pre-construction Services Costs
$12,500.00	$12,500.00	Survey
$50,000.00	$50,000.00	Architecture & Engineering
$30,000.00	$30,000.00	Special Façade Investigation Costs
$10,000.00	$10,000.00	Re-submit for Historic / MBT Credits
		Total Site Planning and Building Design Costs
		Preconstruction Costs:
$10,000.00	$10,000.00	Appraisal Costs (As-is, and As-comp
$5,000.00	$5,000.00	Phase 1 Environmental Report
$10,000.00	$10,000.00	Phase 2 Environmental, incl. lead and asbestos
$0.00	$25,000.00	Tax Credit and Miscelleneous Legal Expenses
$0.00	$25,000.00	Deal Accounting and Cost Certification
$0.00	$80,000.00	Bank Fees: Financing / Processing / Closing Fees
$40,900.00	$40,900.00	Soft Cost Contingency
		Total Preconstruction Costs
		Construction Costs:
$0.00	$75,000.00	400-408 North River: Prior Accumulated Construction Costs
$3,950,000.00	$3,950,000.00	400-408 North River: All Residential Project Version
"	"	Site work and Utilities
"	"	Fire Stabilization and Cleanup Costs
"	"	Demolition and Abatement
"	"	Core / Shell, & Infrastructure Costs
"	-$150,000.00	Vertical Transportation Addition
"	"	Apartment Build-out
"	"	Construction Administration
"	"	Building and misc permits
"	"	DTE / City utiitlies fees and costs
"	"	Construction Contingency
$300,000.00	$300,000.00	Tenant Build-out Allowance
$0.00	$40,000.00	Builders Risk & Liability Insurance
$0.00	$160,000.00	Construction Finance Costs
		Total Construction Costs
		Building Operations (for the ownership period prior to occupancy)
$0.00	$15,000.00	Utilities:
$0.00	$30,000.00	Property taxes:
$0.00	$20,000.00	Building Insurance
$0.00	$15,000.00	Maintenance and misc. expenses
$0.00	$8,000.00	Building Operations Contingency
		Total Building Operations expenses
		Marketing / Leasing Costs
$0.00	$15,000.00	Marketing Program Costs
$0.00	$0.00	Leasing Fees
		Total Marketing / Leasing Costs
$0.00	$970,280.00	**Development Fee (Deferred): 20% of Historic QRE's**
$0.00	$125,000.00	**Project Contingency and Reserve**
		Total reserves and fees
$4,493,400.00	**$5,946,680.00**	**Total Qualified Rehabilitation Expenses (QRE's)**

MBT Credit approved with QRE of $2,990,265.00 unless amended

$2,990,265.00

Amended Brownfield Redevelopment Plan - Historic Thompson Block
ATTACHMENT C, TABLE 2.1 2-24-2014

Taxable value Frozen for OPRA adjustment

400 N. River	56600
408 N. River	39708
107 E. Cross	13,000
Total	109308

Post Development True Market Value

400 North River	$ 2,000,000.00
408 N. River	$ 1,000,000.00
107 E. Cross	$ 200,000.00
	$ 3,200,000.00

Existing taxable Value (2007)

400 & 408 N. River	$ 57,856.00
107 E. Cross	$ 13,000.00
	$ 70,856.00

Taxing Jurisdictions

Local Capture

Intermediate School District (ISD	3.97450	
Library	2.78450	DDA Capture
Community College (WCC)	3.63760	DDA Capture
County Operating	5.76540	DDA Capture
Ypsilanti General Operating	19.02110	DDA Capture
Police and Fire Pension	3.98500	DDA Capture
Sanitation	2.78140	DDA Capture
Street Improvement	3.46410	
TOTAL	45.41360	

State Capture

State Education Tax (SET)	3.00000	
State Education Tax (SET), future Brownfield Fund	3.00000	State Capture
School Operating	18.00000	
TOTAL	24.00000	

State Capture Minus 50% Opra Reduction of Millage

State Education Tax (SET)	3.00000
School Operating	9.00000
TOTAL	12.00000

Total Capture	69.41	0.069414
With Debt Total Capture	74.27	0.07427
Local Capture and Debt Total	45.41	0.04541

Amended Brownfield Redevelopment Plan - Historic Thompson Block
ATTACHMENT C, TABLE 2.1 2-24-2014

Post Development Taxable Value

400 N. River	$1,000,000.00
408 N. River	$500,000.00
107 East Cross	$100,000.00
TOTAL	$1,600,000.00

Inflation Rate (assumed) 1%

THOMPSON BLOCK YPSILANTI, 2-24-14: ATTACHMENT C, TABLE 2.2			*2015 Year 1*	*2016 Year 2*	*2017 Year 3*	*2018 Year 4*	*2019 Year 5*	*2020 Year 6*	*2021 Year 7*	*2022 Year 8*	*2023 Year 9*	*2024 Year 10*	*2025 Year 11*	*2026 Year 12*	*2027 Year 13*
Taxable value Frozen for OPRA adjustment			$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00	$ 109,308.00
Post Development - Estimated				$ 1,600,000.00	$ 1,616,000.00	$ 1,632,160.00	$ 1,648,481.60	$ 1,664,966.42	$ 1,681,616.08	$ 1,698,432.24	$ 1,715,416.56	$ 1,732,570.73	$ 1,749,896.44	$ 1,767,395.40	$ 1,785,069.35
Incremental Value			$ (109,308.00)	$ 1,490,692.00	$ 1,506,692.00	$ 1,522,852.00	$ 1,539,173.60	$ 1,555,658.42	$ 1,572,308.08	$ 1,589,124.24	$ 1,606,108.56	$ 1,623,262.73	$ 1,640,588.44	$ 1,658,087.40	$ 1,675,761.35
Local Capture															
Intermediate School District (ISD	0.0039745	3.97450													
Library	0.0027845	2.78450													
Community College (WCC)	0.0036376	3.63760													
County Operating	0.0057654	5.76540													
Ypsilanti General Operating	0.0190211	19.02110													
Police and Fire Pension	0.0039850	3.98500													
Sanitation	0.0027814	2.78140													
Street Improvement	0.0034641	3.46410													
TOTAL	0.0454136	45.41360													
no local capture due to OPRA															
State Capture (Second Row of Millage Rates Reflects 6-year 50% Reduction for OPRA)															
State Education Tax (SET)	0.0030000	0.0000000		$ -	$ -	$ -	$ -	$ -	$ 4,716.92	$ 4,767.37	$ 4,818.33	$ 4,869.79	$ 4,921.77	$ 4,974.26	$ 5,027.28
State Education Tax (SET), future Brownfield Fund	0.0030000	0.0030000		$ 4,472.08	$ 4,520.08	$ 4,568.56	$ 4,617.52	$ 4,666.98	$ 4,716.92	$ 4,767.37	$ 4,818.33	$ 4,869.79	$ 4,921.77	$ 4,974.26	$ 5,027.28
School Operating	0.0180000	0.0090000		$ 13,416.23	$ 13,560.23	$ 13,705.67	$ 13,852.56	$ 14,000.93	$ 28,301.55	$ 28,604.24	$ 28,909.95	$ 29,218.73	$ 29,530.59	$ 29,845.57	$ 30,163.70
TOTAL	0.0240000	0.0120000		$ 17,888.30	$ 18,080.30	$ 18,274.22	$ 18,470.08	$ 18,667.90	$ 37,735.39	$ 38,138.98	$ 38,546.61	$ 38,958.31	$ 39,374.12	$ 39,794.10	$ 40,218.27
0															
0	0.0000000			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
0	0.0000000			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
0	0.0000000			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Accumulated Capture (minus DDA capture and OPRA)				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Accumulated Capture				$ 17,888.30	$ 35,968.61	$ 54,242.83	$ 72,712.92	$ 91,380.82	$ 129,116.21	$ 167,255.19	$ 205,801.80	$ 244,760.10	$ 284,134.23	$ 323,928.32	$ 364,146.60
Total Accumulated Capture				$ 17,888.30	$ 35,968.61	$ 54,242.83	$ 72,712.92	$ 91,380.82	$ 129,116.21	$ 167,255.19	$ 205,801.80	$ 244,760.10	$ 284,134.23	$ 323,928.32	$ 364,146.60
State Capture				$ 17,888.30	$ 18,080.30	$ 18,274.22	$ 18,470.08	$ 18,667.90	$ 37,735.39	$ 38,138.98	$ 38,546.61	$ 38,958.31	$ 39,374.12	$ 39,794.10	$ 40,218.27
TIF RECAPTURE (equals Accumulated State Tax less future Brownfield)				$ 13,416.23	$ 26,976.46	$ 40,682.12	$ 54,534.69	$ 68,535.61	$ 101,554.08	$ 134,925.69	$ 168,653.97	$ 202,742.49	$ 237,194.85	$ 272,014.68	$ 307,205.67
State Recapture after TIF Collection				$ 4,472.08	$ 4,520.08	$ 4,568.56	$ 4,617.52	$ 4,666.98	$ 4,716.92	$ 4,767.37	$ 4,818.33	$ 4,869.79	$ 4,921.77	$ 5,410.63	$ 40,218.27
Total Accumulative TIF Capture Available for Developer Reinbursement				$ 13,416.23	$ 26,976.46	$ 40,682.12	$ 54,534.69	$ 68,535.61	$ 101,554.08	$ 134,925.69	$ 168,653.97	$ 202,742.49	$ 237,194.85	$ 271,578.31	

WCBRA Administrative Fee of 5% and Revloving Loan Fund Fee N/A due to OPRA and DDA capture of local taxes

TIF Recapture Amount **$ 271,578.31**

TOTAL TIF RECAPTURE AMOUNT $271,578.31

JCBeal CONSTRUCTION INC.
Precisely as intended.

221 Felch Street
Ann Arbor, Michigan 48103
734-662-6133 / 734-662-5869
and
277 Gratiot, Suite 500
Detroit, Michigan 48226
313-963-8951 / 313-963-1344

Breakdown by Fred J. Beal
January 30, 2008
Revised March 28, 2008
Revised August 1, 2013
Revised January 14, 2014
Revised February 17, 2014
Revised 2/24/14

The Thompson Block Re-development

Table 3 - MSF Eligible Activities Costs

400-408 North River Street, Ypsilanti, MI 48198
Information pulled from Construction Estimate

Environmental Evaluation / Public Infrastructure Improvements, Demolition / Contingency

2/17/2014

		Quantity	Unit	Unit Cost	Extension		School & Local MSF Act 381 eligible activ.
1	**Environmental Assessment Activities**						**12,500.00**
	Brownfield Plan	1	LS	$5,000.00	$5,000.00		
	Act 381 Work Plan	1	LS	$7,500.00	$7,500.00		
2	**Site Preparation / Development**						**178,355.00**
	Demolition	(to prep bldg and site for re-development)					
2A.	**Building Demolition**					**24,000.00**	
	Completely remove NE building bay	24,000	CF	$0.75	$18,000.00		
	Hauling / disposal cost related to same	12,000	CF	$0.50	$6,000.00		
2B.	**Selective Demolition**					**70,250.00**	
	Remove storefronts	1,200	SF	$5.00	$6,000.00		
	Clear out building contents	10,000	CF	$0.75	$7,500.00		
	Remove fallen debris						
	Floor & roof joists / sheathing	12000	CF	$0.75	$9,000.00		
	Roofing and flashing materials	5500	CF	$1.25	$6,875.00		
	Brick wall debris	9000	CF	$1.25	$11,250.00		
	Timber beams and columns	500	CF	$1.50	$750.00		
	Misc debris fallen onto basement	2500	CF	$1.00	$2,500.00		
	Remove damaged materials still in place						
	Floor & roof joists / sheathing	5400	SF	$1.50	$8,100.00		
	Roofing and flashing materials	3000	SF	$1.25	$3,750.00		
	Failing masonry wall sections	500	SF	$2.50	$1,250.00		
	Timber beams and columns	300	SF	$1.75	$525.00		
	Dumpsters for removals	30	each	$425.00	$12,750.00		
2C.	**Site Preparation and Utilities Work**	(to correct inadequate City furnished utilities)				**0.00**	
	Gas installation and related fees	LS	NA	$4,500.00			
	Underground electrical installation	LS	NA	$8,000.00			
	Water installation and related fees	LS	NA	$20,000.00			
	Sewer installation and related fees	LS	NA	$6,000.00			
	Excavation & patching at the street	LS	NA	$4,000.00			
2D.	**Infrastructure Improvements**	(to improve public appraoch / parking / lighting/storm water mgmt)				**84,105.00**	
	Remove sidewalk, stairs, curb, asphalt	12,000	SF	$1.75	$21,000.00		
	New sidewalk structure / stairs	2,400	SF	$10.00	$24,000.00		
	Curb and gutter at revised street parking	160	NA	$0.00	$0.00		
	Rear Sidwalk	800	NA	$0.00	$0.00		
	Asphalt work	8,000	NA	$0.00	$0.00		
	Excavation & backfill, storm water mgmt	300	YD	$20.85	$6,255.00		
	Hauling / disposal cost related to same	12,000	CF	$0.50	$6,000.00		
	Exterior lighting	16	NA	$0.00	$0.00		
	Construct bioswale and rain garden	2500	SF	$2.50	$6,250.00		
	Plant biswale and rain garden	2500	SF	$2.50	$6,250.00		
	Trees appropriate to same	40	each	$150.00	$6,000.00		
	Additional site plantings	1	allow	$2,500.00	$2,500.00		
	4" underdrain at Bioswale and rain garden	300	lf	$12.50	$3,750.00		
	Related 12" connection drain	40	lf	$15.00	$600.00		
	Catch basins	1	NA	$1,500.00	$1,500.00		
2E.	**Architectural & Engineering for Above**	10.0%	(of above)		$17,835.50		**17,835.50**
3	**Remediation Activies**						**16,215.00**
3A.	**Asbestos Abatement**					**8,475.00**	
	Asbestos pipe wrap	150	LF	$10.00	$1,500.00		
	VAT and mastic	3,500	SF	$0.75	$2,625.00		
	Roof flashings and coatings	300	SF	$2.50	$750.00		

	Pick up fallen asbestos debris	40	hrs	$75.00	$3,000.00		
	Engineering controls for ACM removal	1	LS	$600.00	$600.00		
3B.	**Lead Abatement**					**5,625.00**	
	Paint removal	1,500	SF	$2.75	$4,125.00		
	Engineering controls for LCM removal	1	LS	$1,500.00	$1,500.00		
3D.	**Abatement Supervision**	15.0%	(of above)		$2,115.00	**2,115.00**	
						Subtotal	**212,405.50**
4	**Engineering, Design, Testing, GC's and Fees**						
	Architecture and Engineering (6.5%)			6.50%	$13,806.36		**13,806.36**
	Construction Supervision and misc GC's (7.5%)			7.50%	$13,505.63		**13,505.63**
	SUBTOTAL				$224,551.98		**239,717.48**
	Construction Management Fee (7.5%)			5.00%	$11,227.60		**0.00**
	Buildng and Miscellaneous Permits			1.25%	$2,947.24		**0.00**
	General Liability & Builders Risk Insurance (1.3%)			1.30%	$3,103.45		**0.00**
5	**Consulting Services**						
	MEGA Review Fees	1	LS	NA	$0.00		
	Subtotal						**239,717.48**
6	**Contingency**						
	Construction Contingency (15%)			15.00%	$31,860.83		**31,860.83**

Total MSF Activities 271,578.31

Thompson Block Partners LLC

Attachment E, Functionally Obsolete Affidavit

City of Ypsilanti
Finance Department
Assessment Division

To All Parties Concerned,

June 24, 2008

The property located at 400-412 North River Street, Ypsilanti, MI 48198 has been deemed functionally obsolete by the City of Ypsilanti

The property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from deficiencies in design and changes in technology The poor condition of the property is also affecting both the value of the property itself and the property's relationship with other surrounding property

If you have any questions, please feel free to contact me Thank you

Sharon Doom
City Assessor
Level III

One South Huron Street
Ypsilanti, MI 48197

Tel (734) 483-1530
Fax (734) 483-7324

www.CityofYpsilanti.com

06/25/2008 09:30 7344837324 ASSESSOR PAGE 02

Michigan Department of Treasury
4462 (2-07)

Obsolete Property Rehabilitation Exemption Certificate

Certificate No. **3-07-0002**

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, owned by **Historic Equities Fund, LLC**, and located at **400 - 408 North River, City of Ypsilanti**, County of Washtenaw, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12** year(s);

Beginning December 30, 2007, and ending December 30, 2019.

The real property investment amount for this obsolete facility is **$3,500,000**.

The frozen taxable value of the real property related to this certificate is **$96,308.**

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 30, 2007** and ending **December 30, 2013**.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **June 15, 2007**. This certificate was revised on November 5, 2007 and supersedes all certificates previously issued.

STATE OF MICHIGAN STATE TAX COMMISSION

[redacted]
Kelli Sobel, Executive Secretary
State Tax Commission

A TRUE COPY
ATTEST:
Nancy L Armstrong
Michigan Department of Treasury

89 (Rev. 4-06)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

ROBERT J. KLEINE
STATE TREASURER

October 31, 2007

Stewart Beal, President
Historic Equities Fund, LLC
221 Felch, Suite 6
Ann Arbor, MI 48103

Re: Obsolete Property Rehabilitation Act Certificate #3-07-0002, Historic Equities Fund, LLC, 400 - 408 North River, City of Ypsilanti, Washtenaw County

Dear Mr. Beal:

Pursuant to the requirements of Act 146, P.A. of 2000, as amended, the State Tax Commission has approved the above mentioned obsolete property rehabilitation application at a meeting held on June 15, 2007. The exemption has been approved for 12 years.

The pre-rehabilitation taxable value of the real property will remain frozen at $96,308 for the duration of the certificate. The current taxable value, which includes the rehabilitation investment portion, will be determined by the assessor on a yearly basis. Both taxable values described will be utilized to determine the annual tax bill for this facility.

I am pleased to inform you that the State Treasurer has also approved the additional exemption of fifty percent of the mills levied for local school operating purposes (9 mills) and the State Education Tax (3 mills) for six consecutive years beginning with the 2008 tax year.

For questions regarding this letter, please contact the Department at P.O. Box 30471, Lansing, MI 48909-7971 or call (517) 373-3272.

Sincerely,

[redacted]

Thomas F. Saxton
Deputy State Treasurer

c: Frederick Headen, Director, Bureau of Local Government Services
Sharon Doom, Assessor, City of Ypsilanti

Michigan Department of Treasury
4482 (2-07)

Obsolete Property Rehabilitation Exemption Certificate

Certificate No. **3-07-0002**

Pursuant to the provisions of Public Act 146 of 2000, as amended, the State Tax Commission hereby issues an Obsolete Property Rehabilitation Exemption Certificate for the commercial property, owned by **Historic Equities Fund, LLC**, and located at **400 - 408 North River**, **City of Ypsilanti**, County of Washtenaw, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Obsolete Property Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Obsolete Properties tax.

This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of **12** year(s);

Beginning December 30, 2007, and ending December 30, 2019.

The real property investment amount for this obsolete facility is **$3,500,000**.

The frozen taxable value of the real property related to this certificate is **$96,308**.

The State Treasurer **has excluded** from the specific tax **one-half of the mills levied for local school operating purposes and one-half of the state education tax** to be levied for this certificate for a period of six years, beginning **December 30, 2007** and ending **December 30, 2013**.

This Obsolete Property Rehabilitation Exemption Certificate is issued on **June 15, 2007**. This certificate was revised on November 5, 2007 and supersedes all certificates previously issued.

STATE OF MICHIGAN
STATE TAX COMMISSION

[redacted]

Kelli Sobel, Executive Secretary
State Tax Commission

JC Beal CONSTRUCTION INC.
Precisely as intended.

221 Felch Street, Ann Arbor, MI 48103
(734) 662-6133 Fax (734) 662-5369

277 Gratiot, Suite 500, Detroit, MI 48226
(313) 963-8951 Fax (313) 963-3144

mail@jcbeal.com

An equal opportunity employer

Attachment F.1

The Thompson Block:

JC Beal Construction Inc. Approach to Renovation

The re-development of **The Thompson Block**, consisting of 6 bays of 3 story 1860's era brick building located at 400 North River Street in Ypsilanti's Depot Town area, will require a somewhat unique renovation approach by JC Beal Construction Inc..

The buildings, originally constructed in 1861 using recycled brick from a yet earlier structure, have seen many uses, and significant alterations over the last 150 years. While an active commercial venue for almost 100 years, and presumably well maintained during that period, they were primarily used for storage and severely neglected in the period of 1950-2000.

The building suffered a significant fire in 2009 at which point only a heroic façade stabilization effort by JC Beal managed to keep the street facing facades intact. While the remaining portions of the building are structurally sound, especially since the completion of additional floor framing and façade stabilization work in 2011, significant areas of the building require the construction of new bearing walls and floor systems not originally anticipated in the 2008 renovation plan, and the installation of complete new infrastructure and finishes to convert the existing condition into the planned bustling mixed use community of retail / restaurant, and residential uses.

First some additional historic background

The Thompson Block is a 150 + year old commercial building, located in Depot Town in the core of Ypsilanti's Downtown Historic District. The building was constructed in part with the bricks and stones of the former Great Western Hotel, another historic building in the area. This structure has played host to the 14th and 27th infantry during the civil war, it was rumored to have been a stop on the Underground Railroad with a direct link to the Michigan Central Railroad across the street. In its long and robust lifetime the building has been a paint store, a bicycle shop, a fire department, and one of the first Dodge dealerships in the area.

The Ypsilanti Historic District contains the historic core of Ypsilanti, one of Michigan's oldest towns, including the historic downtown, with buildings dating back at least to the early 1850's; a second old commercial/industrial area dating from the 1840's and 50's: and the city's oldest residential neighborhoods on either bank of the Huron River. of the town founders who were instrumental in promoting the city's commercial and industrial growth during the nineteenth century also remain standing within the district. The district contains most of Ypsilanti's oldest homes, commercial, industrial, and civic buildings, and churches. The age, quality, and diversity of this architecture is almost unique in Michigan for a town of Ypsilanti's size.

Numerous buildings both in the downtown and in the Depot Town area survive from the pre Civil War heyday of development of these two separate commercial/industrial areas, the one "Downtown Ypsilanti" focusing on the town's main through highway, the other "Depot Town" on water power sites and a railroad line and depot.

The Thompson Block is a key component of the Deport Town streetscape, and its re-development will add immeasurably to the local areas commercial success and quality of life. The completed project will dramatically improve a highly visible stretch of River Street and the most visible corner in Depot Town; encouraging further development in the area, and bringing additional visitors to Depot Town to support both new and existing restaurant and retail establishments. The improvements will be permanent, and will help raise the value of this and the surrounding buildings to several times their current value, to the substantial benefit of the surrounding community considerably.

The Renovation Project: Work to Date

The planned re-development of the Thompson Block, came together starting in late 2005 through the vision of Stewart Beal when JC Beal Construction Inc., a local firm specializing in historic rehab / redevelopment work was brought in to assist Historic Equities Fund in assembling the project. After two years of work in design and engineering, tax credit assembly, marketing, pursuit of financing and pre-construction planning, construction was initiated in mid 2008 but halted abruptly shortly thereafter when the bank providing the construction loan was felled by the national recession and banking crises.

Unfortunately for the project and its developer, the building suffered a significant arsonist set fire in 2009 while the recession continued. Fortunately the JC Beal Construction Inc. team, led by Fred J. Beal was able, through heroic façade stabilization effort initiated while the fire still smoldered, managed to keep the street facing building facades intact. The temporary shoring system cobbled together on less than 8 hours notice at the time of the fire, was removed in the summer of 2011when the major facades and portions of the adjoining cross walls were reconstructed, and tied together by floor and roof framing added in the south building bay an across the front of the building.

Construction Work: Project Completion

At this point the building facades and floor systems are structurally sound, and while additional infill is required, the construction activities required are straightforward, consisting as with the work performed in 2011of constructing multiwythe brick walls and installing floor systems of structural wood bond beams, joists, and decking to provide a platform for the remaining work. This work will all be performed by hand, working from scaffold erected within the existing building envelope.

The additional work activities required to convert the existing building into the 16 luxury lofts and 14,000sf of retail / restaurant space space proposed can be broken down into several basic categories: Exterior Restoration, Life Safety / Building Circulation, Utility Upgrades and Interior Build-out.

Exterior Restoration: Portions of the masonry building exterior were stabilized when construction bagan in 2008 and additional areas saw improvement in the 2011 façade stabilization effort. That said the entire building envelope will be revisited when work restarted to insure the building's long term improvement. All masonry work will be inspected, and tuckpointed where necessary.
The windows originally intended to be restored, but almost without exception destroyed in the 2009 fire, will be replaced, and the storefronts rebuilt in a historically accurate manner. Site improvements will include a new raised front patio area and sidewalks along River and Cross Streets, and a parking lot on Cross Street.

Life Safety / Building Circulation: In its recent past the building had contained multiple staircases and no functioning elevator. A new stair / elevator tower will be constructed near the parking lot and a second egress stair added within the building to provide for safe, convenient, and fire rated access / egress pathways. The building will also be equipped with a modern fire alarm and fire suppression system that will greatly enhance the building's overall safety.

Utility Upgrades: The building's electrical, mechanical, plumbing and communications systems will be completely modernized. New electrical switch gear will be installed and each tenant or dwelling unit will be individually metered. New residential HVAC systems will be installed to provide economical heating and cooling to the residential units, and individual roof top mechanical units will serve the retail/commercial component. Phone, cable television and internet service will be installed throughout the building.

Interior Build Out: The interior of the building will be developed into two distinct components: Commercial, and Residential. The commercial component in the basement and first floor will see the development of "white box" space to house several separate businesses, while the residential component on floors two and three will be finished out as 16 luxury loft apartments in studio, one, and two bedroom configurations.

Thompson Block Fire 09-23-09

Attachment F.2

Attachment F.3: Thompson Block September 29, 2009

Attachment F.4,

Thompson Block Today

the Thompson Block

Historic Renovation

Depot Town

Ypsilanti, Michigan

B **PROPOSED ELEVATION (WEST)**
SCALE: 1/4" = 1'-0"

A **PROPOSED ELEVATION (SOUTH)**
SCALE: 1/4" = 1'-0"

PROGRESS SET
NOT FOR CONSTRUCTION

18 Sept 2006 Historic Review
13 Sept 2006 Owner Review

Date: Issued For:

Thompson Block

Depot Town
Ypsilanti, Michigan

construction manager:
JCBeal Construction Inc.

JCBeal CONSTRUCTION INC.
Precisely as intended.

CONSTRUCTION DOCUMENTS

Project Number: 05105 Date: 09-01-06

Sheet Title:
PROPOSED EXTERIOR ELEVATIONS

Sheet Number:
A5.10

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Thompson Block

Historic Renovation

1st Floor/Basement Tenant Scheme

1 **FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 10' 20'

18 Sept 2006 Historic Review
13 Sept 2006 Owner Review

Date: Issued For:

Thompson Block

Depot Town
Ypsilanti, Michigan

construction manager:
JCBeal Construction Inc.

JCBeal CONSTRUCTION INC.
Precisely as intended.

CONSTRUCTION DOCUMENTS

Project Number: 05105 Date: 07-16-06

Sheet Title:
1ST FLOOR PLAN - SCHEME A

Sheet Number:
A3.01

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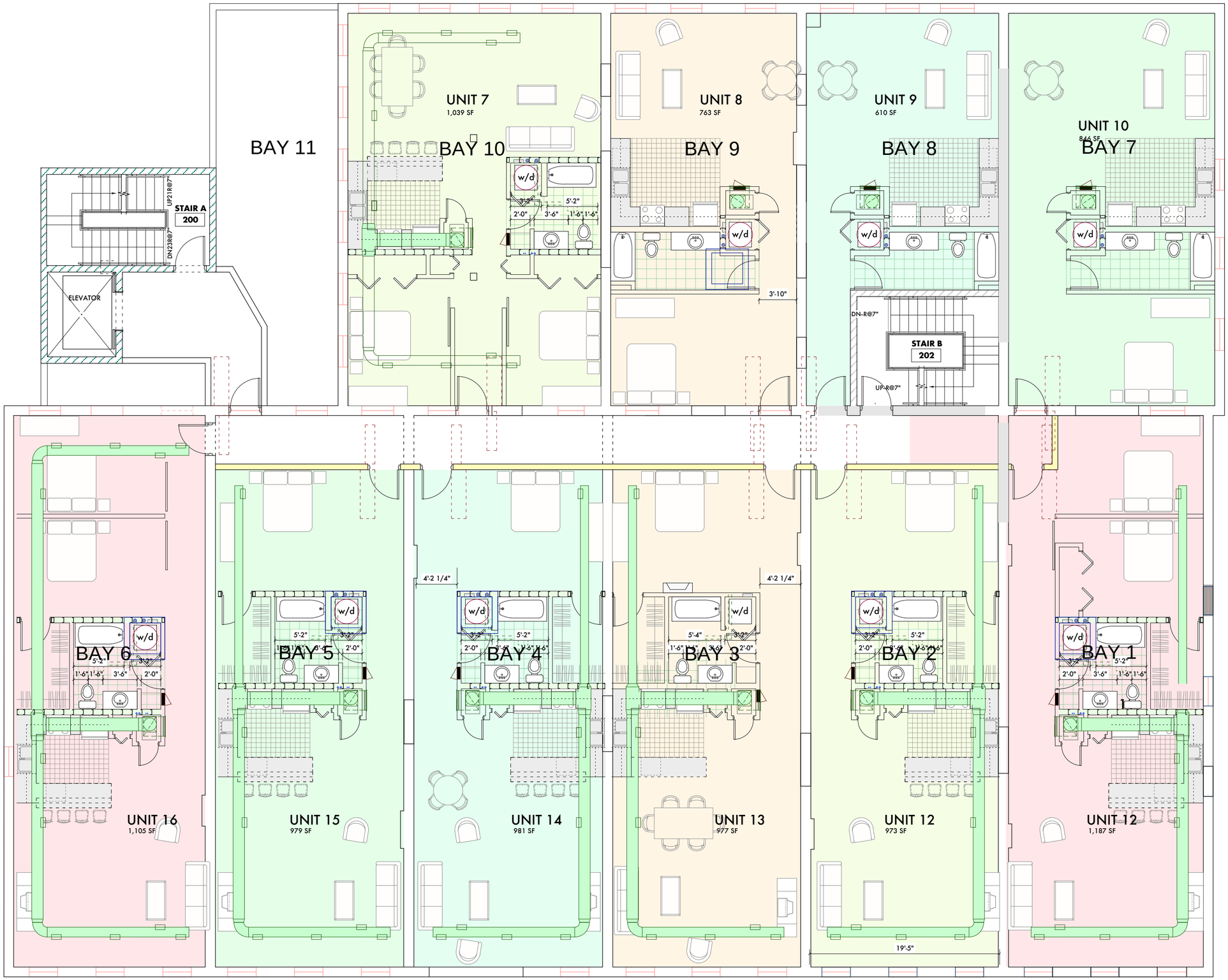

PROGRESS SET
NOT FOR CONSTRUCTION

N W E S

1 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 10' 20'

15 Nov 2006 Owner Review
7 Nov 2006 Owner Review
13 Sept 2006 Owner Review

Date: Issued For:

Thompson Block

Depot Town
Ypsilanti, Michigan

construction manager:
JCBeal Construction Inc.

JCBeal CONSTRUCTION INC.
Precisely as intended.

CONSTRUCTION DOCUMENTS

Project Number: 05105 Date: 10-20-06

Sheet Title:
2ND FLOOR PLAN - SCHEME D

Sheet Number:
A3.12 (D)

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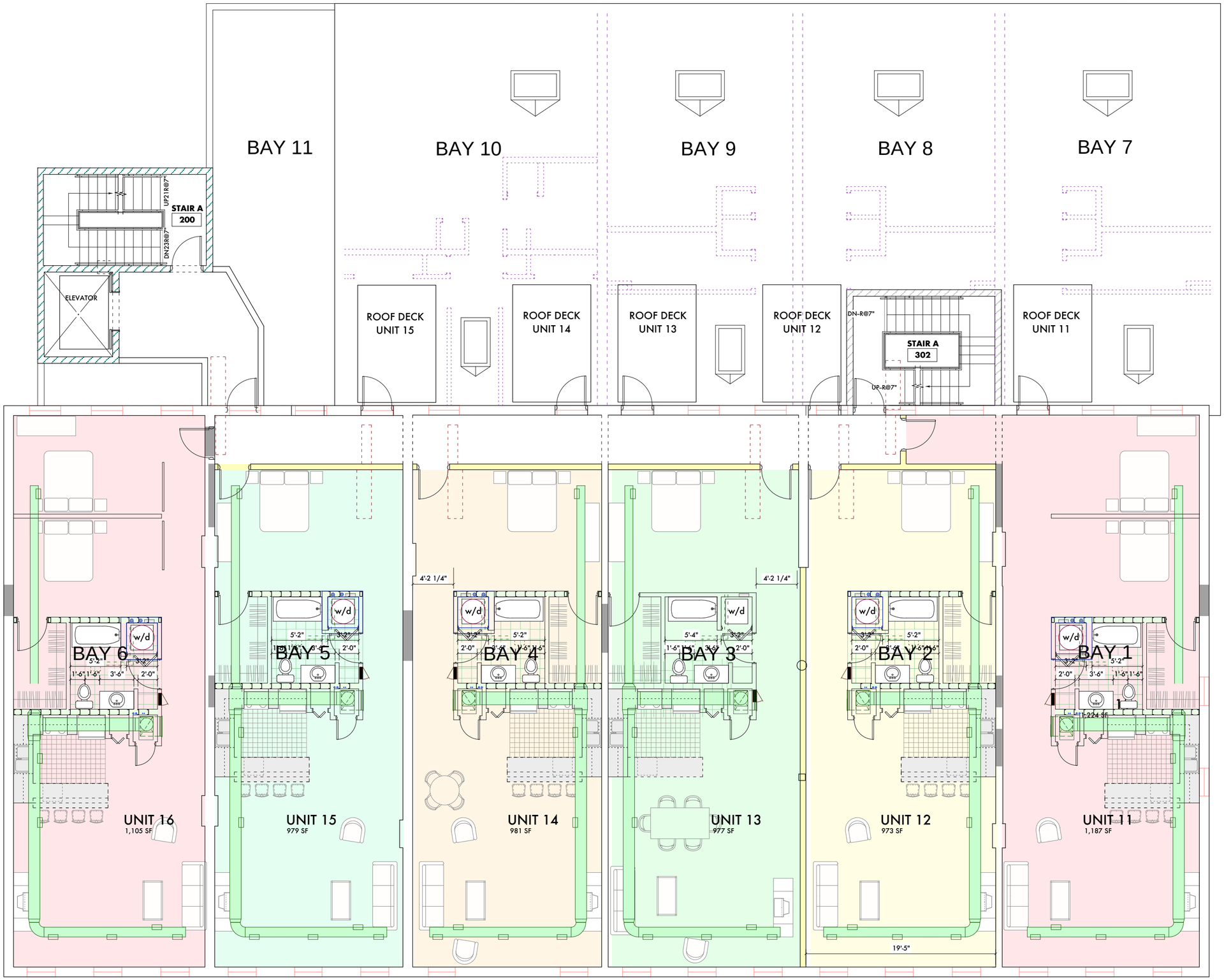

WALL CONSTRUCTION

A — UNIT SEPARATION WALL (SEE SHEET A8.10)

(1) LAYER 5/8", TYPE 'X' GYPSUM BOARD ON 3/4" RESILIENT CHANNEL ON 1/4" GYPSUM BOARD ON EACH SIDE 3 5/8" METAL STUDS. INSULATE FULL CAVITY WITH ACOUSTICAL INSULATION

B — 2-HOUR RATED WALL
8" CONCRETE BLOCK WALL (NOMINAL)
(SIMILAR TO UL U907)

C — 2-HOUR RATED WALL (SEE SHEET A8.10)
(2) LAYERS 5/8", TYPE 'X' GYPSUM BOARD EACH SIDE ON 3 1/2" METAL STUDS. INSULATE BOTH METAL STUDS WITH ACOUSTICAL INSULATION
(SIMILAR TO UL U411)

CONTRACTOR'S ALTERNATE:
USE 2-HOUR RATED GYPSUM BOARD SHAFT WALL

D — TYPICAL INTERIOR PARTITION (SEE SHEET A8.10)
0-HOUR RATED WALL
(1) LAYER 1/2", GYPSUM BOARD EACH SIDE ON 3 5/8" METAL STUDS.

NOTE: MOISTURE RESISTANT GYPSUM BOARD AT INTERIOR OF BATHROOMS AND MECHANICAL CLOSETS

E — EXISTING WALL TO REMAIN

F — 2-HOUR RATED WALL
16" CONCRETE BLOCK WALL (NOMINAL)
4" THICK DECORATIVE CONCRETE BLOCK ON 2" AIRSPACE ON 2" RIGID INSULATION ON 8" CONCRETE BLOCK BACK-UP - BELOW VISIBLE AREAS BELOW ROOF LINE WALL IS TO BE (2) 8" THICK CONCRETE BLOCKS DOWN TO FOOTING
(SIMILAR TO UL U907)

PROGRESS SET
NOT FOR CONSTRUCTION

N W E S

1 **THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 10' 20'

15 Nov 2006 Owner Review
7 Nov 2006 Owner Review
13 Sept 2006 Owner Review
Date: Issued For:

Thompson Block

Depot Town
Ypsilanti, Michigan

construction manager:
JCBeal Construction Inc.

JCBeal CONSTRUCTION INC.
Precisely as intended.

CONSTRUCTION DOCUMENTS

Project Number: 05105 Date: 10-21-06

Sheet Title:
3RD FLOOR PLAN – SCHEME D

Sheet Number:
A3.13 (D)

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Resolution No. 2014-079
March 18, 2014

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: