1. City Council Agenda

   Documents:

   2 REVISED FINAL AGENDA 12-15-15.PDF

2. City Council Packet

   Documents:

   REVISED 4 12-5-15 COUNCIL PACKET.PDF

3. City Council Action Minutes

   Documents:

   ACTION MINUTES 12-15-15.PDF

REVISED (12-14-15)

CITY OF YPSILANTI
COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS, 1 S. HURON
YPSILANTI, MI 48197
TUESDAY, DECEMBER 15, 2015
7:00 P.M.

I. <u>CALL TO ORDER</u> –

II. <u>ROLL CALL</u> –

Council Member Anne Brown	P A	Council Member Robb	P A
Council Member Nicole Brown	P A	Council Member Vogt	P A
Council Member Murdock	P A	Mayor Edmonds	P A
Mayor Pro-Tem Richardson	P A		

III. <u>INVOCATION</u> –

IV. <u>PLEDGE OF ALLEGIANCE</u> –

"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. <u>AGENDA APPROVAL</u> –

VI. <u>INTRODUCTIONS</u> –

VII. <u>PRESENTATIONS</u> –

- Proclamation declaring World AIDS Day in Ypsilanti – Mayor Edmonds
- Proclamation recognizing Debbie Locke-Daniel – Mayor Edmonds
- Proclamation recognizing Kevin Hill – Council Member Murdock
- City Audit Presentation – Kimberly A. Alleman, Manager of Abraham and Gaffney P.C.

VIII. <u>AUDIENCE PARTICIPATION</u> –

IX. <u>REMARKS BY THE MAYOR</u> –

X. <u>PUBLIC HEARINGS –</u>

1. Alley Licensing Agreement to allow usage of the alley at 711 Towner.

   A. Resolution No. 2015-267, determination
   B. Open public hearing
   C. Resolution No. 2015-268, close public hearing

2. Conveyance of City-owned land to the Ypsilanti Housing Commission.

   A. Resolution No. 2015-275, determination
   B. Open public hearing
   C. Resolution No. 2015-275A, close public hearing

XI. **CONSENT AGENDA –** Resolution No. 2015-269

1. Resolution No. 2015-270, approving minutes of November 10th, November 17th, and November 19th.

2. Resolution No. 2015-271, approving appointments to Boards and Commissions.

3. Resolution No. 2015-278, approving a fine for violation of parking time limits.

XI. **RESOLUTIONS/MOTIONS/DISCUSSIONS** –

1. Resolution No. 2015-272, extending County Recreation agreement.

2. Resolution No. 2015-273, approving Property Disposition Policy.

3. Resolution No. 2015-274, approving contract with Arbor Masonry that exceeded $25,000 allowed.

4. Resolution No. 2015-276, approving the City Manager and City Clerk Evaluation Policy.

XII. **LIASON REPORTS –**

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Urban County
D. Freight House
E. Parks and Recreation
F. Millennial Mayors Conference
G. Ypsilanti Downtown Development Authority
H. Eastern Washtenaw Safety Alliance
I. Police-Community Relations/Black Lives Matter Joint Task Force

XIII. **COUNCIL PROPOSED BUSINESS –**

XIV. **COMMUNICATIONS FROM THE MAYOR –**

Nominations:

Human Relations Commission
John Shuler (reappointment)
316 E. Forest
Ypsilanti, MI 48197
Term Expiration: 11/1/2018

Parks and Recreation Commission
Nicole Putala (new)
914 Pearl Street
Ypsilanti, MI 48197
Term Expiration: 11/1/2018

XV. **COMMUNICATIONS FROM THE CITY MANAGER –**

XVI. **COMMUNICATIONS –**

XVII. **AUDIENCE PARTICIPATION –**

XVIII. **REMARKS FROM THE MAYOR -**

XIX. ADJOURNMENT –
Resolution No. 2015-277, adjourning the Council meeting.

REVISED (12-14-15)

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XVI. **COMMUNICATIONS –**

XVII. **AUDIENCE PARTICIPATION –**

XVIII. **REMARKS FROM THE MAYOR -**

XIX. **ADJOURNMENT –**

Resolution No. 2015-277, adjourning the Council meeting.

REQUEST FOR LEGISLATION
December 15, 2015

From: Bonnie Wessler, City Planner

Subject: License of City Alleyway north of Towner

In March of this year, the Ypsilanti Housing Commission/Strong Future Housing Partnership applied for a Special Use Permit for their residences at 711 Towner Street. Planning Commission approved the Special Use and site plan with the condition that a dumpster enclosure (and a dumpster) be placed on the property. Due to space and layout constraints, the logical place for a dumpster enclosure is in the adjacent, closed alleyway.

RECOMMENDED ACTION: Approval

Attachments:

- License agreement
- Site plan
- Resolution to approve license agreement

CITY MANAGER APPROVAL:______________ COUNCIL AGENDA DATE: 12-15-2015

CITY MANAGER COMMENTS: ____

FINANCE DIRECTOR APPROVAL: ____

Resolution No. 2015 - 267
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the Ypsilanti Housing Commission and its partners are working to improve the conditions at existing public housing sites through rehabilitation; and

Whereas, space constraints at the existing 711 Towner site make trash removal challenging; and

Whereas, the Planning Commission, in recognition of this fact, has conditioned approval of the site plan and special use for this redevelopment upon construction of a suitable dumpster enclosure; and

Whereas, the only suitable location for said dumpster enclosure is within a closed public alleyway.

Now Therefore Be it Resolved that the Mayor and City Clerk are authorized to enter into the attached license agreement on behalf of the City of Ypsilanti, subject to the approval of the City Attorney.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

Resolution No. 2015 - 268
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the approval of the Alley Licensing Agreement to allow usage of the alley at 711 Towner be officially closed.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

LICENSE AGREEMENT
For Dumpster Location

The City of Ypsilanti, of 1 South Huron Street, Ypsilanti, Mi 48197 (the "City"), herby licenses Strong Future Limited Dividend Housing Association Limited Partnership, c/o Ypsilanti Housing Commission, attn. Executive Director, 734-482-4300, of 601 Armstrong, Ypsilanti, MI 48197 (the "Licensee") and grants permission for the Licensee to place a trash dumpster on public property, to wit: Towner Street Alley, located adjacent to property owned by the Licensee (the "licensed premises"), for the purpose of collecting and holding trash for regular weekly pickup by a trash hauling company of the Licensee's choice, however the City shall have the right to approve any such trash hauler, not to be unreasonably withheld. During the term of this License Agreement, the Licensee shall:

1. Construct a dumpster enclosure according to the City's specifications and maintain the dumpster in good, clean, operable, leak proof condition and keep the dumpster well painted at all times and not allow dirt or rust to accumulate on the outside of the dumpster.
    a. In the event the dumpster is not maintained in such good condition, the City may, at its sole option, repair the dumpster and charge the cost to the Licensee.
2. Keep the dumpster area in orderly, broom clean condition at all times.
3. Insure the dumpster has a lid and that the lid is secure and closed at all times the dumpster is not being filled or emptied.
4. Not allow any trash, boxes, debris, garbage or other items to be placed or stored outside the dumpster in the area surrounding the dumpster.
5. Not allow trash to be piled on the dumpster.
6. Not allow any oil or other liquid to leak from the dumpster. If the event of any such leak, or accumulation of fluids around the dumpster, the Licensee shall immediately clean up the same, including power washing if required by the City.
7. Have the dumpster emptied at least weekly.
8. Notify the City of the name, address and telephone number of the trash hauler and keep the City informed of the same at all times.
9. Obtain and maintain insurance with minimum limits of $1,000.000 with the City as a named insured protecting against all risks associated with said dumpster and this License Agreement.
10. Hold the City harmless from any and all claims, demands, dues, suits or liability of any kind or nature concerning the dumpster, operation of the dumpster, location of the dumpster, this License Agreement and or any actions or inactions of the City, the Licensee or any agents or employees of the Licensee concerning the same.

11. Follow all lawful orders of the Ypsilanti Police Department or any employee of the City Department of Public Works concerning the dumpster or licensed premises.
12. The Licensee shall not use the licensed premises for any other purpose than that expressly granted in this License Agreement, to-wit: storage and maintenance of a trash dumpster for collecting trash.
13. The Licensee shall not transfer nor assign this License Agreement, nor any interest in the same without the written consent of the City first had and obtained.

The parties agree that the City may terminate and cancel this License Agreement at any time after thirty (30) days written notice to the Licensee at the address shown above by posting the notice in the U.S. mail, first class postage fully prepaid. Delivery shall be conclusively presumed to the Licensee on the next day after so posting.

The parties further agree that if this License Agreement is terminated for any reason, Licensee must remove the dumpster, discontinue any dumpster use on the licensed premises, completely remove the dumpster enclosure, and restore the licensed premises to its original condition.

Dated:____________

City of Ypsilanti

By:________________________________
Ralph A. Lange, City Manager

Strong Future Limited Dividend Housing Association Limited Partnership
By: YHC-Strong Future, LLC, its general partner
By: The Ypsilanti-Washtenaw Housing Corporation, its sole member

By:________________________________
Zachary D. Fosler, its Secretary

Approved as to Form

____
John M. Barr, Ypsilanti City Attorney

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

105 Pearl Street
Ypsilanti, MI 48197
(734) 481-1234
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www.barrlawfirm.com
e-mail: jbarr@barrlawfirm.com

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: December 11, 2015

FROM: John M. Barr

SUBJECT: Resolution to Convey City-Owned Land to the Ypsilanti Housing Commission

SUMMARY/BACKGROUND

On February 4, 2014, City Council adopted Ordinance No. 2014-1209, which authorized the Mayor and City Clerk to enter an Option to Purchase Land Agreement with New Parkridge LDHA Limited Partnership for the sale of the City-owned Parkridge low income housing project. The Option Agreement was so executed and had a term of one year. The purpose of this agreement was to show site control by the limited partnership in order that their application for tax credits from the Michigan State Housing Development Authority be approved. The one-year term was later extended for an additional year by a First Amendment, which was approved by Resolution 2014-220, adopted by City Council on September 16, 2014.

This project has been so funded by MSHDA and the parties are ready to move forward with the project, which begins with conveyance from the City. Based on our experience with the Strong Future project, the City needs to first transfer the parcel to the YHC, who will then convey the parcel to the limited partnership. Therefore, the limited partnership is assigning its interest in the Option Agreement to the YHC and the City will then quitclaim the parcel to the YHC. After that is completed, the YHC will warranty deed the parcel to the limited partnership. All of these transfer documents are attached hereto.

Unlike Strong Future, this project is a complete teardown and rebuild and will include work on the existing right-of-ways adjacent to the parcel. Specifically, First Court will be eliminated, Armstrong Court will be extended to First Avenue, and work will be done to Armstrong Drive. To complete this work, a dedication agreement will need to be entered between the parties in order that the limited partnership can complete the work and the right-of-ways and public utility easements can be transferred back to the City. This agreement is also attached hereto.

Finally, the City will be conveying the parcel occupied by the YHC administrative offices to the YHC. This deed is also attached hereto.

These conveyance require a resolution of Council after a public hearing. By adopting this resolution, City Council will be authorizing the Mayor and City Clerk to sign and execute (subject to the approval of the City Attorney) the quitclaim deeds from the City to the YHC concerning both the Parkridge and YHC administrative building sites; the dedication agreement; and the consent to the assignment of the Option Agreement from the YHC to the limited partnership. Finally, the resolution also approves the purchase agreement and deed from the YHC to the limited partnership for New Parkridge.

Barring some unforeseen requirement, this is the City Council's last step in moving forward with the New Parkridge development.

ATTACHMENTS: Assignment of Option Agreement – New Parkridge
Quitclaim Deed from City to YHC – New Parkridge
Quitclaim Deed from City to YHC – Admin Building
Dedication Agreement between City and YHC
Purchase Agreement and Warranty Deed from YHC to Limited Partnership - New Parkridge

RECOMMENDED ACTION: Review and Consideration

DATE RECEIVED:________________ AGENDA ITEM NO.___Resolution No. 2015-275

CITY MANAGER COMMENTS: ____

FOR AGENDA OF:____________ FINANCE DIR. APPROVAL: ______________________

COUNCIL ACTION TAKEN:____

Resolution No. 2015-275
December 15, 2015

RESOLUTION TO CONVEY CITY-OWNED LAND TO YPSILANTI HOUSING COMMISSION

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the Mayor and City Clerk are authorized to execute, subject to the review and approval of the City Attorney, the attached Consent to Assignment of Option to Purchase Land Parkridge; the attached quitclaim deed to convey the New Parkridge site to the Ypsilanti Housing Commission; the attached Dedication Agreement between the City and the Ypsilanti Housing Commission; and the attached deed to convey to the Ypsilanti Housing Commission the parcel of land occupied by its administrative offices.

BE IT FURTHER RESOLVED that: the attached purchase agreement and warranty deed from the Ypsilanti Housing Commission to the New Parkridge LDHA Limited Partnership is approved and may be so executed by the Ypsilanti Housing Commission.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015 – 275A
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for the conveyance of City-owned land to the Ypsilanti Housing Commission be officially closed.

OFFERED BY: ____

SUPPORTED BY: ______________________________________

YES: NO: ABSENT: VOTE:

ASSIGNMENT OF OPTION TO PURCHASE LAND PARKRIDGE

THIS ASSIGNMENT OF OPTION TO PURCHASE LAND PARKRIDGE ("Assignment") is made and entered into effectively as _________________, 20___ (the "Effective Date") by and between New Parkridge Limited Dividend Housing Association Limited Partnership ("Assignor"), and Ypsilanti Housing Commission ("Assignee").

RECITALS:

A. WHEREAS, Assignor is the holder of that certain option to purchase real property located in Ypsilanti, Michigan (herein referred to as the "Property") more specifically describe in, and pursuant to, that certain Option to Purchase Land Parkridge dated February 4, 2014, as amended by First Amendment to Option to Purchase Land: Parkridge dated September 16, 2014 (collectively, the "Option to Purchase"); and

B. WHEREAS, the Property is currently utilized as public housing, and it is the intent of the parties to transfer the ownership and site control to Assignee in order to meet certain application requirements for federal housing assistance programs that are necessary and desirable sources of support for the continued operation of Property.

NOW, THEREFORE, in consideration of the foregoing and of the covenants and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby assigns, transfers, conveys and sets over to Assignee the Option to Purchase and all of the right, title and interest of Assignor as the "Buyer" under the Option to Purchase as of the Effective Date. Assignee hereby accepts and assumes all right, title, interest and obligations of Buyer as of the Effective Date.

2. Assignor hereby agrees to indemnify, defend and hold Assignee harmless from and against any and all claims, losses, costs, damages, expenses and liabilities, whatsoever, including without limitation reasonable attorneys' fees and litigation expenses, suffered or incurred by Assignee from or in connection with any of Assignor's activities, duties, obligations, undertakings and liabilities of the "Buyer" under the Option to Purchase arising prior to the Effective Date.

3. Assignee agrees to indemnify, defend and hold Assignor harmless from and against any and all claims, losses, costs, damages, expenses and liabilities, whatsoever, including without limitation reasonable attorneys' fees and litigation expenses, suffered or incurred by Assignor from or in connection with the activities, duties, obligations, undertakings and liabilities of the "Buyer" under the Option to Purchase arising from and after the Effective Date.

4. The respective agreements and indemnities herein set forth are for the benefit only of the parties hereto, are in addition to any similar rights and remedies provided in the Purchase Agreement dated _______________, 20___, between Assignor and Assignee, and no provisions of

this Assignment is intended to benefit, nor shall any such provision be enforceable, by any person or entity not a party hereto.

5. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Agreement on the date written above.

ASSIGNOR:

New Parkridge Limited Dividend Housing Association Limited Partnership

By: YHC-New Parkridge LLC, its managing general partner

By: The Ypsilanti-Washtenaw Housing Corporation, its sole member

By:______________________________
Name: Zachary Fosler
Its: Secretary

ASSIGNEE:

Ypsilanti Housing Commission

By:______________________________
Name: E. Renee Smith
Its: Chairperson

By:______________________________
Name: Zachary Fosler
Its: Executive Director

CONSENT TO
ASSIGNMENT OF OPTION TO PURCHASE LAND PARKRIDGE

The undersigned, City of Ypsilanti, a Michigan home rule city, as "Seller" under the Option to Purchase described herein, hereby acknowledges and consents to the assignment of the right, title and interest of Assignor as the "Buyer" under the Option to Purchase, to Assignee named herein.

SELLER:

City of Ypsilanti

By:______________________________
Name:____________________________
Its:______________________________

QUITCLAIM DEED

The City of Ypsilanti, a Michigan home rule city ("Grantor"), whose address is 1 S. Huron Street, Ypsilanti, MI 48197, **QUIT CLAIMS** to **Ypsilanti Housing Commission**, a Michigan municipal housing commission ("Grantee"), whose address is 601 Armstrong Drive, Ypsilanti, Michigan 48197, the following described premises situated in the City of Ypsilanti of, County of Washtenaw, and state of Michigan, to-wit:

SEE DISCRIPTION OF PREMISES, ATTACHED HERETO AS EXHIBIT A

Grantor hereby reserves the rights in public road right-of-ways to be constructed on the premises, together with certain public utilities as may be located therein in the approximate locations depicted on Exhibit B, and which Grantee shall cause to be dedicate back to Grantor or other appropriate governmental authority when construction is complete.

For the consideration of one dollar ($1.00).

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

GRANTOR:
CITY OF YPSILANTI

_________________________ Dated: ____________________

Amanda Edmonds
Mayor of the City of Ypsilanti

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of ____________, 20__, by AMANDA EDMONDS, who being duly sworn, did say that she is the Mayor of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
______________________ County, Michigan
Acting in _______________ County, Michigan
My commission expires:____________________

____________________________ Dated: ______________________

Frances McMullan
Ypsilanti City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of ____________, 20__, by FRANCES McMULLAN, who being duly sworn, did say that she is the Clerk of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
______________________ County, Michigan
Acting in _______________ County, Michigan
My commission expires:____________________

Recording Fee: $
State transfer tax: $0
Tax Parcel # 11-11-39-468-010
Covers more Land

When recorded return to:
John M. Barr
Ypsilanti City Attorney
105 Pearl Street
Ypsilanti, MI 48197

Prepared by:
Eric DeGroat
Clark Hill PLC
151 S. Old Woodward, Suite 200
Birmingham, MI 48009

Exhibit A

Legal Description

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

Beginning at the intersection of the easterly line of First Avenue, as it now exists 66 feet wide with the southerly line of French Claim 690; thence along said easterly line of First Avenue, North 1 degree 31 minutes 30 seconds West 639.16 feet to the southerly line of Harriet Street, as same now exists, 66 feet wide; thence along said southerly line of Harriett Street North 72 degrees 20 minutes East 476.07 feet; thence South 17 degrees 40 minutes East 185.82 feet; thence North 72 degrees 20 minutes East 100.19 feet; thence North 1 degree 4 minutes 5 seconds West 68.77 feet; thence North 72 degrees 20 minutes East 165.74 feet; thence North 72 degrees 25 minutes East 190.94 feet; thence South 2 degrees 2 minutes 17 seconds East 517.45 feet to a point in the Southerly line of French Claim 690; thence along said Southerly line of French Claim 690 South 72 degrees 36 minutes 5 seconds West a distance of 990.8 feet to the point of beginning.

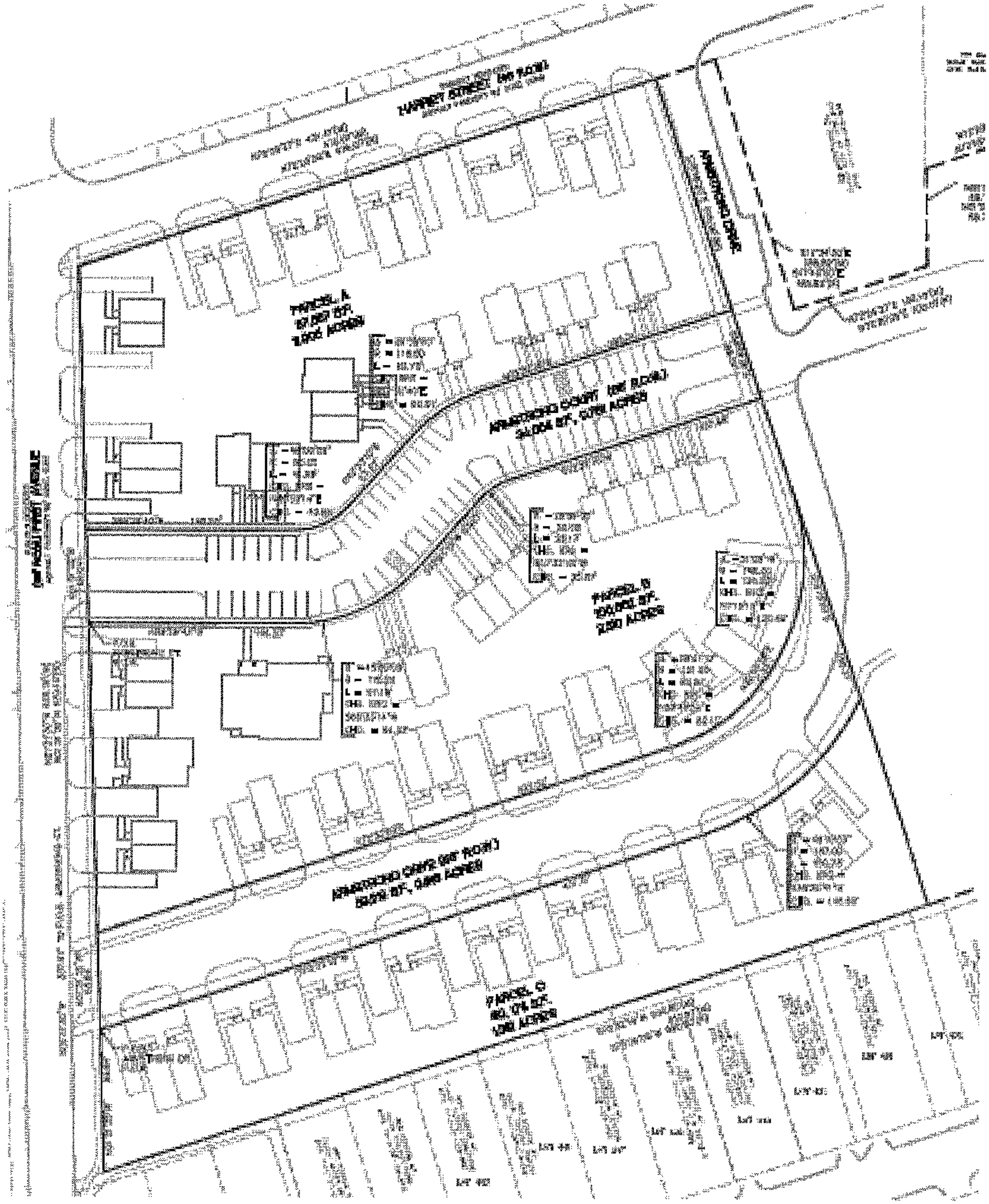
Less any lands in the above description lying to the East of the following described line. Beginning at the intersection of the easterly line of First Avenue with the southerly line of French Claim 690. Then northerly along the east right of way line of First Avenue 639.16 feet to the southerly line of Harriet Street; thence easterly along the southerly right of way line of Harriet Street 431.41 feet to the point of beginning of said line; thence southeasterly to the southerly line of French Claim 690 at a point 615.97 feet East of the intersection of the South line of French Claim 690 and the East right of way line of First Avenue, being the point of ending of this line.

Tax Parcel No. 11-11-39-468-010 (covers more land)

Commonly known as 601 Armstrong Drive, Ypsilanti, MI

Exhibit B

Survey



ROAD DEDICATION AGREEMENT

This Agreement (this "**Agreement**") is made as of the __ day of __________, 20__ by and between Ypsilanti Housing Commission, a Michigan municipal housing commission ("**YHC**"), 601 Armstrong, Ypsilanti, Michigan 48917, and City of Ypsilanti, a Michigan home rule city (the "**CITY**") the address of which is 1 S. Huron Street, Ypsilanti, Michigan 48197.

RECITALS:

A. YHC and the City entered into a certain Option to Purchase Land dated as of February 4, 2014, as amended (the "**Purchase Option Agreement**") pursuant to which the City has or shall convey to YHC by Quit Claim Deed a parcel of land situated in the City of Ypsilanti, described in **Exhibit A** attached hereto (the "**Housing Site**").

B. YHC intends to re-develop the Housing Site as contemplated by the Purchase Option Agreement, and as part of such re-development has or shall cause to be constructed at no expense to the City, certain roadway and utility improvements in conformity to specifications provided by the CITY. The re-developed roadway and utility improvements to be constructed within the Housing Site are described in **Exhibit B** attached hereto (the "**ROW's**").

C. Pursuant to the terms of the Quit Claim Deed, the City reserved its rights in public road right-of-ways and public utilities as may be located in the ROW's to be dedicated back to the City, and it is the intent of the parties that such rights and obligations run with the land and be transferred to subsequent owners of the Housing Site.

D. YHC, on behalf of itself and it assigns, desires to dedicate the road and utility improvements within the ROW's to the CITY, and the CITY desires to accept such dedication.

AGREEMENTS:

Accordingly, the parties agree as follows:

1. The Recitals above are incorporated as terms of this Agreement.

2. YHC by this Agreement dedicates the roadway and utility improvements with the ROW's, whether now existing and as may be constructed in the future, presently known as Armstrong Court and Armstrong Drive, to the CITY for public use as a public street; and the CITY hereby accepts such dedication. The CITY affirms that by acceptance of the dedication, by execution of this Agreement, the CITY has assumed responsibility for maintenance, repair and replacement of roadway and utilities improvements, and traffic controls, in the ROW's in the same manner as with all dedicated roads in the CITY.

3. The parties acknowledge and agree that this dedication does not convey title to the ROW's, and that if the roadway is vacated as a public right of way, the reversionary interest in the ROW's belongs to YHC, or its successors and assigns as owner of the Housing Site.

4. It is the intent of the parties that this Agreement be binding on the parties, their successors and assigns, and shall run with the land.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

CITY:
CITY OF YPSILANTI

________________________ Dated: __________________
Amanda Edmonds
Mayor of the City of Ypsilanti

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of _____________, 2015, by AMANDA EDMONDS, who being duly sworn, did say that she is the Mayor of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
__________________________ County, Michigan
Acting in ___________________ County, Michigan
My commission expires:__________________________

_________________________________ Dated: _____________________
Frances McMullan
Ypsilanti City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of _____________, 2015, by FRANCES McMULLAN, who being duly sworn, did say that she is the Clerk of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
__________________________ County, Michigan
Acting in ___________________ County, Michigan
My commission expires:__________________________

YHC:

YPSILANTI HOUSING COMMISSION

By:______________________________ Date:______________________
Zachary Fosler, its Executive Director

STATE OF MICHIGAN)
)ss.
COUNTY OF __________)

The foregoing instrument was acknowledged before me on this ____ day of ____________, 2015, by Zachary Fosler, who being duly sworn, did say that she is the Executive Director of the Ypsilanti Housing Commission, a Michigan municipal housing commission, and did represent that he was duly authorized to execute this document on behalf of said limited partnership.

____
, Notary Public
__________________________ County, Michigan
Acting in __________________ County, Michigan
My commission expires:___________________________

By:______________________________ Date:______________________
E. Renee Smith, its Chairperson

STATE OF MICHIGAN)
)ss.
COUNTY OF __________)

The foregoing instrument was acknowledged before me on this ____ day of ____________, 2015, by E. Renee Smith, who being duly sworn, did say that she is the Chairperson of the Ypsilanti Housing Commission, a Michigan municipal housing commission, and did represent that he was duly authorized to execute this document on behalf of said limited partnership.

____
, Notary Public
__________________________ County, Michigan
Acting in __________________ County, Michigan
My commission expires:___________________________

Prepared by and when recorded return to:
Eric DeGroat
Clark Hill PLC
151 S. Old Woodward, Suite 200
Birmingham, MI 48009

EXHIBIT A

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

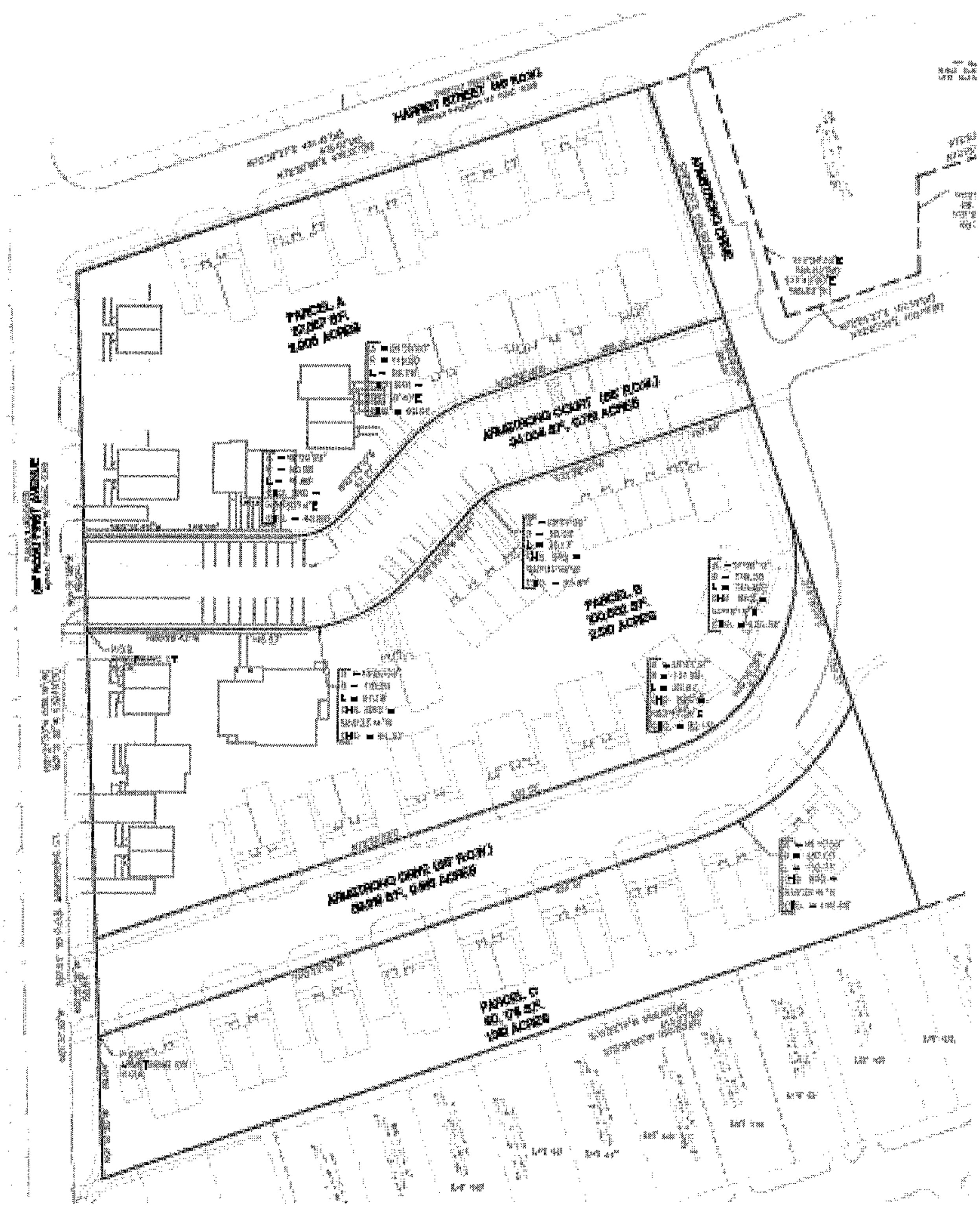
Beginning at the intersection of the easterly line of First Avenue, as it now exists 66 feet wide with the southerly line of French Claim 690; thence along said easterly line of First Avenue, North 1 degree 31 minutes 30 seconds West 639.16 feet to the southerly line of Harriet Street, as same now exists, 66 feet wide; thence along said southerly line of Harriett Street North 72 degrees 20 minutes East 476.07 feet; thence South 17 degrees 40 minutes East 185.82 feet; thence North 72 degrees 20 minutes East 100.19 feet; thence North 1 degree 4 minutes 5 seconds West 68.77 feet; thence North 72 degrees 20 minutes East 165.74 feet; thence North 72 degrees 25 minutes East 190.94 feet; thence South 2 degrees 2 minutes 17 seconds East 517.45 feet to a point in the Southerly line of French Claim 690; thence along said Southerly line of French Claim 690 South 72 degrees 36 minutes 5 seconds West a distance of 990.8 feet to the point of beginning.

Less any lands in the above description lying to the East of the following described line. Beginning at the intersection of the easterly line of First Avenue with the southerly line of French Claim 690. Then northerly along the east right of way line of First Avenue 639.16 feet to the southerly line of Harriet Street; thence easterly along the southerly right of way line of Harriet Street 431.41 feet to the point of beginning of said line; thence southeasterly to the southerly line of French Claim 690 at a point 615.97 feet East of the intersection of the South line of French Claim 690 and the East right of way line of First Avenue, being the point of ending of this line.

Tax Parcel No. 11-11-39-468-010 (covers more land)

Commonly known as 601 Armstrong Drive, Ypsilanti, MI

EXHIBIT B



QUITCLAIM DEED

The City of Ypsilanti, a Michigan home rule city ("Grantor"), whose address is 1 S. Huron Street, Ypsilanti, MI 48197, **QUIT CLAIMS** to **Ypsilanti Housing Commission**, a Michigan municipal housing commission ("Grantee"), whose address is 601 Armstrong Drive, Ypsilanti, Michigan 48197, the following described premises situated in the City of Ypsilanti of, County of Washtenaw, and state of Michigan, to-wit:

SEE DESCRIPTION OF PREMISES, ATTACHED HERETO AS EXHIBIT A

Further, there is no sidewalk connecting the building on the premises to Armstrong Drive on the northerly portion of the parcel. Grantor reserves a public right-of-way for the purposes of pedestrian non-motorized traffic for such a sidewalk, and the right to construct a sidewalk that conforms with all applicable ordinances, codes, and laws. Grantee agrees not to object if and when Grantor decides to do so, not to interfere with Grantor in completing this project, and to fully cooperate with Grantor in the design and construction.

For the consideration of one dollar ($1.00).

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

CITY OF YPSILANTI

________________________ Dated: __________________

Amanda Edmonds
Mayor of the City of Ypsilanti

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of _____________, 20___, by AMANDA EDMONDS, who being duly sworn, did say that she is the Mayor of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
______________________ County, Michigan
Acting in _______________ County, Michigan
My commission expires:___________________

_____________________________ Dated: ______________________

Frances McMullan
Ypsilanti City Clerk

STATE OF MICHIGAN)
)ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ____ day of _____________, 20___, by FRANCES McMULLAN, who being duly sworn, did say that she is the Clerk of the City of Ypsilanti and did represent that she was duly authorized to execute this document on behalf of said Michigan municipality.

____
, Notary Public
______________________ County, Michigan
Acting in _______________ County, Michigan
My commission expires:___________________

Recording Fee: $
State transfer tax: $0
Tax Parcel # 11-11-39-468-010
Covers more Land

When recorded return to:
John M. Barr
Ypsilanti City Attorney
105 Pearl Street
Ypsilanti, MI 48197

Prepared by:
Eric DeGroat
Clark Hill PLC
151 S. Old Woodward, Suite 200
Birmingham, MI 48009

203833439.1 49982/184600

Exhibit A

Legal Description

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

LEGAL DESCRIPTION- Proposed #601 Building Parcel

Land situated in the County of Washtenaw, State of Michigan City of Ypsilanti, is described as follows:

Beginning at the intersection of the easterly line of First Avenue, as it now exists 66 feet wide with the southerly line of French Claim 690; thence along said easterly line of First Avenue, North 01 degree 31 minutes 30 seconds West, 639.16 feet to the southerly line of Harriett Street, as same now exists, 66 feet wide; thence along said southerly line of Harriett Street North 72 degrees 25 minutes 27 seconds East, 431.41 feet; thence South 18 degrees 18 minutes 20 seconds East, 421.01 feet to the point of beginning; thence 92.00 feet along the arc of a curve to the left (radius 170.00 feet, central angle 31 degrees 00 minutes 23 seconds, chord bears North 01 degree 16 minutes 11 seconds West, 90.88 feet); thence North 18 degrees 18 minutes 20 seconds West, 90.00 feet; thence 23.77 feet along the arc of a curve to the right (radius 15.00 feet, central angle 90 degrees 48 minutes 20 seconds, chord bears North 27 degrees 05 minutes 50 seconds East, 21.36 feet); thence North 72 degrees 30 minutes 00 seconds East, 85.00 feet; thence North 17 degrees 30 minutes 00 seconds West, 3.50 feet; thence 54.80 feet along the arc of a curve to the right (radius 22.50 feet, central angle 139 degrees 32 minutes 10 seconds, chord bears South 54 degrees 16 minutes 13 seconds East, 42.22 feet); thence South 40 degrees 00 minutes 00 seconds East, 23.25 feet; thence North 54 degrees 00 minutes 00 seconds East, 41.00 feet; thence North 69 degrees 00 minutes 00 seconds East, 10.00 feet; thence South 25 degrees 00 minutes 00 seconds East, 20.00 feet; thence South 12 degrees 30 minutes 00 seconds East, 51.00 feet; thence South 35 degrees 30 minutes 00 seconds East, 30.50 feet; thence 36.00 feet along the arc of a curve to the right (radius 58.00 feet, central angle 35 degrees 33 minutes 39 seconds, chord bears South 64 degrees 39 minutes 08 seconds West, 35.42 feet); thence South 82 degrees 30 minutes 00 seconds West, 14.85 feet; thence South 70 degrees 52 minutes 25 seconds West, 17.00 feet; thence 60.00 feet along the arc of a curve to the left (radius 95.00 feet, central angle 36 degrees 11 minutes 20 seconds, chord bears South 52 degrees 47 minutes 00 seconds West, 59.01 feet); thence South 34 degrees 41 minutes 20 seconds West, 45.00 feet; thence 32.00 feet along the arc of a curve to the left (radius 77.00 feet, central angle 23 degrees 48 minutes 40 seconds, chord bears South 46 degrees 35 minutes 40 seconds West, 31.77 feet); thence South 58 degrees 30 minutes 00 seconds West, 29.00 feet; thence North 18 degrees 18 minutes 20 seconds West, 16.50 feet to the point of beginning.

Gross Land Area= 27,802 Square Feet or 0.638 Acres.

Tax Parcel No. 11-11-39-468-010 (covers more land)

Commonly known as 601 Armstrong Drive, Ypsilanti, MI

PURCHASE AND SALE OF REAL ESTATE AGREEMENT

THIS PURCHASE AND SALE OF REAL ESTATE AGREEMENT ("Agreement") is made effective this ____________________, 20__, by New Parkridge Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, having an address at 601 Armstrong Drive, Ypsilanti, Michigan 48197 (hereinafter referred to as "Buyer"), and Ypsilanti Housing Commission, a commission of the City of Ypsilanti, having an address at 601 Armstrong Drive, Ypsilanti, Michigan 48197 (hereinafter referred to as the "Seller").

RECITALS:

A. Seller is the owner of that certain parcel of real property located in the City of Ypsilanti, Washtenaw County, Michigan, which real property is more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with all structures, improvements, rights, easements and appurtenances located thereon and appertaining thereto (hereinafter collectively referred to as the "Property"); and

B. Buyer desires to purchase from Seller and Seller desires to sell and convey to Buyer the Property in consideration of the purchase price and other covenants herein contained, all as hereinafter set forth.

NOW, THEREFORE, in consideration of and in reliance on the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the parties hereto represent, covenant and agree as follows:

1. Sale of Property. Subject to the terms and conditions herein set forth, Buyer shall purchase from Seller and Seller shall sell and convey to Buyer the Property, subject to no liens, restrictions or encumbrances except such restrictions and easements of record as are approved by Buyer as provided in Section 3 below, and the right of the public in any street or highway forming a boundary of the Property and those to be constructed within the Property as may be dedicated to the public. This sale includes all right, title and interest, if any, of Seller in and to any land lying in the bed of any street or highway opened or proposed, in front of or adjoining the Property, to the center line thereof, and all right, title and interest of Seller in and to any award made in lieu thereof and in and to any unpaid award for damage to the Property by reason of the change of grade of any street.

2. Purchase Price. The total purchase price for the Property herein conveyed shall be One Dollar ($1.00) (the "Purchase Price"). The Purchase Price shall be payable on or before the date of Close of Escrow (as hereinafter defined), plus any and all costs or prorations described under Section 10 below.

3. Title. Seller shall furnish good, marketable and insurable title to the Property. "Insurable" as used herein is defined to mean title which is insurable by Old Republic National Title Insurance Company, through its agent Capital Fund Title Services, LLC (the "Title Company") at its standard rates without standard exception except for those exceptions, if any,

approved in writing by Buyer after receipt of a title commitment from the Title Company dated after the date of this Agreement and accompanied by copies of all documents referred to therein and an ALTA survey (prepared at Buyer's expense) of the Property which locates all easements and other existing improvements, certified to Buyer and the Title Company.

Buyer shall have until the expiration of the Due Diligence Period described in Section 4 below in which to examine said title commitment, documents and surveys. If Buyer finds any defects or exceptions to title in the title commitment which (a) render the title not marketable or insurable or (b) render the Property unsuitable for the Intended Use (hereinafter defined), Seller shall be furnished with a written statement thereof, then Buyer shall have the right and election of either (i) declining to accept the Property with such defects or exceptions in full termination of this Agreement, or (ii) accepting the Property with such defects and exceptions. Upon approval by Buyer of the title shown in the title commitment, as provided herein, and the delivery to Buyer at the Buyer's expense at the Close of Escrow of an ALTA owners title insurance policy (without standard exceptions) in the amount of the Purchase Price naming Buyer as the insured and as owner of fee simple title to the Property and as entitled to the benefits of the reciprocal easements required for the Intended Use of the Property, subject only to those exceptions approved by Buyer, Seller's obligation hereunder to furnish good, marketable and insurable title shall be satisfied.

4. Conditions Precedent to Performance of Agreement by Buyer. Buyer shall be obligated to complete this transaction only upon satisfaction of each of the following conditions precedent or the waiver thereof by Buyer on or before March 31, 2016 ("Due Diligence Period"):

(a) Seller is able to convey good, marketable and insurable title to the Property and the other easements required for the Intended Use of the Property, as required by Section 3.

(b) The representations and warranties made by Seller in this Agreement are true on and as of the date of the Close of Escrow with the same effect as though such representations and warranties had been made on and as of the date of the Close of Escrow.

(c) Seller shall have either (i) obtained final approval of such changes in zoning, variances in zoning, special use permits, building permits, site plan approval or other necessary approvals of applicable zoning laws and regulations as are required for Buyer's intended use of the Property which consists of 86 affordable housing units for individuals and families, and services incidental to such use (hereinafter referred to as the "Intended Use") or (ii) provided evidence satisfactory to Buyer that the present zoning of the Property is in all respects satisfactory for the Intended Use. Notwithstanding the foregoing, Buyer shall have received final approval of the site plan and building permits for its Intended Use on the Property from all governmental authorities having jurisdiction over such approvals, if required.

(d) For the purposes of this Agreement, "final approval" shall mean (i) approval by the applicable governmental agency authorized to grant such approval and expiration of any and all appeal periods with respect to any such approval without any appeal being taken or judicial challenge to such approval being filed or threatened and (ii) such approval being subject to only such conditions as are acceptable to Buyer.

(e) Buyer shall have received evidence that all necessary utility services (including storm drains, sanitary sewer, electricity, gas and water) are available in sufficient quantity for the Intended Use and that the provision of said services is in conformity with applicable zoning requirements and has been approved by the appropriate municipal officials and utility companies.

(f) Buyer shall have received satisfactory evidence of access to and from the Property to and from all public streets bordering the Property.

(g) The results of any inspection, soil tests (to be performed at Buyer's expense), drainage test, survey, topographical analysis, engineering and/or architectural drawings do not disclose that the Property is unsuitable in the judgment of Buyer for the Intended Use. Seller hereby grants or shall obtain for Buyer, its employees and agents a license for access over and through the Property for the purposes of conducting any of the foregoing tests, inspections or surveys provided that Buyer shall hold Seller harmless from any liability, damage or expense which Seller may incur by reason thereof.

(h) Buyer shall have received all final approvals of the Michigan State Housing Development Authority ("MSHDA") for the reservation of low income housing tax credits ("LIHTC"). Buyer shall have received all final approvals for direct financing or federally guaranteed financing from HUD, MSHDA or other federal and state agencies, or other financing necessary for the purchase proceeds and rehabilitation funds.

(i) Seller shall have complied, at Seller's expense, with the provisions of any applicable laws and ordinances relating to the subdividing of real property including without limitation the preparation, final approval, and filing of any required subdivision plat or parcel map.

(j) The results of any Environmental Site Assessments to be performed at Buyer's expense do not disclose evidence suggesting the presence of any conditions that are unacceptable to Buyer.

(k) Buyer shall obtain approval of a payment in lieu of taxes ("PILOT") from the City of Ypsilanti that is acceptable to Buyer and MSHDA.

In the event that any contingency of this Agreement has not been either eliminated or waived by Buyer or satisfied by expiration of the Due Diligence Period (unless such time is extended for an additional six (6) months expiring September 30, 2016, by written notice to Seller from Buyer or unless such contingency by its terms need not be satisfied until date of the Close of Escrow) and pursuant to the provisions stated herein, this Agreement may thereafter be terminated by Buyer or Seller without further liability to either party hereto. Any deposit(s) made by Buyer shall thereupon be returned to Buyer and escrow shall thereupon be canceled.

5. Representations and Warranties of Seller. Seller represents and warrants to and agrees with Buyer as follows:

(a) Seller is a municipal housing commission of the City of Ypsilanti, and Seller has the power to own its property and assets and carry on its business in the State of Michigan.

(b) The transfer and delivery by Seller of the Property to Buyer as provided hereunder and the execution of the other agreements contemplated herein will not conflict with or result in the breach (which breach will affect its ability to perform hereunder) of any of the terms of any agreement or instrument to which Seller is a party or by which it is or may be bound or constitute a default thereunder, or violate any state or federal governmental law, statute, ordinance or regulation. No consent of any third party is required in order for Seller to enter into or be bound by this Agreement.

(c) Seller has no actual knowledge of any encroachments of buildings, structures or improvements located on the Property onto adjoining property or that the improvements on the Property encroach on any easements located on the Property, other than as may be shown on the surveys.

(d) Seller is not involved in, nor aware of, any pending or threatened litigation which does or may affect the Property and there are no actions or proceedings pending or threatened against Seller before any court or administrative agency in any way connected with the Property.

(e) Seller is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as defined in the Internal Revenue Code) and consequently Buyer need not withhold any portion of the purchase price as provided in Section 1445 of the Internal Revenue Code and Seller will so certify on Close of Escrow.

(f) To the best of Seller's knowledge, the Property is presently zoned in such a manner as to permit the Property to continue to be used for its Intended Use and Seller has no actual knowledge of any plan, study or effort by any government authority or agency or any nongovernmental person or entity which in any way affects or would affect the present zoning of the Property.

6. Establishment of Escrow and Close of Escrow; Extension of Close of Escrow. Upon execution of this Agreement by both parties, the parties shall open an escrow with the Title Company in order to consummate the purchase in accordance with the terms and provisions hereof. The provisions hereof shall constitute joint instructions to the Title Company; provided, however, that the parties shall execute such additional instructions as requested by the Title Company not inconsistent with the provisions hereof. Said escrow instructions shall provide for closing (the "Close of Escrow") by recordation of a Warranty Deed from Seller to Buyer, and delivery of other documents and performance of other conditions required by this Agreement, on

or before ninety (90) days after the satisfaction or waiver of the last of all contingencies described in Section 4 above, said date being the "Closing Date". If the Closing Date falls on a Saturday, Sunday or legal holiday, then in such event the date for Close of Escrow should be automatically extended to the next following business day.

7. Deed; Possession. Upon the Close of Escrow, Seller shall convey fee title to the Property to Buyer by Warranty Deed, whereupon Seller shall deliver and Buyer shall accept quiet and peaceable possession of the Property. Also upon Close of Escrow, Seller shall also transfer all interest it may have in personal property and fixtures located on the Property by Bill of Sale, and assign all interest in residential leases by Assignment and Assumption of Leases.

8. Default. In the event of any default by Seller hereunder, Buyer may, at its option, elect to enforce the terms of this Agreement, or demand an immediate refund in full all deposits in full termination of this Agreement. In the event of any default by Buyer hereunder, Buyer and Seller agree that the actual damages, including any attorney's fees and any damage for withdrawing the Property from the market for Buyer's failure to perform hereunder by reason of any default of Buyer would be extremely difficult to measure, and that the amount of one hundred dollars ($100.00) paid by Buyer to Seller is a reasonable amount of such damages as Seller's sole remedy.

9. Condition of Property. The Property shall be delivered to Buyer at the Close of Escrow in the same physical condition as of the date hereof. In the event there occurs any material change in the physical condition of the Property, Seller shall immediately notify Buyer thereof and this Agreement shall, at Buyer's election, immediately become null and void. If Buyer elects to accept the Property in its then condition, all proceeds of insurance, if any, or claims for damages payable to Seller by reason of such damage shall be paid to or assigned to Buyer. Notwithstanding the foregoing, Buyer shall remove all signs, structures, debris, final grade the Property, unless otherwise waived by Buyer prior to Closing.

10. Prorations and Expenses. All taxes and assessments (including all unpaid assessments, whether or not due), if any, which have become a lien on the Property at the date of the Close of Escrow shall be paid by Seller. Real property taxes and rentals shall be prorated as of the date of the Close of Escrow. Buyer shall pay the cost of any documentary transfer tax levied in accordance with requirements of lawful authority. Buyer shall pay the escrow fee. All other customary expenses including, without limitation, the cost of preparing and recording any required parcel or subdivision map and title insurance premiums, shall be borne by Buyer.

11. Brokers; Indemnification by Seller. Seller shall indemnify and hold Buyer harmless against any and all commissions, fees, costs or expenses incurred by or due to any real estate broker engaged by Seller for or by reason of Seller's sale of the Property and against any claims, damages, loss, cost or expense, including attorneys' fees, or other liability of any nature incurred by reason of the breach by Seller of any warranty or representation contained in this Agreement or any warranty or representation of Seller being untrue. All representations, warranties and indemnities made by Seller in this Agreement or pursuant hereto shall survive the Close of Escrow and the consummation of the transaction contemplated by this Agreement,

notwithstanding any investigation theretofore or thereafter made by or on behalf of Buyer. Notwithstanding the foregoing, Buyer and Seller acknowledge and agree that neither party has dealt with a broker in this transaction.

12. Counterparts. This Agreement may be executed in one or more counterparts and shall become effective when one or more counterparts have been signed by all of the parties; each counterpart shall be deemed an original but all counterparts shall constitute a single instrument.

13. Assignment. This Agreement shall not be assigned by either party without the prior written consent of the other party hereto and such assignment of this Agreement by either party hereto shall relieve it of its obligations hereunder. Subject to the foregoing, this Agreement shall be binding upon the heirs, executors, administrators and successors to the parties hereto.

14. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given if mailed by registered or certified mail with postage prepaid, or deposited, prepaid, with an overnight delivery service, in each case, within such period as is reasonable under the circumstances, to the address for each respective party referenced on the first page of this Agreement, or to such other addressees as shall be furnished in writing by either party to the other.

15. Miscellaneous. This Agreement and all certificates, instruments and other papers furnished in connection with this Agreement set forth the entire understanding and agreement between the parties with reference to the subject matter hereof. This Agreement shall be construed and interpreted and the rights of the parties determined and enforced in accordance with the laws of the state wherein the Property is located. The headings for the various articles of this Agreement are used only as a matter of convenience for reference and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to this Agreement.

16. Time of the Essence. Time is of the essence in this Agreement. If Seller has not executed by Seller and returned to Buyer as presented within ten (10) calendar days of the date of Buyer's signature, this Agreement and offer becomes null and void and of no further force or effect.

Signatures on Following Page

EACH PARTY HERETO has caused this Agreement to be executed on its behalf as of the day and year so indicated.

BUYER:
New Parkridge Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership

By: YHC-New Parkridge, LLC a Michigan limited liability company, its general partner

By: The Ypsilanti-Washtenaw Housing Corporation, a Michigan non-profit corporation, its sole member

By:____________________
Name: Zachary Fosler
Its: Secretary

SELLER:
Ypsilanti Housing Commission

By:____________________
Name: E. Renee Smith
Its: Chairperson

By:____________________
Name: Zachary Fosler
Its: Executive Director

EXHIBIT "A"

Legal Description of Property

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

Beginning at the intersection of the easterly line of First Avenue, as it now exists 66 feet wide with the southerly line of French Claim 690; thence along said easterly line of First Avenue, North 1 degree 31 minutes 30 seconds West 639.16 feet to the southerly line of Harriet Street, as same now exists, 66 feet wide; thence along said southerly line of Harriett Street North 72 degrees 20 minutes East 476.07 feet; thence South 17 degrees 40 minutes East 185.82 feet; thence North 72 degrees 20 minutes East 100.19 feet; thence North 1 degree 4 minutes 5 seconds West 68.77 feet; thence North 72 degrees 20 minutes East 165.74 feet; thence North 72 degrees 25 minutes East 190.94 feet; thence South 2 degrees 2 minutes 17 seconds East 517.45 feet to a point in the Southerly line of French Claim 690; thence along said Southerly line of French Claim 690 South 72 degrees 36 minutes 5 seconds West a distance of 990.8 feet to the point of beginning.

Less any lands in the above description lying to the East of the following described line. Beginning at the intersection of the easterly line of First Avenue with the southerly line of French Claim 690. Then northerly along the east right of way line of First Avenue 639.16 feet to the southerly line of Harriet Street; thence easterly along the southerly right of way line of Harriet Street 431.41 feet to the point of beginning of said line; thence southeasterly to the southerly line of French Claim 690 at a point 615.97 feet East of the intersection of the South line of French Claim 690 and the East right of way line of First Avenue, being the point of ending of this line.

Tax Parcel No. 11-11-39-468-010 (covers more land)

Commonly known as 601 Armstrong Drive, Ypsilanti, MI

WARRANTY DEED

THIS INDENTURE WITNESSETH: That **Ypsilanti Housing Commission**, a Michigan municipal housing commission ("Grantor"), with an address of 601 Armstrong Drive, Ypsilanti, Michigan 48917, Conveys and Warrants to **New Parkridge Limited Dividend Housing Association Limited Partnership**, a Michigan limited partnership ("Grantee"), with an office 601 Armstrong Drive, Ypsilanti, Michigan 48917, for and in consideration of One Dollar ($1.00), the receipt whereof is hereby acknowledged, the following described property in the City of Ypsilanti, Washtenaw County, State of Michigan, to-wit:

See Attached Exhibit A;

Grantor hereby reserves the rights in public road right-of-ways to be constructed on the premises, together with certain public utilities as may be located therein in the approximate locations depicted on Exhibit B, and which Grantee shall cause to be dedicate back to Grantor's predecessor or such other appropriate governmental authority when construction is complete.

Grantor grants to Grantee the right to make all available division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

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

EFFECTIVELY DATE: __________, 20__.

GRANTOR:
Ypsilanti Housing Commission

By:______________________________
Name: E. Renee Smith
Its: Chairperson

By:______________________________
Name: Zachary D. Fosler
Its: Executive Director

This transfer is EXEMPT from State and County Transfer Taxes pursuant to MCL 207.526(h)(i) and MCL 207.505(h)(i).

STATE OF MICHIGAN)
) ss
COUNTY OF ____________)

The foregoing instrument was acknowledged before me on ____________ ___, 2015, by E. Renee Smith, Chairperson, and Zachary D. Fosler, Executive Director, of **Ypsilanti Housing Commission**, a Michigan municipal housing commission, on behalf of the commission.

____
, Notary Public
____________________ County, Michigan
Acting in ____________ County, Michigan
My Commission Expires: ______________

Drafted by and when recorded return to:
Eric DeGroat, Esq.
Clark Hill PLC
151 S. Old Woodward, Suite 200
Birmingham, MI 48009
Tel. 248-988-5863

Send Tax Bill to:
"Grantee"

EXHIBIT A

Legal Descriptions

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

Beginning at the intersection of the easterly line of First Avenue, as it now exists 66 feet wide with the southerly line of French Claim 690; thence along said easterly line of First Avenue, North 1 degree 31 minutes 30 seconds West 639.16 feet to the southerly line of Harriet Street, as same now exists, 66 feet wide; thence along said southerly line of Harriett Street North 72 degrees 20 minutes East 476.07 feet; thence South 17 degrees 40 minutes East 185.82 feet; thence North 72 degrees 20 minutes East 100.19 feet; thence North 1 degree 4 minutes 5 seconds West 68.77 feet; thence North 72 degrees 20 minutes East 165.74 feet; thence North 72 degrees 25 minutes East 190.94 feet; thence South 2 degrees 2 minutes 17 seconds East 517.45 feet to a point in the Southerly line of French Claim 690; thence along said Southerly line of French Claim 690 South 72 degrees 36 minutes 5 seconds West a distance of 990.8 feet to the point of beginning.

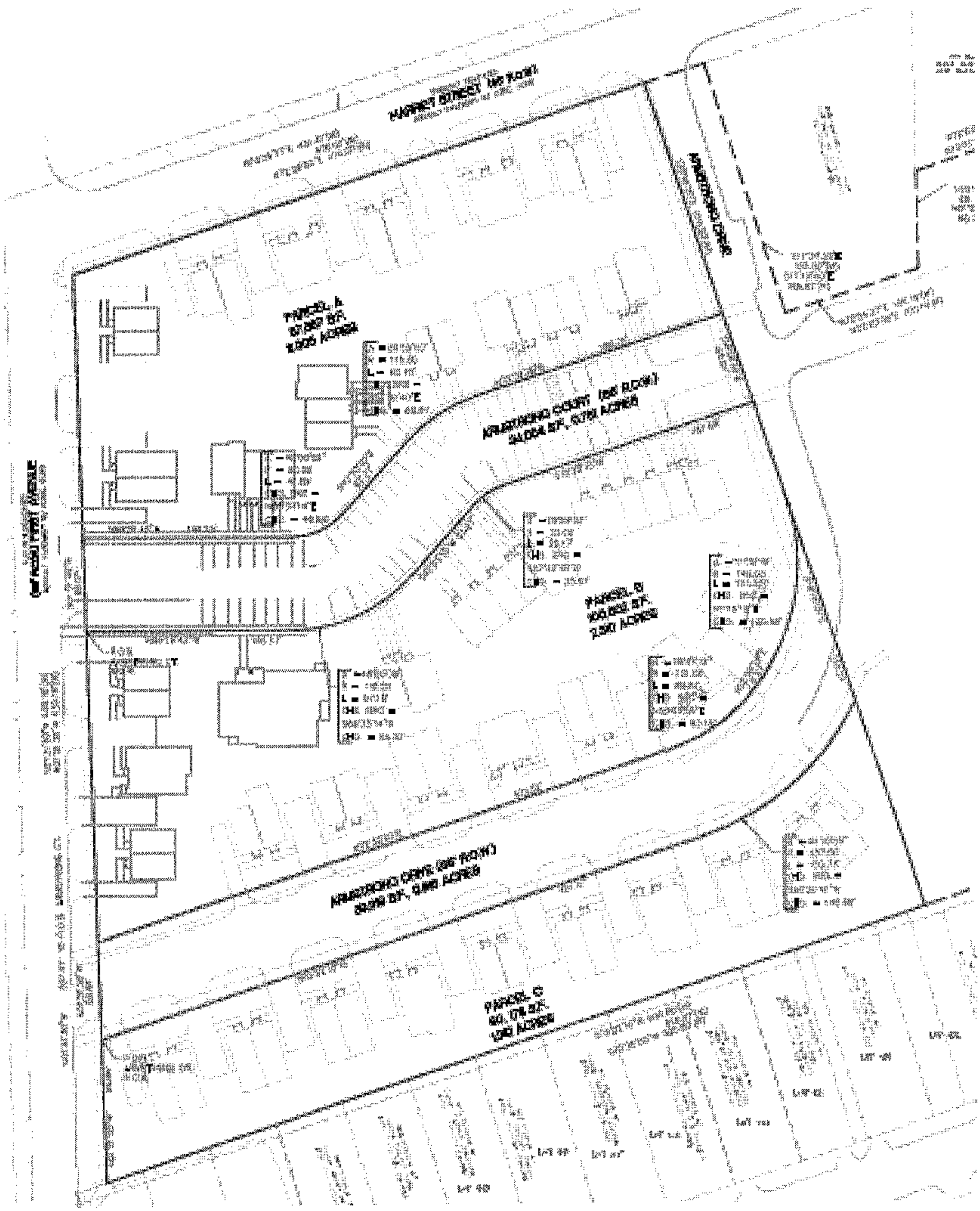
Less any lands in the above description lying to the East of the following described line. Beginning at the intersection of the easterly line of First Avenue with the southerly line of French Claim 690. Then northerly along the east right of way line of First Avenue 639.16 feet to the southerly line of Harriet Street; thence easterly along the southerly right of way line of Harriet Street 431.41 feet to the point of beginning of said line; thence southeasterly to the southerly line of French Claim 690 at a point 615.97 feet East of the intersection of the South line of French Claim 690 and the East right of way line of First Avenue, being the point of ending of this line.

Tax Parcel No. 11-11-39-468-010 (covers more land)

Commonly known as 601 Armstrong Drive, Ypsilanti, MI

EXHIBIT B

Survey



Resolution No. 2015 – 269
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2015-270, approving minutes of November 10th, November 17th, and November 19th.

2. Resolution No. 2015-271, approving appointments to Boards and Commissions.

3. Resolution No. 2015-278, approving a fine for violation of parking time limits.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Resolution No. 2015 – 270
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of November 10th, November 17th, and November 19th be approved.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Draft

City of Ypsilanti
City Council Goal Setting Minutes
Tuesday, November 10, 2015
7:00 p.m.

Spark East – 215 W. Michigan Avenue
Ypsilanti, Michigan

I. CALL TO ORDER –

The Meeting was called to order at 7:08 p.m.

II. ROLL CALL –

Council Member Anne Brown		Present	Council Member Robb		Present
Council Member Nicole Brown	(7:18)	Present	Council Member Vogt		Present
Council Member Murdock		Present	Mayor Edmonds	(8:05)	Present
Mayor Pro-Tem Richardson		Absent			

Council Member Anne Brown moved, seconded by Council Member Vogt, to excuse the absence of Mayor Pro-Tem Richardson.

On a voice vote, the motion carried, and the absence was excused.

Council Member Robb moved, seconded by Council Member Anne Brown, to nominate Council Member Murdock as temporary Mayor Pro-Tem.

On a roll call, the vote to approve the nomination was as follows:

Council Member N. Brown	Absent	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Absent
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Richardson, Edmonds, Nicole Brown) VOTE: Carried

III. INVOCATION –

Acting Mayor Pro-Tem Murdock 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** –

None

VI. **AUDIENCE PARTICIPATION** –

None

VII. **REMARKS FROM THE MAYOR** –

None

VIII. **DISCUSSION ITEMS** –

— Fiscal Year 2015 – 2016 Goal Setting Discussion

City Manager Lange and Principal at Municipal Analytics John Kaczor provided a presentation regarding the Fiscal Year 2015 – 2016 budget. **(See Website)**

Council Member Anne Brown moved, seconded by Council Member Vogt, to turn the meeting over to the facilitator.

On a roll call, the vote to approve the motion was as follows:

Council Member N. Brown	Yes	Council Member Robb	No
Council Member Murdock	No	Mayor Edmonds	Absent
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

YES: 3 NO: 2 ABSENT: 2 (Richardson, Edmonds) VOTE: Failed

Council Member Robb asked what the $336,000 staff had estimated in General Fund improvements represents. Mr. Lange responded the whole budget was examined for possible savings. Mr. Robb asked if that information could be sent to Council. Mr. Lange responded in the affirmative.

Council Member Robb stated it might not be politically feasible to set aside $3 million for debt payment, and said Council had an issue during budget approval setting aside $2 million. Mr. Robb said in order for this plan to work Council must now be willing to set aside $3 million for Water Street debt payments. Council Member Anne Brown responded that decision does not need to be made tonight. Mr. Robb replied in the affirmative but the City Manager is asking Council to accept his plan. Mr. Lange added there is a difference in setting money aside and using it to refinance debt.

Council Member Robb asked if the $1.8 million will be paid off over a 15 years. Mr. Kaczor responded that can be paid anytime. Mr. Robb said that can be paid anytime but it would be able to be stretched out until 2031. Mr. Kaczor replied in the affirmative.

Council Member Robb asked if the street light assessment is approved for five years what will happen on that sixth year. Mr. Kaczor responded that would be up to the City Manager and Council to decide the best course of action. Mr. Robb stated there is a difference in saying the assessment will only be needed for five years and it might need to be renewed after five years.

Mr. Kaczor responded that is the issue that after the five years the assessment might need to be renewed. Mr. Lange added the plan includes millions of dollars in City owned land that it could sell and as that property is sold it will develop revenue for the City.

Council Member Robb stated the plan lays out a $300,000 reduce in costs and asked if there is an idea of how that will occur. Mr. Lange responded in the affirmative, and said there is a guarantee of three retirements in the Fire Department as the SAFER Grant sunsets. Mr. Lange added the City is currently employing a higher volume of staff in the Planning and Economic Development Department because of the City's need for increased economic development which will eventually be scaled back.

Council Member Vogt asked what aspects of this plan are the least likely to happen. Mr. Lange responded the initial risk is changing the interest rate to 4.25% opposed to 3%. Mr. Lange said it is never easy to make cuts especially $300,000 and the greatest risk is if the City will be able to sell property. Mr. Lange added as development increases in the City it will generate a great deal of permit fees.

Council Member Murdock asked once the City is able to buy the bond debt off is there a timeframe. Mr. Lange responded there is no window it is indefinite. Mr. Murdock asked for every million dollars the City pays down the debt how that will affect the payment.   Mr. Kaczor responded he has not completed that calculation, but reducing the debt from $13.2 million to $9.8 million it would reduce the payment from $1.4 million to $949,000. Mr. Kaczor added if the City pays another $1.8 million and the debt decreases to $8 million the payment drops to $749,000. Mr. Murdock said there are two parts to reduce the payments: buying them outright and the other is refinancing and said he is worried if the entire fund balance is used the City will not have flexibility in other projects.

Council Member Murdock stated the City has seen some savings in the past few years because some positions have not been filled. Mr. Murdock said the Police Department staff has been short three officers for a number of years and he asked if those officers necessary. Mr. Lange responded the Police Department absolutely needs those officers. Mr. Murdock added with the decrease in staff levels there will be an effect on the service capability. Mr. Lange replied he respectfully disagrees and said it will hurt the service delivery but it will not cripple it as it was in the past.

Council Member Murdock stated he understands the need for the City to create a revenue stream but he is very uncomfortable creating a special assessment to cover an operating expense. Mr. Murdock added he is also against creating a regressive tax that is not equitably distributed. Mr. Murdock added it is more likely a special assessment would need to be longer than five years.

Council Member Anne Brown asked what the timeline is for paying off the Community Development Block Grant Debt. Mr. Lange responded half will be due in 2017 and the remainder will be due in 2018.

Council Member Robb added for every million dollars the City pays toward the Water Street debt the payment goes down $190,000.

Mr. Kaczor stated there is a lot of hesitancy on Council to bring that fund balance down to what might be perceived as the bare minimum and that is one of the risks of this plan but at the same time the City gets to the point that it's not using the fund balance. Mr. Kaczor stated the goal is stability and if the amount paid toward the debt is decreased the City will need to account for that money elsewhere.

Council Member Murdock asked how much of the fund balance should be used to pay down the debt. Council Member Murdock stated if the debt was only reduced to $2 million and the remainder of the fund balance was maintained for future debts would it provide the City a cushion because Water Street will not create tax revenue until 2018. Mr. Kaczor responded that is the crux of the issue of what Council decides as the tipping point but Mr. Lange has presented a case that would get the City to a balanced budget. Mr. Kaczor added if the City maintains, it will see $190,000 depletion in the fund balance.

Mayor Edmonds asked for an anticipated list of projects the City can expect in the next year to move the development process forward on Water Street. Ms. Ernat responded she would provide that list. Mr. Lange added the City is being very cautious with this plan, but he will provide that list.

DPS Director Stan Kirton asked if tax assessments are forecasted to rise. Mr. Kaczor responded it is anticipated there will be an increase of 2.25% annually. Ms. Ernat added property assessments are on a triennial cycle and the values are being restored to the levels before the crisis of 2008.

Council Member Robb asked if projections include any issues that would require the fund balance to increase. Mr. Kaczor responded at this point much of the fund balance commitment is employee benefits and as people retire the City will be paying that down. Mr. Kaczor added new hires do not have that very robust paid leave time benefit and said he does not see anything structurally that will be a negative which would require a higher commitment.

Mr. Lange stated he understands how the public might react to another streetlight assessment, but the original assessment was for two years and the City decided not extend it for another two. Council Member Murdock responded the original assessment was to pay for a capital improvement not operational expense and it could not have been extended because the City paid off the project. Mr. Lange explained the proposed streetlight assessment would not last forever it would only allow time for the tax base to increase which is why he is asking for a five year assessment. Mr. Lange added if Council decides not to create another special assessment it would have to make another $300,000 in cuts.

Council Member Vogt stated if this plan succeeds the City would be able to tell potential developers who would buy the bonds that the City has a balanced budget or it is potentially balanced. Mr. Vogt said if the budget isn't balanced it might dissuade developers who would be hesitant because of possible looming cuts. Mr. Vogt added he is in favor of instituting a streetlight assessment and the most important thing is to balance the budget.

Council Member Robb suggested that Council request the City Manager to submit a plan for alternative cuts or revenues enhancements to account for the $300,000 raised by the proposed streetlight assessment. Council Member Vogt agreed.

Mr. Lange stated even though the City has undertaken a lot of capital projects it has found tremendous savings in all of those projects. Mr. Lange added the strategy behind that is during this time the City would not need to expend a lot of capital on possible emergencies. Mr. Lange said another issue is how many mills Council would like the road millage proposal to be and approved by election. Council Member Murdock stated the road millage will need to go to a public vote at some point. Mr. Kaczor said there is a potential reduction in a road millage with the increase special assessment. Mr. Murdock stated it is still unclear what the state passed in its roads bill and how much and when the City will as a result from that bill is still unknown and if the County continues its 0.5 mil is also unknown. Mr. Murdock said there might be funding to replace the road millage but as of today there is uncertainty.

Council Member Murdock stated the road millage is not a millage it is a bonding mechanism and the City is at its maximum for millage rate. Mr. Murdock said the only opportunity is for the City to bond again and either do one massive project or a sinking fund. Mr. Kaczor responded the City would have to bond and pay interest and that is the issue.

Council Member Murdock asked what the timeline is for needing a decision on the buy down of the Water Street Debt and the creation of a special assessment. Mr. Lange responded the formation of a special assessment is a lengthy process and he hopes to have a decision by the second meeting in December. Mr. Murdock stated the decision that needs to be made is how much of the debt the City is going to buy down and how much of the debt is going to be refinanced. Mr. Kaczor responded in the affirmative.

Council Member Murdock stated the other questions concern the possible special assessment and how it's structured. Mayor Edmonds asked if a decision about the road millage should be made at the same time as the special assessment. Mr. Murdock responded they could be made at the same time but he feels there is more time to make a decision on the road millage. Mr. Lange added he would prefer Council to make a decision on the road millage when at least one millage sunset. Mayor Edmonds stated the public would be more willing to accept the special assessment because the road millage will not be renewed. Mr. Murdock responded it will still be a hard sell to the public.

Peter Latzamnn, Facilitator, commended Council on what they were able to accomplish tonight and that direction was given to the City Manager for next steps. Mr. Latzamnn asked what Council would like to do with the 2015 Council Goals and what will be needed in order solidify goals for 2016. Mayor Edmonds stated she would like to see information on goals that assist in economic development. Mr. Latzmann stated looking through records of the past ten years he has not seen cost attached to any Council goal. Mr. Latzmann said that would allow goals to be more easily prioritized. Ms. Ernat responded that is something that was touched on by the Capital Improvement Budget. Mayor Edmonds replied that is specific to capital projects and has little to do with public safety and other listed goals produced during the 2015 goal setting process. Ms. Ernat responded that process will take a lot of time to quantify which could be better used actually completing those tasks. Mr. Murdock added goals have been historically projects the City would like to accomplish but the City's basic function is a service provider which is not discussed very often. Ms. Edmonds stated prioritizing goals helps to priorities the time of Council.

Council Member Anne Brown stated she would like to see communication with the public as a priority. Mr. Latzmann agreed and said goals should be used as a metric in deciding what projects are in-line with Council priorities. Mr. Latzmann added he grouped each goal from 2015 and found every goal fell into four categories: human resources, public safety, public relations, and finance.

Mr. Lange stated all politics are local and everything is based on service and if Ypsilanti did not have the Water Street debt service would be the primary concern of the City. Mr. Lange added if the City does not get past the Water Street debt Council will not have any decision power.

Council Member Anne Brown stated services are very important and the communication that inform residents about that service are also very important.

Mr. Latzmann asked if during the next meeting Council would like to go through the 2015 goals. Council Member Murdock responded that would be a reasonable starting point. Council Member

Vogt stated he does not believe that Council needs to spend a great deal of time on goals instead each Council Member should make a list of tweaks.

Mayor Edmonds agreed with Mr. Latzmann that a resource cost should be assessed to each goal in order to prioritize effectively.

Ms. Ernat stated she was asked to provide an economic development toolbox presentation that lists priority projects and asked if Council would like that presentation during the next goal setting. Council Member Anne Brown asked if the ability to bond would be something that would be discussed as a part of the toolbox. Ms. Ernat responded in the affirmative.

Council Member Anne Brown stated is Council asking staff to provide information on increase resource needs to accomplish goals and asking Mr. Lange to provide possible cuts at the next goal setting meeting. Mayor Edmonds responded she is not necessarily suggesting a dollar amount in cost more of what actual resources would be needed to accomplish a goal in order for Council to assess if that is a goal worth pursuing.

Council Member Murdock stated Council set guidelines for OPRA and 192 Industrial Guidelines. Ms. Ernat responded there are some guidelines but they should be revisited because a lot has been changed since those were adopted. Mr. Latzmann stated proposed incentives will have an effect on the budget and asked if she could provide an estimation of how much this would impact revenues. Ms. Ernat responded that is a fair question but an accurate estimation is not feasible. Council Member Murdock stated the issue with economic incentives is how the City can assure that it gets in investment that was promised. Ms. Ernat responded there need to be controls in place to assist in avoiding those situations.

City Attorney John Barr stated goal setting can be very difficult and over the years Council has set goals for the administration but he can't remember Council ever setting goals for Council.

Council Member Murdock stated what he hears most for the public is City services not Water Street.

Council Member Robb asked Ms. Ernat to email the economic toolbox presentation to Council and at the next regular meeting Council can decide if they would like to add the presentation to the next goal setting. Ms. Ernat responded in the affirmative.

Deputy Clerk Andrew Hellenga asked if Council would like to schedule the third goal setting meeting date. Council responded they will set it if needed either at the November 17th regular meeting or the November 19th goal setting meeting.

IX. AUDIENCE PARTICIPATION –

None

X. REMARKS FROM THE MAYOR –

None

XI. ADJOURNMENT –

Council Member Murdock moved, seconded by Council Member Vogt to adjourn the meeting.

On a voice vote, the motion carried, and the meeting adjourned at 9:20 p.m.

DRAFT

CITY OF YPSILANTI
COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS, 1 S. HURON
YPSILANTI, MI 48197
TUESDAY, NOVEMBER 17, 2015
7:00 P.M.

I. CALL TO ORDER –

The meeting was called to order at 7:07 p.m.

II. ROLL CALL –

Council Member Anne Brown	Present	Council Member Robb	Present
Council Member Nicole Brown	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Edmonds	Present
Mayor Pro-Tem Richardson	Absent		

Council Member Anne Brown moved, supported by Council Member Murdock, to excuse the absence of Mayor Pro-Tem Richardson.

On a voice vote, the motion carried, and the absence was excused.

III. INVOCATION –

Mayor Edmonds 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. AGENDA APPROVAL –

Council Member Nicole Brown moved, seconded by Council Member Vogt to approve the agenda.

Council Member Robb moved, seconded by Council Member Nicole Brown to remove Resolution No. 2015-257, Carr's Outdoor Services, from the Consent Agenda.

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

VI. INTRODUCTIONS –

Mayor Edmonds introduced the following individuals: Director of Ypsilanti District Library Lisa Hoenig, Assistant City Attorney Jesse O'Jack, Assistant City Attorney Dan DuChene, Assistant to the City Manager Ericka Savage, Human Resource Manager Kevin Welch, Director of Economic Development Beth Ernat, Ypsilanti Downtown Development Authority (YDDA) Director Tim Colbeck, HRC Commissioner Sue Melke, YDDA Board Member Adam Gainsley, EMU Professor Russ Olwell, and DPS Director Stan Kirton.

VII. PRESENTATIONS –

Homelessness Strategy:

- Zero 2016 Initiative – Human Services Manager Andrea Plevek, Office of Community & Economic Development

- Winter Shelter Update – Amanda Carlisle, Director of Washtenaw Housing Alliance

Washtenaw County Office of Community Development Human Services Manager Andrea Plevek and Director of Washtenaw Housing Alliance Amanda Carlisle provided a presentation on the Zero 2016 Initiative to end homelessness in the community and a Winter Shelter update.

Mayor Edmonds asked what the solution is when individuals in Ypsilanti are in need of a warming shelter when they are not available and are unable to get to Ann Arbor. Ms. Plevek responded part of the additional funding from Ann Arbor and Washtenaw County is to cover transportation cost to overnight overflow centers. Ms. Edmonds asked is the best way to provide an immediate response for transportation. Ms. Plevek responded it is best to first contact housing access because it is the system that is trying to be built and when it is not functioning properly they need to be informed. Ms. Edmonds asked if an individual is in distress is the recommendation to call the Project outreach Team (PORT). Ms. Plevek responded in the affirmative.

VIII. AUDIENCE PARTICIPATION –

1. Russ Olwell, 701 Boone, stated he has been nominated to the Ypsilanti Downtown Development Authority and he has always been a strong supporter of the downtown businesses.

2. Jamie Goldsmith, 180 Rosewood Ave., stated he is representing Mentored Youth and invited all to attend the upcoming holiday event. He said at this event David Rutledge, Mary Jo Callen, Yvonne Doland, Pastor Jerry Hatter, Dr. Ronald Woods, and Scott Hieser of Ypsilanti Community Schools will be honored. He stated the event will be held on December 11th from 6:00 p.m. to 9:00 p.m. and requested Mayor and Council, the City Manager, and community members to attend. He said it is the intention to expose 15 to 20 students to this type of dining experience and Mentor Youth is accepting donations to support this initiative.

3. Darius Simpson, 900 Oakwood, stated a few weeks ago he gave Campaign Zero recommendations for police policy to the Human Relations Commission which has created a lot of conversation. He said he would like to see action taken on these recommendations and asked for an update on this process by December 8th. He said by January 4th he would like to see progress in the implementation of these recommendations. He said these recommendations include annual cultural competency training, a procedure on how to address mental illness, decriminalize disruption, eliminate quotas for arrests and tickets, develop an ordinance to protect against failure to appear, cap court revenue at 10%, allow judges to eliminate or waive payment, create a civilian oversite board that can instill punishment, and a limit on use of force.

4. Daryl Holman, 950 Railroad St., (continued the list of changes began by Mr. Simpson), procedure for de-escalation in cases of non-lethal suspects, prioritize community policing, extra points on exams for individuals who live in the community, encourage new hires to move into the community, create local surveys to get public input, implement use of body cameras that include audio

and create a policy the governs use, storage, and accessibility to the public, andcreate an ordinance that requires immediate independent investigation for incidents where a suspect is killed or seriously injured and if prosecuted the prosecutor must be hired independently. He asked that the joint task force of the Human Relations Commission and City Council address the above mentioned.

5. Martin Griggs, 1396 Springwood Dr., stated there should be more focus on homelessness, discrimination, and police brutality. He said society tends to favor those of greater affluence but society is only as strong as its weakest link. He said stereotypes are not helpful when addressing crisis and understanding is the most important thing in trying to improve society.

IX. REMARKS BY THE MAYOR –

- Thanked Mr. Simpson and Mr. Holman for their comments.

  Council Member Nicole Brown stated during the November 16th meeting of the Police-Community Relations/ Black Lives Matter Joint Task Force several tangible goals were outlined and those recommendations will be brought to Council. Ms. Nicole Brown stated several items listed by Mr. Simpson and Mr. Holman have been discussed in the last two meetings. Particularly the training for officers, process for citizen complaints, best practices for a civilian oversite board, community policing, and body cameras is in its testing phase. Ms. Nicole Brown added many of the items that have been asked to be addressed are being developed and very concrete objectives have been established that will insight the changes being asked for and those who spoke are not alone in their feelings of wanting change. Ms. Nicole Brown stated extra meetings have been scheduled to ensure this happens as quickly as possible but it will take time. Ms. Nicole Brown invited all to the meetings of the task force.

  Mayor Edmonds stated the body cameras have been in a pilot stage for several months and Ypsilanti Police Department has been working with Washtenaw County, Ann Arbor, and other local agencies to develop a universal policy. Ms. Edmonds stated she expects that policy to be finalized in the New Year.

  Council Member Nicole Brown added the next meeting of the task force will be December 14th at 7:00 p.m. in Council Chambers.

- Stated she appreciated all of Mr. Griggs comments and agreed where the priorities need to be in this community.

- Thanked Mr. Goldsmith for the invitation and said Mentored Youth has always been exemplary in inviting Council and the community to all of its events.

X. PUBLIC HEARINGS –

Ordinance No. 1258

Ordinance to Amend Ypsilanti City Code Chapter 102 "Traffic and Vehicles," Article III "Stopping, Standing and Parking," Division 1 "Generally," by amending Section 102-61 "Parking rates" to have fines and fees for violations of that Section set by resolution of City Council. ***(Second Reading)***

A. Resolution No. 2015-252, determination

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT Ordinance 1258 to Amend Ypsilanti City Code Chapter 102 "Traffic and

Vehicles," Article III "Stopping, Standing and Parking," Division 1 "Generally," by amending Section 102-61 "Parking rates" to have fines and fees for violations of that Section set by resolution of City Council be approved on Second and Final Reading.

OFFERED BY: Council Member Nicole Brown
SECONDED BY: Council Member Vogt

B. Open public hearing

None

C. Resolution No. 2015-253, close public hearing

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing on Ordinance 1258 to Amend Ypsilanti City Code Chapter 102 "Traffic and Vehicles," Article III "Stopping, Standing and Parking," Division 1 "Generally," by amending Section 102-61 "Parking rates" to have fines and fees for violations of that Section set by resolution of City Council be officially closed.

OFFERED BY: Council Member Nicole Brown
SECONDED BY: Council Member Vogt

On a voice vote, the motion carried, and the public hearing was closed.

Council Member Murdock stated later on in the agenda there is a resolution to set the fees for parking and in one memo Council received all fees were structured the same except for one. Assistant City Attorney Jesse O'Jack responded in the affirmative and the other fee will need to be adjusted in the future after the ordinance takes effect. Mayor Edmonds asked when the ordinance will take effect. Mr. O'Jack responded in 30 days.

On a roll call, the vote to approve Resolution No. 2015-252 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

XI. <u>CONSENT AGENDA</u> – Resolution No. 2015-254

1. Resolution No. 2015-255, approving minutes of November 3, 2015.

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

   That the Minutes of November 3, 2015 be approved.

2. Resolution No. 2015-256, recognizing the Ypsilanti Community Band Association as a nonprofit organization operating in the City of Ypsilanti for the purpose of obtaining a charitable gaming license.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council recognizes the Ypsilanti Community Band Association (YCBA) as a nonprofit organization operating in the City of Ypsilanti for the purpose of obtaining a charitable gaming license.

3. ~~Resolution No. 2015-257, approving work and payment to Carr's Outdoor Services for city street crack sealing.~~ **(Removed and heard during Resolutions/Motions/Discussions)**

4. Resolution No. 2015-258, approving CDBG Agreement with Washtenaw County for 2015 ADA Ramps Infrastructure Improvement Project.

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

   WHEREAS, Washtenaw County administers CDBG funds received through the United States Department of Housing and Urban Development's (HUD) Community Development Block Grant Entitlement Communities Grant (CDBG); and

   WHEREAS, the City of Ypsilanti is a member of the Washtenaw County, Urban County Program; and

   WHEREAS, the Urban County Program disperses Community Development Block Grant (CDBG) funding to participating members; and

   WHEREAS, the 2015 CDBG Urban Funding includes funds for Infrastructure Improvement Projects, including funds for ADA sidewalk ramp replacement in low to moderate income areas within the city (The City of Ypsilanti Sidewalk Ramp Replacement Program) in the amount of $50,000 in 2015 funding; and

   WHEREAS, an agreement is needed between the City and Washtenaw County in order to utilize the appropriated funds.

   NOW, THEREFORE, BE IT RESOLVED THAT the City Council approves the proposed agreement; and

   FURTHER, that the Mayor and City Clerk are authorized to sign this agreement, and the City Manager is authorized to make change orders, subject to approval by the City Attorney.

5. Resolution No. 2015-259, confirming appointment of Attorney Peter A. Letzmann as Alternate Administrative Hearing Officer.

   RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

   The appointment of Attorney Peter A. Letzmann, P16587 as Ypsilanti Administrative Hearings Bureau Hearing Officer is hereby confirmed and ratified.

OFFERED BY: Council Member Anne Brown
SECONDED BY: Council Member Nicole Brown

On a roll call, the vote to approve the Consent Agenda was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

XII. **<u>RESOLUTIONS/MOTIONS/DISCUSSIONS</u>** –

1. Resolution No. 2015-257, approving work and payment to Carr's Outdoor Services for City Street crack sealing.

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

   WHEREAS, certain crack sealing work performed by Carr's Outdoor Service, Inc referenced by invoice number 2728 has been satisfactorily completed, and the city has paid for said work, and

   WHEREAS, the city needs a complete record and approval for audit files.

   NOW THEREFORE BE IT RESOLVED THAT, the said work, contract and payment is approved.

OFFERED BY: Council Member Anne Brown
SECONDED BY: Council Member Nicole Brown

Council Member Robb stated this is the second time the City Manager has overspent his purchasing power based on the City's Code of Ordinances. Mr. Robb said regardless of whether Council approves this contract or not the money has already been committed. Mr. Robb proposed that this item be tabled indefinitely and Council never vote on Resolution No. 2015-257. Mr. Robb added by voting on this resolution Council is giving tacit approval of the City Manager's violation. City Attorney John Barr responded he was informed by the Department of Public Services that after Carr's Outdoor Services had completed, the cost was over the $25,000 purchasing power of the City Manager. Mr. Barr said during the City's audit an auditor noticed that it was not approved by Council. Mr. Barr stated legally this would require the approval of Council since the cost was over $25,000 and in order to avoid a negative audit finding this item has come before Council for approval.

City Manager Lange stated this was a mistake of staff and he understands Council Member Robb's position. Mr. Lange added this matter occurred before the initial mistake and staff now logs every contract signed by the City Manager to avoid mistakes such as these in the future.

Council Member Nicole Brown asked how this will impact the City if the issue occurred in 2014 and the City has already been audited. Mr. Barr responded the audit is an important document that gives evidence for the City to bond. Mr. Barr added this issue was caused by an administrative error and he would advise Council approve this resolution so the City will continue to have a clean audit.

DPS Director Stan Kirton took responsibility for the error and said the City received two bids for this work and he had the City Manager sign the bid approval. Mr. Kirton stated the bid was tabulated in pounds and staff was uncertain of the final amount and after the work was complete it was overbudget. Mr. Lange stated these issues can happen and when the City has a price determining contract staff will solicit approval of Council to avoid these mistakes.

On a roll call, the vote to approve Resolution No. 2015-257 was as follows:

Council Member N. Brown	Yes	Council Member Robb	No
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 5 NO: 1 (Robb) ABSENT: 1 (Richardson) VOTE: Carried

2. Resolution No. 2015-105, approving *Ordinance No. 1244*, the adoption, amendment and restatement of the Depot Town Development Plan and Tax Increment Financing Plan ***(Second Reading)***

RESOLUTION TO APPROVE ORDINANCE NO. 1244 ADOPTING THE AMENDED AND RESTATED TAX INCREMENT FINANCING AND DEVELOPMENT PLAN FOR THE DEPOT TOWN DOWNTOWN DEVELOPMENT AUTHORITY

WHEREAS, the current Depot Town TIF and Development Plan was implemented in 2000 and has an expiration date of December 2015; and

WHEREAS, the Ypsilanti DDA Board has approved an Amended and Restated Depot Town Tax Increment Finance (TIF) & Development Plan as prepared and submitted by Beckett & Raeder that will extend the plan through December 2040; and

WHEREAS, Ypsilanti City Council has amended the plan.

NOW THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that Ordinance No. 1244 for the Amending and Restatement of the Tax Increment Financing and Development Plan for the Depot Town Downtown Development Authority Originally Adopted in 1992 and Restated in 2000, and now amended and restated to provide for a sharing of TIF revenue from City tax assessments between the City and the Depot Town Downtown Development Authority, the revenue from assessments of other taxing jurisdictions to inure to the Authority, and to extend the Plan until December, 2040, is approved by City Council on second and final reading, provided that Adoption and Continuation of the Depot Town DDA Tax Increment Financing Plan is contingent on the intergovernmental agreement and contract in Resolution 2015-248 being adopted and remaining in effect, is approved at Second and Final Reading.

OFFERED BY: Council Member Murdock
SECONDED BY: Council Member Nicole Brown

Council Member Murdock stated it has taken time to get to this point, and he thinks the City and the DDA have come to a good agreement. Mr. Murdock said he appreciates the work of the Downtown Development Authority in passing this agreement especially Board Members Mark Teachout, Jessica French, Adam Gainsley, and YDDA Director Tim Colbeck. Mr. Murdock also thanked Council Member Vogt and Economic Development Director Beth Ernat for their assistance in these negotiations. Mr. Murdock said the TIF plan and the intergovernmental agreement is mutually beneficial for both the DDA and the City. Mr. Murdock stated this will begin the process of sharing Tax Increment Financing revenue with the City while maintaining the funding of the DDA to perform the functions set out in the TIF plan and prioritizing the construction of the train depot. Mr. Murdock said HE strongly supports the adoption of the TIF plan.

Council Member Vogt thanked the DDA Board and DDA Director Tim Colbeck including those that were not in agreement of the specifics of the agreement. Mr. Vogt stated it is an extremely important agreement that will allow the City the flexibility and capacity for bonding for rail service. Mr. Vogt stated he adamantly urges adoption.

Mr. Lange thanked Economic Development Director Ernat who spent a huge amount of time in support of this effort.

Mayor Edmonds stated she is very eager for the DDA to get back to the work of the DDA and is excited for the TIF plan to be approved.

On a roll call, the vote to approve Resolution No. 2015-105 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

3. Resolution No. 2015-248, approving DDA Intergovernmental Agreement.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT The contract with the Ypsilanti Downtown Development Authority providing for services is herby approved and the Mayor and City Clerk are authorized to sign, subject to the approval of the City Attorney.

OFFERED BY: Council Member Murdock
SECONDED BY: Council Member Vogt

Council Member Murdock asked for a friendly amendment to add the amendments to items seven and eight in the contract approved by the DDA during a special meeting.

Council Member Nicole Brown read aloud sections seven and eight of the intergovernmental agreement between the City and the DDA to ensure that it is correct.

7. "The parties will continue to coordinate on DDA bond opportunities and the Depot Town TIFA shall not expend more than $25,000 within one fiscal year on any one project without the mutual consent of City Council and the DDA Board."

8. "The DDA agrees to prioritize bond opportunities to help provide funds for the future train or rail stations and additional parking in Depot Town for not more than 35% of the total Depot Town TIF capture."

On a roll call, the vote to approve Resolution No. 2015-248 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

4. Resolution No. 2015-260, approving contract with AKT Peerless.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti desires AKT Peerless to provide multiple environmental services related to the development of the Water Street parcel; and

WHEREAS, The City of Ypsilanti desires to enter into a contract for environmental services for multiple activities within the current budget year; and

WHEREAS, the City of Ypsilanti desires to have Its Mayor and City Clerk enter in to a contract with AKT Peerless in an amount not to exceed $50,000.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council directs the Mayor and City Clerk to enter into an environmental services contract with AKT Peerless for multiple review and documental activities for fiscal year 2015/2016. City Manager may sign change orders as necessary.

OFFERED BY: Council Member Vogt
SECONDED BY: Council Member Nicole Brown

Economic Development Director Beth Ernat stated she is requesting Council approve a contract that would address the environmental concerns raised by MSHDA regarding Water Street and update the Due Care and Compliance plan to submit to the Department of Environmental Quality. Ms. Ernat said AKT Peerless has provided the City a contract for services and an amount not to exceed $50,000 is being requested knowing that there might be additional items needed in this process. Ms. Ernat stated the major cost of this process is the supplemental phase two site assessment totals $28,000 but thanks to the effort of both Jeremy McCallian and Nathan Vought $10,000 was received from the Down River Community Conference which will offset part of the $28,000.

Louis Stoltz, AKT Peerless, stated the research that will need to be conducted will be done mostly through FOIA requests for documents that are not in house that would go to answering the concerns of MSHDA. Mr. Stoltz said the $28,000 will also cover costs of up to 70 soil borings needed for the assessment along with contingencies for additional borings if something is found that is unexpected. Mr. Stoltz stated the final part of the assessment is the brownfield services to finish the work plan for the Herman Kittle property.

Ms. Ernat stated as AKT receives all these documents staff will keep an index record of all documents.

Council Member Vogt asked what the anticipated fees are for the FOIA requests. Mr. Stoltz replied up to $5,000.

Mayor Edmonds asked for confirmation that this investigation is something that would have to be completed in the future regardless of the MSHDA report. Ms. Ernat responded this investigation would have been performed on individual lots which would be required for the work plan for brownfield and development. Ms. Ernat added the MSHDA report requires that the investigation happen all at once but this process can act as a marketing tool for future development.

Mayor Edmonds asked if the City would save money by completing the investigation all at the same time. Mr. Stoltz responded it can be, but future developers would be performing a lot of this work themselves. Mr. Stoltz said catalogue the information of the environmental assessment can be very useful to attract development. Mr. Stoltz added by going through this process it also would assist if there is another possible MSHDA development in the future.

Ms. Ernat informed Council that all of these activities are eligible brownfields expenses and when there is development on the brownfield site the City can use the TIF capture to reimburse itself.

Council Member Robb asked if the $50,000 was going to come from the Water Street Fund. Mr. Lange responded in the affirmative. Ms. Ernat added $100,000 has been budgeted for this type of work on Water Street. Mr. Robb asked if this will come out of the Water Street Fund that is being used to pay from the underground electric grid. Mr. Lange responded no, those funds will be allocated from the 414 account.

Council Member Murdock asked who would be responsible for the clean-up after the lots are sold. Ms. Ernat responded when the City sells property the purchaser is required to perform a Basic Environmental Assessment and submit it in 60 days which would absolve them of responsibility of what they inherited. However the City would also have a Basic Environmental Assessment that would state the City did not create the problem. Mr. Stoltz added the Due Care Plan is something the developer would have to follow in order to occupy the property. Mr. Murdock asked if the City's responsibility is the window between when the City acquired the land to when the land is sold. Ms. Ernat responded in the affirmative, but the City does have the responsibility to ensure that developers are complying with the Due Care Plan and the Department of Environmental Quality (DEQ).

Council Member Robb asked if the Herman Kittles project is still developed the City would be able to reimburse itself these funds as the brownfield TIF captures revenue. Ms. Ernat responded in the affirmative.

Mr. Lange stated because of the adverse publicity the faster this investigation can happen the less detriment it will do to the City to market Water Street to developers.

On a roll call, the vote to approve Resolution No. 2015-260 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

5. Resolution No. 2015-261, approving notice of termination of Right of Re-Purchase and Estoppel Certificate to Family Dollar.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI THAT:

WHEREAS, Family Dollar purchased certain Water Street property from the City; and

WHEREAS, the closing documents contained a provision the City had a right to re-purchase the property in the event the project was not completed within 24 months; and

WHEREAS, the project was completed within 24 months and the right to re-purchase terminated; and

WHEREAS, Family Dollar has requested that City record a Notice of Termination of said rights, and also provide an Estoppel Certificate that all other terms of the documents are still in force, and the City Attorney has no objection to said requests.

NOW THEREFORE BE IT RESOLVED THAT the requests are granted and the Mayor and City Clerk are authorized to sign the said Notice of Termination and Estoppel Certificate and the City Attorney is authorized to record the documents and take any other action needed to complete the transaction, and the City Manager is authorized to sign any other documents needed to complete the transaction, subject to the approval of the City Attorney.

OFFERED BY: Council Member Robb
SECONDED BY: Council Member Vogt

Mr. Barr stated the City wanted to ensure the project was completed when Family Dollar bought the property and to do so the City put a provision in the contract that it had the right to re-purchase the property. Mr. Barr said the project was completed Family Dollar wishes to sell the property to an operating company and the title company wants to ensure that there are no issues which is why the estopple provision is being asked for. Mr. Barr explained an estopple provision would stop the City from reclaiming the property. Mr. Barr added he approves the language and recommends Council approve the estopple.

Mayor Edmonds asked who would be responsible for snow removal in front of the Family Dollar. Mr. Lange responded the general upkeep of the property has improved greatly and the operating manager would be responsible for snow removal. Mayor Edmonds asked that the operating manager be asked if there is a snow removal contract in place for Family Dollar. Mr. Lange responded in the affirmative.

On a roll call, the vote to approve Resolution No. 2015-261 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

6. Resolution No. 2015-262, approving contracts for snow abatement and authorizing the City Manager to sign the contracts and determine the primary and alternate contractors.

Resolved by the Council of the City of Ypsilanti that:

The bids of Salient Landscaping, Inc. and Premium Lawn Solutions are both approved; the City Manager is authorized to determine the primary and alternate contractor; and that the Mayor and City Clerk are authorized to

sign contracts with the Contractors, subject to the approval of the City Attorney.

OFFERED BY: Council Member Nicole Brown
SUPPORTED BY: Council Member Vogt

Mr. Barr stated staff has been working to get control of snow removal when a property owner does not remove snow from the walkway in front of their property. Mr. Barr said this contract would create an abatement crew to perform this necessary work. Mr. Barr explained the Department of Public Services sent out a Request for Proposals (RFP) and received two bids which are very close in cost to one another. Mr. Barr stated what is being asked is for both contracts to be approved so that one contractor can act as a secondary in case the primary contractor is unable to perform the work. Mr. Lange added DPS would select the company for City owned property and the Code Enforcement Officer would contact the company for private owned properties.

Council Member Robb asked where the contracts are for these companies. Mr. Barr responded the contract provided is a model contract for both of these companies.

Mayor Edmonds stated she is very pleased that contracts are being signed before the first snowfall.

On a roll call, the vote to approve Resolution No. 2015-262 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

7. Resolution No. 2015-263, amending the City of Ypsilanti fee schedule under the Section subtitled, "Parking Fees".

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the Ypsilanti City Council amended Ypsilanti City Code Section 102-81(a) to establish a Parking Violations Bureau for the purpose of handling all alleged parking violations within the City of Ypsilanti pursuant to the Revised Judicature Act, Public Act 154 of 1968, as amended, (MCL.8395); and

WHEREAS, pursuant to Ypsilanti City Code Section 102-81(b), the City Manager or the City Manager's designee will, subject to the approval of the City Council establish a convenient location for the Parking Violations Bureau, appoint qualified employees to administer the Bureau, and adopt rules and regulations for the operation thereof; and

WHEREAS, the City Manager has made the City Clerk his designee in charge of the Parking Violations Bureau, the City Clerk has chosen the City Clerk/Treasurer's office as the location of the Parking Violations Bureau, and the City Clerk has appointed the staff of City Clerk/Treasurer's office to administer the bureau; and

WHEREAS, The duly appointed Parking Violations Bureau will promulgate rules and regulations, pursuant to and in accordance the Code of

Ordinances and Michigan law, for consideration by City Council at its next meeting; and

WHEREAS, pursuant to Ypsilanti City Code Section 102-82 the schedule of violation fines and fees for parking violations notices and citations are set by resolution of the City Council (except for violations of Ypsilanti City Code Section 102-61(c); and

WHEREAS, the City of Ypsilanti Parking Violations Bureau is proposed to be up and running beginning December 1, 2015;

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti City Council approves the City Clerk/Treasurer's office as the location of the Parking Violations Bureau and the staff of City Clerk/Treasurer's office to administer the Bureau.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Ypsilanti hereby amends the City of Ypsilanti Fee Schedule under the section subtitled "Parking Fees" as follows effective December 1, 2015:

1. **Parking with an expired meter: $10 if paid before the end of the next business day; $15 if paid within another 14 days; and $25 if paid thereafter; and**

2. **Parking over the legal limit under Section 102-61(c) is removed from the fee schedule as that fine is currently set by ordinance; and**

3. **For all other parking violations under this heading the initial fine listed in the fee schedule will remain the same; however, if the listed fine is not paid within 14 days (or if the 14th day does not fall on a business day, the next business day thereafter), the amount of the fine will increase by an additional $10; and if that increased fine is not paid within another 14 days, the fine will increase by an additional $15; and**

4. **Should a person contest a parking violation notice pursuant to Ypsilanti City Code Section 102-81(f), the amount of the fine for the contested violation will be the amount the fine for that violation would have been if it was paid on the day the City receives a contested the violation in compliance with Section 102-81(f).**

OFFERED BY: Council Member Murdock
SECONDED BY: Council Member Anne Brown

Assistant City Attorney Dan DuChene stated the ordinance provides that the City Manager or his designee appoint the staff and the location of the Parking Violations Bureau. Mr. DuChene stated staff has been working with 14A-2 District Court on procedures and regulations which will be brought before Council.

Mayor Edmonds asked if this will begin on December 1st. City Clerk Frances McMullan responded in the affirmative, and added that the expired meter fee was reduced back to $10.

Council Member Anne Brown asked if the appeals form would be in conjunction with the court. Mr. DuChene responded the City created the form for ease of paperwork and making sure the City has uniform appeals. Ms. Anne Brown asked if this form will be available online. Mr. DuChene responded in the affirmative and said it will also be available at the Clerk's Office.

On a roll call, the vote to approve Resolution No. 2015-263 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

8. Resolution No. 2015-264, adopting process for City Manager and City Clerk evaluations.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the City Council of the City of Ypsilanti deems it important to conduct performance evaluations for the City Manager: and

Whereas, the City Manager reports to the City Council; and

Whereas, the City Council would like to develop best practices when it comes to developing a fair and objective performance evaluation; and

NOW THEREFORE BE IT RESOLVED THAT, the Council of the City of Ypsilanti directs the City Clerk, HR Manager and City Attorney to prepare a recommendation for best practices for the City Council to consider for conducting a performance evaluation for the City Manager.

OFFERED BY: Council Member Anne Brown
SECONDED ED BY: Council Member Nicole Brown

Human Resources Manager Kevin Welch stated the resolution is specific for the City Manager and if Council would like to incorporate the City Clerk into the same process it would need to modify the resolution. Mr. Welch said the proposed evaluation process is similar to what the DDA follows for the executive director.

Council Member Anne Brown asked for an example of assistance in decision making regarding evaluations. Mr. Welch responded the assistance would only help in deciding the process not on the actual evaluations.

Council Member Anne Brown moved, seconded by Council Member Nicole Brown to incorporate the City Clerk's evaluation into the resolution and remove the City Clerk from assisting in the recommendation for best practices.

On a voice vote, the motion carried, and the amendment was approved.

Council Member Robb opposed the amendment.

Council Member Robb stated he is the chair of the Evaluation Committee and the same evaluation process has been followed for the past 16 years. Mr. Robb explained the only issue in this process is getting Council to submit their evaluations for the committee to tabulate the results. Mr. Robb said once the results are tabulated meetings are scheduled with the City Clerk and the City Manager to discuss the evaluations privately and then with Council as a whole in closed session. Mr. Robb stated the evaluation is based on the Michigan Municipal League City Manager Evaluation Form. Mr. Robb stated he will be voting no on this resolution because he feels there is a good process already in place.

Mayor Edmonds stated she disagrees with Council Member Robb because the process was not in writing and was only explained verbally. Ms. Edmonds said she does not have an issue with the current form, however, in the past 16 years new processes have been developed in evaluations. Ms. Edmonds stated the process was requested to be more open and that has not occurred and as a result she requested a process be drafted. Mayor Edmonds stated she wants the process to be approved by Council and not just be explained verbally. Mr. Robb replied he understands, however, the evaluation committee met and did not feel that it was necessary because it is an established process and by doing this it will only delay the process. Mr. Robb added Council owes it to these two employees to complete the process rather than drag it on any longer. Ms. Edmonds responded Mayor Pro-Tem Richardson, who is a member of that committee, did not agree and this is an important process and should be agreed on by Council.

Council Member Nicole Brown stated she thought it was agreed on months ago who would be a part of that process. Mayor Edmonds responded there was no formal agreement and said the committee was already in place. Ms. Nicole Brown replied and from her understanding it was decided that committee would continue. Ms. Nicole Brown said in her discussions with Mayor Pro-Tem Richardson she was told the issue is she was not comfortable with an online form and she would prefer to submit a hardcopy. Council Member Robb said the Mayor Pro-Tem has always submitted a hardcopy. Ms. Nicole Brown add the Mayor Pro-Tem would also like to see hardcopies of the tabulations themselves. Ms. Edmonds stated in her conversation the Mayor Pro-Tem voiced two concerns one is the issue of the hardcopy and secondly that she has other samples of evaluation forms she had received through her experiences with MML to reconsider the tools Council is currently using and that has not happened.

Council Member Murdock stated there was an issue with getting the Mayor Pro-Tem to meet in order to discuss possible changes in the process and there were never any questions submitted to Council Member Robb. Mr. Murdock stated the delay in the process is the fault of Council not the fault of the process. Mr. Murdock said if Council wishes to change the system there were opportunities to do that but the changes should not come in the middle of the process. Mayor Edmonds said Mayor Pro-Tem Richardson communicated that she wanted to meet with Council Member Robb to go over the process and Council Member Robb didn’t feel like meeting was necessary. Council Member Robb interjected that isn’t true.

Council Member Anne Brown asked what the timeline is for bringing something back to Council. Mr. Welch responded this could be completed in as quickly as the next Council meeting. Mr. Welch stated he is not suggesting that the current process is a bad process, but it might be a good idea to put it in writing for fairness of the two employees being evaluated. Mr. Welch added the best practice is for the employee to be aware of what it entails and how the evaluation will be conducted.

Council Member Vogt stated he has thought for some time that once Mayor Pro-Tem Richardson returned the committee could reconvene to decide whether the form being used was going to be changed. Mr. Vogt stated once that is resolved it will be a much faster process. Mr. Vogt stated once the form is finalized and distributed Council should complete them on the same day they are received. Mr. Vogt stated he would rather not waste staff time in this process and if next year Council wishes to make a change on the process it would do so then. Mr. Vogt added he is not interested in a large change but he is willing to hear concrete suggestions.

Council Member Anne Brown stated she is interested in a change but feels that change should not occur until next year, but there needs to be something in writing that can be referenced while going through the process. Ms. Anne Brown proposed that Mr. Welch continue with developing a new process, if Council agrees, and bring it back for review and implement in 2016. Ms. Anne Brown stated she feels the current form is redundant, but because of time she is in favor of finalizing this process using the existing documents.

Mayor Edmonds stated the reason she invited Mr. Welch to be a part of this process is to have a proven process in place. Ms. Edmonds stated she will not move forward with a process that is not in writing for something as important as employee evaluations. Ms. Edmonds stated she is not as worried about the form and the tool as much as there being a written process. Council Member Vogt suggested that the committee members look through the forms and formalize a process which will address the Mayor's concerns. Mr. Vogt stated the committee will meet once Mayor Pro-Tem Richardson returns. Ms. Edmonds responded she would be in favor of that, but she requested in August that Council Member Robb submit the process to Council in writing which did not happen.

Council Member Murdock stated when this policy was first implemented Council must have approved a resolution establishing the policy. Mayor Edmonds stated the policy is not in the non-union handbook. Mr. Murdock responded the non-union handbook does not cover the appointees, but the biggest issue is still getting Council to submit the evaluations. Mr. Murdock added if there are issues with some of the questions individual Council Members can simply cross them out.

Council Member Anne Brown asked City Attorney John Barr if he recalls the process. Mr. Barr stated he does not recall if this policy was ever put into resolution but this process has been used for some time. Mr. Barr added he does recall on many occasions Council Member Robb requested the forms to be returned.

Council Member Robb stated he inherited this position when Council Member Flipiak and the written policy would dictate when Council is to return the evaluations and it never meets that date and said should all evaluations not returned by the deadline be disavowed. Mr. Robb stated he understands wanting a written policy, but this Council and previous Council have never returned the evaluations promptly. Mayor Edmonds asked why a submission deadline would need to be included in a policy.

Mr. Lange stated he was evaluated by seven Council Members then two Council Members opted out leaving only five out of seven. Mr. Lange stated Council Member Robb informed him he could submit something on his behalf which was done four months ago and he would like the opportunity to resubmit what he has performed before his evaluations. Mayor Edmonds stated this would be something that would be spelled out in the policy.

Mr. Welch stated in previous positions he held when being evaluated Council would provide a date in which it would discuss his evaluation and he would decide if he wanted it in closed session or not. Mr. Welch stated that date would act as a deadline to submit evaluations and if Council members do not submit their information the process goes on without their input. Mr. Welch stated he understands Council Member Robb's frustration with not having the evaluations submitted and it might serve Council well to schedule the review. Council Member Murdock stated the date the appointed employees meet with the evaluation committee could be scheduled tonight and if Council is unable to submit evaluations by that time this process will not include their input. Mr. Welch stated in order to keep the process fair the City Manager should be allowed to resubmit his information as a part of the review. Council Member Robb stated the evaluation should be based on a twelve month calendar and he appreciates extending the period to allow for the City Manager to resubmit but the evaluations need to be for a standard twelve months. Mayor Edmonds stated again these are things that should be included in the policy.

On a roll call, the vote to approve Resolution No. 2015-264 was as follows:

Council Member N. Brown	No	Council Member Robb	No
Council Member Murdock	No	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	No
Council Member A. Brown	Yes		

VOTE:

YES: 2 NO: 4 (Robb, Murdock, N. Brown, Vogt) ABSENT: 1 (Richardson) VOTE: Carried

Council Member Vogt asked if there is information of when the Mayor Pro-Tem will return. Mayor Edmonds responded it will be awhile. Council Member Nicole Brown asked if the Mayor Pro-Tem needs to be physically present for this conversation to take place. Ms. Edmonds stated she would be happy to be a member of that committee. Mr. Vogt asked if the Mayor Pro-Tem would be available by phone. Ms. Edmonds responded she will verify with the Mayor Pro-Tem. Mr. Vogt stated if the Mayor Pro-Tem will not be available for some time another member of the committee should be appointed. Ms. Nicole Brown volunteered to be the alternate for that committee in order keep representation of Ward 1 on the committee.

Ms. Edmonds stated if the committee makes a policy she would like to have input and she would like to include who sits on the committee and how that committee changes over time and how Council decides who is on that committee. Ms. Edmonds stated she would like to have been a member of that committee and has experience in employee evaluations.

Council Member Anne Brown stated the focus needs to return to the parties that are really involved and that is the employees being evaluated. Ms. Anne Brown stated their evaluations need to be completed.

Council Member Robb moved, seconded by Council Member Murdock to temporarily replace Mayor Pro-Tem Richardson on the Evaluation Committee.

Council Member Nicole Brown stated she would have no issue serving as a temporary replacement but she would like to discuss that with Mayor Pro-Tem Richardson.

City Manager Lange requested a date be set for his review and that he be allowed to resubmit an updated review. Mr. Lange asked if any evaluations have been turned in at this point. Council Member Robb responded only his and he can redo his if there is additional information and said the updated information should be turned in by December 1st.

Council Member Anne Brown stated she would like the committee to meet within the next two weeks and said the issue is that the committee didn't meet. Council Member Robb interjected the problem was not that the committee didn't meet and said a requested Mayor Pro-Tem Richardson provide him with a list of changes in order to have an efficient meeting and Mayor Pro-Tem Richardson never provided that list. Ms. Anne Brown responded that Council Member Robb is making an assumption that Mayor Pro-Tem Richardson would not have been prepared for the meeting. Council Member Vogt added he held the same position as Council Member Robb and had requested that any proposed changes be submitted before the meeting to allow time to evaluate the proposed changes.

On a roll call, the vote to appoint Council Member Nicole Brown as a temporary alternate to the Evaluation Committee was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

9. Resolution No. 2015- 265, authorizing the City Treasurer to levy and assess on the December 2015 tax roll the unpaid special assessments.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, that, the City Treasurer be authorized to levy and assess on the December 2015 tax roll the attached listing of unpaid bills totaling <u>$29,971.89</u>

Now therefore be it resolved that the Ypsilanti City Council approve these special assessments.

OFFERED BY: Council Member Vogt
SECONDED BY: Council Member Nicole Brown

City Clerk Frances McMullan provided an overview of the unpaid special assessments and said staff is requesting that they be added to the winter tax bills.

Council Member Murdock stated he noticed the 624 rental inspection amounts have declined since a resolution was passed require payment to be made before issuing a certificate of occupancy. Mr. Murdock stated there were several special assessments on vacant buildings and asked if those fees are billed at some time or are the collected through the tax roll. Ms. McMullan responded she assumes that they are billed and when not paid the assessment would be rolled in to the winter tax bill. Mr. Murdock stated the Thompson Block is listed and it is a requirement of the Obsolete Property Rehabilitation Act (OPRA) to be current on taxes. Mr. Murdock asked staff to look into those questions and provide them to Council.

On a roll call, the vote to approve Resolution No. 2015-265 was as follows:

Council Member N. Brown	Yes	Council Member Robb	Yes
Council Member Murdock	Yes	Mayor Edmonds	Yes
Mayor Pro-Tem Richardson	Absent	Council Member Vogt	Yes
Council Member A. Brown	Yes		

VOTE:

YES: 6 NO: 0 ABSENT: 1 (Richardson) VOTE: Carried

XIII. LIASON REPORTS –

A. SEMCOG Update - None
B. Washtenaw Area Transportation Study - None
C. Urban County - None
D. Freight House – Council Member Murdock stated he has not seen any construction occurring at the Freight House.

   Economic Development Director Beth Ernat responded the water service cannot go in as planned and strategies are being examined on how to get the water service into the Freight House. Ms. Ernat explained she will be meeting with the entities involved on Wednesday, November 18th at 12:00 p.m. to discuss possible options. Ms. Ernat added the completion date is still projected by the end of the year.

E. Parks and Recreation – Council Member Anne Brown stated the Trail Town meeting will be held on December 1st and that will include all five communities. Ms. Anne Brown stated a second meeting was held to discuss the proposed dog park.

F. Millennial Mayors Conference - None
G. Ypsilanti Downtown Development Authority – Mayor Edmonds stated the YDDA has been discussing the TIF plan.
H. Eastern Washtenaw Safety Alliance - None
I. Police-Community Relations/Black Lives Matter Joint Task Force – Council Member Nicole Brown stated several recommendations have been developed for submission to Council for approval.

XIV. COUNCIL PROPOSED BUSINESS –

Vogt

- Stated residents on Sheridan noticed that 216 Oakwood is posted as non-inhabitable and he asked why things have not been fixed.

  City Attorney John Barr responded he is uncertain but will investigate and supply that information to Council.

- Asked what is going to be done about speeding on Douglas Street.

  Mr. Lange responded he spoke with the Chief and another speed study is going to be completed at the location.

  Mayor Edmonds asked if that neighborhood went through the proper channels that were set by Council to install traffic calming methods. Council Member Vogt responded this began before the new process was approved. Mr. Vogt added the study done did not produce the results needed to install traffic calming devices. Mr. Vogt stated the results might have been affected by the time of year the study was conducted and said there have always been problems at that location. Council Member Murdock stated the way the policy is written it is very difficult to be eligible for traffic calming methods. Ms. Edmonds responded she simply wants to be certain that the proper protocol is being adhered to. Mr. Vogt said this might be a case study that shows a flaw in the system which should be investigated.

Nicole Brown

- Stated there has been a vacancy on the Human Relations Commission since the beginning of November and asked what the status is on filling that seat. Ms. Nicole Brown stated John Shuler has been very engaged with the task force and should be reappointed.

Robb

- Thanked staff for patching the drive in front of 314 Maple and the resident is very pleased.

- Stated now that the zero block of N. Washington is on the rise will the street lights be replaced.

Murdock

- Council Member Murdock stated he distributed possible grant information to Council to fund the street light conversions on Washington St.

- Stated the Mayor should have recused herself from voting on the Downtown Development Authority TIF plan items for several reasons. Mr. Murdock cited the Mayor is part of both the DDA Board and City Council which is a conflict of interest, the organization that she is the director of has received financial assistance from the DDA, and the Mayor set the precedent when she recused herself from voting on the Cultivate Liquor License with the reason that Cultivate and Growing Hope could have future business. Mr. Murdock requested that Mayor Edmonds withdraw her votes from the DDA TIF plan and the Intergovernmental agreement because of those listed reasons.

  Mayor Edmonds responded she would prefer to hear the City Attorney's opinion. Council Member Murdock stated it has nothing to do with the City Attorney's opinion it has to do with the facts of the case and it is the Mayor's choice.

Mr. Barr stated the Mayor is a statutory member of the DDA however there is a built in conflict and the safest course of action would be to not vote on those issues.

Anne Brown

- Stated there is a community group that is coordinating a bridge walk on November 28th at 11:00 a.m.

  Ms. Ernat stated she is uncertain that the bridge is even open at this point. Council Member Anne Brown stated people are being asked to speak at the walk and staff should contact this group before any further planning is done. Ms. Ernat added it is a communication issue that began on Facebook without anyone contacting the City.

- Stated there is a sinkhole on Congress. Mr. Lange responded he believes DPS is patching that sinkhole.

- Said during the January Eastern Washtenaw County Safety Alliance meeting Garland Gilcrest from the City of Detroit will be giving a presentation on See.Click.Fix.

  Mr. Barr stated he will provide Council with a written opinion regarding if the Mayor should redraw her votes regarding the YDDA TIF plan and intergovernmental agreement. Mayor Edmonds stated she would like to understand this more before rwithdrawing her vote.

  Council Member Anne Brown asked for clarification of Council Member Murdock's concerns. Council Member Murdock responded the main issue is that this item is not something that is routine this is a contract between the City and the DDA and it is difficult to be on both sides of that issue. Mr. Murdock stated he feels it would be better off if the Mayor recused herself from the vote. Mayor Edmonds stated she would like to wait for the City Attorney's opinion before making a decision.

XV. COMMUNICATIONS FROM THE MAYOR –

- Stated Ypsilanti Community Schools had a mobile Secretary of State to issue IDs. Mayor Edmonds stated the mobile SOS will return in early December.

- Said she has been approached by EMU about Cities for United Nations Convention of the Elimination of all Forms of Discrimination against all women (CEDAW) which the United States has not ratified. Ms. Edmonds added cities are now being asked to ratify the CEDAW.

- Stated the ribbon cutting for the Strong Housing Project was Monday, November 16th.

- Said she is arranging a meeting with Jewish family services to better understand what is happening in the County with Syrian refugees.

- She stated she has spoken with former HRC Commissioner John Shuler about his reappointment, but a number of interested individuals have applied to be a part of that Commission and multiple people on the HRC have expressed concern about lack of representation from certain demographics on that commission.

Council Member Nicole Brown asked if those applications would have been sent to Council or only to the Mayor. Mayor Edmonds stated she receives applications all the time and a spread sheet is kept of those applicants. Ms. Edmonds said those applicants are either interviewed by her or staff and once there is a qualified applicant for an opening they are nominated. Ms. Nicole Brown asked if other Council Members would be able to review that spreadsheet and make recommendations. Ms. Edmonds responded in the affirmative.

Council Member Anne Brown asked if Mr. Shuler could be nominated temporarily in order for him to continue to serve on the joint task force. Mayor Edmonds responded the task force is designed as an informal work group so Mr. Shuler should be able to provide input. Ms. Nicole Brown stated he has been participating in those discussions. Ms. Nicole Brown stated her concern is how long it will take to vet possible HRC members while there is an individual who is already involved and willing to do the work. Ms. Nicole Brown stated the lapse in time that seat remains open is doing a disservice to the progress of the joint task force. Ms. Edmonds stated it has only been a few weeks since Mr. Shuler's term expired and several possibilities of replacement have been suggested. Ms. Edmonds stated his reappointment is a possibility but she wants to ensure there is diversity in representation on the Human Relations Commission. Ms. Nicole Brown requested to see the applications of the other interested applicants.

Nominations:

Downtown Development Authority
Russell Olwell (replacing Ken Dobson)
201 Boone Hall, EMU
Ypsilanti, MI 48197
Term expiration: 7/7/2017

- Stated Mr. Dobson accepted a seat on a committee in Detroit which meets on Thursdays and he would be unable to devote the amount of time necessary as a DDA Board member. Ms. Edmonds explained Mr. Dobson held the seat reserved for a member of Eastern Michigan University and Mr. Orlwell would be his replacement.

Parks and Recreation Commission
Evan Sweet (new appointment)
1103 Kingwood St.
Ypsilanti, MI 48197
Term expiration: 12/1/2015-12/1/2018

Linda Horne (reappointment)
205 Oak St.
Ypsilanti, MI 48198
Term expiration: 12/1/2015-12/1/2018

- Stated Linda Horne is the current chair of the Parks and Recreation Commission and has been doing an exemplary job and Mr. Sweet would be a new appointment.

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

- Stated staff has been working diligently to provide information requested by Council during the first goal setting meeting. Mr. Lange thanked all the staff involved in that process. Mr. Lange stated staff is still working on possible options for a street light special assessment and will provide that at a later date.

- Explained he has been in contact with Peter Letzmann who will act as a facilitator during the second goal setting meeting which is scheduled for Thursday, November 19th.

- Said staff has been doing tremendous work much of which goes unnoticed.

- Informed Council that Bond Attorney Pat McGow will attend the next goal setting meeting to explain possible bonding scenarios.

- Stated he has been attending the Joint Task Force for Police-Community Relations in order to stay abreast on the discussions.

- Said he will be providing final updates on the Adams St., Border to Border Trail, and the Heritage Bridge once the data is complete.

- Reminded everyone to submit pictures and short bios for the website.

- Informed See. Click. Fix will go live very shortly and the new website will roll out in January.

  Assistant to the City Manager Ericka Savage added See. Click. Fix. Will be going live December 1st, but it will be a minor rollout and a major rollout will occur at the same time as the website. Mr. Lange added City Clerk McMullan will be rolling out the new parking enforcement system on December 1st and will not conflict with the minor rollout of the See. Click. Fix.

  Council Member Anne Brown stated in the summary for the street light special assessment states that a majority of property owners do not use the property as their primary residence and asked where the City gets that data. Mr. Lange responded 66% of the residential properties in the City are rentals.

  Ms. Ernat reminded Council the City is being certified as a Redevelopment Ready Community and a ceremony will be held on December 11th at 11:00 a.m. at Cultivate on River St. Ms. Ernat invited all who could attend to celebrate.

  City Clerk McMullan stated in answer Council Member Murdock's question from earlier the special assessment list is auto generated from the permit system. Ms. McMullan stated it picks up all inspection, code enforcement and abatement, dangerous building, and certificate of occupancy fees. Ms. McMullan added the Thompson is included in this list and still has outstanding fees. Council Member Murdock stated property owners are billed before they are added to the special assessment list. Ms. McMullan responded in the affirmative. Council Member Robb stated per the City's policy at the December 1st meeting the Thompson Block's OPRA should be revoked by Council.

- Stated the Council Information Letter will be postponed until after the Thanksgiving Holiday.

XVII. COMMUNICATIONS –

- November 19, 2015 – Goal Setting 6:00-10:00 p.m. @ SPARK East, 215 W. Michigan Ave.

- 3rd Goal Setting Meeting – December 7 or 14th, 2015 (TBD)

XVIII. AUDIENCE PARTICIPATION –

1. Jason Brannon, Owner of the Miaz Mexican Cantina 36 E. Cross, thanked Council for approving the Depot Town TIF Plan. He said there are a lot of strong personalities around this debate and as a new business owner in Depot Town he would like to be a part of bringing people together. He asked that what is said by the Depot Town Merchants Association should be excluded from individual business owners. He stated there have been fire inspections completed on his business and he has been given written notice that re-examinations would happen on certain days that have not been fulfilled which has caused him to miss important meetings. He asked that the final inspections be completed so he can move forward with his business. He concluded he removed three parking spaces from the rear of his business to build a patio and the City Planner informed him that he would need to pay a fine for two dedicated residential parking spaces and one space would be used as a covered bike rack. He requested Council give him leeway to not cover the bike rack.

2. Richard Smith, 870 Ecorse Rd., stated he is a DDA Board member and thanked Council for approving the DDA TIF Plan.

3. Nathan Phillips, 509 N. Washington, stated November is the Native American Heritage month. He said last month he heard there was a resolution to change Columbus Day to indigenous Peoples Day and encouraged Council to pass that in the future. He recommended an indigenous people's center be placed in one of the vacant buildings in the City.

XIX. REMARKS FROM THE MAYOR –

— Stated the Indigenous Peoples Day has been referred to the Human Relations Commission and drafts have been going back and forth between the two bodies. She added Washtenaw County Commissioner Rahbbi has modeled a County resolution after the one that is being created by Ypsilanti. She stated she will be sending an updated version of the resolution to the HRC. She concluded it should be coming back to Council next month.

XX. ADJOURNMENT –

Resolution No. 2015-266, adjourning the 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 Robb
SECONDED BY: Council Member Vogt

On a voice vote, the motion carried, and the meeting adjourned at 9:48 p.m.

Draft

City of Ypsilanti
City Council Goal Setting Agenda
Thursday, November 19, 2015
6:00 p.m.

Spark East – 215 W. Michigan Avenue
Ypsilanti, Michigan 48197

I. CALL TO ORDER –

The Meeting was called to order at 6:10 p.m.

II. ROLL CALL –

Council Member Anne Brown		Present	Council Member Robb	Present
Council Member Nicole Brown	(6:16)	Present	Council Member Vogt	Present
Council Member Murdock		Present	Mayor Edmonds	Present
Mayor Pro-Tem Richardson		Absent		

Council Member Murdock moved, seconded by Council Member Anne Brown to excuse the absence of Mayor Pro-Tem Richardson.

On a voice vote, the motion carried, and the absence was excused.

III. INVOCATION –

Mayor Edmonds 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 –

None

VI. AUDIENCE PARTICIPATION –

None

VII. REMARKS FROM THE MAYOR –

None

VIII. DISCUSSION ITEMS –

— Fiscal Year 2015/2016 Goal Setting Discussion

City Manager Lange introduced Pat McGow from Miller Canfield.

Pat McGow, Miller Canfield, provided an overview of the Water Street debt and possible bonding issues.

Council Member Anne Brown asked what are the negatives of a governmental entity purchasing taxable bonds. Mr. McGow responded purchasing a taxable bond is an investment and does not harm. Ms. Anne Brown asked if the County could purchase the City's taxable bonds. Mr. McGow responded in the affirmative.

Mayor Edmonds asked for clarification of the process of how a governmental entity purchases bonds. Mr. McGow responded essentially an underwriter and brokerage team will provide their customers with bond information to make a decision to purchase the bonds. Mr. McGow said it would be very unusual for a single entity to purchase the entire debt because the bonds mature at different rates. Mr. McGow stated there are buyers out there for bonds at all levels of the rating spectrum.

Facilitator Peter Letzmann stated buyers will look at the finances and the rating of the bond and added the stability of the government that owns those bonds is also examined. Mr. McGow stated people are much more skeptical since the 2008 mortgage crisis.

Council Member Murdock stated in May 2016 the entire Water Street Debt is callable. Mr. McGow responded in the affirmative. Mr. Murdock stated the City can either refinance or pay down the debt. Mr. Murdock said the Bond Council has created payment schedules under different scenarios and asked if Council could be provided that information. Mr. Lange responded in the affirmative. Mayor Edmonds stated the packet includes one scenario and Council would like to examine other possibilities. Mr. McGow stated the numbers that are outstanding now ignoring the payment due May 1st is about $13.1 million that will mature between 2017 and 2031. Mr. Lange added staff will provide Council with further analysis.

Economic Development Director Beth Ernat asked if the City sold the entire property at value in two years would there be any way to pay off the bonds. Mr. McGow responded the way it is proposed probably not and the property does not secure the bonds. Mr. McGow stated even though bonds were used to acquire property there is no mortgage or security interest in the property. Mr. McGow said if the bonds are unable to be called for in ten years the City would not be able to pay the bonds but the City would have the ability to sell the bonds, but there would be an interest rate penalty. Mr. McGow said if the City wants to make the bonds callable at any time the City will need to pay a higher rate which will reduce the savings. Mr. Lange said it is the City's intention to sell the land before it pays off the bonds.

Mr. McGow stated another possible scenario is if the City feels that it would have another $1 million to $2 million in the fall, the plan could be structured where those bonds were not called and leave $2 million outstanding. Mr. McGow stated that would be a better strategy then making the bonds callable at any time. Mr. McGow added a downside to that strategy is if the City is unable to sell any land it becomes more costly to refinance the $1 million or $2 million.

Ms. Ernat asked if in a scenario that the City is able to sell the property and it is sitting on $8 million would it be in the best interest of the City to purchase other entities municipal bonds to make up the interest rate. Mr. McGow responded if the City has $8 million there might be other things the City would want to do with that money. Ms.

Ernat replied the fear is the City sits on the money and an emergency would happen and the funds would not be used to pay off the bonds. Ms. Ernat asked if there would be a way to take something that would be a high interest yield for the City to not only pay off the City's bonds but create revenue. Mr. McGow responded the short answer is yes the City would have the ability to invest, but cautioned bonds with high yield also means high risk. Mr. McGow added the City should make sure that what it invests in aligns with its investment policy and is prudent, but if the City purchases bonds of another Michigan government at a high investment grade category would be something the City could do.

Council Member Vogt asked if the bonds are bought and sold on the market similar to stocks. Mr. McGow responded in the affirmative and said municipal bonds can be traded if someone is willing to sell. Generally an institutional buyer might not be interested in selling however, there is a secondary market.

Mayor Edmonds asked if there would be an issue if the County wanted to buy some of the City's bonds is it possible to make an agreement that any revenue created off of the City's bonds could be reinvested in Ypsilanti. Mr. McGow responded that can be negotiated, but if the County Treasurer invested County funds they have a fiduciary responsibility to get a good return for the taxpayers, and they will want a market return on the bonds they purchase. Ms. Edmonds added that market return could be pledged to be spent in the City. Mr. Lange stated he has been in discussions with the County Treasurer for around a year and a half and the greatest advantage the City could get is for the County to purchase the bonds for five years. Mr. Lange added the quicker the City can execute this plan the sooner it will be able to begin marketing the bonds.

City Manager Lange provided a balanced budget plan presentation. **(See Website)**

Council Member Murdock commented that Mr. Lange's analysis is not the City's policy for fund balance and said the policy is 10% which does not include unspendable funds. Mr. Lange responded he will make that adjustment.

Mayor Edmonds asked for clarification of the drop program. Mr. Lange responded employees from the Police of the Fire Department have an opportunity at a certain point at retirement age to freeze their pension and continue to work for up to five years. Mr. Lange added at the end of five years those individuals are required to retire and three firefighters are in this program who are required to retire between November 2016 and May 2017.

Mayor Edmonds asked what the effect on overtime the drop-off program will have on the Police and Fire Departments. Chief Tony DeGiusti responded it is hard to say because it is also dependent on other factors and is difficult to predict. Mr. Lange added the first round of cuts is not asking for a decrease in the Police department and the minimum size staff of the Fire Department is 15 firefighters for suppression with four minimum on duty, a Fire Marshall, and Fire Chief. Ms. Edmonds asked what the impact will be on the Fire Department. Chief Anthouard responded he is addressing that with Mr. Lange but it is difficult to evaluate because the department has Tier 2 personnel who have less vacation and historically do not take much sick time but he estimated around $60,000 a year.

Council Member Murdock asked if the City were only to buy down the debt by $1 million and not refinance what will that save the City. Mr. Lange responded the combination of less principal and less interest would produce $124,000 in savings. Mr. Murdock stated by reducing the debt it will reduce the payments if the City refinances or not, but if the City refinances it will reduce the payments even further and said he is concerned to know what the payment would be under several different scenarios. Mr. Lange stated he can provide further information to Council.

Council Member Robb asked if Mr. Lange is asking Council to commit $535,000 for the underground electrical until the Herman Kittle project is able to reimburse the City. Mr. Lange responded in the affirmative. Mr. Robb asked if the Herman Kittle project is a year behind why the City isn't waiting a year to put in the underground electric. Mr. Lange responded because the underground grid needs to serve the Recreation Center. Mr. Robb asked is there a risk that Council would be asked to finance the entirety of the underground electric. Mr. Lange responded no, and said if Herman Kittle and the Recreation Center don't happen he will not ask Council to finance the underground electric. Council Member Murdock stated he was under the impression the recreation center was already committed. Mr. Lange responded that was the case until the MSHDA email regarding the environmental issues.

Council Member Murdock asked if the decrease in employees in the Fire and Planning Departments would account for another $300,000 on top of what was already being proposed. Mr. Lange responded in the affirmative and if he had to make more cuts they would come from the Police Department.

Facilitator Peter Letzmann stated having sat through the first and half of the second goal setting meetings it seems the first prerequisite is to figure out what money the City has. Mr. Letzmann proposed that sooner or later there needs to be a resolution to support or approve the City Manager's plan, approve the plan with some modifications, or start again from the beginning. Mayor Edmonds responded she has spoken with the City Manager and the goal for today is to have the discussion during goal setting and approve a resolution at an upcoming Council Meeting. Mr. Letzmann added if staff is not given direction staff will not know how much funding it will have to plan. Mr. Letzmann stated there are three ways of approaching planning: provide additional money for goals, ask existing staff to perform more tasks as the labor force is being cut, or eliminate something the City is doing now to generate more resources. Mr. Letzmann stated staff needs to know the resources it will have to plan for the next Fiscal Year. Mr. Letzmann asked if Council would like to set goals for the City, goals for Council, and goals for individual Council Members.

Mayor Edmonds recommended continuing any further discussion regarding the budget. Mr. Letzmann agreed that a decision needs to be made in order to properly assess what goals can be accomplished. Ms. Edmonds responded she sees it differently and bases it on what goals are instrumental in the City becoming fiscal solvent.

Council Member Murdock stated the City does not have much money to work with, but Council does need to come to a consensus on how to resolve the debt issue. Mr. Letzmann agreed. Mr. Murdock stated six to seven years ago the Water Street debt came due and the City needed to begin making payments that coupled with the housing crash of 2008. Mr. Murdock stated at that point the City was strategizing how to make the $1.2 million to $1.4 Million a year for payments on the Water Street debt plus an almost equal amount in structural deficit. Mr. Murdock stated the City has taken steps to increase revenue, but now needs Water Street to begin generating revenue to pay for itself. Mr. Murdock stated if that does not happen none of this will matter because the City will have zero revenue, or the taxes will be so high that all residents will move out of the City. Mr. Murdock said his concern with this proposal is that it will take at least three years for Water Street to generate any tax revenue. Mr. Murdock stated the initial strategy was to set aside three years of payments on the Water Street debt, but the fund balance decreased to a point creating a question of whether that could be done consistently. Mr. Murdock said there is still merit to that strategy because it buys the City time, and said what is recommended is to take virtually the entire fund balance and the Water Street Fund to buy down the debt. Mr. Murdock said that would leave the City zero flexibility with the fund balance, and next year the debt payment would be $934,000 and the City's unallocated funds would be a little over $600,000. Mr. Murdock stated if the City is able to sell property it would reduce the payment to around $700,000 which the City will still not be able to pay. Mr. Murdock added he is reluctant to use much or any of the fund balance for this proposal because it will leave no resources for the City. Mr. Murdock stated he would be more apt to refinance part of the debt assuming the City is able to sell some property which would still take time for the City to receive the revenue from that sale.

Council Member Robb stated on November 20, 2012 the letter of intent was executed to negotiate a sales agreement with Family Dollar, and asked when that check went into the City's account. Mr. Lange responded in 2014. Mr. Robb said he is concerned about the $1.827 million because if the City is unable to sell property as a result of the negative publicity caused by the MSHDA report. Mr. Robb stated the plan is contingent on the sale of this property by 2017 and even if the City is able to sell the property it will not have that revenue until two years after the sale. Mr. Lange responded the City has other assets other than Water Street. Mr. Robb responded he understands that, but selling the Water Street bonds is in the proposed plan, and no matter how hard staff works it is impossible to have the revenue necessary for the plan in eighteen months. Mayor Edmonds asked for Economic Development Director Ernat's opinion on Mr. Robb's statements. Ms. Ernat responded the statements are accurate, and the City should consider a longer period in the plan. Ms. Ernat added it is possible to have a deal in eighteen months but it is unrealistic to have the revenue that sale produces, and she is in agreement of reserving a portion of the bond. Mr. Robb responded he simply wants the plan to reflect reality. Mr. Robb said there are 13 parcels on Water Street and four are spoken for, and asked if staff can get top dollar for the remaining sites and what will that produce for the City. Mr. Robb added he would also like a more realistic view of what the sale of the remaining parcels will garner the City. Mr. Murdock stated the issue is the City needs to sell the property in order to produce development on Water Street and what pays the bond is the taxes on the development not the sale of property. Mr. Lange responded he does not feel that $300,000 to $350,000 per acre on Water Street is not unreasonable, but the key is completion of the infrastructure. Mr. Lange stated he needs another couple of months if revenue produced from a signed deal is removed from the plan. Mr. Lange added if Council is asking for guarantees for the success of his plan he cannot provide that.

Mayor Edmonds stated if all available acreage is sold on Water Street for on the low end of the spectrum it would produce $2.145 million and asked if that was what Council Member Robb is asking for. Mr. Robb stated he is asking for what is reasonable for what the sale of the remaining Water Street parcels can produce in sale. Mr. Robb added if the plan includes selling all remaining parcels it is not realistic and he will not buy-in to that plan. Mr. Murdock stated the plan accounts for the sale of six acres at $300,000. Mr. Lange also would like to include a sign deal for Adam's Outdoor on Water Street which would account for two acres. Mr. Murdock asked if Mr. Lange would like to include that in the plan. Mr. Lange responded in the affirmative and said that would produce $1.8 million in revenue, but since he is unable to guarantee that it will be successful it has been removed from the plan at this point. Council Member Murdock stated that reinforces his thoughts on leaving a lot of flexibility in fund balance because of the unknowns. Mr. Murdock stated it is time to stabilize rather than make future cuts in services because providing services is the purpose of the City.

Council Member Anne Brown stated if the City was able to sell all Water Street properties it would still need to refinance the bond. Ms. Anne Brown stated she understands the concerns of Mr. Murdock but Council needs to consider the City Manager's proposal with some amendments. Mr. Murdock stated he is not opposed to refinancing he doesn't want to use the fund balance particularly at the amount being recommended.

Mr. Letzmann asked if Council would approve the City Manager's plan subject to amendments. Council Member Robb stated at the beginning of the meeting Council Member Murdock asked for several different scenarios, and until Council has that information it would not be able to provide direction to staff. Council Member Nicole Brown agreed with Mr. Robb. Mr. Letzmann responded he would like to understand what Council would like to do moving forward. Mr. Murdock replied Council has only been discussing bonding for the Water Street debt and there are several issues within the plan that still need to be discussed.

Council Member Vogt stated he believes an agreement can be made in an amount of $3 million to $5 million for buy down of the Water Street debt because that is a permanent elimination of interest which will save money in the long run. Mr. Murdock responded the City might not have time to see those savings. Mr. Vogt agreed, but there must be a balance and he believes that is in between $3 million to $5 million. Mr. Vogt said the streetlight assessment needs to be increased slightly higher than what has been proposed, to closer to $400,000. Mr. Vogt said he thinks the City needs to decrease funds flowing out of the General Fund and into capital expenditures. Mr. Vogt said once all requested data is provided Council can make a decision on how much it is able to buy down the Water Street debt, and said the City will not be able to avoid risk entirely through this process. Mr. Vogt added if these things can be achieved it can be expressed to the public the City is doing everything it can to become fiscally solvent and this might come with sacrifices.

Mr. Letzmann asked if the rage of the buy down amount would be up to $5 million. Council Member Murdock responded he does not believe $5 million is an option to buy down. Mr. Lange added the range would be up to $3.4 million. Mr. Letzmann asked if the feedback Council wants is in million dollar increments. Mr. Murdock added the budgetary issues discussed by Mr. Vogt will need to be examined no matter what is decided on how to proceed with the Water Street debt.

Council Member Robb stated according to the plan, the first year the City will pay $185,000 in interest and at the end of the 2017 budget year that will be paid off. Mr. Robb said that is unrealistic and the City will need to account for another $185,000 in interest for the 2018 budget if the City can sell $2 million in property in two and a half years. Mr. Robb added that will change the plans projected fund balance as well. Mr. Lange responded it isn't an all or nothing scenario because anytime the City accrues revenue it can be used to pay the interest.

Mayor Edmonds asked if a final decision should be made in the beginning of 2016 in order for Council to be provided with more information to make a more realistic decision. Mr. Lange responded in the affirmative, and said there are many moving parts to this plan and will provide those numbers as quickly as possible.
Council Member Murdock stated often tax abatements are made available to entice development to an area and the way this plan is designed these would not be available.

Mr. Lange responded the brownfield provides for that. Mr. Murdock responded the brownfields are minimal, and all taxes would be dedicated to the debt. Mr. Murdock stated the only leverage the City has in making a deal is the price of property. Council Member Robb stated if there were a developer interested in constructing a large multiuse building he would be willing to sell it for free. Mr. Murdock said what should be accomplished is the right development at the right value.

Mr. Letzmann stated that is one possible variable and Council Member Vogt suggested a street lighting assessment and asked if there is a consensus for either of those variables. Mayor Edmonds stated she is more willing to support a streetlight assessment if it is paired with the road millage sun setting, and a decision should be made on those two items at the same time. Ms. Edmonds stated that would make it easier to sell to the community. Council Member Robb stated the 4.5 mils will not fall off until 2018. Ms. Edmonds clarified part will fall off in 2017 and the remainder in 2018. Mr. Robb responded that the first part will fall off in 2016 and the remainder two years after that. Mr. Lange stated that is Council's decision and if that is that Council's wish the City will need to make do with what is in the road fund. Mr. Lange added he feels the street light assessment is more important to the General Fund and the salvation of the City then the roads. Council Member Murdock stated the way the state's road fund is going could create $700,000 in funding for roads. Mr. Murdock stated that $700,000 plus the $300,000 from the Transportation Alternative Program (TAP) Grant should help to supplement what is lost when the road millage ends. Mr. Lange agreed, and said that will help to buy the City some time. Mr. Murdock said the City will not be able to count on the road funding from the County. Mr. Lange agreed.

Council Member Murdock stated when the City undertook the initial conversion of street lights several communities were examined and some did base the assessment on the class of property. Mr. Murdock said of the 4,800 properties in Ypsilanti around 60% are residential class properties and the way the assessment is designed all properties would pay the same amount. Council Member Robb added he would pay the same amount for this assessment as St. John's Hospital. DPS Director Stan Kirton stated to get to St. John's Hospital a person would drive on City streets and would benefit of the street lights. Mr. Robb responded he understands, but the perception is a small residential property pays the same as a very large building. Mr. Murdock stated a case could be made to separate residential and non-residential because the street lights are primarily located on commercial strips.

Mr. Letzmann asked for a description of Council Member Vogt's three tier system for a street light assessment. Council Member Vogt responded a base rate would consist of properties that do not have any street lights within about 150 feet, if there were a street light within that 150 feet radius that would be the second tier, if there were two lights within that radius it would increase to another tier, and possibly another tier if there were multiple lights within that same radius. Council Member Murdock asked if that assessment covered the cost of the analysis to create this system. Mr. Vogt responded this should not cost anything to create except around an hour of staff time. Mr. Vogt added it would also relate to the legal issue of service received. Council Member Robb alluded to Mr. Kirton's point that when using City streets a person receives the benefit of the street lights, and said his point is a small residential property would be assessed the same amount as a property that has a value of $15 million. Mr. Robb said the way the initial assessment was originally designed the assessment was based on the square footage of the lot, and added that is the easiest way for staff to create the procedure for the assessment. Mr. Lange stated if the principal point of street light assessment is accepted, staff will create the procedure directed by Council for the distribution of the assessment. Mr. Lange added the lot assessment is the proven item and has survived the legal test. Ms. Ernat stated two options are being discussed: One would be a commercial versus a residential assessment and the other would be a primary street versus a non-primary street assessment. Ms. Ernat said the majority of primary streets would be located in the commercial districts and many of commercial properties would fall into this bracket.

Mr. Letzmann asked if there is a consensus the City would like to raise $300,000 to $400,000 through the street light assessment. Mr. Letzmann stated if a goal can be established the formula for how to achieve that goal can be developed. Mr. Murdock stated the question is what the needed amount is. Mr. Lange responded the total needed is $400,000 a year. Mr. Murdock stated he is certain any communities cover 100% of the cost with the assessment. Mr. Lange responded 75% of the cost would be $300,000, which would be his recommendation. Mayor Edmonds asked how much the proposal of $62 a year per parcel would produce. Mr. Lange responded $300,000. Council Member Vogt suggested the amount be $360,000, which is still substantially lower than $400,000. Mr. Vogt stated this will assist in funding one staff member so the City will not have to cut that position in two years. Council Member Anne Brown suggested the amount should be $347,000. Mr. Letzmann asked if there was a consensus at $347,000.

Council Member Robb stated his issue is he asked for alternatives for the street light assessment and the only options that were provided were cuts. Mr. Robb added health care was again postponed till next year and that is low hanging fruit, and currently health care costs are rising 12% each year. Mr. Robb stated the plan being presented states that the City will continue the current health care and search elsewhere for revenue. Council Member Vogt asked what the target date is for resolving that issue before making a decision next fall. Mr. Vogt suggested May or June to allow Council to go through the options before making a decision. Mr. Lange stated the City has open enrollment for different health care options and will see if there are any employees interested. Mr. Vogt stated after that information develops the City should get ahead of the game and speak with brokers about other possible options.

Mayor Edmonds asked if Council Member Robb is against a $347,000 street light assessment. Council Member Robb stated he doesn't think that he would be able to support a street light assessment, but a consensus can be made without him.

Mayor Edmonds stated she is not in favor of the assessment based on distance but could support an assessment based on residential and non-residential class properties. Ms. Edmonds added residential would also include rentals. Mr. Vogt responded residential should only be owner occupied homes. Mr. Murdock added any residential property over four units should be considered commercial. Mr. Letzmann asked if there is something in the zoning ordinance that would describe residential structures over four units as commercial. Mr. Murdock responded in the assessments those structures would be classified as commercial. Ms. Ernat added any multi-unit dwelling over three units would be considered commercial on the assessment.

Council Member Murdock asked how a non-profit would be classified for this assessment. Mayor Edmonds responded non-profits are categorized as commercial. Ms. Ernat responded taxable properties are either residential or non-residential and non-tax payers will not pay into the assessment. Council Member Vogt stated every structure that uses the light and are allowed to be charged by law should be charged. Assistant City Attorney Dan DuChene responded essentially any user of the service can be charged for the assessment except for state owned land. Mr. Vogt asked how non-profits should be charged. Ms. Ernat responded all chargeable parcels should be either residential or non-residential. Mr. DuChene asked if non-profits were charged in the previous capital improvement. Ms. Edmonds responded in the affirmative.

Mayor Edmonds stated she spoke with the City Manager about the possible cuts in staff levels and feels that it might not be appropriate to cut staff in the Planning Department with the possible issues the City might face in two years. Council Member Murdock stated he was under the impression that if Council wanted to cut another $300,000 through a staff reduction it would not be for two years and it might be a moot point. Mr. Lange responded at minimum the City will lose the firefighters to drop off, and after that the City will need to be as economical as possible with staff.

Council Member Anne Brown asked for more information on what capital projects are necessary. Mr. Lange responded staff will bring those items up one at a time for Council review and approval. Mayor Edmonds asked if Cross Street Bridge will need to be added as a capital project. Mr. Lange responded in the affirmative. Ms. Edmonds asked if that is something the City should be planning. Mr. Lange replied that bridge will not need to be repaired for five years.

Council Member Murdock stated the Huron River Drive Corridor which runs from Cornell to Forest would be the next major road needing repairs, which would be a large reconstruction. Mr. Murdock said the intersection at Huron River and Oakwood will need to be realigned as well as Huron River and Leforge. Mr. Murdock said sidewalks and Border to Border Trail connections will be other additions needed in that corridor. Mr. Murdock stated a scenario will need to be devised that will include many funding mechanisms. Mr. Murdock added there is also a possibility of development at Lowell and Huron River Drive which could create a necessity for changes to that corridor. Mayor Edmonds stated there might be a chance to use Urban County funding to create sidewalk connections in that corridor. Mr. Murdock added there are other grants, road funding, and park funding and the City needs to open communications to those various entities to begin the planning process for that project.

Mr. Letzmann asked Mr. Lange what other directions he and staff would need to move forward to provide Council with a plan. Mr. Lange responded staff should be prepared by December 1st or the 15th. Council Member Murdock added there is also a third goal setting meeting scheduled for December 7th where the items could be discussed. Mr. Letzmann stated that will provide three meetings in December for Council to approve the City Manager's plan.

Mr. Letzmann stated the City should put its focus on capital projects that it is able to achieve, or it's simply an act of futility. Mr. Letzmann asked Council opinion on what direction goal setting should take at this point. Mayor Edmonds responded Water Street is the City's number one priority and takes up time of staff, but not all of staff. Ms. Edmonds stated as Council Member Murdock stated what residents want from the City is to provide services. Ms. Edmonds suggested Council examine the 2015 goals and decide which goals best help to provide services.

Mayor Edmonds stated she would prefer to examine the goals by understanding what would be needed to achieve the goal. Mr. Lange responded he feels the answer is fairly straightforward and once the City has resolved the environmental issue it will be able to move forward with the development of Water Street. Ms. Edmonds replied beyond Water Street the question is what does the City need to do to achieve the goals listed.

Mayor Edmonds asked what needs to be done to sell City owned properties. Ms. Ernat responded the article written describing the property disposition policy received the most views this particular reporter had received on any article. Ms. Ernat responded because of the interest in this program she believes the City should be able to sell 70% of its property. Council Member Robb asked who is leading that process. Ms. Ernat responded she would be leading that process. Mr. Robb stated his issue is Ms. Ernat's number one goal is to sell Water Street property and this program would cut into her time selling Water Street. Ms. Ernat responded that is why another person was hired in the Planning Department, and said Joe Meyers, who was recently employed by the MEDC, will be taking over the neighborhood enterprise zone (NEZ) and the property disposition programs so that she can concentrate her efforts on Water Street. Mr. Robb replied but that creates an issue of Mr. Meyers being able to sell enough property to cover his salary as well as create revenue for the City. Mr. Lange added the City does need to concentrate on developing Ward 1 as well as Water Street. Ms. Edmonds stated she sees this goal as neighborhood stabilization. Chief DeGiusti agreed and said the goal is to help stabilize that area which will assist in reducing crime. Chief DeGiusti added that area has been called the most deadly in Washtenaw County which can make it difficult to promote other parts of the City when it was that negative image and there is intrinsic value to that which cannot be seen on a ledger.

Council Member Anne Brown asked if developers interested in Water Street have been offered additional properties elsewhere in the City. Ms. Ernat responded in the affirmative, and said the former Boys and Girls Club has received a great deal of interest. Also, the City has received many calls from companies interested in relocating in Ypsilanti. Ms. Anne Brown said in meeting with the MEDC who informed her that the City has been marketing its properties at a high level. Ms. Ernat replied realistically the market has just started to return and this is a prime time for Ypsilanti. Ms. Ernat added she is not certain the City can achieve the sale prices it would like but it can achieve development. Mayor Edmonds stated much of her time is sparking interest in Ypsilanti, which is why the City needs to focus on its strategy of how to communicate to the community regarding negative press and how to create positive press.

Mr. Letzmann stated the primary focus of goals should be on Water Street and secondarily on other City owned property. Ms. Ernat responded in the affirmative.

Mayor Edmonds stated a goal from 2015 lists the Downtown Development Authority (DDA) as the lead on marketing Water Street and that is not a role the DDA has played. Mr. Lange added the DDA does not have the capacity to perform that task. Ms. Ernat responded the DDA filled in those responses. Ms. Edmonds stated the City is performing the marketing of Water Street not the DDA. Ms. Ernat responded in the affirmative. Ms. Edmonds replied then the City should be listed as the lead on that goal. Ms. Ernat replied at some point the DDA might take of a leadership role. Ms. Edmonds added when she first became a board member on the DDA the only interest in Water Street was the development of streetscape guidelines, and its current strategic plan does not include marketing Water Street. Council Member Murdock stated the Water Street Tax Increment Financing Plan it is a project. Ms. Edmonds responded it is one of the four TIF districts of the DDA, which produces no revenue, and the DDA will need direction from the City on the role it wishes the DDA to play in that marketing.

Mayor Edmonds stated primarily the City's capital projects have been successful in leveraging public partnerships to accomplish those projects. Mayor Edmonds stated there might be a point the City is no longer able to leverage public partnerships and it needs to begin strategizing how to leverage private partnerships. Ms. Ernat added the City needs all hands in corporately to be successful. Mr. Letzmann asked other than making that a priority what would need to be accomplished to be successful at that goal. Ms. Ernat responded staff is actively pulling together the lending institutions as a starting point. Mr. Letzmann asked if this is something done in staffs daily work. Ms. Ernat responded in the affirmative. Council Member Anne Brown asked if there is evidence of that anywhere in Washtenaw County. Ms. Ernat responded no, and said that is something she is hoping to get information on how lending institutions are spending their Community Reinvestment Act (CRA) funds. Ms. Edmonds stated these institutions are required to spend those funds within the County. Ms. Ernat responded there is no way to force them to do so other than file a complaint which is not always effective. Ms. Edmonds replied at lease these institutions should be approached to discuss possible use for the funds.

Council Member Anne Brown asked if there is a report that Ms. Ernat has seen as evidence of this possibility. Ms. Ernat responded no, and that she would like to employ a softer strategy to access these funds. Ms. Edmonds stated she pulled the reports from several financial institutions but was unable to interpret them well enough.

Mr. Letzmann asked if the park system is still a priority. Council Member Anne Brown responded it is an issue of finding and developing partnerships to assist in the development of the park system. Ms. Anne Brown stated the Riverside and Frog Island Parks are both listed in the TIF plan that was recently approved. Council Member Murdock stated it is a lower priority and the priority for TIF funds would be the rail stop. Mr. Letzmann asked if that is a priority that should be scratched or is it something that can be postponed. Mayor Edmonds responded the item is in the TIF plan and the DDA could still work on some of those projects.

Mr. Letzmann stated in the goal of fiscal stability the main strategies are through the sale of property. Council Member Murdock stated the sale of property will help to relieve the debt service without needing to cut half of the City services. Mayor Edmonds stated the park system was looked at as an economic development tool and asked if that is a tool that the City would still want to use. Mr. Lange stated the Border to Border Trail helps to tie the park system together in Ypsilanti. Council Member Anne Brown stated the park system is an expense and it does require improvements so that it can yield some economic value. Mr. Letzmann stated the neglect of the park system was a sore in the side of the City of Detroit. Council Member Murdock stated some of the maintenance of the park could be completed with private partnerships. Mayor Edmonds asked what the strategy is in order to direct staff. Ms. Anne Brown stated staff does not have the time to dedicate to any major projects on the park system and suggested any tasks be smaller and easily completed. Mr. Murdock stated a lot of the smaller items will come from the neighborhood groups. Ms. Edmonds asked will the park system fall under the purview of Joe Meyer. Ms. Ernat responded in the affirmative. Mr. Lange added the City has investment money into the repair of lawn mowers to help maintain the parks. Council Member Robb stated there are items other than grass that need to be addressed in the parks. Mr. Letzmann asked who would be the lead on this goal. Mr. Lange responded DPS Director Stan Kirton. Mr. Kirton added a quality park system can be a major pull factor in bringing people to the City. Ms. Ernat added schools and parks drive neighborhoods.

Ms. Ernat stated one of the biggest concerns regarding community development is the Southside of the City, and said the status of the Southside is crucial to the health of the community as a whole. Ms. Ernat explained the difference between community development and economic development is community development is a ground up approach while economic development deals with retention and development. Ms. Ernat added an aspect of community development is quality of life and that cannot be ignored, because if that is ignored the City will fail at economic development. Mr. Letzmann asked what resources the City has to devote to community development. Mr. Lange responded the City has a four person staff that can be devoted to that task. Mr. Lange agreed the City needs to work to stabilizing Ward 1.

Mayor Edmonds asked what other strategies are the most important community development strategies the City should identify. Ms. Ernat responded increase awareness in the blight elimination grant. Ms. Ernat said the City needs to maintain its properties because if it doesn't there is no reason for homeowners to maintain theirs. Ms. Ernat added the Police, Public Services, and Community Development Departments need to work together to identify strategies at grants that will assist in accomplishing this goal. Ms. Edmonds responded all of those strategies include physical improvements. Ms. Ernat replied physical improvements are important to the revitalization of Ypsilanti and must be accomplished before the City addresses the prosperity issues. Ms. Edmonds stated she is thinking beyond bricks and mortar because 33% of the City's residents live below the poverty line and there are priorities that would address that issue. Chief DeGiusti replied the Police Department will enforce the law, but that will not solve the problem. Chief DeGiusti said what will assist in solving the issues are programs like those being development at the Parkridge Center. Chief DeGiusti stated lack of opportunity, poverty, and crime goes hand-in-hand, which is why the solution must be an entire community piece and what the Economic Development Department is doing in the Southside is key to the remainder of the community.

Council Member Anne Brown stated Washtenaw Community College and Ypsilanti Public Schools are both holding programs at the Parkridge Community Center, but there also must be jobs and job training and all of these partners need to come together to successfully approach community development. Ms. Anne Brown stated community development begins with building the capacity of the individual not just bricks and mortar and offering programs. Ms. Anne Brown stated community development is about going door to door to assess who lives in each house and that is something the City does not have the capacity to do which is why partnerships with Ypsilanti Public Schools and Washtenaw to access that information. Chief DeGiusti responded there is a good group of people that are very engaged in their neighborhood who do cooperate and provide information.

Mayor Edmonds asked what Council Member Anne Brown suggests City government and City staff role should be in accomplishing that goal. Council Member Anne Brown replied the City can partner with the agencies that were already listed, and go to community meetings and approach residents in the community. Ms. Anne Brown stated when she was growing up the police would play basketball with the community in the Police Athletic League.

Mr. Letzmann asked what department will take the lead or act as coordinator, or what other resources are needed to further goal. Chief DeGiusti replied it is currently functioning very well and will not need additional resources. Mayor Edmonds added although there are no changes it is important and should be reflected in the goals of the City.

IX. **AUDIENCE PARTICIPATION** –

1. Will Teepen, 424 Madison, stated there has been a great deal of discussion regarding Ward 1 but little action. He said there are several groups operating in Ward 1 that are doing some great things but there is not a connection to the different programs. He added there is a lot of finger pointing in City government and other agencies regarding development on Water Street. He asked how bad the City's finances are and said the presentation did little to convey the City's fiscal health.

X. **REMARKS FROM THE MAYOR** –

- Mayor Edmonds thanked Mr. Teepen for his comments.

XI. **ADJOURNMENT** –

On a voice vote, the motion carried, and the meeting adjourned at 9:43 p.m.

Resolution No. 2015 – 271
December 15, 2015

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**
Russell Olwell (replacing Ken Dobson) 201 Boone Hall, EMU Ypsilanti, MI 48197 Term expiration: 7/7/2017	Downtown Development Authority	7/7/2017
Evan Sweet (new appointment) 1103 Kingwood St. Ypsilanti, MI 48197	Parks and Recreation Commission	12/1/2018
Linda Horne (reappointment) 205 Oak St. Ypsilanti, MI 48198	Park and Recreation Commission	12/1/2018

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Results From: City of Ypsilanti Boards and Commissions Citizen Participation ResumeSubmitted By: Unauthenticated User IP: 10.20.30.11

Name:
Evan

last name:
Sweet

Address:
1103 Kingwood St

address2:

city:
Ypsilanti

state:
MI

zip:
48197

Years in Community:

Ward:
2

Phone:
313-910-3890

Email:
esweet71@gmail.com<mailto:esweet71@gmail.com>

Education:
Bachelor's Degree from EMU in Public Administration and Recreation and Park Management.

Occupation:
Member Services Coordinator

Employer:
Canton Township

BOARDOFINTEREST:
Parks and Recreation Commission

Interest:
I am interested in serving on the Parks and Recreation Commission because I believe that I can help the Commission reach and obtain their goals, as well as aid in new ideas, and ensuring recreational opportunities and access for residents.

Applicatory Experience:
I have volunteered at local parks, including Recreation Park, Riverside Park, and Frog Island Park cleaning up trash and helping to beautify the parks with the city.
I also have experience in the Parks and Recreation field and have been employed by:
Canton Township Leisure Services Dept.
City of Ann Arbor Parks and Recreation Services
Oakland County Parks and Recreation
City of Taylor Golf, Parks and Recreation

Attendance Requirement:
Yes

Signature:
Yes

Results From: City of Ypsilanti Boards and Commissions Citizen Participation ResumeSubmitted By: Unauthenticated User IP: 10.20.30.11
>
>
> Name:
> Russell
>
> last name:
> Olwell
>
> Address:
> 201 Boone Hall, EMU
>
> address2:
>
>
> city:
> Ypsilanti
>
> state:
> MI
>
> zip:
> 48197
>
> Years in Community:
> 16+ working here
>
> Ward:
>
>
> Phone:
> 734-487-0372
>
> Email:
> rolwell@emich.edu<mailto:rolwell@emich.edu>
>
> Education:
> Ph.D., MIT
>
> Occupation:
> Professor
>
> Employer:
> EMU
>
> BOARDOFINTEREST:
> Ypsilanti Downtown Development Authority

>
> Interest:
>   interest in supporting downtown businesses
>
> Applicatory Experience:
>   I have worked for the past decade on project that had an impact on Ypsilanti in terms of education (GEAR UP) and programs that are community development oriented (Hamilton Cross, Strong Housing). I have also been active on Eastern Leaders Group for the past 5 years. Serving on the DDA would allow me to help bring together EMU and the city of Ypsilanti, as well as the local businesses that the DDA supports.
>
> Attendance Requirement:
>   Yes
>
> Signature:
>   Yes
>
>

**Barr,
Anhut &
Associates, P.C.**
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John M. Barr
Karl A. Barr
Daniel J. DuChene

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

REQUEST FOR LEGISLATION

DATE: December 14, 2015

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Resolution Adding $20 Fine for Violation of Code Sec. 102-61(c)

SUMMARY/BACKGROUND

On November 17, 2015, City Council adopted Ordinance No. 1258 on second and final reading. This ordinance amended Code Section 102-61(c) to provide that the fine for violating that section of the Code of Ordinances (parking over the limit in a metered space) be set by resolution of City Council. This was done to bring this procedure in line with other fees established by the Code.

The attached resolution, if adopted, would establish this fine at $20 and direct that it be added to the fee schedule. This $20 amount is consistent with the fine for parking over the limit in non-metered spaces.

ATTACHMENTS: Proposed Resolution

RECOMMENDED ACTION: Adoption of the resolution

DATE RECEIVED:_______________ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF:____________ FINANCE DIR. APPROVAL

COUNCIL ACTION TAKEN:

RESOLUTION NO: 2015-278
December 15, 2015

RESOLUTION SETTING FINE FOR VIOLATION OF CODE SECTION 102-61(c)

WHEREAS, Section 102-61(c)(3) of the Code of Ordinances for the City of Ypsilanti has recently been amended by City Council to provide that the fine be set be resolution of City Council; and

WHEREAS, the purpose of this amendment was to bring this provision of the City Code in line with other such provisions establishing fines and fees; and

WHEREAS, the City maintains a fee schedule for such purposes;

NOW THEREFOR BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: The fine for violations of Section 102-61(c) of the Code of Ordinances for the City of Ypsilanti be $20.

BE IT FURTHER RESOLVED, that the City of Ypsilanti fee schedule be amended to add this fine.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

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

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Ypsilanti, MI 48197
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Fax (734) 483-3871
www.barrlawfirm.com
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John M. Barr
Karl A. Barr
Daniel J. DuChene

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

REQUEST FOR LEGISLATION

DATE: December 8, 2015

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Second Amendment to Purchase Agreement with Washtenaw County

SUMMARY/BACKGROUND

On July 14, 2015, the City and Washtenaw County entered into a Purchase Agreement to convey a portion of the Water Street property in order that the County would construct a recreation center on the site. This Purchase Agreement was amended by the Parties on August 4, 2015. This First Amendment accomplished many items, but one thing it did not do was extend the overall timeframe to close under the Purchase Agreement.

Under the Purchase Agreement, the County is afforded a "Governmental Approval Period." The purpose of this period, in part, is for "final approval by the Washtenaw County Board of Commissioners and the Washtenaw County Parks and Recreation Commission." The original term of this period expired on April 10, 2015, but the County was afforded four 60-day extensions. The County has properly executed all of its remaining extensions, but is seeking an additional 120 to shore up financing for the project before closing.

It should be noted that the County's last extension of the Governmental Approval Period expired on December 6, 2015. However, the County did inform the City of its need to extend a week before that deadline. This is the first meeting City Council has held since the request was made.

The County has been very much committed to the project and has shown good faith in moving forward. They have been working very closely with the City in order to see the development of the site come to fruition. Because both parties are very interested in the overall success of this undertaking, staff is recommending that Council approve the attached Second Amendment to the Purchase Agreement.

This Second Amendment provides the County with two additional 60-day extensions to the Governmental Approval Period. The first of these extensions would be exercised retroactively by the County on December 6, 2015. As discussed above, this would be the first time the overall timeframe to close on the conveyance has been extended by the Parties.

ATTACHMENTS: Proposed resolution
Second Amendment to Purchase Agreement
November 30 letter from County

RECOMMENDED ACTION: Adoption of the resolution

DATE RECEIVED:_______________ AGENDA ITEM NO.__Resolution No. 2015-272

CITY MANAGER COMMENTS:____

FOR AGENDA OF:____________ FINANCE DIR. APPROVAL: _____________________

COUNCIL ACTION TAKEN: ____

Resolution No. 2015-272
December 15, 2015

RESOLUTION APPROVING SECOND AMENDMENT TO
PURCHASE AGREEMENT WITH WASHTENAW COUNTY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: the Mayor and City Clerk are authorized to enter into the attached Second Amendment to Agreement to Purchase Real Estate between the City of Ypsilanti and Washtenaw County, in conjunction with and subject to the review and approval of the City Attorney.

BE IT FURTHER RESOLVED that: the City Manager is authorized to complete the sale with Washtenaw County and sign any and all documents to close the transaction, in conjunction with and subject to the review and approval of the City Attorney.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

REQUEST FOR LEGISLATION
December 15, 2015

To: Mayor and Council

From: Beth Ernat, Director of Community and Economic Development

Subject: Property Disposition Policy

SUMMARY & BACKGROUND: In September we discussed a property disposition policy for City-owned property. Comments and concerns from council have been added. The purpose of creating a policy is to stimulate the sale of publically owned property and return these properties to the tax rolls.

The City continues to receive tax reverted properties from the County and then is required to secure and provide maintenance such as grass cutting and snow removal. Additionally the parcels become tax exempt.

In an effort to reduce blight and increase the tax base, the attached policy has been created to have a form and a base for the disposition of the properties. It will reduce staff time and will increase the likelihood of sales.

The major change from the discussion at the work session in September is not including assistance from a realtor. MLive printed a story following the council meeting when the policy was introduced. The story received over 6000 hits from readers. Staff was inundated with calls following the MLive story being printed. At this time, it appears that several of the properties will be able to be sold in the near future. Residents and other inquirers were asked to wait until a policy was approved and we have maintained a list of people to contact when a policy is approved.

Approval of the policy is also important for the Neighborhood Enterprise Zone (NEZ) that is being developed and will be brought back to Council at the beginning of 2016. Having a policy in place will complement efforts to reduce blight and stabilize neighborhoods.

The proposed policy also creates a staff committee to review requests to purchase commercial property and make recommendations to Council. Having the committee and a review process will help handle requests in a uniform manner and insure the information needed to make an informed decision is provided.

RECOMMENDED ACTION: Staff recommends approval of the Property Disposition Policy.

ATTACHMENTS: Property Disposition Policy

CITY MANAGER APPROVAL: ________________________ COUNCIL AGENDA DATE: __________

CITY MANAGER COMMENTS: __________________________

FISCAL SERVICES DIRECTOR APPROVAL: _____________________________________

Resolution No. 2015 - 273
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, The City of Ypsilanti owns residential and commercial property as a result of tax foreclosure and seeks to sell the properties and return properties to active tax rolls; and

WHEREAS, A Property Disposition Policy has been created to achieve the goals of selling city-owned property in a fair and clear manner; and

WHEREAS, The Property Disposition Policy excludes the Water Street Development Parcel; and

WHEREAS, City staff and City Council will use the Property Disposition Policy for the basis of promoting the sale of City-owned property, blight reduction, cost reductions associated with the maintenance of City owned property and increased tax revenues.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council accepts and approves the Property Disposition Policy as a guide for the sale of all City-owned property with the exception of the Water Street Development Parcel.

OFFERED BY: ______________________________

SUPPORTED BY: ______________________________

YES: NO: ABSENT: VOTE:

CITY POLICY AND PROCEDURES REGARDING DISPOSITION OF CITY OWNED PROPERTIES

A. Eligibility

Under the Charter of the City of Ypsilanti, when the City of Ypsilanti is a property owner the City may sell and dispose of property as it sees fit and in order to increase the number of taxable properties within the City.

B. Reason for Sale

The City owns both residential and commercial properties. The vast majority of the properties have been transferred to the City from Washtenaw County after the property has been seized due to tax foreclosure. The City continues to receive tax delinquent properties annually. When the City becomes the owner, the parcels become tax exempt and the City is required to maintain the properties in terms of security, grass, and snow maintenance. The cost to the City is increasing and straining City manpower to secure and maintain the properties.

C. Authority to Dispose of City Owned Property

To streamline the process of selling residential land and returning property to active tax rolls, the City shall hold a public hearing, approve the sale of subject parcels, and delegate the authority to the City Manager to enter into purchase agreements selling city owned lots as seen in the legal notice. This process will be repeated as the City comes into ownership of additional residential properties.

Due to commercial properties having higher value and more public visibility, all such sales will require approval by City Council after a public hearing and notice has been made.

D. Residential Properties

All City-owned residential parcels are available for sale.

Sidelots for the purposes of this policy are a parcel of land with no structures that is zoned for residential use and that is abutted on no less than one side by a residential lot with a habitable structure.

(Sidelotting) Preference for sale shall be given to adjoining property owners that (1) own and have Homestead status on an adjoining parcel; (2) are current and have a record of staying current on all property taxes; and (3) have no outstanding tickets or property violations within the City of Ypsilanti.

If more than one adjoining parcels meets the above criteria, the City shall split the City-owned parcel 50/50 between the adjoining parcels.

Adjoining property owners shall be able to purchase sidelots for the amount of $1 plus the cost of closing due prior to the closing of the property.

(Non-sidelots) After options for sidelot sales have been explored, parcels may be sold to any interested party meeting the following conditions (1) Purchaser agrees to purchase the property for homestead use only; (2) Purchaser is current on all property taxes and shall have no outstanding tickets or property violations in the City of Ypsilanti; (3) Purchaser agrees to repair or restore to any structure to habitable condition within 1 year of purchase. Should the purchaser fail to meet these requirements, the City would be able to reclaim the property within the first year at the expense of the purchaser.

The purchase price of the property shall be the value of the land as determined by the City Assessor plus closing costs and legal fees for preparation of the contract.

The City shall hold the proceeds in escrow for the first year. These funds would be used to reclaim the property if necessary. After the first year the proceeds would be released to the general fund to be earmarked for vacant property maintenance.

E. Commercial Properties (excluding Water Street Development Parcel)

Commercial Properties are assessed at a higher rate than residential property and are generally in higher traffic and public locations. The standard for selling commercial property is higher than residential and requires more screening and review.

An internal committee consisting of The Director of Community and Economic Development, the Community Development Manager, the Fiscal Services Director and the City Manager shall be created as a reviewing committee for any property sale request.

Interested parties shall provide the City a letter of interest outlining their intent for the use of the property, a proforma showing their capital planning for the use of the property, and two letters of reference regarding past business experience.

Should the review committee seek to recommend the request to City Council, a purchase agreement shall be created to be reviewed by City Council. A public hearing and notice shall be scheduled and the City Council would review and approve or deny the purchase agreement.

The purchase price shall not be less than $1,000 plus legal and closing costs. However, higher offers will be considered.

F. Unclaimed Land

Should vacant property remain unsold after one year, the City Manager should have the authority to negotiate interim use/lease agreements for parcels by residents for public gardens, public art, and other cultural uses. Residents seeking to use publicly owned property will be required to enter into an agreement with the City and have no less than a 90-day "out" clause for the sale or public use of the property.

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

105 Pearl Street
Ypsilanti, MI 48197
(734) 481-1234
Fax (734) 483-3871
www.barrlawfirm.com
e-mail: jbarr@barrlawfirm.com

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

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

REQUEST FOR LEGISLATION

DATE: December 2, 2015

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Council approval of Arbor Masonry contract amount

SUMMARY/BACKGROUND

Article X of the City Charter provides that the authority to contract on behalf of the City is vested with City Council, but that Council may provide for a purchasing procedure. Through this provision of the Charter, Section 2-296 of the City Code provides that the city manager is authorized to contract for amounts of $25,000 or less without prior approval from City Council.

Arbor Masonry was selected as the lowest qualified bidder in three recent but separate projects for the City. Those three projects were to construct a storage building for the Parkridge Community Center, to construct a dumpster pad and sweeping containment area for the Department of Public Works Yard, and to install an 8-foot by 15-foot concrete slab outside of City Hall. Individually, none of these projects exceeded $19,800. However, Arbor Masonry is being compensated a total of $33,700 for all of these projects combined. The costs to be incurred are under the amount approved by City Council for said work.

While not required by the Code of Ordinances because none of these contracts individually exceeds the contracting authority of the City Manager, the City is maintaining a policy of obtaining Council approval of these instances (when one contractor is compensated more than $25,000 in separate contracts) for audit purposes. Adopting the attached resolution will accomplish this goal.

ATTACHMENTS: Proposed resolution

RECOMMENDED ACTION: Adoption of the resolution

DATE RECEIVED:_______________ AGENDA ITEM NO. Resolution No. 2015-274

CITY MANAGER COMMENTS:

FOR AGENDA OF: 12/15/2015 FINANCE DIR. APPROVAL:___________________

COUNCIL ACTION TAKEN:____

Resolution No. 2015-274
December 15, 2015

RESOLUTION APPROVING CONTRACTS WITH ARBOR MASONRY

WHEREAS, In July, the City Manager entered into a contract with Arbor Masonry in the amount of $13,100 to construct a storage building for the Parkridge Community Center; and

WHEREAS, Also in July, the City Manager entered into a separate contract with Arbor Masonry in the amount of $19,800 to construct a dumpster pad and sweeping containment area for the Department of Public Works Yard; and

WHEREAS, subsequent to both of these contracts, on October 8, 2015, the City Manager entered into a separate third contract with Arbor Masonry in the amount of $800 to install an 8-foot by 15-foot concrete slab outside of City Hall; and

WHEREAS, Arbor Masonry was the lowest qualified bidder for each of these projects; and

WHEREAS, the total amount paid by the City to Arbor Masonry under all of these contracts would total $33,700; and

WHEREAS, Chapter 2, Article VI, Division 2, Section 2-296 of the Code of Ordinances for the City of Ypsilanti requires that City Council approve purchases in excess of $25,000; and

WHEREAS, Council approval is not required under the Code of Ordinances for any of these contracts but the City is maintaining a policy of obtaining Council approval for such instances for audit purposes;

NOW THEREFOR BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: each of the above contracts with Arbor Masonry is approved for the total amount of $33,700.

OFFERED BY: ____

SUPPORTED BY: ____

YES: NO: ABSENT: VOTE:

Arbor Masonry, Inc.

14779 Borso Dr.
Milan, MI 48160

Estimate

License #: 2101172046

Project
City Hall, 1 S. Huron

Name / Address
John Roe - Ypsilanti Fire Dept

10-8-2015

PLEASE SIGN AND DATE UPON APPROVAL

[redacted]

Description	Qty	Rate	Total
Labor & Material 8' x 15' concrete slab		800.00	800.00

Hoping to serve you.

Total $800.00

Phone # 734-439-8000 Fax # 734-439-8510 rlkpsk@comcast.net

PRODUCT 118

Proposal

Page No. of Pages

JOHN R. KAAS BUILDERS
Trucking & Excavating
Lic. & Ins. Lic. #2101108930
10302 Whittaker Road
YPSILANTI, MICHIGAN 48197
(~~313~~ 734) 461-1044 FAX (~~313~~ 734) 461-4886

Cell 313-218-0280
John

PROPOSAL SUBMITTED TO	PHONE	DATE
City of ypsi		9-29-15

STREET	JOB NAME
1 Huron St/mich Ave	outside Conc Pad

CITY, STATE and ZIP CODE	JOB LOCATION

ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Pour 6" Slab App Size
10X15
Drill + Pin on existing wall 1,650.00
to walkis Pad at Building

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars ($).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized

Signature

Arbor Masonry, Inc.

14779 Borso Dr.
Milan, MI 48160

Estimate

License #: 2101172046

Name / Address
John Roe - Ypsilanti Fire Dept

Project

7 - 22 - 15

PLEASE SIGN AND DATE UPON APPROVAL

Signature [redacted]

Description	Qty	Rate	Total
Park Ridge Community Center - 591 Armstrong Street			
Labor - 10' x 12' block building - foundation - 42" trenched footing Labor & Material		2,100.00	2,100.00
Labor - block - Labor & Material		4,500.00	4,500.00
Removal of existing slabs and replacing with new concrete		1,000.00	1,000.00
Building floor - brought up to grade with P-stone, concrete cap		1,800.00	1,800.00
Yard restoration -		600.00	600.00
Roof - Metal 4 x 12 pitch with 6" overhangs, facia & soffit		2,100.00	2,100.00
Steel entry door		1,000.00	1,000.00
		Total	$13,100.00

Phone # 734-439-8000 Fax # 734-439-8510 rlkpsk@comcast.net

* * * Communication Result Report (Sep. 4. 2015 10:54AM) * * *

1)
2)

Date/Time: Sep. 4. 2015 10:48AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
8743	Memory TX	817344398510	P. 2	OK	

Reason for error
E. 1) Hang up or line fail
E. 2) Busy
E. 3) No answer
E. 4) No facsimile connection
E. 5) Exceeded max. E-mail size

Arbor Masonry, Inc.

14779 Borso Dr.
Milan, MI 48160

Estimate

License #: 2101172046

Name / Address
John Roe - Ypsilanti Fire Dept

Project

PLEASE SIGN AND DATE UPON APPROVAL

Signature [redacted]

Description	Qty	Rate	Total
Park Ridge Community Center - 591 Armstrong Street			
Labor - 10' x 12' block building - foundation - 42" trenched footing		2,100.00	2,100.00
Labor & Material		4,500.00	4,500.00
Labor - block - Labor & Material		1,000.00	1,000.00
Removal of existing slabs and replacing with new concrete		1,800.00	1,800.00
Building floor - brought up to grade with P-stone, concrete cap		600.00	600.00
Yard restoration -		2,100.00	2,100.00
Roof - Metal 4 x 12 pitch with 6" overhangs, facia & soffit		1,000.00	1,000.00
Steel entry door			
		Total	$13,100.00

Phone # 734-439-6000 Fax # 734-439-8510

A&R Total Construction Co. Inc.

Servicing South East Michigan since "1973"
345 S.Prospect
Ypsilanti, MI 48198

Client:	Park Ridge Community Center
Property:	
	Ypsilanti, MI 48197
Operator Info:	
Operator:	ROBBIE
Estimator:	Robbie Colville
Type of Estimate:	Repairs
Date Entered:	11/4/2014 Date Assigned:
Price List:	MIAA7X_APR14
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	2014-11-04-1459

We would like to thank you for the opportunity to estimate the work at Parkridge Community Center. The following pages contain a detailed breakdown of the services that were performed for you.
Total cost of the work detailed in the following pages is $18,290.34.
Attached estimate for the necessary repairs at Parkridge Community Center, please be advised estimate does not include any hidden or unforeseen damages.

Should you have any questions regarding the above please contact me at TX 734-485-2255 or cell 734-320-1417

Respectfully,

Robbie Colville
A&R Total Construction Company Inc.

A&R TOTAL A&R Total Construction Co. Inc.

Servicing South East Michigan since "1973"
345 S.Prospect
Ypsilanti, MI 48198

2014-11-04-1459

Debris Removal

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
15. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	355.65	0.00	355.65
Totals: Debris Removal				355.65

Community Center

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
2. R&R Steel door, 3' x 7'	1.00 EA	12.61	415.30	427.91
1. Panic hardware - rim series With panic alarm (bar and latch, no rods) Materials and installation included.	1.00 EA	0.00	565.72	565.72
3. R&R Lockset - passage - Medium duty - Commercial grade (Lever Handles)	7.00 EA	10.51	88.02	689.71
4. Door Installer/Finish Carpenter - To adjust 10 interior steel doors	10.00 HR	0.00	66.27	662.70
5. R&R Door closer - Heavy duty - Commercial grade	3.00 EA	12.61	246.26	776.61
6. Handrail - wood handrail with brackets	18.00 LF	0.00	15.57	280.26
7. Finish Carpenter - per hour to fix grid and reinstall ceiling tile that is on site. Please be advised that if new tiles are to be needed there willl be a additional charge.	6.00 HR	0.00	66.27	397.62
8. Finish Carpenter - per hour 2 guys to remove wall sliding partition.	4.00 HR	0.00	66.27	265.08
9. R&R Soffit - wood 1" x 6"- For 2 guys to work on 2nd story off ladders.	1.00 CH	0.00	480.31	480.31
10. Prime & paint exterior soffit - wood	1.00 CH	0.00	280.51	280.51
11. R&R Gutter / downspout - aluminum - up to 5"	100.00 LF	0.42	4.75	517.00
Totals: Community Center				5,343.43

Shed

CONTINUED - Shed

DESCRIPTION SHED	QNTY	REMOVE	REPLACE	TOTAL
13. R&R Concrete slab on grade - 4" - finished in place, Install Block 8' high, Install base pea gravel if needed, and pour new side walk from old sidewalk to new shed. Remove and replace concrete and pour new concrete ramp for handicap accessible. FRONT ENTRY RAMP IN PRICE	1.00 CH	0.00	7,440.58	7,440.58
16. Steel door, 3' x 7'	1.00 CH	0.00	876.30	876.30
Totals: Shed				8,316.88

Shed roof

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
17. R&R 2" x 8" lumber (1.33 BF per LF)	144.00 LF	0.69	2.49	457.92
19. 2" x 4" x 8' #2 Fir / Larch (material only)	10.00 EA	0.00	3.58	35.80
20. Metal roofing - corrugated - 26 gauge	110.00 SF	0.00	4.88	536.80
Totals: Shed roof				1,030.52

Line Item Totals: 2014-11-04-1459 15,046.48

Servicing South East Michigan since "1973"
345 S.Prospect
Ypsilanti, MI 48198

Summary

Line Item Total			15,046.48
Material Sales Tax	@	6.000%	195.42
Subtotal			15,241.90
Overhead	@	10.0%	1,524.22
Profit	@	10.0%	1,524.22
Replacement Cost Value			**$18,290.34**
Net Claim			**$18,290.34**

Robbie Colville

Arbor Masonry, Inc.

14779 Borso Dr.
Milan, MI 48160

Estimate

License #: 2101172046

Name / Address
John Roe - Ypsilanti Fire Dept

Project
Ypsilanti Road Commission

JULY, 23, 2015

PLEASE SIGN AND DATE UPON APPROVAL

Signature ____________________

Description	Qty	Rate	Total
CITY OF YPSILANTI ROAD COMMISSION STORE HOUSES			
Labor & material - salt truck washer - 35' x 50' concrete slab & concrete wall - Please Note: this price does NOT include any under ground drains OR sump work. If Milling work is to be done; an additional charge of $3,000.00 will be added.		19,800.00	19,800.00

Thank you for your business.

Total $19,800.00

PAID
OCT, 15, 2015

Phone # 734-439-8000 Fax # 734-439-8510 rlkpsk@comcast.net

Arbor Masonry, Inc.

14779 Borso Dr.
Milan, MI 48160

RECEIVED
OCT 07 2015

Invoice

Date	Invoice #
10/7/2015	200982

Bill To
Stan Skirton - Ypsilanti Fire Dept

LICENSE ID#: 2102201176

Project
Ypsilanti Road Commission

Item	Description	Qty	Rate	Amount
	CITY OF YPSILANTI ROAD COMMISSION STORE HOUSES			
Labor	Labor & material - salt truck washer - 35' x 50' concrete slab & concrete wall - Please Note: this price does NOT include any under ground drains OR sump work. If Milling work is to be done; an additional charge of $3,000.00 will be added.		19,800.00	19,800.00

ENTERED
OCT 06 2015
CITY OF YPSILANTI
PUBLIC SERVICES

BY: [redacted]
VENDOR #: 4683
INVOICE #: 200982
DESCRIPTION: masonry work on sweepings container - DPS
ACCOUNT #:
ACCOUNT #: 101-7-2650-818-00

Ralph a. Lange - 12-3-2015

Thank you for your business.

SCANNED

Total	$19,800.00
Payments/Credits	$0.00
Balance Due	$19,800.00

Phone # 734-439-8000 Fax # 734-439-8510 rlkpsk@comcast.net

V&J Cement Construction, Inc.

28220 Sherwood Rd.
Belleville, MI 48111

Estimate

Date	Estimate #
6/28/2013	1227

Name / Address
City of Ypsilanti One S. Huron St. Ypsilanti, Michigan 48197 Attn: Stan Kirton

P.O. No.

Description	Qty	Rate	Total
City of Ypsilanti- DPW yard- dumpster pad 50'x35'/ 8" w/ fiber mesh	1,750	7.50	13,125.00
Wall fittings w/ re-rod	1	3,800.00	3,800.00
Poured walls 7.5' x 50 '/ 5'x20'/7.5'x3'	1	6,500.00	6,500.00

Signature agree with the terms above.

Total $23,425.00

Rocksolid Construction

5631 Cary Drive

Ypsilanti Michigan 48197

734-323-4042

Proposal

Customer's Name: William Jones Date 4-27-14

Address 5631 Cary Drive, Ypsilanti, Mi 48197

Phone 734-323-4042

Work to be done:
Location: City of Ypsilanti Yard
JOB DESCRIPTION: Dumpster Pad 8" 1800 SqF X
9.00 SqT = $ 16.200.00

Footings for Poured walls : $ 5,000.00
Poured Walls : $ 11,000.00
Dim. are on plan

TOTAL amount : $ 32,200.00

Sum of Thirty-Two Thousand and Two Hundred dollars

To be paid as follows 1/2 down deposit Prior to starting job.

Agreed on by ______________________ Date ________

Agreed on by ______________________ Date ________

M&B Construction

16531 Snowden Detroit Michigan 48235

734-905-7954

Proposal Submitted to: Mr Stan Kirton Date: 4/28/14

Address City of Ypsilanti One South Huron St.

Phone Ypsilanti, Mi 48197

We hereby propose to furnish materials and preform the labor necessary for the completion of:

Pouring of 8inch dumpster pad 51 sq ft X 33 sq ft = 1683 sq ft X $9.00 = $15.147.00

48inch footings for walls = $4750.00

poured walls = $7999.00

All materials is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Twenty Seven Thousand, Eight Hundred and ninety six Dollars ($~~27~~) with payments to be made as follows. $27,896.00

Respectfully submitted [redacted]

Acceptance of Proposal

Signiture______________________________ Date__________

Signiture______________________________ Date__________

Resolution No. 2015-276
December 15, 2015

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council is the governing body of the City of Ypsilanti charged by law with certain powers and duties to conduct the affairs of the City;

WHEREAS, there is a desire to codify an evaluation process for the City Manager and City Clerk;

NOW, THEREFORE, BE IT RESOLVED the Ypsilanti City Council hereby adopts the City Manager Evaluation Policy and Procedure.

BE IT FURTHER RESOLVED the Ypsilanti City Council hereby adopts the City Clerk Evaluation Policy and Procedure.

OFFERED BY: ____________________________________

SUPPORTED BY: ____________________________________

YES: NO: ABSENT: VOTE:

CITY MANAGER EVALUATION POLICY AND PROCEDURE
YPSILANTI CITY COUNCIL POLICY 001 OF 2015 (YCCP-001-2015)

POLICY:

In accordance to Sec. 17 (a) of the City Manager's employment agreement, the Mayor and City Council will conduct an annual review of the City Manager's performance. The evaluation will focus on areas of good performance as well as identify areas for improvement. The evaluation will be the basis for compensation and contract duration decisions implemented by City Council.

The performance evaluation process will include a form and evaluation criteria developed by the City Council Evaluation Committee. The evaluation shall take place within the month of September each year and shall cover the time frame of July 1 to June 30 of the previous year.

The City Council Evaluation Committee shall consist of one representative from each Ward. The structure of the committee shall be reviewed at the first regularly scheduled meeting in July.

PROCESS:

The process shall give the City Council and City Manager the opportunity to:

a) Prepare written evaluations,

b) Present a summary of the evaluation, and

c) Meet and discuss the final evaluation in a Closed Session (if requested by the City Manager)

PROCEDURE:

1. At the first regularly scheduled City Council meeting in the month of July, the City Manager will formally be requested to provide a list of accomplishments and

any supporting documentation he / she feels is pertinent to the evaluation process.

2. The City Manager will provide said list of accomplishments and any supporting documentation to City Council at the first regularly scheduled City Council meeting in the month of August.

3. The City Council Evaluation Committee will distribute evaluation forms to the entire Council at the first regularly scheduled City Council meeting in the month of August. Evaluation forms will be distributed in electronic form with hard copies available upon request.

4. The City Council members will individually evaluate the City Manager's performance.

5. Evaluation forms must be returned to the City Council Evaluation Committee by August 31st in order to be considered.

6. The City Council Evaluation Committee will schedule a meeting with the City Manager in order to have a preliminary review of the results. The City Council Evaluation Committee will provide the City Manager with a summary of the results as well as packet containing copies of each individual evaluation form.

7. At the end of the second regularly scheduled City Council meeting in the month of September, City Council will Meet and discuss the final evaluation in a Closed Session (if requested by the City Manager). Any official action agreed upon during the evaluation session will take place immediately after the review.

CITY CLERK EVALUATION POLICY AND PROCEDURE
YPSILANTI CITY COUNCIL POLICY 002 OF 2015 (YCCP-002-2015)

POLICY:

The Mayor and City Council will conduct an annual review of the City Clerk's performance. The evaluation will focus on areas of good performance as well as identify areas for improvement. The evaluation will be the basis for compensation and contract duration decisions implemented by City Council.

The performance evaluation process will include a form and evaluation criteria developed by the City Council Evaluation Committee. The evaluation shall take place within the month of September each year and shall cover the time frame of July 1 to June 30 of the previous year.

The City Council Evaluation Committee shall consist of one representative from each Ward. The structure of the committee shall be reviewed at the first regularly scheduled meeting in July.

PROCESS:

The process shall give the City Council and City Clerk the opportunity to:

a) Prepare written evaluations,

b) Present a summary of the evaluation, and

c) Meet and discuss the final evaluation in a Closed Session (if requested by the City Clerk)

PROCEDURE:

1. At the first regularly scheduled City Council meeting in the month of July, the City Clerk will formally be requested to provide a list of accomplishments and any supporting documentation he / she feels is pertinent to the evaluation process.

2. The City Clerk will provide said list of accomplishments and any supporting documentation to City Council at the first regularly scheduled City Council meeting in the month of August.

3. The City Council Evaluation Committee will distribute evaluation forms to the entire Council at the first regularly scheduled City Council meeting in the month of August. Evaluation forms will be distributed in electronic form with hard copies available upon request.

4. The City Council members will individually evaluate the City Clerk's performance.

5. Evaluation forms must be returned to the City Council Evaluation Committee by August 31st in order to be considered.

6. The City Council Evaluation Committee will schedule a meeting with the City Clerk in order to have a preliminary review of the results. The City Council Evaluation Committee will provide the City Clerk with a summary of the results as well as packet containing copies of each individual evaluation form.

7. At the end of the second regularly scheduled City Council meeting in the month of September, City Council will Meet and discuss the final evaluation in a Closed Session (if requested by the City Clerk). Any official action agreed upon during the evaluation session will take place immediately after the review.

Resolution No. 2015-277
December 15, 2015

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:

ACTION MINUTES

CITY OF YPSILANTI
COUNCIL MEETING ACTION MINUTES
CITY COUNCIL CHAMBERS, 1 S. HURON
YPSILANTI, MI 48197
TUESDAY, DECEMBER 15, 2015
7:00 P.M.

I. CALL TO ORDER –
The meeting was called to order 7:06 P.M.

II. ROLL CALL –

Council Member Anne Brown	Present	Council Member Robb	Present
Council Member Nicole Brown	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Edmonds	Present
Mayor Pro-Tem Richardson	Absent		

6 – Present; 1 - Absent

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. AGENDA APPROVAL –

Change:

Add Resolution No. 2015-279, Historic District Commission Grant, under Section XII, Resolutions/Motions/Discussions.

Offered By: Council Member Vogt, Seconded By: Council Member A. Brown
The Agenda was approved as amended.

VI. INTRODUCTIONS –

VII. PRESENTATIONS –

- Proclamation declaring World AIDS Day in Ypsilanti – Mayor Edmonds
- Proclamation recognizing Debbie Locke-Daniel – Mayor Edmonds
- Proclamation recognizing Kevin Hill – Council Member Murdock
- City Audit Presentation – Kimberly A. Alleman, Manager of Abraham and Gaffney P.C.

VIII. AUDIENCE PARTICIPATION –

IX. REMARKS BY THE MAYOR –

X. PUBLIC HEARINGS –

1. Alley Licensing Agreement to allow usage of the alley at 711 Towner.

A. Resolution No. 2015-267, determination
<u>Offered By: Council Member N. Brown, Seconded By: Council Member A. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>
B. Open public hearing
C. Resolution No. 2015-268, close public hearing
<u>Offered By: Council Member N. Brown, Seconded By: Council Member Vogt.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

2. Conveyance of City-owned land to the Ypsilanti Housing Commission.

A. Resolution No. 2015-275, determination
<u>Offered By: Council Member A. Brown, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>
B. Open public hearing
C. Resolution No. 2015-275A, close public hearing
<u>Offered By: Council Member A. Brown, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

XI. <u>CONSENT AGENDA</u> – Resolution No. 2015-269

1. Resolution No. 2015-270, approving minutes of November 10th, November 17th, and November 19th.
<u>Offered By: Council Member Vogt, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

2. Resolution No. 2015-271, approving appointments to Boards and Commissions.
<u>Offered By: Council Member Vogt, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

3. Resolution No. 2015-278, approving a fine for violation of parking time limits.
<u>Offered By: Council Member Vogt, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

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

1. Resolution No. 2015-272, extending County Recreation agreement.
<u>Offered By: Council Member Robb, Seconded By: Council Member N. Brown.</u>
<u>Approved: Yes – 6; No – 0; Absent – 1 (Richardson)</u>

2. Resolution No. 2015-273, approving Property Disposition Policy.
<u>Offered By: Council Member N. Brown, Seconded By: Council Member A. Brown.</u>
<u>Tabled: Yes – 6; No – 0; Absent – 1 (Richardson)</u>
<u>Postponed until the January 19, 2016 City Council Meeting</u>

3. Resolution No. 2015-274, approving contract with Arbor Masonry that exceeded $25,000 allowed.
<u>Offered By: Council Member N. Brown, Seconded By: Council Member Vogt.</u>

Approved as Amended: Yes – 5; No – 1 (Robb); Absent – 1 (Richardson)

4. Resolution No. 2015-276, approving the City Manager and City Clerk Evaluation Policy.
   Offered By: Council Member Murdock, Seconded By: Council Member A. Brown.
   Tabled: Yes – 4; No- 2 (Edmonds, Robb); Absent – 1 (Richardson)

5. Resolution No. 2015-279, authorizing the application of a Historic District Commission Grant.
   Offered By: Council Member Vogt, Seconded By: Council Member N. Brown.
   Approved: Yes – 6; No – 0; Absent – 1 (Richardson)

XIII. LIASON REPORTS –

A. SEMCOG Update
B. Washtenaw Area Transportation Study
C. Urban County
D. Freight House
E. Parks and Recreation
F. Millennial Mayors Conference
G. Ypsilanti Downtown Development Authority
H. Eastern Washtenaw Safety Alliance
I. Police-Community Relations/Black Lives Matter Joint Task Force

XIV. COUNCIL PROPOSED BUSINESS –

XV. COMMUNICATIONS FROM THE MAYOR –

Nominations:

Human Relations Commission
John Shuler (reappointment)
316 E. Forest
Ypsilanti, MI 48197
Term Expiration: 11/1/2018

Parks and Recreation Commission
Nicole Putala (new)
914 Pearl Street
Ypsilanti, MI 48197
Term Expiration: 11/1/2018

XVI. COMMUNICATIONS FROM THE CITY MANAGER –

XVII. COMMUNICATIONS –

XVIII. AUDIENCE PARTICIPATION –

XIX. REMARKS FROM THE MAYOR -

XX. ADJOURNMENT –

Resolution No. 2015-277, adjourning the Council meeting.
The meeting adjourned at 10:03 P.M.