

1. City Council Agenda

Documents:

[AGENDA 5-4-17.PDF](#)

2. Council Meeting Packet

Documents:

[MAY 4, 2017 COUNCIL PACKET.PDF](#)

3. Council Action Minutes

Documents:

[ACTION MINUTES 5-4-17.PDF](#)



**CITY OF YPSILANTI
REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
THURSDAY, MAY 4, 2017
7:00 p.m.**

I. CALL TO ORDER –

II. ROLL CALL –

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

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

VI. AGENDA APPROVAL -

VII. AUDIENCE PARTICIPATION -

VIII. REMARKS BY THE MAYOR –

IX. PUBLIC HEARINGS –

1. Resolution approving a Brew Pub License for BKB Tap Inc., at 201 W. Michigan Ave.
 - A. Resolution No. 2017-096, determination.
 - B. Open public hearing.
 - C. Resolution No. 2017-097, close public hearing.
2. Resolution approving a Redevelopment Class C license with a Dance/Entertainment permit for Ziggy's, located at 206 W. Michigan Ave.
 - A. Resolution No. 2017-098, determination.
 - B. Open public hearing.
 - C. Resolution No. 2017-099, close public hearing.

3. Resolution to consider a Purchase Agreement with The Original and Only Thompson Block for the sale of City owned right-of-way around 400 N. River Rd.
 - A. Resolution No. 2017-100, determination.
 - B. Open public hearing.
 - C. Resolution No. 2017-101, close public hearing.
4. Resolution to consider purchase agreements, quit claim deeds, leases, or other contracts and documents to effectuate the conveyance of 845 Fredrick and 448 Huron according to the City Property Disposition Policy.
 - A. Resolution No. 2017-102, determination.
 - B. Open public hearing.
 - C. Resolution No. 2017-103, close public hearing.

X. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2017- 104, approving Ordinance 1287 to amend the Ypsilanti City Code to combine the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in a multiple dwelling with the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in one- or two-unit rental dwelling. **(Second Reading)** (Attorney)
2. Resolution No. 2017-105, approving appointments to Boards and Commissions. (Mayor)
3. Resolution No. 2017-106, determining to submit the Water Street Debt Millage Initiatory proposal to the electors of the City. (Attorney)
4. Resolution No. 2017-107, approving a City Social Media Policy. (Community Development)

XI. LIASON REPORTS –

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Urban County
- D. Ypsilanti Downtown Development Authority
- E. Eastern Washtenaw Safety Alliance
- F. Police-Community Relations/Black Lives Matter Joint Task Force
- G. Friends of Rutherford Pool
- H. Housing Equity Leadership Team
- I. Economic Development Coordinating Committee

XIII. COUNCIL PROPOSED BUSINESS –

XIV. COMMUNICATIONS FROM THE MAYOR –

XV. COMMUNICATIONS FROM THE CITY MANAGER –

XVI. COMMUNICATIONS –

XVII. AUDIENCE PARTICIPATION –

XVIII. REMARKS FROM THE MAYOR –

XIX. CLOSED SESSION –

Resolution No. 2017-108, to approve convening into closed session pursuant to Section 8(c) of the Michigan Open Meetings Act, Public Act 267 of 1976, being MCL 15.268(c), for the purpose of strategy sessions connected with the negotiation of the IAFF, COAM, POAM, and AFSCME contracts.

XX. ADJOURNMENT -

Resolution No. 2017-109, adjourning the City Council meeting.



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 - C. Resolution No. 2017-101, close public hearing.
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 - A. Resolution No. 2017-102, determination.
 - B. Open public hearing.
 - C. Resolution No. 2017-103, close public hearing.

X. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2017- 104, approving Ordinance 1287 to amend the Ypsilanti City Code to combine the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in a multiple dwelling with the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in one- or two-unit rental dwelling. **(Second Reading)** (Attorney)
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XX. ADJOURNMENT -

Resolution No. 2017-109, adjourning the City Council meeting.



REQUEST FOR LEGISLATION
May 4, 2017

FROM: Andrew Hellenga, Deputy City Clerk

SUBJECT: Request additional Brewpub License for BKB Tap Inc.

SUMMARY & BACKGROUND:

Mr. Brian Brickley and Ms. Lisa Brickley have applied to the City of Ypsilanti and State of Michigan Liquor Control Commission (MLCC) to add a Brewpub License to their business, BKB Tap Inc., located at 201 Wes Michigan.

If approved by the City and MLCC the Class C license will allow BKB Tap Inc. to brew up to 18,000 barrels of beer per calendar year for sale on the premises and off the premises with a Specially Designated Merchant license. The MLCC cannot consider the approval of the additional license without the approval of City Council.

RECOMMENDED ACTION:

Approval

ATTACHMENTS: Resolution
 Application
 Department approval

COUNCIL AGENDA DATE: May 4, 2017

CITY MANAGER COMMENTS:

CITY MANAGER APPROVAL: _____

FINANCE DIRECTOR APPROVAL: _____



Resolution No. 2017 - 096
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, BKB Tap Inc. has applied to the City of Ypsilanti and Michigan Liquor Control Commission requesting the following:

Adding a Brew Pub License, as defined by MCL 436.1105(12), is a license issued in conjunction with a Class C, Tavern, B-Hotel, or A-Hotel license that authorizes the licensee to brew up to 18,000 barrels of beer per calendar year for sale on the premises and off the premises with a Specially Designated Merchant license., at 201 W. Michigan Ave, Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed Brew Pub License BKB Tap Inc. was duly noticed and held on May 4, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the request of BKB Tap Inc. for the property located at 201 W. Michigan Ave. be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



City of Ypsilanti
Office of the City Clerk

APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE

Full Name: BKB Tap Inc, Brian Brickley Date of Birth: 12/8/1960

Home address: [REDACTED] Apt.#

City/State/Zip code: Manchester MI 48158

Home phone: [REDACTED] Business Phone: [REDACTED]

Email address (optional): [REDACTED]

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

Brian Brickley
Lisa Brickley

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

Address of place for a Liquor License: 201 west Michigan
(Attach legal description of the premises)

Name and Address of Premise Owner: Brickley Properties
201 west mich Ypsilanti MI
Address City/State/Zip code

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

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

Brew pub

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

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

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

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

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

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

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

My signature acknowledges the following:

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

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

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

Signature of Applicant: _____

Signature of Applicant: _____

Signature of Applicant: _____

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

Signature of Current License Holder: _____ Date _____

For the City Clerk's Office Staff only:

Date application submitted: _____ Staff's Initials: _____

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

For Department Approval:

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

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

March 16th 2017

To: The City of Ypsilanti

From: Tap Room 201 W. Michigan Ave Ypsilanti MI

We have applied for a brew pub permit through the State of Michigan LCC. Our goal is to offer in house brewed beer along with our current selections of beer, wine, liquor and food.

We are simply adding a permit to an existing liquor license that has been in good standing with the State and City since 1993.

We are owners of the building through our LLC, Brickley Properties LLC.

The buildings, 201-205 West Michigan currently have certificates of occupancy or similar.

Zoning is in compliance as the premise is currently being used as a tavern.

We will not violate any laws of the state of Michigan or any ordinances of the City of Ypsilanti.

All property taxes are or will be paid at approval of the request.

Since 1994. Lisa and I have worked to continually improve our business and the downtown area. We are excited about brewing excellent beer at The Tap Room and in Down Town Ypsilanti.

Please contact me if you have questions.



Brian Brickley

734-260-2119

CITY OF YPSILANTI

REC#: 00048016 3/17/2017 12:41 PM
OPER: RW TERM: 002
REF#: 20469

TRAN: LIQUOR LIQUOR LICENSE
LIQUOR LICENSE-TAP ROOM
S.S.R. LIQUOR LICEN 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

Credit Bureau of Ypsilanti, Inc.
27 S. Huron St, P. O. Box 981274
Ypsilanti, MI. 48197
(734)482-0445
creditbureau@cbofypsi.com

March 23, 2017

Tap Room
Brian Brickley
201 W Michigan Avenue
Ypsilanti, MI 48197
brianbrickley@gmail.com

RE: City of Ypsilanti (11-99-08-967-270/2012)
Account/File: 120740
Current Account Balance: \$0

Dear Brian Brickley,

Thank you for your payment today of \$2933.97 (auth#B95488) on the above referenced account. Upon clearance of this payment, this account will be considered paid in full and closed. If you have any further questions, please feel free to contact our office.

Thank you,



S. Stevens
Collections Supervisor

This is an attempt to collect a debt and any information obtained will be used for that purpose.
This is a communication from a Debt Collector

Credit Bureau of Ypsilanti, Inc.—Serving You Since 1924



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval

(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ meeting of the _____ council/board
(regular or special) (township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____
(name of applicant)

for the following license(s): _____
(list specific licenses requested)

to be located at: _____

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____ (township, city, village)
(regular or special) (date)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

Andrew Hellenga

From: Frank Daniels, Jr.
Sent: Monday, April 24, 2017 8:50 AM
To: Andrew Hellenga
Cc: Beth Ernat
Subject: RE: RE: Liquor Licenses

Building has no objection to the Tap Room.

Ziggy's C/O, that was issued in September 2016 says, "No sale of food or beverages without Health Department approval". I don't see that plumbing permits were issued for the installation of a commercial kitchen and I'm not aware of any Health Department approvals.

We would need these items completed prior to approval from Building.

-Frank

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti; Courtney Dugger; Kimberly Teamer; Bonnie Wessler; Frank Daniels, Jr.; Max Anthouard; jbarr@barrlawfirm.com; Julie McClellan (jmccllellan@legalnews.com)
Cc: Frances McMullan
Subject: RE: Liquor Licenses

Hello,

Please see attached applications from the Tap Room and Ziggy's. I have received okays from a few of you regarding the Tap Room, but I do need approval from the remaining departments. These are both on the May 4th agenda so I will need approval as soon as possible.

Thanks,

Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



Andrew Hellenga

From: Bonnie Wessler
Sent: Tuesday, March 21, 2017 7:12 PM
To: Andrew Hellenga
Subject: RE: RE: Tab Room Liquor License

Bars/lounges, microbrewers, and tasting rooms are all permitted uses in this district. Zoning officially approves.

--

Bonnie Wessler
City Planner
Community Development Division, City of Ypsilanti
734/483.9646 (office)
bwessler@cityofypsilanti.com

--

From: Andrew Hellenga
Sent: Tuesday, March 21, 2017 11:55 AM
To: Frank Daniels, Jr.; Courtney Dugger; Kimberly Teamer; jbarr@barrlawfirm.com; 'DDuchene@barrlawfirm.com'; Bonnie Wessler; Max Anthouard; Tony DeGiusti; Joe Meyers
Cc: Frances McMullan; Darwin McClary
Subject: RE: Tab Room Liquor License

Hello All,

Please see attached application... The public hearing is scheduled for April 18th.

Thanks,

Andrew Hellenga
Deputy City Clerk
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com

Andrew Hellenga

From: Tony DeGiusti
Sent: Tuesday, March 21, 2017 3:49 PM
To: Andrew Hellenga
Subject: RE: RE: Tab Room Liquor License

Andrew,

The Police Department has no issues with this request.

Tony DeGiusti
Chief of Police
City of Ypsilanti Police Department
505 W. Michigan Avenue
Ypsilanti, MI 48197
734-483-8590
tdegiusti@cityofypsilanti.com



From: Andrew Hellenga
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Thanks,

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Deputy City Clerk
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com

Andrew Hellenga

From: Kimberly Teamer
Sent: Monday, April 24, 2017 11:59 AM
To: Andrew Hellenga
Subject: RE: RE: Liquor Licenses

There are no outstanding taxes for either.

Kim

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti; Courtney Dugger; Kimberly Teamer; Bonnie Wessler; Frank Daniels, Jr.; Max Anthouard; jbarr@barrlawfirm.com; Julie McClellan (jmccllellan@legalnews.com)
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Subject: RE: Liquor Licenses

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City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



Andrew Hellenga

From: Courtney Dugger
Sent: Wednesday, April 26, 2017 9:43 AM
To: Andrew Hellenga
Subject: RE: RE: Liquor Licenses

Assessing is good with it.

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti <tdegiusti@cityofypsilanti.com>; Courtney Dugger <CDugger@cityofypsilanti.com>; Kimberly Teamer <KTeamer@cityofypsilanti.com>; Bonnie Wessler <bwessler@cityofypsilanti.com>; Frank Daniels, Jr. <FDanielsJr@cityofypsilanti.com>; Max Anthouard <MANthouard@cityofypsilanti.com>; jbarr@barrlawfirm.com; Julie McClellan (jmccllellan@legalnews.com) <jmccllellan@legalnews.com>
Cc: Frances McMullan <fmcnullan@cityofypsilanti.com>
Subject: RE: Liquor Licenses

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Andrew Hellenga
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City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com





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

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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
Jennifer A. Healy ~ Legal Assistant

MEMORANDUM

To: Andrew Hellenga, Deputy Ypsilanti Clerk
From: John M. Barr, Ypsilanti City Attorney
Date: April 24, 2017
Re: Tap Room liquor license application



I have reviewed the license application of the Tap Room for a brew pub liquor license and have no objection to the request.



Resolution No. 2017 - 097
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the proposed additional classification of "Brew Pub" for BKB Tap Inc be **officially closed**.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
May 4, 2017

FROM: Andrew Hellenga, Deputy City Clerk

SUBJECT: Request approval of a Redevelopment Class C license with Dance/Entertainment permit for Ziggy's, 206 W. Michigan

SUMMARY & BACKGROUND:

Mr. David Jeffries and Ms. Jo Jeffries have applied to the Ypsilanti Downtown Development Authority, City of Ypsilanti and State of Michigan Liquor Control Commission (MLCC) for approval of a Redevelopment Class C license with Dance/Entertainment license for Ziggy's, located at 206 W. Michigan Ave.

If approved by the City and MLCC the Class C license will allow Ziggy's to serve beer, wine, mixed spirit drink, and spirits to customers for consumption on site. The MLCC cannot consider the approval of the reclassification without the approval of City Council.

RECOMMENDED ACTION:

Approval contingent on County Health Department approval

ATTACHMENTS: Resolution
 Application
 Department approval

COUNCIL AGENDA DATE: May 4, 2017

CITY MANAGER COMMENTS:

CITY MANAGER APPROVAL: _____

FINANCE DIRECTOR APPROVAL: _____



Resolution No. 2017 - 098
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, David Jefferies, owner of Ziggy's, has applied to the Ypsilanti Downtown Development Authority, City of Ypsilanti and Michigan Liquor Control Commission requesting the following:

Approval of a Redevelopment Class C license with a Dance/Entertainment permit, A Class C license, as defined by MCL 436.1107(2), is a place licensed to sell, at retail, beer, wine, mixed spirit drink, and spirits for consumption on the premises, at 206 W. Michigan Ave, Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the application to Class C for Ziggy's was duly noticed and held on May 4, 2107

NOW, THEREFORE, BE IT RESOLVED THAT the request of David Jefferies for the property located at 206 W. Michigan be approved contingent upon approval by the Washtenaw County Health Department.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

SUPPLY WRITTEN EVIDENCE: That the Applicant has the right to possess the premises from the property owner. *1-20-82 ✓*

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

- o I affirm that at least \$75,000 was invested or will be invested in the property by May 31, 2017, and that the liquor license may issue on or after that date.

Signature of Applicant: _____

Signature of Applicant: _____

Signature of Applicant: _____

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

Signature of Current License Holder: _____

Date _____

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

Date application submitted: _____

Staff's Initials: _____

Routed for approval by the following departments: _____

Date: _____

For Department Approval:

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

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

DDA Application for New Liquor License

David and Jo Jeffries/Ziggy's

Additional Information Requested in Application:

- Provide Evidence that Applicant has right to possess the premises from property owner
- Provide Zoning permit or clearance from zoning administrator
- Supply certification of occupancy
- Supply evidence of property tax paid
- Supply evidence of all real and personal property tax
- Provide evidence of city utility bills associated with premises are paid – none are in name of applicant
- Supply written statement #1:
 - We will not violate any laws of the state of Michigan or the ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used and that a violation on the premises may be cause for the city objecting to the renewal of the license or requesting revocation of the license.
 - Signed by David Jeffries/Jo Jeffries

[REDACTED]

- Supply written statement #2
 - We understand that the City of Ypsilanti has an ordinance prohibiting public nudity, and a violation of the ordinance on the premises where the liquor license is used will be cause for objecting to renewal of the license, or for requesting revocation of the license.

[REDACTED]

- Supply documentation of \$75,000 investment to rehab or restore the business location in the preceding 5 years or a commitment of capital investment will be expended before the license is issued.

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24c, as amended. This is a model assessment notice to be used by the local assessor.

FROM 734-483-7117 CITY OF YPSILANTI ONE SOUTH HURON YPSILANTI, MI 48197	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 1111-99-33-017-012 PROPERTY ADDRESS: 206 W MICHIGAN YPSILANTI, MI 48197
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT 48197 ZIGGY'S 206 W MICHIGAN AVE YPSILANTI, MI 48197-5561 	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": 100.00% Exempt As "Qualified Forest Property": ☐ Yes ☒ No Exempt As "Development Property": ☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 251 (COMMERCIAL PERSONAL)**PRIOR YEAR'S CLASSIFICATION: 251 (COMMERCIAL PERSONAL)**

	PRIOR AMOUNT YEAR: 2016	CURRENT TENTATIVE AMOUNT YEAR: 2017	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	0	1,300	1,300
2. ASSESSED VALUE:	0	1,300	1,300
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	0	1,300	1,300
5. There WAS/WAS NOT a transfer of ownership on this property in 2016 . WAS NOT			

The 2017 Inflation rate Multiplier is: 1.009**Legal Description: PERSONAL PROPERTY****March Board of Review Appeal Information:**

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at www.michigan.gov/treasury. Click on Forms (at top of page), then click on Property Tax, then click on Board of Review to obtain Form L-4035.

March Board of Review Information:

YOU HAVE THE RIGHT TO PROTEST YOUR ASSESSED VALUE/CLASSIFICATION IN WRITING OR IN PERSON. IN PERSON APPEALS BY APPOINTMENT ONLY. APPEALS WILL BE HEARD BEFORE THE BOARD OF REVIEW MARCH 14TH 3:00 PM TO 9:00 PM, MARCH 15TH, 9:00 AM TO 4:30 PM AND MARCH 17TH, 9:00 AM TO 4:30 PM. APPEALS MAY ALSO BE SUBMITTED IN WRITING, ALL WRITTEN APPEALS MUST BE RECEIVED NO LATER THAN MARCH 17TH AT 4:30 PM. POST MARK IS NOT ACCEPTED. TO MAKE AN APPOINTMENT PLEASE CALL (734) 483-7117.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value will be the same as your 2017 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2016, your 2017 Taxable Value is calculated by multiplying your 2016 Taxable Value by 1.009 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2017 Taxable Value cannot be higher than your 2017 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Leasehold Improvement Information: If this notice form is for the personal property of a tenant who has installed leasehold improvements, the following are the 2017 Taxable Value (TV) and the 2017 State Equalized Value (SEV) of the leasehold improvement portion of the total property:

2017 TV	0	2017 SEV	0
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HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

Detailed Tax Information**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Parcel: 11-11-40-489-002

Property Address [collapse]206 W MICHIGAN AVE
YPSILANTI, MI 48197**Owner Information** [collapse]FOTIADIS WML LLC
310 NW 10TH ST
HIGH SPRINGS, FL 32643-0306

Unit: 11

Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for 11-11-40-489-002 [collapse]NEW CONDOMINIUM L4406 P513 UNIT 2 RENAISSANCE BUILDING SPLIT ON 07/13/2004 FROM 11-11-40-484-014,
11-11-40-484-015;

Enter Future Interest Date:

2/7/2017



Re-Calculate

****Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2016, Winter	\$317.51	\$317.51	12/06/2016	\$0.00
+ 2016, Summer	\$15,812.79	\$15,812.79	07/20/2016	\$0.00
+ 2015, Winter	\$334.15	\$0.00		\$334.15 **Read Note Above
+ 2015, Summer	\$16,403.66	\$0.00		\$16,403.66 **Read Note Above
+ 2014, Winter	\$552.18	\$0.00		\$552.18 **Read Note Above
+ 2014, Summer	\$16,124.49	\$0.00		\$16,124.49 **Read Note Above
+ 2013, Winter	\$289.01	\$0.00		\$289.01 **Read Note Above
+ 2013, Summer	\$16,020.40	\$0.00		\$16,020.40 **Read Note Above
+ 2012, Winter	\$13.18	\$0.00		\$13.18 **Read Note Above
+ 2012, Summer	\$923.35	\$0.00		\$923.35 **Read Note Above
+ 2011, Winter	\$30.93	\$30.93	02/03/2012	\$0.00
+ 2011, Summer	\$840.69	\$840.69	09/10/2011	\$0.00
+ 2010, Winter	\$12.12	\$12.12	02/04/2011	\$0.00
+ 2010, Summer	\$780.19	\$780.19	07/22/2010	\$0.00
+ 2009, Winter	\$12.55	\$12.55	02/28/2010	\$0.00
+ 2009, Summer	\$786.22	\$786.22	08/18/2009	\$0.00
+ 2008, Winter	\$11.23	\$11.23	01/07/2009	\$0.00
+ 2008, Summer	\$785.31	\$785.31	02/16/2009	\$0.00
+ 2007, Winter	\$10.73	\$10.73	02/14/2008	\$0.00
+ 2007, Summer	\$775.16	\$775.16	02/14/2008	\$0.00
+ 2006, Winter	\$25.13	\$0.00		\$25.13 **Read Note Above
+ 2006, Summer	\$730.92	\$0.00		\$730.92 **Read Note Above
+ 2005, Winter	\$36.43	\$36.43	12/07/2005	\$0.00
+ 2005, Summer	\$672.72	\$672.72	08/10/2005	\$0.00

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

[Privacy Policy](#)

City of Ypsilanti

Building Department

One South Huron St.

Ypsilanti, MI 48197

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

CERTIFICATE OF COMPLIANCE

For

ZIGGY'S

206 W MICHIGAN

BUILDING OCCUPANT:

ZIGGY'S
206 W MICHIGAN AVE
YPSILANTI MI 48197

BUILDING OWNER:

FOTIADIS WML LLC
310 NW 10TH ST
HIGH SPRINGS FL 32643-0306

By operating this business, the above owner/agent acknowledges that he/she has read this certificate, that the information given is correct, and that the owner, or duly authorized agent hereby agrees to comply with the applicable requirements of the Fire Prevention and Building Codes. It is further understand that this certificate is issued to the person named above for the listed business. Any change in ownership or type of business requires a new certificate.

This Certificate does not represent compliance with the Americans with Disabilities Act of 1991.

Approved Use:

SUITE #101 - COFFEE SHOP & PERFORMANCE VENUE

OCCUPANCY LOAD: 117. OCCUPANT LOAD MUST BE POSTED NEAR ENTRY DOOR.
NO SALE OF FOOD OR BEVERAGES WITHOUT HEALTH DEPARTMENT APPROVAL

Certificate Number: OC-16-0066

Issue Date: 09/06/2016

Kurt Weiland
Building Official



City of Ypsilanti

Community and Economic Development

March 8, 2017

Jo Jefferies
15 N. Wallace Blvd
Ypsilanti, MI 48197

RE: 206 W. Michigan Ave, 11-11-40-489-002, Ypsilanti MI 48197

Dear Ms. Jefferies:

This office is responsible for the administration of the zoning ordinances for the City of Ypsilanti, (the "City"), within which the Property indicated above is located. We write to confirm to you the following:

1. The Property is presently zoned Center under the City's zoning land use and development laws and ordinances (the "Zoning Ordinance"). We have no knowledge of any proposed or requested change to the present zoning of the Property.
2. A Bar/Lounge is a permitted use in the Center district.
 - a. *A Bar/lounge is defined in the zoning ordinance as an establishment which is operated primarily for the dispensing of alcoholic beverages, although the sale of prepared food or snacks may also be permitted. If an establishment includes a bar or lounge and a separate dining facility, the establishment shall be considered a bar/lounge if more than 50 percent of the usable floor area of the entire establishment is used for the bar/lounge. Brewpubs, as defined and licensed by the State of Michigan, shall be considered a bar/lounge.*

Please contact me at 734-483-9646 with any questions. The entire text of the Zoning Ordinance is available on our website, at <http://www.cityofypsilanti.com/zoning>.

Sincerely,

Cynthia Kochanek
Associate Planner, Community & Economic Development Division

CC: File

206 W. Michigan, Ypsilanti
LEASE AGREEMENT

(1) This Lease made this 21st day of July 2016 by and between

Beal Properties, LLC the Lessor, hereinafter designated as the Landlord,
And **Jo Jeffries [REDACTED] & David Jeffries [REDACTED]** the Lessee, hereinafter designated as the Tenant.

Description Of Premises (2) **WITNESSETH:** The Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by the Tenant, does hereby lease unto the Tenant the following described premises situated at:

to wit: 206 W Michigan Ave
City of Ypsilanti, MI 48197
Suite 101, 1,742 s.f.

Term (3) For a term of August 1st 2016 to July 30th 2021

Commencement Date: 08/01/16
Rental Commencement: 08/01/16
Lease Termination: 07/30/21
Tenant Option Length: 5 Year

For the rent of said premises for said term, the sum of ninety thousand six hundred seventy five dollars and forty one cents (\$90,675.41) in lawful money of the United States payable in monthly installments in advance, upon the first day of each and every month as follows:

<u>Year</u>	<u>From - To</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
Year 1	8/1/16-7/30/17	\$17,424.00	\$1,452.00
Year 2	8/1/17-7/30/18	\$17,772.48	\$1,481.04
Year 3	8/1/18-7/30/19	\$18,128.00	\$1,510.66
Year 4	8/1/19-7/30/20	\$18,490.56	\$1,540.88
Year 5	8/1/20-7/30/21	\$18,860.37	\$1,571.70

Option Period

<u>Year</u>	<u>From - To</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
Year 6	8/1/21-7/30/22	\$19,237.58	\$1,603.13
Year 7	8/1/22-7/30/23	\$19,622.33	\$1,635.19
Year 8	8/1/23-7/30/24	\$20,014.78	\$1,667.90
Year 9	8/1/24-7/30/25	\$20,415.08	\$1,701.26
Year 10	8/1/25-7/30/26	\$20,823.38	\$1,735.28

Rent (4) The Tenant hereby hires the said premises for the said term as above mentioned and covenants well and truly to pay, or cause to be paid unto the Landlord at the dates and times mentioned, the rent above reserved.

Late Charge (5) Rents received after the 3rd of the month it is due, will be accompanied by a \$145.00 late charge.

(6) All payments of rent or other sums to be made to the landlord shall be made at such a place as the Landlord shall designate in writing from time to time.

Assignment (7) The Tenant covenants not to assign or transfer this lease or hypothecate or mortgage the same or sublet said premises or any part thereof without the written consent of the Landlord. Any assignment, transfer, hypothecation, mortgage or subletting without said written consent shall give the Landlord the right

to terminate his lease and to reenter and repossess the leased premises.

- Bankruptcy and Insolvency (8) The Tenant agrees that if the estate created hereby shall be taken in execution, or by her other process of law, or if the Tenant shall be declared bankrupt or insolvent, according to law, or any receiver be appointed for the business and property of the Tenant, or if any assignment shall be made of the Tenant's property for the benefit of creditors, then and in such event this lease may be canceled at the option of the Landlord.
- Right to Mortgage (9) The Landlord reserves the right to subject and subordinate this lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon the Landlord's interest in the said premises and on the land and buildings of which the said premises are a part or upon any buildings hereafter placed upon the land of which the leased premises form a part. And the Tenant covenants and agrees to execute and deliver upon demand such further instrument or instruments subordinating this lease to the lien of any such mortgages as shall be desired by the Landlord and any mortgagees or proposed mortgagees.
- Use and Occupancy (10) It is understood and agreed between parties hereto that said premises during the continuance of this lease shall be used and occupied for office and for no other purpose or purposes without the written consent of the landlord, and that the Tenant will not use the premises for any other purpose in violation of any law, municipal ordinance or regulation, and that on any breach of this agreement the Landlord may at his option terminate this lease forthwith and reenter and repossess the leased premises through summary proceedings.
- Fire (11) It is understood and agreed that if the premises hereby leased be damaged or destroyed in whole or in part by fire or other casualty during the term hereof, the landlord will repair and restore the same to good tenantable condition with reasonable dispatch, and the rent herein provided for shall abate entirely in case the entire premises are untenable and pro rata for the portion rendered untenable, in case a part only is untenable, until the same shall be restored to tenantable condition; provided however, that if the Tenant shall fail to adjust his own insurance or to remove his damaged goods, wares, equipment or property within a reasonable time, and as a result thereof the repairing and restoration is delayed, there shall be no abatement or rental during the period of such resulting delay, and provides further that there shall be no abatement of rental if such fire or other cause damaging or destroying the leased premises shall result from the negligence or willful act of the Tenant, his agents or employees, and provided further that if the Tenant shall use any part of the leased premises for storage during the period of repair a reasonable charge shall be made therefor against the Tenant, and provided further that in case the leased premises, or the building of which they are a part, shall be destroyed to the extent of more than one-half of the value thereof, the Landlord may at his option terminate this lease forthwith by a written notice to the Tenant.
- Repairs (12) The Landlord after receiving written notice from the Tenant and having reasonable opportunity thereafter to obtain the necessary workmen therefore agrees to keep in good order and repair the roof and the four outer walls of the premises including the doors, door frames, plumbing systems, and electrical systems.
- The tenant agrees to maintain the air conditioning system that services this space, and window glass, window casing, window frames and windows, as necessary for the term of the lease.
- Insurance (13) The Tenant agrees to indemnify and hold harmless the Landlord from any liability for damages to any person or property in, or on said leased premises from any cause whatsoever; with the exception of incidents caused by the gross negligence of the Landlord or its representatives and Tenant will procure and keep in effect during the term hereof public liability and property damage insurance for the benefit of the Landlord in the sum of \$1,000,000.00 for damages resulting to one person and \$1,000,000.00 for damages resulting from one casualty, and \$1,000,000.00 property damages insurance resulting from any one occurrence. Tenant shall deliver said policies to the Landlord and upon Tenant's failure so to do, the Landlord may at his option obtain such insurance and the cost thereof shall be paid as additional rent due and payable upon the next ensuing rent day.
- Alterations & Repairs (14) The Tenant further covenants and agrees that he will, at his own expense, during the continuation of this lease, keep the said premises and ever part thereof in as good repair and at the expiration of the term yield and deliver up the same in like condition as when taken, reasonable use and wear thereof and damage by the elements excepted. The Tenant shall not make any alterations, additions or improvements to said premises without the Landlord's written consent, and all alterations, additions or improvements made by either of the parties hereto upon the premises, except movable office furniture and trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord, and shall remain upon and be surrendered

with the premises at the termination of this lease, without molestation or injury, consistent with the foregoing. Provided, however, the Tenant may make certain de minimis improvements to the premises without Landlord's consent, such as painting and/or wall papering the interior of the premises. The Tenant covenants and agrees that if the demised premises consists of only a part of a structure owned or controlled by the Landlord, the Landlord may enter the demised premises at reasonable times and install or repair ductwork, shafts, pipes, wires and other appliances or make any repairs and/or alterations deemed by the Landlord essential to the use and occupancy of the other parts of the Landlord's building.

Eminent Domain	(15) See Exhibit D
Reservation	(16) The Landlord reserves the right of free access at all times to the roof of said leased premises and may not rent said roof for advertising purposes. The Tenant shall not erect any structures for storage or any aerial, or use the roof for any purpose without the consent in writing of the Landlord.
Care of Premises	(17) The Tenant shall not perform any acts or carry on any practices which may injure the building or be a nuisance or menace to other Tenants in the building and shall keep premises clean and free of rubbish and dirt at all times, and shall further agree that if they do not comply with these provisions, the Landlord may enter upon said premises and have rubbish, dirt or other material removed, in which event the Tenant agrees to pay all charges that the Landlord shall pay for removing and hauling rubbish and dirt. Said charges shall be paid to the Landlord by the Tenant as soon as bill is presented to him and the Landlord shall have the same remedy as is provided in Paragraph 6 of this lease in the event of Tenant's failure to pay. Landlord shall be responsible for the care of the structure of the building, its systems, utilities that service the building and premises, elevators, common areas, sidewalks, drives, streets, <u>alleys</u>, yards, and parking lot. (18) The Tenant shall at his own expense under penalty of forfeiture and damages promptly comply with all lawful laws, orders, regulations or ordinances of all municipal, County and State authorities affecting the premises hereby leased and the cleanliness, safety, occupation and use of same. (19) The Landlord shall not be responsible or liable to the Tenant for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the premises hereby leased or any part of the building of which the leased premises are a part or for any loss or damage resulting to the Tenant or his property from bursting, stoppage or leaking of water, gas, sewer or steam pipes, unless such damage shall be caused by the negligence or fault of Landlord, its agents, representatives or employees.
Re-Renting	(20) The Tenant hereby agrees that for a period commencing 90 days prior to the termination of this lease, the Landlord may show the premises to prospective Tenants.
Holding Over	(21) It is hereby agreed that per the Tenants request 60 days before the expiration of the Lease, and with Landlord approval, the Tenant hold over rate is 125% of the current lease rate after the termination of this lease. Thereafter the tenancy shall be from month to month in the absence of a written agreement to the contrary.
Utilities	(22) The Tenant will pay all charges made against said leased premises for electricity, gas, and water. Tenant shall put the electric meter and gas meter directly in their name and the water meter will remain in landlords name. Landlord will bill for water usage on a % of SF basis.
Advertising	(23) It is further agreed that all signs and advertising displayed in and about the premises, all which have exposure to common areas or the exterior of the building, shall be such only as to advertise the business carried on upon said premises, and that the Landlord shall control the character and size thereof, and that no sign shall be displayed excepting such as shall be approved in writing by the Landlord, and that no awning shall be installed or used on the exterior of said building unless approved in writing by Landlord.
Access to Premises	(24) The Landlord shall have the right to enter upon the leased premises at all reasonable hours for the purpose of inspecting the same. The Landlord shall contact or make every reasonable effort to notify tenant of entry to leased premises in a timely manner before entry. If the Landlord deems any repairs necessary he may demand that the Tenant make said repairs if they are the responsibility of the Tenant, and if the Tenant refuses or neglects forthwith to commence such repairs and complete the same with reasonable dispatch the Landlord may make or cause to be made such repairs and shall not be responsible to the Tenant for any loss

or damage that may accrue to his stock or business by reason thereof, and if the Landlord makes or causes to be made such repairs the Tenant agrees that he will forthwith on demand pay to the Landlord the cost thereof with interest at 8% per annum, and if he shall make default in such payment the landlord shall have the remedies provided in Paragraph 6 hereof.

Re-entry

(25) In case any rent shall be due and unpaid or if default be made in any of the covenants herein contained, or if said leased premises shall be deserted or vacated, then it shall be lawful for the Landlord, his certain attorney, heirs, representatives and assigns, to re-enter into, repossess the said premises and the Tenant and each and every occupant to remove and put out through appropriate summary proceedings with both Landlord and Tenant having the rights and remedies provided by Law.

Quiet Enjoyment

(26) The Landlord covenants that the said Tenant, on payment of all aforesaid installment and performing all the covenants aforesaid, shall and may peacefully and quietly have, hold and enjoy the said demised premises for the term aforesaid.

Expenses, Damages, Reentry

(27) In the event that the landlord shall, during the period covered by this lease, obtain possession of said premises by reentry, summary proceedings, or otherwise, the Tenant hereby agrees to pay the Landlord the expense caused by Tenant and only attributable to the remaining unexpired term, incurred in obtaining possession of said premises, and also all expenses and commissions which may be paid in and about the letting of the same.

Remedies not Exclusive

(28) It is agreed that each and every of the rights, remedies and benefits provided by this lease shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law.

Waiver

(29) One or more waivers of any covenant or condition by the Landlord shall not be construed as a waiver of a further breach of the same covenant or condition.

Delay of Possession

(30) It is understood that if the Tenant shall be unable to enter into and occupy the premises hereby leased at the time above provided, by reason of the said premises not being ready occupancy, or by reason of the holding over of any previous occupant of said premises, or as a result of any cause or reason beyond the direct control of the Landlord, including delay of Tenant Improvements, the Landlord shall not be liable in damages to the Tenant therefor, but during the period the Tenant shall be unable to occupy said premises as herein before provided, the rental therefor shall be abated and the Landlord is to be sole judge as to when the premises are ready for occupancy.

Notices

(31) Whenever under this Lease a provision is made for notice of any kind it shall be deemed sufficient notice and service thereof is such notice to the Tenant is in writing addressed to the Tenant at his last known Post Office address or at the leased premises and deposited in the mail with postage prepaid and if such notice to the Landlord is in writing addressed to the last known Post Office address of the Landlord and deposited in the mail with postage prepaid. Notice need be sent to only one Tenant or Landlord where the Tenant or Landlord is more than one person. Notices may also be deemed secured if hand delivered or telefaxed with written acknowledgment of proof of service by the receiving party.

(32) It is agreed that in this lease the word "he" shall be used as synonymous with the words "she", "it" and "they", and the word "his" synonymous with the words "her", "its" and "their".

(33) The covenants, conditions and agreements made and entered into by the parties hereto are declared binding on their respective heirs, successors, representatives and assigns.

Security Deposit

(34) The Landlord herewith acknowledges the receipt of One Thousand Four Hundred Fifty Two Dollars (\$1,452.00) which he is to retain as security for the faithful performance of all of the covenants, conditions and agreements of this lease, but in no event shall the Landlord be obliged to apply the same upon rents or other charges in arrears or upon damages for the Tenants' failure to perform the said covenants, conditions and agreements; the Landlord may so apply the security at his option; and the Landlord's right to the possession of the premises for non-payment of rent or for any other reason shall not in any event be affected by reason of the fact that the Landlord holds this security.

The said sum if not applied toward the payment of rent in arrears or toward the payment of damages suffered

by the Landlord by reason of the Tenant's breach of the covenants, conditions and agreements of this lease is to be returned to the Tenant when this lease is terminated, according to these terms, and in no event is the said security to be returned until the Tenant has vacated the premises and delivered possession to the Landlord.

In the event that the Landlord repossesses himself of the said premises because of the Tenant's default or because of the Tenant's failure to carry out the covenants, conditions, and agreements of this lease, the Landlord may apply the said security upon all damages suffered to the date of said repossession and may retain the said security to apply upon such damages as may be suffered or shall accrue thereafter by reason of the Tenant's default or breach. The Landlord shall not be obliged to keep the said security as a separate fund, but may mix the said security with his own funds.

Renewal Option (35) Tenant will have the option to extend and renew the Lease term for the length of time described in the Term section of the lease (which shall be referred to as a "Renewal Term"). If the Option Length described in the Term section states "N/A", then Tenant has no right to renew this lease.

The Renewal Term will commence immediately on expiration of the Initial Term on the same terms and conditions as provided in this Lease, other than Base Rent during the Renewal Term which is listed under the Term section as Option Period. Base Rent during the Renewal Term shall be as set forth in the Period Option. The renewal option shall be exercisable by written notice to Landlord not later than twelve (12) months before the expiration of the current term (or if there are multiple renewal options, not later than twelve (12) months prior to the expiration of the current renewal term), provided Tenant is not in default under any of the terms or conditions of this Lease at the date Tenant gives notice of renewal or at any time thereafter to and including the first day of the Renewal Term. Failure to timely exercise Tenant's option to renew, in writing, shall forfeit Tenant's rights under this section. Tenant expressly waives any oral right to renew or any claim for renewal based upon oral promises of Landlord or its agents.

Exhibits

- (36) Exhibit A - Floor Plan for Entire Building & Suite 101
- (37) Exhibit B - Legal Description of Building
- (38) Exhibit C - Eminent Domain
- (39) Exhibit D - Eminent Domain

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

LANDLORD:

Beal Properties, LLC

Stewart W. Beal

Jo Jeffries 501-76-5773 David Jeffries 288-76-1657

EXHIBIT A
ATTACHED

EXHIBIT B

RULES AND REGULATIONS

This Lease is subject to the following Rules and Regulations, which are made a part hereof and shall be uniformly and consistently applied to all occupants of the building:

FIRST. Tenants, their agents, employees or visitors, shall not in any way obstruct the sidewalks, entry passages, corridors, halls, stairways or elevators, or use the same in any other way than as a means of passage to and from their respective premises, nor permit anything to be done in the premises, nor bring nor keep anything therein, which may in any way increase or tend to increase the rate of fire insurance for the Building, or which may obstruct or interfere with the rights of other tenants, or in any way injure or annoy them, or which may conflict with the regulations of the Fire Department or with any rules or ordinances established by the Board of Health; and they shall not make or permit any offensive noises or odors, nor smoke in the elevators or other places designated to be smoke-free, nor throw substances of any kind out of the windows or doors, or down passage ways, nor bring into nor keep within the Building any dogs, cats, or animals of any kind (other than properly-trained leader dogs).

SECOND. Tenants may not install, leave, or store equipment, supplies, furniture or trash in the common areas of the Building (i.e., outside their Leased Premises).

THIRD. Tenant shall not place any merchandise, fixtures or any other thing whatsoever so as to be exposed through the exterior windows of the Leased Premises. Tenant shall not allow anything to be placed against or near any glass in the partitions between the Leased Premises and the halls and corridors. If Tenant is provided with show windows opening either on the street or on the halls, lobbies or corridors of the Building, Tenant shall at all times keep the same in a neat and attractive condition, with a display of goods containing nothing which Landlord shall consider objectionable, and shall keep said display sufficiently illuminated during ordinary business hours whenever and wherever such illumination is necessary for the purpose of the proper and attractive exhibition of such display.

FOURTH. The lavatory facilities shall not be used for and purpose other than that which they were constructed, and no rubbish, ashes, newspapers, tobacco or any other substances of any kind shall be thrown into them.

FIFTH. Tenant shall not use signs or displays in or about the Building except as are specifically in writing approved by Landlord as to character, size form, quality and location.

SIXTH. When electric wiring of any kind is used in the Leased Premises it must be connected as directed by Landlord, and no boring or cutting for the wires will be allowed except with the consent of the Landlord.

SEVENTH. Landlord may prescribe the maximum weight and size of all safes and other heavy equipment brought into the Building. All safes and heavy equipment shall stand on supports of such size as shall be designated by Landlord.

EIGHTH. All keys shall be returned by Tenant upon termination of tenancy. No additional lock or locks shall be placed by Tenant on any door in the Leased Premises or Building unless written consent of the Landlord shall have first been obtained, and if so obtained Tenant shall provide to Landlord (to permit emergency access) two (2) extra keys for each additional lock.

NINTH. The Landlord shall contact or make every reasonable effort to notify tenant of entry to leased premises in a timely manner before entry. Landlord shall have the right to enter the Leased Premises at all reasonable hours to perform necessary services or to make such repairs or alterations as shall be deemed necessary for the safety or preservation of the Building, and also at any time during the last six months of any tenancy, to exhibit the Leased Premises to prospective tenants.

TENTH. The Lease Premises shall be used only for purposes as described in Paragraph 10. "Use and Occupancy", of this Lease.

ELEVENTH. Landlord (or Landlord's property manager) will not be liable or responsible for lost or stolen money, jewelry or other personal property from any Tenants Leased Area or public areas of the Building unless occasioned by the gross negligence or willful misconduct of Landlord, its agents or employees.

TWELFTH. Tenant shall provide Landlord's property manager with names and telephone numbers of individuals who should be contacted in an emergency.

THIRTEENTH. Landlord reserves the right to make such other or further reasonable rules and regulations as in its judgment many from time to time be necessary or desirable for the safety, care and cleanliness of the Building, and for the preservation of good order therein.

FOURTEENTH. Landlord may prescribe reasonable security measures for the Building and Tenant shall cooperate with Landlord's security personnel. Landlord may issue passes to Tenant and its employees and may deny access to the Building to **persons not authorized by the Tenant** after customary business hours and on weekends. The customary business hours of the Building shall be 8:00 a.m. until ~~6:00 p.m.~~ ^{6 AM} Monday through ~~Friday~~ ^{Saturday}.

FIFTEENTH. Landlord reserves the right, but shall not be held obligated, to eject from the Building any or all solicitors, and also other persons who conduct themselves in such a manner as in the opinion of Landlord to be an annoyance to any of the tenants of the Building or to interfere with the operation of the Building.

SIXTEENTH. No smoking is allowed in the Premises or elsewhere in the building including other tenant spaces and common areas including hallways, stairwells, basement, and vestibules. Tenant shall notify its employees, clients and guests of this policy. Failure to enforce this policy will create a violation of Landlord's insurance regulations.

EXHIBIT C

EMINENT DOMAIN

If the whole or any substantial part of the Leased Premises shall be taken by any public authority under the power of eminent domain, under any similar power, or by any purchase in lieu thereof, then the term of this Lease shall cease on parts so taken as of the date possession of that part shall be required for public use, and, in the case of a partial taking, either Landlord or Tenant may terminate this Lease as to the balance of the Leased Premises upon thirty (30) days prior written notice to the other party, which notice shall be delivered within sixty (60) days following the date notice is received of such taking. In the event that neither party shall terminate this Lease, the Landlord shall make all necessary repairs to the Leased Premises and the Building to render and restore the same to a complete architectural unit, and Tenant shall continue in possession of the portion of the Leased Premises not taken for public use, and such possession shall be under the same terms and conditions as provided in this Lease, except that the Base Rent and Tenant's Share of Applicable Taxes, Operating Expenses and Utility Expenses, shall be adjusted to reflect such taking. All damages awarded for such taking shall belong to and be the property of Landlord, whether such damages be awarded as compensation for diminution in value of the Landlord shall not be entitled to any separated award (or payment) made to Tenant for removal and re-installation of Tenant's fixtures or moving expenses.

EXHIBIT D

LANDLORD AND TENANT WORK

Landlord Work:

- Landlord shall complete no work

Tenant Work:

- Tenant shall complete all work.

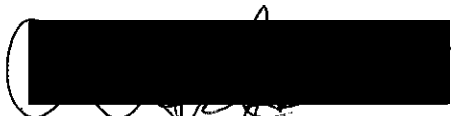
DDA Application for New Liquor License

David and Jo Jeffries/Ziggy's

Affidavit for Attempts to Acquire an Escrowed License:

We have attempted to purchase an available escrowed liquor license in Washtenaw County and have been unsuccessful. Please see attached:

- Washtenaw County Escrowed License List
- Copy of each "offer to buy" letter sent
- Certified mail receipts for each letter sent
- Copies of envelopes returned as undeliverable (if applicable)
- Log of any follow up communications with an owner of an escrowed license (if applicable)
 - Offer price
 - Reason why not financially feasible for size and scope of our operation to purchase at offer price (if applicable)
- Signed by owners David Jeffries and Jo Jeffries
- Notarized

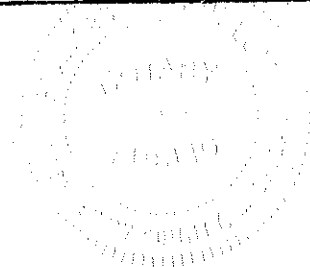
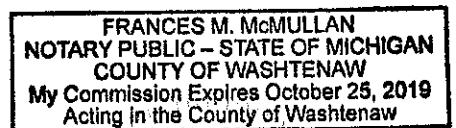
 and  appeared and swore
David Jeffries Jo Jeffries

before me on March 15, 2017 in Washtenaw

County, Michigan that this is a true document.

Commission expires: October 25, 2019

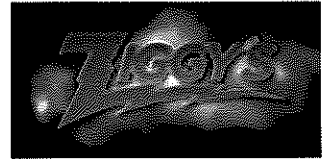
Signature Frances M. McMullan
Frances M. McMullan, Notary Public



LGU Name	Owner Name	DBA Name	Business Id	Violation History	Mailing Address/Phone	Certified Letter Sent	Letter Returned	Phone/Email Log
ANN ARBOR CITY	CELEBRATION CELLARS, INC.		4933 Y		Business Tax Id 383392711 Business Address 210 S 1st St, Ann Arbor, 48104 Business Phone 734.913.8890	03/08/17	No	No Response
ANN ARBOR CITY	JBD ANN ARBOR, LLC	JIM BRADY'S DETROIT	239266 N		Business Address 209 S Main St, Ann Arbor, 48104 Business Phone NONE	03/08/17	No	No Response
ANN ARBOR CITY	KAI GARDEN, INC.	KAI GARDEN	99006 N		Business Address 116 S Main St, Ann Arbor, 48104 Business Phone 734.995.1786	03/08/17	No	No Response
ANN ARBOR CITY	MICHIGAN DEPARTMENT OF TREASURY		243681 N		Business Address 241 E Liberty St, Ann Arbor, 48104 Business Phone NONE	03/08/17	No	No Response
ANN ARBOR CITY	RESCO, K LLC	MIVA SUSHI.COM	238784 Y		Business Address 715 N University Ave Ste 2, Ann Arbor, 48104 Business Phone NONE	03/08/17	No	No Response
ANN ARBOR CITY	SAVCO LLC	BABO	227499 Y		Business Address 403 E Washington St, Ann Arbor, 48104 Business Phone 734.997.8495	03/08/17	No	No Response
ANN ARBOR CITY	SHAW RESTAURANTS II, INC.	THE MELTING POT-ANN ARBOR	198293 N		Business Address 309 S Main St, Ann Arbor, 48104 Business Phone 616.881.2778	03/08/17	No	No Response
ANN ARBOR CITY	THE ARENA, INC.	THE ARENA	140967 Y		Business Address 201- 203 E Washington St, Ann Arbor, 48104 Business Phone 734.222.9999	03/08/17	No	No Response
ANN ARBOR CITY	TRINORTH TAPS I, LLC (A FLORIDA LIMITED LIABILITY COMPANY)	WORLD OF BEER	232019 N		Business Address 1300 S University Ave, Ann Arbor, 48104 Business Phone 734.913.2430	03/08/17	No	No Response
ANN ARBOR CITY	ZINGERMAN'S DELICATESSEN, INC.	ZINGERMAN'S EVENTS ON FOURTH	225628 N		Business Address 415 N 5th Ave, Ann Arbor, 48104 Business Phone 734.663.0974	03/08/17	No	No Response
MANCHESTER VILLAGE	THE MANCHESTER HOTEL COMPANY, INC.	BLACK SHEEP TAVERN	5336 Y		Business Address 115 E Main St, Manchester, 48158 Business Phone 734.428.8972	03/08/17	No	No Response
SCIO TWP	ARTIKI INC.	CREEKSIDE GRILL & BAR	5472 Y		Business Address 5827 Jackson Rd, Ann Arbor, 48103 Business Phone 734.320.2543	03/08/17	No	No Response
SUPERIOR TWP	L K, INC.	ROGER MONK'S	1186 N		Business Address 5400 Plymouth Rd, Ann Arbor, 48105 Business Phone 734.662.1647	03/08/17	No	No Response
YPSILANTI CITY	ABR4ZALO LLC	EL TEPEATE	232737 N		Business Address 6 & 12 S Washington St, Ypsilanti, 48197 Business Phone 734.904.9402	03/08/17	No	No Response
YPSILANTI TWP	MJR PRODUCTIONS INC.	"PAPIC"	176012 Y		Business Address 2255- 2275 Ellsworth Rd, Ypsilanti, 48197 Business Phone 734.528.9596	03/08/17	No	No Response

15 Escrowed Licensee(s) in
WASHTENAW County

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Michigan Department of Treasury
241 E. Liberty St, Ann Arbor, MI 48104

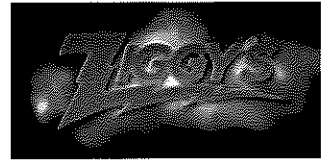
To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Shaw Restaurants II, LLC
The Melting Pot, Ann Arbor
309 S Main St, Ann Arbor, MI 48104
616-881-2778

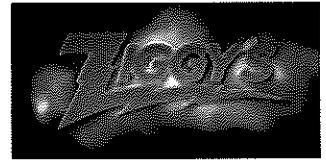
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Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

MJR Productions Inc.

Papi'O

2255-2275 Ellsworth Rd, Ypsilanti, MI 48197

734-528-9596

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Trunorth Taps 1, LLC

World of Beer

1300 S University Ave, Ann Arbor, MI 48104

734-913-2430

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Celebration Cellars, Inc.
210 S 1st St, Ann Arbor, MI 48104
734-913-8890

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Abrazallo LLC

El Tepetate

6 & 12 S Washington St, Ypsilanti, MI 48197

734-904-9402

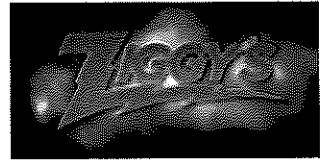
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Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Savco LLC

Babo

403 E. Washington St, Ann Arbor, MI 48104

734-997-8495

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Artiki Inc.

Creekside Grill & Bar

5827 Jackson Rd, Ann Arbor, MI 48103

734-320-2543

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

The Arena, Inc.

The Arena

201-203 E. Washington St, Ann Arbor, MI 48104

734-222-9999

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

LK, Inc.

Roger Monk's

5400 Plymouth Rd, Ann Arbor, MI 48105

734-662-1647

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Kai Garden, Inc.
116 S Main St, Ann Arbor, MI 48104
734-995-1786

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

/

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

The Manchester Hotel Company, Inc.
Black Sheep Tavern
115 E Main St, Manchester, MI 48158
734-428-8972

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

JBD Ann Arbor, LLC
Jim Brady's Detroit
209 S Main St, Ann Arbor, MI 48104

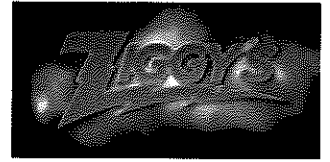
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Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Zingerman's Delicatessen, Inc.
Zingerman's Events on Fourth
415 N 5th Ave Ann Arbor, MI 48104
734-663-0974

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Ziggy's
206 W. Michigan Ave Ypsilanti, MI 48197
734-221-3961
david@ziggysypsi.com



MARCH 6, 2017

Resco, K LLC
MiyaSushi.com
714 N University Ave Ste 2, Ann Arbor, MI 48104

To whom it may concern,

We would like to purchase your escrowed Class C liquor license if the asking price is within our budget. Please contact us at the above phone or email address if you'd like to discuss further.

Thanks,

David Jeffries,
OWNER

Improvement Receipts for 206 W. Michigan Ave

Vendor	Total Invoice Amt	Date of Invoice	Invoice #	Product or Service	Notes
AB2Ds EFG (M. Stroshein)	\$405.00	11/16/2016		built wall seating, bathroom coving, repairs	Jeffries Receipt
AB2Ds EFG (M. Stroshein)	\$814.00	11/30/2016		install screen, shelf for tv, repair floor holes, etc.	Jeffries Receipt
Al Leo	\$3,000.00	9/21/2016	1102	Electrical work	
Allied Floors - Deposit	\$3,286.00	8/3/2015		wood floor work	3/3 - Called Allied and they don't have paid in full invoice for this but indicated it was fully paid.
Amazon	\$1,174.33	10/2/2016		Network Equipment	Jeffries Receipt
Ann Arbor Fire Protection	\$1,400.00	12/18/2015	29080	Fire Suppression system	
Beal Construction	\$648.00	8/6/2015	464	Space cleanout	Stewart confirmed payment
Buck's Plumbing	\$10,600.00	7/7/2015		water heater installs, install sinks, dishwasher, etc.	
City of Ypsilanti	\$264.00	9/16/2015		Building permit	
Lowes	\$74.91	12/29/2015		Building supplies	
Lowes	\$124.75	11/12/2015		Building supplies, paint	
Lowes	\$103.84	11/13/2015		Electrical supplies	
Home Depot	\$214.86	2/3/2016		Building supplies	
home depot	\$244.36	12/12/2015		Electrical supplies	
Home depot	\$261.78	8/2/2015		Building supplies	
Home Depot	\$294.68	9/14/2015		Track lights	
Lowes	\$145.91	12/10/2015		Building supplies	
Lowes	\$250.54	11/3/2016		Paint, painting supplies, caulk, caulk gun	Jeffries Receipt
Lowes	\$534.32	10/28/2016		baseboard for dining room, supplies for wall bar	Jeffries Receipt
Lowes	\$565.98	11/4/2015		Building supplies	
Lowes	\$174.79	9/5/2015		paint	
Home depot	\$100.73	11/4/2015		Electrical supplies	
Lowes	\$216.14	12/15/2015		Building supplies, paint	
Lowes	\$157.17	11/17/2016		Stain, staining supplies, deadbolt	Jeffries Receipt
Home Depot	\$101.77	9/1/2015		paint/painting supplies	
Home Depot	\$473.00	9/11/2015		Lighting	
Home Depot	\$88.66	9/20/2015		shelf brackets	
Lowes	\$103.38	11/11/2015		plumbing supplies	
Homespec Advance Basement	\$7,100.00	11/6/2016	206WM	Basement water grabber system. Humidex dehumidifier	
Last Word Sign Co.	\$500.00	11/15/2016		Removal of old exterior sign	Jeffries Receipt
Lowes.com	\$591.62	10/20/2015	317433000	Lumber and supplies	
M&M Electric	\$1,000.00	12/9/2015	RSC2211	Electrical work	Quote for \$3210, per email from electrician \$1000 deposit was paid and \$1000 of work completed.
M. Stroshein	\$1,112.29	11/14/20145	#YPS1027	Labor for misc framing in kitchen, framing of bathrooms/loft, cafe bar, and misc carpentry	Pd via Venmo. Single invoice rolls up these 5 payments to M. Stroshein.
M. Stroshein	\$300.00	11/25/2015	#YPS1027	Misc additional labor not included in bid	Pd via Venmo
M. Stroshein	\$2,200.00	12/19/2015	#YPS1027	Drywall install and finishing: kitchen, bathrooms, fire stop drywall finishing on ceiling and where ceiling meets brick walls, flooring install: bathrooms, kitchen, and some repairs elsewhere	Pd via Venmo

M. Stroshein

AbuZayd's Everything Freelance Group
55 Westover Ann Arbor, MI 48103
Phone 734.216.3955

ABZD'S EFG

ANN ARBOR, MI
734.216.3955

INVOICE #YPSI036
DATE: 11/16/2016

TO:
Jo and David

FOR:
Ziggys
Ypsilanti, MI 48197
P.O. # Ypsi036

DESCRIPTION	HOURS	RATE	AMOUNT
12 November: front door bolts on inactive door, bar facing, refrigerator wheels, removing lighting, community board moving, misc items	0900-1700 (8)	30	\$240
13 November: cove base in bathrooms, plumbing work on appliances, electrical work, pachinko table, café bar seating area, misc items	1000-1530 (5.5)	30	\$165
Materials:	None		

Total Value: \$405

pd 11/19/16
Cash

Please make check payable to: M. Stroshein

THANK YOU FOR YOUR BUSINESS!

M. Stroshein

AbuZayd's Everything Freelance Group
55 Westover Ann Arbor, MI 48103
Phone 734.216.3955



INVOICE #YPSI031
DATE: 11/30/2016

TO:
Jo and David

FOR:
Ziggys
Ypsilanti, MI 48197
P.O. # Ypsi031

DESCRIPTION	HOURS	RATE	AMOUNT
Sept 24 2016: materials pickup, projector screen, projector, fire ext, speakers, misc repairs	1500-2130 (6.5)	30	\$195
Sept 25 2016: concrete repairs to floor gap, concrete walls in bathroom, patching, 4 way outlet repair, electrical demo, demo organ display, etc	1000-1330 (3.5) 1500-2000 (5)	30	\$255
Sept 26 2016: flooring repairs, holes, concrete finishing, wall base throughout sales area, etc.	1100-2100 (9)	30	\$270
Materials:	Lowe's: Amount purchased after \$500 cash amount provided by Ziggys.		\$34

Total Value: \$814

pd
11/4/16
Check # 1829
JO Jeffries

Make all checks payable to: M. Stroshein

THANK YOU FOR YOUR BUSINESS!



Printed from Chase Personal Online

Check

Front

9-32 161
720

1829

Date 11-4-16

Pay to the order of M. Stroschein \$ 814.00

Eight hundred fourteen and no/100 Dollars

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

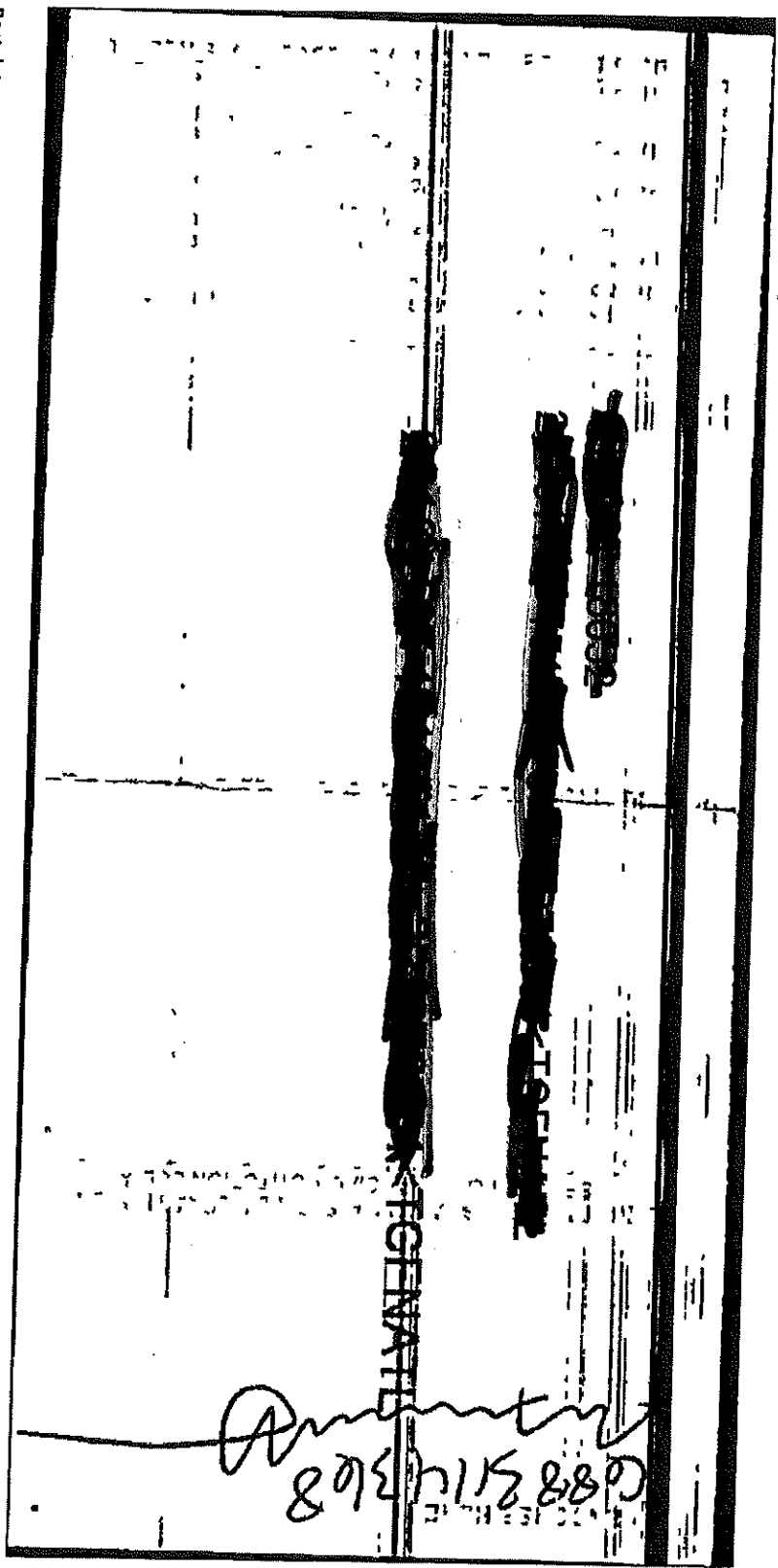
Memo Ziggy's work

Security Features
Included
Change or Not

MP

Typical Receipt

Back



Post date
Nov 7, 2016

Check #
1829

Check amount
\$814.00

JPMorgan Chase Bank, N.A. Member FDIC

©2017 JPMorgan Chase & Co.

Equal Opportunity Lender

A J Leo Electric & Solar
 302 St Clair St
 PO Box 125
 Harsens Island, MI 48028
 (734)3686945
 amy@ajleo.com
 http://ajleo.com



INVOICE

INVOICE # 1102
 DATE 09/21/2015

BILL TO
 Ricky Herbert
 Lampshades
 206 W Michigan Ave
 Ste 101
 Ypsilanti, MI 48197
 United States

SHIP TO
 Ricky Herbert
 Lampshades
 206 W Michigan Ave
 Ste 101
 Ypsilanti, MI 48197
 United States

ELECTRICIAN
 Keith And Matt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	09/16/2015			
09/16/2015	Labor service commercial 2 techs. Credit \$10/hour if paid at time of service with check or cash. Add \$10/hour if billed. Minimum labor charge 1 hour. Base rate \$160/hr.	6.50	125.00	812.50
	09/17/2015			
09/17/2015	Labor service commercial 2 techs. Credit \$10/hour if paid at time of service with check or cash. Add \$10/hour if billed. Minimum labor charge 1 hour. Base rate \$160/hr.	7	125.00	875.00
	09/18/2015			
09/18/2015	Labor service commercial 2 techs. Credit \$10/hour if paid at time of service with check or cash. Add \$10/hour if billed. Minimum labor charge 1 hour. Base rate \$160/hr.	7	125.00	875.00
	09/21/2015			
09/21/2015	Rework existing circuits and service. Clean up lighting and extend. Add coffee and stage circuits.			
09/21/2015	Material	1	500.00	500.00
09/21/2015	Permit.	1	150.00	150.00
09/21/2015	Add 5% to the bill for credit card fees.	1	103.57	103.57
	09/30/2015			
09/30/2015	Labor Commercial 1 tech. Credit \$5/hour if paid at time of service with check or cash. Add \$5/hour if billed. Minimum labor charge 1 hour. \$95/hr base rate.	3	80.00	240.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	10/30/2015			
10/30/2015	Material. No charge for whatever the materials were.	1	0.00	0.00
	12/08/2015			
12/08/2015	Credit customer balance due per Amy 12/8/15	1	-556.07	-556.07

In the business of making electrons move the way you want since 2002.

PAYMENT	3,000.00
BALANCE DUE	\$0.00

ALLIED FLOORS

2638 Dexter rd, Ann Arbor, MI 48103

Phone: (734) 904 - 2722

Customer Phone Number: 415-676-7483	Date: 8-03-2015
Name: Ricky Herbert	E-Mail: lampshadecafe@gmail.com
Address: 206 W. Michigan ave	
City, State, Zip: Ypsilanti, MI 48198	

Quantity	Description	Price	Total
1122 sq ft	Sand existing hardwood floor, stain, apply 3 coats of water based finish.	\$2.75 per	\$3,086.00
	Using Bona Traffic satin sheen water based finish		
1122 sq ft	Set a lot of nails and take off metal squares.		\$200.00
		Total	\$3,286.00
	Does not include any repairs, or time spent setting nail if needed.		
		Deposit	\$1,600.00
		Balance	\$1,686.00
	We will use dust controlled vacuums to help reduce the spread of dust.		
	We will hang plastic where needed to help reduce the spread of dust.		
	We require %50 Labor %100 Material "installs" deposit at the start of any project.		
	of any sand jobs. We accept checks only, no credit cards		
	Please make checks payable to Allied Floors , 2638 Dexter rd Ann Arbor, MI 48103		
	Submitted by : Chris Pyne		
Grand Total			

Details for Order #106-9059222-4869058

Print this page for your records.

Order Placed: October 2, 2016

Amazon.com order number: 106-9059222-4869058

Order Total: \$1,174.33

Not Yet Shipped**Items Ordered****Price**

1 of: *Ubiquiti Unifi Security Appliance (USG)*

\$113.45

Sold by: Olympian LED ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

Shipping Address:

Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Shipping Speed:

Two-Day Shipping

Preparing for Shipment**Items Ordered****Price**

1 of: *CyberPower CP1500AVRLCD Intelligent LCD Series UPS 1500VA 900W AVR Mini-Tower*

\$139.95

Sold by: Amazon.com LLC

Condition: New

Shipping Address:

Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Item(s) Subtotal: \$139.95

Shipping & Handling: \$0.00

Total before tax: \$139.95

Sales Tax: \$8.40

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$148.35

Preparing for Shipment

Items Ordered1 of: *Star Micronics Monochrome Receipt Printer*Sold by: SFT Store ([seller profile](#))

Condition: New

Price

\$247.99

Shipping Address:Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Item(s) Subtotal: \$247.99

Shipping & Handling: \$0.00

Total before tax: \$247.99

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$247.99

Shipping now**Items Ordered**1 of: *Your Cable Store 500 Pack White Nail-in Ethernet / RG59 Cable Clips (6mm)*Sold by: YourCableStore ([seller profile](#))

Condition: New

Brand new!

1 of: *APG CD-101A Printer Cable*

Sold by: Amazon.com LLC

\$6.61

Condition: New

1 of: *StarTech.com 500 ft Roll of Blue Plenum CMP Cat5e Solid UTP Bulk Cable - CMP / FT6 Plenum Fire Rating - 24 AWG Cat 5e Wiring Plenum 500ft*

Sold by: Amazon.com LLC

\$121.96

Condition: New

1 of: *Ubiquiti Unifi Cloud Key - Remote Control Device (UC-CK)*Sold by: Prime Electronics USA ([seller profile](#))

\$87.60

Condition: New

Prime members enjoy FREE Two-Day Shipping to nearly all addresses in the continental U.S.

3 of: *Ubiquiti UAP-AC-LR Networks Enterprise Wi-Fi System*

Sold by: Amazon.com LLC

\$97.89

Condition: New

Shipping Address:Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Item(s) Subtotal: \$529.83

Shipping & Handling: \$0.00

Total before tax: \$529.83

Sales Tax: \$26.53

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$556.36

Preparing for Shipment

Items Ordered

Price

1 of: *UbiGear Cable Tester +Crimp Crimper +100 RJ45 CAT5 CAT5e Connector Plug Network Tool Kits (Crimper568R)* \$15.97

Sold by: UbiGear ([seller profile](#))

Condition: New

Shipping Address:

Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Item(s) Subtotal: \$15.97

Shipping & Handling: \$0.00

Total before tax: \$15.97

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$15.97

Preparing for Shipment

Items Ordered

Price

1 of: *APG VB320-BL1616 Standard-Duty Cash Drawer, Vasario Series, Multipro 24V, Fixed 5" x 5" Till, 16" x 16" Size, Black* \$86.99

Sold by: Amazon.com LLC

Condition: New

Shipping Address:

Jo Jeffries
15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Item(s) Subtotal: \$86.99

Shipping & Handling: \$0.00

Total before tax: \$86.99

Sales Tax: \$5.22

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$92.21

Payment information

Payment Method:

MasterCard | Last digits: 

Item(s) Subtotal: \$1,134.18

Shipping & Handling: \$0.00

Billing address

Jo Jeffries

Total before tax: \$1,134.18

15 n. Wallace blvd
Ypsilanti, MI 48197
United States

Estimated tax to be collected: \$40.15

Grand Total: \$1,174.33

Credit Card transactions

MasterCard ending in [REDACTED]: October 2, 2016: \$0.00
MasterCard ending in [REDACTED]: October 2, 2016: \$0.00
MasterCard ending in [REDACTED]: October 2, 2016: \$0.00
MasterCard ending in [REDACTED]: October 2, 2016: \$0.00
MasterCard ending in [REDACTED]: October 2, 2016: \$0.00

To view the status of your order, return to [Order Summary](#).

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Ann Arbor Fire Protection

3735 PLAZA DRIVE
ANN ARBOR, MICHIGAN 48108
OFFICE (734) 761-7767 • FAX (734) 761-5388

INVOICE NUMBER

00029080

INVOICE DATE

12/18/15

B
I
L
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T
O
LAMP SH
Lampshade Life
206 W Michigan St
Ypsilanti, MI 48197

J
O
B
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C
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O
N
015413
Lampshade.Life

Original Contract : 1400.00
Change Orders : .00
Rev.Contract Amt : 1400.00

Percent Complete : 100.00
Work Complete to Date : 1400.00
Less Work Prev Billed : .00
Amt Billed this Period : 1400.00
Retainage Pct : .00
Less Retainage Amt : .00
Net Amt this Invoice : 1400.00

Subtotals 1400.00

Net Amount Due ==> 1400.00



Main Menu

Home

Credit Card

Sale

Authorize

Capture

Void

Refund

Recurring

Add Subscription

List Subscriptions

Add Plan

List Plans

Software Apps

Swipe Software

Other Services

Product Manager

Batch Upload

QuickBooks™

Trans Reports

Reports

Options

Settings

QuickClick

Help

Integration

Support

Video Tutorials

Logout

Home » Virtual Terminal CC Sale

Transaction Successful

 **Create Subscription**

Transaction Receipt	
<u>Print Receipt</u> <u>E-Mail Receipt</u>	
Merchant:	Ann Arbor Fire Protection - (Ann Arbor, MI)
Date/Time:	12/07/2015 10:57:26 AM EST
Transaction ID:	2913138466
Transaction Type:	Card Sale
Amount:	1,400.00
Credit Card Information	
CC Type:	Visa
CC Number:	
CC Expiration:	10/17
Auth. Code:	01803C
AVS Status:	
CVV Status:	CVV2/CVC2 Match
Processor:	ann arbor fire protection
Currency:	USD
Billing Information Shipping Information	
Richard Herbert	
US	

PAID



221 Felch, Suite 11
Ann Arbor, MI 48103
(734) 662-6133 x111
(734) 662-5869
GoBeal.com

INVOICE # : 0464

DATE: 8/6/2015

ATTENTION: Stewart Beal

PROJECT: 206 W. Mich Clean Out

Bill Fotiadis WML, LLC
C/O Beal Properties, LLC
221 Felch, Suite 6
Ann Arbor, MI 48103



7/24/2015	Rich	6:45am to 7am	.25 hrs @ \$28/hr	\$7.00
	Geoff	7am to 7:30am	.5 hrs @ \$28/hr	\$12.50
	George	8:15am to 5:15pm	11 hrs @ \$28/hr	\$308.00
	Marcus	7am to 5pm	10 hrs @ \$28/hr	\$280.00
		Materials:	\$31.61 + 30%	\$41.09

Clean out building of all items
Sweep the floor
Remove layer of dirt on basement floor
Get lighting working in all areas

Thank you for your business!

Payment Terms: Net 30 days

1.5% finance charge assessed on past due amounts

Beal Construction Services Job: 15-01

Invoice Total

\$648.59

Beck's Plumbing Services

2920 Pallister

Highland, MI 48357

248-863-7377

Duplicate Receipt

To: Richard Herbert

Job: Lampshade LLC

206 W. Michigan Ave, Ypsilanti, MI 48198

Description

Hot water heater – purchased and installed

Installed 2 new toilets

Installed 2 new bathroom sinks installed plumbing

Coffee bar plumbing installed

Installed new Coffee bar hand wash sink and prep sink

Installed new Employee hand wash sink

Installed new 3-compartment sink

Installed new Vegetable wash sink

Installed line for dishwasher

Installed dishwasher

Re-ran piping in basement

Installed new mop sink, floor drains, faucets, fixtures

Total

paid.....

\$10,600

From: Jo Jeffries jo_lent@yahoo.com
Subject: Fwd: a simple receipt
Date: Feb 27, 2017, 3:56:16 PM
To: Jo Jeffries jo_lent@yahoo.com

----- Forwarded Message -----

From: "rherbert84@gmail.com" <rherbert84@gmail.com>
To: Jo Lent <jo_lent@yahoo.com>
Sent: Thursday, November 3, 2016 11:05 AM
Subject: Fwd: a simple receipt

wooo!!!

Begin forwarded message:

From: becksplumbing1@aol.com
Date: November 3, 2016 at 9:14:31 PM GMT+7
To: rherbert84@gmail.com
Subject: Re: a simple receipt

I have attached a duplicate receipt.

W

DuplicateR...rbert.docx

16.8 KB

(13) Facebook

Building Reha...

best philosop...

Goodreads

Chase Online...

clear epoxy re...

Amazon.com...

Epoxy Coffee...

Polyurethane...

My Accounts > Account Activity > Check Details

Check Details

Print Help with this page

I'd like to...

See Account Statements

CHASE CHECKING (...7367)

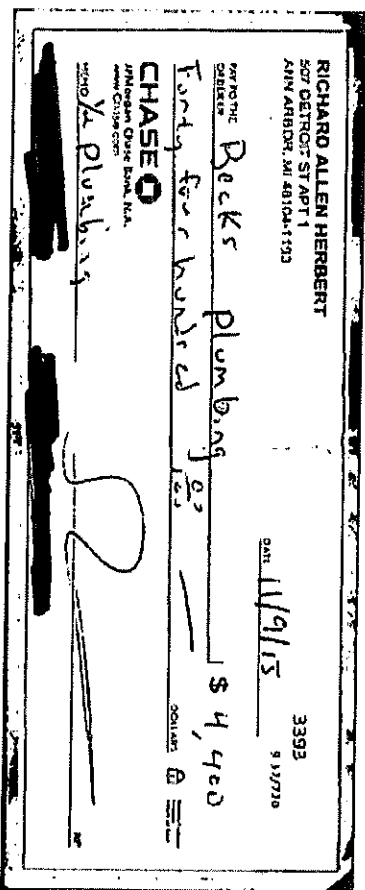
Check Number: 3393

Post Date: 11/12/2015

Amount of Check: \$4,400.00

Front

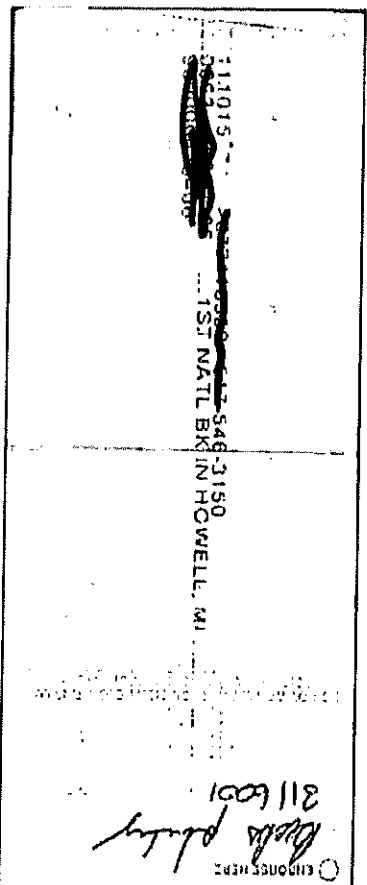
Enlarge/Reduce Check Image



Need help printing or saving this check?

Back

Enlarge/Reduce Check Image



Need help printing or saving this check?

Today's low mortgage rates could be gone tomorrow.

See our low rates

Invite your friends to Chase Freedom[®]

\$50 CASH BACK OFFER

LEARN MORE >

put them perfect

[Home](#)[Payment Center](#)[Help](#)[Official Extras](#)[En Español](#)**My Account****Log In (Optional)**

Log in for expedited access to our enhanced payment services.

E-mail Address:

Password:

[Submit](#)[Sign Up / Forget Password?](#)[Pay Now](#)[View History](#)[Schedule Payments](#)[Verify Payments](#)[Schedule Reminders](#)[My Account Dashboard](#)[E-Wallet](#)[My Bills](#)**Make A Payment**[Select Service](#) : [Enter Amount](#) : [Accept Terms](#) : [Provide Details](#) : [Confirm Details](#) : [Digital Receipt](#)**Ypsilanti, City of, MI****Cash Receipts (swiper)****Your payment has been completed successfully.****Confirmation Number:****05238B****Payment Date:****Wednesday, September 16, 2015****Payment Time:****06:08AM PT**

- Please print or write down your payment confirmation number for your records.
- For an explanation of how the process works and for information on your next steps [click here](#).
- Do not use your browser's "Back" button. Instead, navigate using the buttons below.



Print Confirmation

Payer Information

Name: RICHARD HERBERT
Street Address: 309 PACKARD ST
ANN ARBOR, MI 48104
United States
Daytime Phone Number: (415) 676 - 7483
E-mail Address:
Receipt Number: 34885

Payment Option

Card Type: MasterCard
Card Number:

Payment Information

Payment Type: Cash Receipts (swiper)
Payment Amount: \$264.00
Convenience Fee: \$7.92
Total Payment: \$271.92

Select what you would like to do next:

- ☒ Based on your zip code, there are other agencies in your area that can be **Officially Paid**. Select this option to view them.
- ☐ Make another payment to Ypsilanti, City of - Cash Receipts (swiper)
- ☐ Make another Payment
- ☐ Exit. For security and privacy reasons, your session data will be cleared out.

[Continue](#)[Share](#)

Before you continue, be sure to tell your friends how easy it is make payments with Official Payments!
(Clicking an icon will open a new window for you to tell your friends.)

Building Inspection Department
Phone: 734/482-1025

One South Huron
Fax: 734/483-7444

Ypsilanti, MI 48197
Hours: Monday-Friday 8 am - 4 pm

Work Location 11-11-40-489-002
206 W MICHIGAN

Owner: FOTIADIS WML LLC
310 NW 10TH ST
HIGH SPRINGS FL 32643-0306

Issued: 09/16/15 **Expires:** 09/15/16

Contractor: OWNER OF RECORD

Permits expire 6 Mos. from issue date if work has not been started or an inspection has not been conducted.

YPSILANTI MI 48198

**PLEASE CALL FOR INSPECTIONS A
MINIMUM OF 24 HOURS IN ADVANCE**

**Permit holder must request inspections
Sub-Contractor requests will not be honored.**

Work Description: SUITE #101 (LAMP SHADE) - INSTALL 2 BARRIER FREE
BATHROOMS, PARTITION WALL, MOVEABLE RAISED STAGE.

****PLUMBING, ELECTRICAL AND MECHANICAL TO OBTAIN
SEPARATE PERMITS FOR NEW ELECTRICAL THROUGHOUT,
MOP SINK, HAND SINK, 3-TUB COMMERCIAL SINK, AND HVAC
WORK****

Upon approval, applicant is granted permission to perform as indicated by types and class of permit.
Applicant further agrees to comply with all applicable ordinances and codes of the City of Ypsilanti.

PERMIT NUMBER IS REQUIRED WHEN SCHEDULING INSPECTIONS
FINAL INSPECTION OF WORK REQUIRED TO FINALIZE PERMIT

WARNING: If this work is being performed in rental units, you must comply with Ordinance 732, Tenant Privacy Act.
A copy of this ordinance is available for your review in the Building Department Office.

IDENTIFICATION of your business is required on your vehicle(s) while working within the City of Ypsilanti per Ordinance 728. A copy of the Ordinance is also available for review in the Building Department Offices.

A COPY OF THE APPROVED PLANS MUST BE ON SITE

Fees

Permit Item		Fee Basis	Item Total
BASE FEE	Standard Item	1.00	\$55.00
ADDITIONAL FEE PER 1,000	Standard Item	19.00	\$209.00

Fee Total: \$264.00

ALL WORK MUST MEET ALL CODE REQUIREMENTS

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



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSTILANTI, MI 48197 (734) 477-5980

- SALE -

LES#: 80734001 604394 TRANS#: 86416023 12-29-15

37461 3/4-49-97 PREMIUM MDF
180471 3/4-49-97 INDUST PARTICLE
227357 1-LB 86 X 1-5/8-IN TR HD
206138 LF DANCO DUAL THREAD AER
23467 DAYEY 8-OZ PVC CEMENT

SUBTOTAL: 74.91
TAX: 4.24
INVOICE: 07204 TOTAL: 74.91
VISA: 74.91

VISA:XXXXXXXXXX AMOUNT: 74.91 AUTH: 0000030714
CHIP REFID: 073407111061 12/29/15 14:06:45
CUSTOMER CODE: 14
APL: VISA DEBIT TVR: 8080008000
AID: A0000000031010 TSI: 6800

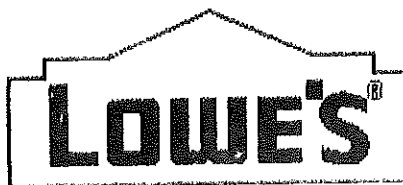
STORE: 0734 TERMINAL: 07 12/29/15 14:07:36

OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSTILANTI, MI 48197 (734) 477-5980

- SALE -

LES#: 80734001 604394 TRANS#: 3834330 11-12-15

12157 USQ 18-LB 1/2 SQ BIT DRY 15.98
2 @ 7.99
358129 CONTINENTAL 1/2-4-8 LB DR 54.92
2 @ 27.46
358129 CONTINENTAL 1/2-4-8 LB DR 6.96
2 @ 3.48
193252 17.6 OZ #90 HI-STRENGTH S 12.97
11817 1-1/4 IN X 10-FI GALV CNR 13.86
7 @ 1.98
11770 PLUS 3 ALL PUR 1/4 4.5-6 13.79

SUBTOTAL: 117.70
TAX: 7.06
INVOICE 06617 TOTAL: 124.76
N/C: 124.76

VISA:XXXXXXXXXX AMOUNT: 124.76 AUTH: 0000074534
CHIP REFID: 073406661744 11/12/15 10:49:02
APL: CAPITAL ONE TVR: 0009008000
AID: A0000000041010 TSI: E800

STORE: 0734 TERMINAL: 06 11/12/15 10:49:02

OF ITEMS PURCHASED:

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSTILANTI, MI 48197 (734) 477-5980

- SALE -

LES#: 80734001 13 TRANS#: 8435930 11-13-15

96458 10-GAUGE STRAND THIN RED 66.97
23877 10 THIN STRD WHI 100-FI S 26.77
72450 4-IN EXPOSED WORK COVER 1 4.22
2 @ 2.11

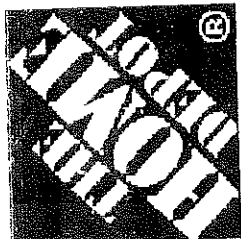
SUBTOTAL: 97.96
TAX: 5.88
INVOICE 11642 TOTAL: 103.84
VISA: 103.84

XXXXXXXXXX AMOUNT: 103.84 AUTH: 0000000770
IP REFID: 073411111056 11/13/15 12:31:47
APL: CHASE VISA TVR: 0000008000
AID: A000000001010 TSI: F800
0734 TERMINAL: 11 11/13/15 12:32:51
ITEMS PURCHASED: 4
DES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: FRANK GENNACCARO

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF I FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.



More saving.
More doing.

3900 CARPENTER ROAD
VPSTILANTI, MI 48197 (734) 975-1029

2721 00019 67306 02/03/16 05:42 PM
CASHIER WESLEY - WJW4834

0000-149-882 LR ENAMEL <A>
BEHR PREM P&F PAINT 6050 UPW GAL 55.50
2027.98
0000-644-500 GLN TRNG SG <A>
GLIDDEN PREM INT SG BASE 2 1180Z 45.52
2022.76
NLP Savings \$2.42
0000-274-627 HINGE <A>
HINGE SPR ADJ 3.5 5/8RD SC 29.96
2014.98
0000-275-519 HINGE <A>
HINGE SPR ADJ 4 1/4RD SB 11.96
2015.98
0000-588-582 ADHESIVE <A>
7200 COVE WALL BAS 5.41
202.97
0000-433-995 ADH. NO.
ROBERTS COVE BASE 2.96
0000-650-500 WALL BASL
4X48X080 CONTRACT VINI WB 9.85
501.97
0000-422-979 WALL BASE <A>
4X48X1/8 PIN RUBBER WB-ALMOND LA 1.58
200.79
1000-042-554 18W 50K 1PK <A>S 18.97
CREE 18W(100W) A21 LED DAYLIGHT 1PK

SUBTOTAL 202.70
SALES TAX 12.16
TOTAL \$214.86
GIFT CARD 100.00
CARD BALANCE 0.00
CARD BALANCE TA

XXXXXXXXXX DEBIT
USD\$ 114.86

AUTH CODE 532562
Chip Read
AID A0000000090840
TVR 8080048000
IAD 06010A03602000
TSI 6800
ARC 00

NEW LOWER PRICE (NLP) SAVINGS \$2.42



More saving.
More doing.

45900 MICHIGAN AVENUE
CANTON, MI 48188 (734)495-9414

2744 00056 23574 12/12/15 11:28 AM
CASHIER SELF CHECK OUT - SCOT56

078477627730 OUTLET <A> 19.87
10PK 20A WHT CMRCL DPLX POWER OUTLET
078477466032 SWITCH <A>
15/20A WHT INDSTR L TOGGLE SWITCH
204.98 9.96
078477466049 SWITCH <A> 4.99
15/20A GRV INDSTR L TOGGLE SWITCH
078477714201 GFCI <A>
15A BLACK/RED BUTTON GFCI, WHITE
3013.97 41.91
051411261917 1/2" RGD <A> 2.94
RIGID LOCKNUT 1/2" STEEL PK20
051411904012 1/2RGDOSNPEA <A>
RIGID OFFSET NIPPLE 1/2" ZINC
402.05 8.20
785007857733 TL OUTLET <A> 21.97
30A BLK 3WIRE SELFLOCKNG SNGL OUTLET
078477103128 PLAS PLCHN <A> 3.29
PLASTIC PULL CHAIN LAMP HOLDER
050169999851 4SQUARECOVER <A> 1.80
4" SQ COVER 30-50 REPT 2.141"
050169999875 4SQUARECOVER <A>
4" SQ COVER 1.620" DIA 20A ROUND
301.80 5.40
050169999974 4SQUARECOVER <A> 1.60
4" SQR COVER 2 DUPLEX
050169999950 4SQUARECOVER <A>
4" SQR COVER 1 DUP RECPT 5.70
301.90
050169999745 4SQUARECOVER <A>
4" SQUARE COVER 1 RECPT 1.406.
201.90 3.80
050169999981 4SQUARECOVER <A> 1.86
4" SQ COVER 1GFCI & DUPLEX
050169999837 4INSQCOVER <A>
4" SQUARE COVER 1 GFCI 4.80
202.10
09501 0714 1T WALLPLT <A>
1G WRNKL WHT PRINCESS TOGGLE WALLPLT 2.37
300.79
095327751018 DPLX WLPLT <A>
1G WRNKL WHT PRINCESS DUPLEX WALLPLT 2.01
300.67
095327751018 1G WHT WPLT <A>

1G WRNKL WHT PRINCESS DECORA WALLPLT 1.34
200.67
078477201404 BT TRN SCT <A>
BOTTOM TURN KNOB SOCKET 6.56
203.28
785007301588 TL OUTLET <A>
15A LCKNG RECEPTACLE WALLPLT 23.74
2011.87 12.97
785007857702 TL OUTLET <A>
20A NYLON 3WIRE SINGLE OUTLET 14.98
785007857726 TL OUTLET <A>
20A BLK 3WIRE NYL LCKNG SNGL OUTLET
050169001929 4SQBX1/2+3/4 <A>
4" SQ DRAWN W/ 1/2 + 3/4 KO 2.70
300.90
050169001905 SQUARE BOX <A>
4" SQUARE DRAWN BOX 1-1/2" DEEP 1.90
200.95
050169007525 4"SQBXCVFLBL <A>
4" SQ BOX COVER FLAT BLANK 5.00
1000.50

SUBTOTAL 211.66
SALES TAX 12.70
TOTAL \$224.36

XXXXXXXXXXXX DEBIT USD\$ 244.36

AUTH CODE 530908
Chip Read
AID A0000000980840
TVR 8080048000
IAD 06010A03602000
TSI 6800
ARC 00

Verified By PIN
US DEBIT

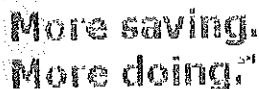
CHANGE DUE 20.00



2744 56 23574 12/12/2015 3703

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/11/2016
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!



STORE: 0734 TERMINAL: 06 12/10/15 14:29:30



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSILANTI, MI 48197 (734) 477-5980

SALES# 52218462 11-03-16

TRANS#

237158 3M 1.88-IN ADV+ DEL-SURFA 17.96
272927 116-FL OZ HG SH INF IN SG 40.78
47.98 DISCOUNT EACH -7.20
772913 120-FL OZ HG SH INF IN ST 39.93
46.98 DISCOUNT EACH -7.05
83071 VAL 1-GAL NONSKID FLR DRK 38.97
172223 PROJECT SOURCE MINI ROLL 3.58
2 @ 1.79
41013 BH 25-CT LATEX GLOVE 3.48
758251 GATOR 200# SANDING SPONGE 9.96
2 @ 4.98
494044 BLUE HAWK MICROFIBER ROLL 8.98
509270 PL 24 PACK TERRY TOWELS 11.48
305804 WOOSTER 3-IN W ROLLER/FRA 4.98
305802 WOOSTER 3-IN WOVEN ROLLER 5.78
494024 2-IN FLAT CUT ALL-PURPOSE 7.38
494025 3-IN FLAT CUT ALL-PURPOSE 8.98
525856 10-OZ NO DRIP CAULK GUN 9.98
553863 10-1-OZ DUALFLX GRAY CAULK 13.44
3 @ 4.48
40363 BLUE HAWK 11-IN PLASTIC T 3.72
3 @ 1.24
786604 WRNR 3-IN FLEX PUTTY KNIF 6.98

SUBTOTAL: 236.36

TAX: 14.18

INVOICE TOTAL: 250.54

N/C: 250.54

TOTAL DISCOUNT: 14.25

W/C:XXXXXXXXXX AMOUNT: 250.54 AUTH#0003440Z

SHIP REFID:073408039597 11/03/16 20:11:51

APL: CAPITAL ONE TR: 0000008000

AID: 4000000041010 TST: E880

STORE: 0734 TERMINAL: 08 11/03/16 20:14:58

OF ITEMS PURCHASED: 24

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSILANTI, MI 48197 (734) 477-5980

SALES# 50734355 1888801 (KMSH): 86655506 10-28-16

TRANS#

6004 2-4-7 KD WU STUO 22.70
10 @ 2.27
313571 1-1/2 X 10-FT BLACK IRON P 19.76
326509 PP MDF 851635 12-FT 60-PC 232.80
4 @ 58.20
952 1-6-10 #2 TC WHITEWOOD BO 17.16
3 @ 5.72
69556 MAZE SPIRL HDBO SDB TLR 1 5.58
112597 1-LB 1-1/4-IN CRS DRYWALL 4.37
69212 1-LB 2-1/2-IN FLID MASOUM 4.95
323911 1-LB 3-IN IAN EXT SCREW 6.93
69175 1-LB 120 3-1/8-IN CTD STM 2.74
67407 2.5-IN DU CORN BRACE ZN H 19.40
5 @ 3.88
67357 1/2-IN X 8-IN GALV CORRUG 5.74
2 @ 2.87
636102 1-IN BLACK IRON FLR FLANG 43.08
6 @ 7.18
220849 10 OZ LN HEAVY DUTY WOC 33.54
13 @ 2.56
37461 3/4-INX49-INX97-IN PREMITO 65.35
3 @ 28.45

SUBTOTAL: 504.08

TAX: 30.24

INVOICE TOTAL: 534.32

CASH: 500.00

USR: 34.32

WISH:XXXXXXXXXX AMOUNT: 34.32 AUTH#0002915

SHIP REFID:073407065898 10/28/16 16:12:35



STORE: 0734 TERMINAL: 07 10/28/16 16:13:08

OF ITEMS PURCHASED: 52

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
VPSILANTI, MI 48197 (734) 477-5980

SALES# 50734441 604394 TRANS# 30652752 11-04-15

TRANS#

72460 4 IN SO BOX 1.5 IN DEEP B 27.50
25 @ 1.10
43634 1/2 EMT SET SCREW 300# 50 12.09
43541 1/2 EMT SET SCREW TIGHT 50 12.06
134902 1/2 ONE HOLE EMT STRAPS 1 3.47
38658 3/8-IN ONE HOLE BX STRAP 2.76
2 @ 1.38
148072 BRNDING PIVOTS 25-CT 1- 7.27
140936 560 WINSTON 100-PACK ID 10.98
225556 TAN BRIGHTS 100-BAG 5.99
72432 4-IN EXPOSD WOOD CON 2-60 2.06
112593 1 LB 1-5/8-IN CRS DRYWALL 4.37
14640 SCR 60 BEHEBOL 1 SBL 25.97
751152 14000 CL 1500 DFL/LED DT 45.98
2 @ 22.98
14704 200000000000000000000000 25.98
233655 12 STRAND LAMN BLACK GRIL 45.77
39260 12 STRAND TANK WHITE GRIL 45.77
43608 12 STRAND TANK GREEN GRIL 45.77
41304 12 STRAND TANK RED GRIL 45.77
42635 12 STRAND TANK BLUE GRIL 45.77
393655 12-1/2 STR NC CBL 400 10 74.24
393700 CW 12-3 STR NC CBL 400 2 39.57

SUBTOTAL: 383.59

TAX: 32.04

INVOICE TOTAL: 553.98

USR: 553.98

WISH:XXXXXXXXXX AMOUNT: 553.98 AUTH#0008120Z

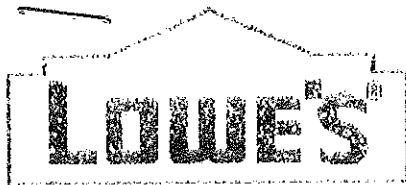
SHIP REFID:073406659215 11/04/15 10:59:23

APL: CHASE USR TR: 0000000000

AID: 400000000000000000000000 0000

STORE: 0734 TERMINAL: 06 11/04/15 10:59:52

OF ITEMS PURCHASED: 45



LOWE'S HOME CENTERS, LLC

3900 CARPENTER ROAD

YPSILANTI, MI 48197 (734) 477-5980

- SALE -

SALES# 5073483 2059915 TRANS# 7056104 09-05-15

391681 120 OZ VNL S16 INT EGG BR 32.98
391681 120 OZ VNL S16 INT EGG BR 32.98
391681 120 OZ VNL S16 INT EGG BR 32.98
391681 120 OZ VNL S16 INT EGG BR 32.98
391681 120 OZ VNL S16 INT EGG BR 32.98

SUBTOTAL: 164.90

TAX: 9.59

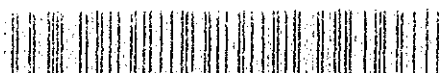
GROSS TOTAL: 174.49

N/C: 174.49

001777073415 09/06/15 15:11:57

STORE: 0734 TERMINAL: 12 09/06/15 15:12:02

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S

SEE REVERSE SIDE FOR RETURN POLICY

STORE MANAGER: FRANK GENNACCARO



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3300 CARPENTER ROAD
JANET, MI 48197 (734) 975-1029

00009 SC012 11/04/15 11:23 AM
3P 012 - CHECK OUT - SC0159

17560063 GFCI WH <A> 9.98
DA WH NYLON DUPLEX GFCI OUTLET
77734223 USB OUTLET <A> 37.49
PK 3.6A USB CHARGER/DUPLEX OUTLET
37000787 CONNECTOR <A>
2/EX SNAP2IT CONN INS 3/8"PK5
P5.28 25.12
1513 364 FIRE CLIK <A> 11.47
4 CP 25 RED FIRE BARRIER CAULK
5544075 FB FOM <A> 10.97
FIRE BLOCK FOM

SUBTOTAL: 95.03

SALES TAX: 5.70

TOTAL: \$100.73

XXXXXX VISA

USD\$ 100.73

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SALES# ESTLANE3 13 TRANS# 9423588 11-17-16

172223 PROJECT SOURCE MINI ROLLE 3.58
2 @ 1.79
587657 3M SB PRO 180# ULTRA FLEX 4.97
656555 PREMIER 3-IN STAIN & FINI 10.48
216269 STANDARD DEADBOLT STRIKE 5.98
470787 30-CT SS VINYL DISPOSABLE 3.98
91041 STANLEY HI-VIS STUD SENS 9.98
587658 3M SB PRO 120# ULTRA FLEX 4.97
55761 4-IN SQUARE COVER FLAT BL 3.50
7 @ 0.50
47926 MINMAX 128-FL OZ FLOOR PO 43.46
636703 124-FL OZ HGTV SW OV IE H 30.98
552876 SWIFFER DUSTER EXT HANDLE 9.98
74188 PURDY STAIN PAD 10.47
127552 5-CT PAPER YARD LAWN BAG 5.94
3 @ 1.98

SUBTOTAL: 148.27
TAX: 8.90

INVOICE 09592 TOTAL: 157.17

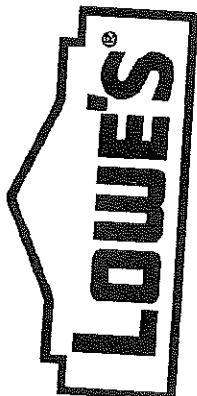
N/C: 157.17

N/C:XXXXXXXXXXXX AMOUNT:157.17 AUTHCD:R77888
SWIPED REFID:073409054228 11/17/16 17:57:23
STORE: 0734 TERMINAL: 09 11/17/16 18:00:17
OF ITEMS PURCHASED: 22
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: FRANK GENNACCARO

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS



LOWE'S HOME CENTERS, LLC
3900 CARPENTER ROAD
YPSILANTI, MI 48197 (734) 477-5980



LOWE'S HOME CENTERS, LLC

3900 CARPENTER ROAD

YPSILANTI, MI 48197 (734) 477-5980

- SALE -

5073483 2017975 TRANS# 21234725 12-15-15

2799 A119 ORIGINAL VINTAGE STY 25.96
2 @ 12.98
0058 UT LED 60W EQUIVALENT BUL 11.88
7141 KUIKSET BALBOA PROCV LEVE 21.97
5977 3M FIREBLOCK FOAM (176477 10.98
5044 12-IN X 12-IN WHITE RETOR 10.48
12366 HONEY 8-FL OZ INT STN 4.77
24729 UT 75W (15W) LED PAR30 SH 14.98
36344 5-2 BASIC PROGRAMMABLE TH 24.98
56001 124 OZ OLY ONE INT EGG EN 25.97
56004 UL 118-FL OZ INT EGG EN 25.97
56001 124 OZ OLY ONE INT EGG EN 25.97

SUBTOTAL: 203.91

TAX: 12.23

INVOICE 12607 TOTAL: 216.14

DEBIT: 256.14

CHANGE: 40.00

IT:XXXXXXXXXXXX AMOUNT:256.14 AUTHCD:R77888

SWIPED REFID:073412260700 12/15/15 21:55:34

TRACE:00494073

PURCHASE CASH BACK TOTAL DEBIT

216.14 40.00 256.14

STORE: 0734 TERMINAL: 12 12/15/15 22:00:11

OF ITEMS PURCHASED: 12

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





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3300 CARPENTER ROAD
VPSILANTI, MI 48197 (734)975-1029

2721 00069 41355 09/01/15 05:21 PM
CASHIER SELF CHECK OUT - SCOT59

051141320023 4.5" WULT EL <A> 7.87
SCOTCHBRIE 1 41" 2093EL
022381961173 4X3/8 IN PIN <A> 5.27
BETTER 4 X 3/8 IN KAT ASSEMBLY
077089173123 9X3/8 MICRO <A>
BEST 9 X 3/8 IN MICRO FIBER ROLLER
201.97 9.94
727193908252 9/16" 73PK <A> 4.97
9 IN PLASTIC ROLLER TRAY 3PK - OR
678585070035 INT PAINT <A> 33.98
BORG FINI SATIN 7753 DEEP 1160Z
678880670035 INT PAINT <A> 33.98
NEW FLOW UPK SATIN 7753

SUBTOTAL 96.01
SALES TAX 5.76

XXXXXXX
AUTH CODE 556050/0591062



2721 50 41355 09/01/2015 523

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 11/30/2015
THE HOME DEPOT RESERVES THE RIGHT TO
CHANGE POLICY WITHOUT NOTICE. PLEASE SEE THE



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3300 CARPENTER ROAD
LANTL, MI 48197 (734)975-1029

1 00057 37051 09/11/15 01:30 PM
CASHIER SELF CHECK OUT - SCOT59

713048829 POULTRY NET <A> 19.27
1IN 3FTX25FT POULTRY NETTING
713045545 POULTRY NET <A>
1IN 3FTX25FT POULTRY NETTING
2019.27 38.54
7801178982 60WAT19LED <A>
FEIT 60WE AT19 2200K DMBL SW LED 1PK
9012.97 116.73
3168466455 25STATNGL <A> 4.97
GE 25W A19 STAINED GLASS BULB
18212170243 3L PNDT WL <A> 139.00
CHATEAU DEVILLE 3LT WALNUT PENDANT
18212234167 WALL MOUNT <A> 39.97
MOSSORO 14-1/2" WALNUT EXT WALL
NLP Savings \$10.00
718212170212 1L MINI WL <A>
CHATEAU DEVILLE 1LT WALNUT MINI-PNDNT
4044.97 179.88

SUBTOTAL 538.36
SALES TAX 32.30
TOTAL \$570.66

XXXXXXXXXXXX MASTERCARD
AUTH CODE 48575P/0572290

NEW LOWER PRICE (NLP) SAVINGS \$10.00



2721 57 37051 09/11/2015 0083

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON



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3300 CARPENTER ROAD
VPSILANTI, MI 48197 (734)975-1029

21 00069 90502 09/20/15 01:58 PM
CASHIER SELF CHECK OUT - SCOT59

1691475063 BRNZ BRACKET <A>
6X3 BRONZE CELTIC SCROLL BRACKET
1206.97 83.64

SUBTOTAL 83.64

SALES TAX 5.02

TOTAL \$88.66

XXXXXXX
H CODE 04715A/1593333



2721 50 90502 09/20/2015 5685

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 12/19/2015
THE HOME DEPOT RESERVES THE RIGHT TO
CHANGE POLICY WITHOUT NOTICE. PLEASE SEE THE
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DETAILS.

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HOME'S HOME CENTERS, LLC
3300 CARPENTER ROAD
VPSILANTI, MI 48197 (734) 477-5380

SALE -
AES#: 507340J3 192974 TRANS#: 21262929 11-11-15

72713 3/4 ENT CONDUIT 10-FT 13.60
4 0 3.40
46380 UNIVERSAL PIPE CLAMP 1/2- 8.22
5 0 1.37
46639 UNIVERSAL PIPE CLAMP 3/4- 10.44
6 0 1.74
75640 3/4-IN ENT SET SCREW CONN 3.14
590779 1/4 INCH SPRING NUT-5 PER 9.96
3 0 3.32
75643 3/4-IN SET SCREW COUP 5-8 3.33
147 8H RHCBMS W/N 1/4X1 25CT 6.58
2769 BH FENDER WSH 1/4X1 1/4 3 6.58
25455 1/2 SET SCREW LB ASSEMBLY 17.08
2 0 8.54
26248 3/4-IN RIGID CONDUIT BODY 18.60
2 0 9.30

SUBTOTAL: 97.33
TAX: 5.85
INVOICE 12770 TOTAL: 103.38
VISA: 103.38

VISA:XXXXXXXXXXXX
AMOUNT: 103.38 AUTH:0-072291
CHIP REFID:07341111053 11/11/15 12:24:59
APL: CHASE VISA TUR: 0080006090
ATD: 4000000031010 TSL: F800

STORE: 0734 TERMINAL: 12 11/11/15 12:29:19
OF ITEMS PURCHASED: 27
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS





Proudly serving SE Michigan for over 20 years
(888) 363-1212

BILL TO:	Co. Beal Properties	FOR WORK AT:	206 West Michigan Ave Ypsilanti, MI 48197	INVOICE
				Invoice #: 206WM Invoice Date: 11/6/2015

	SALES REP.	
	Daniel Trubak	
	DESCRIPTION	
	Humidex Air System	
	Permit Fee	
	4" pipe and stone	
	Total Contract	7100.00
	Payments / Credits	(\$7,100.00)
	Balance Due	0.00

The contractor's representative has fully explained the work to be done. All work to be done in a workman like manner. Any change in the work to be done will be executed upon written orders only. Unforeseen circumstances may require additional cost to cure. Any discovered variance will be fully explained and will require written authorization. Workers are covered by workmen's compensation and general liability insurance.
Payment is to be made in full upon completion.

Beal Properties

Last Word Sign Co.

371 Albany St
Ferndale, MI 48220
Phone: 734.667.6067
E-Mail: lastwordsigns@gmail.com

Invoice

July 17, 2016

Invoice:
Ziggy's
Ypsilanti, MI

Quantity	Item	Description	Unit Price	Total
1	Paint Removal	Removal of Café Lampshade Lettering	\$500	\$500

Subtotal: \$500

*Tax:

Shipping:

Miscellaneous:

Total: \$500

Thank you for the opportunity to complete this project.

pd 11/5/16
Check # 991
David S. Jones
DJ Jones

0991
9-9/720
424

DATE 11/15/16

PAY TO THE ORDER OF Last Word Sign Co.

\$ 500.00

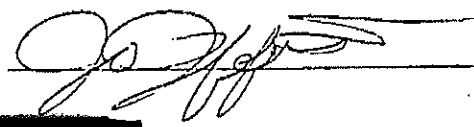
five hundred and 10/100

DOLLARS  Security Features: See Back



Comerica Bank
www.comerica.com

FOR Ziggys Sign Removal



⑈00099⑈

CREDIT UNION ONE

11/16/2016

11:41:36



Subject: Fwd: Your Order is in Process
From: Ricky Herbert (rherbert84@gmail.com)
To: jo_lent@yahoo.com;
Date: Tuesday, August 2, 2016 3:11 PM

----- Forwarded message -----
From: Lowe's Home Improvement <CustomerCare@lowes.com>
Date: Tuesday, October 20, 2015
Subject: Your Order is in Process
To: rherbert84@gmail.com



Your Order Is in Process
View details below.

Your Account

Dear richard,

Thank you for placing your order with Lowe's. Your order is now in process.

To check the status of your order, please call Lowe's Customer Care at 1-800-444-LOWES (56937) or email customer-care@lowes.com. For all written communications, remember to include your name, order number and contact information.

Thank you for shopping at Lowe's

Sincerely,
Lowe's Customer Care

Store Pickup

Products Ordered Unit Price Qty Total

Order Summary

Order Date: 10/20/2015
Order #: 317433000
Invoice #:
Order Total: \$591.62

Need Help?

 **Email Customer Care**
 **Call 1-800-445-6937**
Our Customer Care team is available Monday — Saturday 7 a.m. — 1 a.m. (ET), and Sunday 8 a.m. — 9 p.m.

Klin-Dried Hem-Fir Dimensional Lumber (Common: 2 x 6 x 10; Actual: 1.5-in x 5.5-in x 10-ft)
 Item #:432485 Model #: WF206TOPCHC10 \$5.23 20 \$104.60

(ET).

CANFOR SELECT STRUCTURAL LUMBER
 Item #:6005 Model #: 6005 \$2.56 75 \$192.00

2-in x 6-8-in Triple Zinc Slant Nail Joist Hanger
 Item #:116241 Model #: JUS26-TZ \$0.87 14 \$12.18

\$0.96 Original Price

\$0.09 Buy 10 Get 10% Off

OSB Tongue and Groove Subfloor 23/32 CAT PS2-10 (Common: 23/32-in x 4-ft x 8-ft; Actual: 0.703-in x
 Item #:12218 Model #: NA \$15.38 10 \$153.80

75-Count 1/4-in x 3-3/4-in Concrete Screws
 Item #:53429 Model #: 24395 \$24.98 1 \$24.98

Heavy Duty Construction Adhesive
 Item #:220849 Model #: LN-903 \$2.48 10 \$24.80

5-lb #8 x 3-in Countersinking-Head Polymer-Coated Phillips Deck Screws
 Item #:9470 Model #: PTN3SS \$22.47 2 \$44.94

2-in x 6-8-in Triple Zinc Slant Nail Joist Hanger
 Item #:116241 Model #: JUS26-TZ \$0.78 1 \$0.78

\$0.96 Original Price

\$0.18 Buy 10 Get 10% Off

Pickup Location Estimated Pickup Date

LOWES OF SCIO
 TOWNSHIP, MI
 Store #: 1750
 5900 JACKSON ROAD
 ANN ARBOR, MI 48103
 Store Phone: (734) 302-2400

10/20/2015

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Place your order on Lowe's.com and pick it up in the store. Get Details >

We'll notify you via email when your order is ready for pickup!

of Items Discounted: 2 Total Discount: \$1.44

Payment and Billing

Sold To

richard herbert (415) 676-7483
rherbert84@gmail.com

Tender Information Billing Summary

Master Card \$591.56 Subtotal: \$558.08
Shipping/Delivery: \$0.00
Total Tax: \$33.54
Total: \$591.62

Charges will apply to your credit card at time of fulfillment. Picked up or shipped orders will be charged when pickup or shipping processes begin. Lowe's delivery orders will charge up to 48 hours before your scheduled delivery. For installation projects, see contract for details. If any part of your order is canceled prior to fulfillment, your pending charges will be adjusted. If you have any questions about your order, please call Customer Care at 1-800-44-LOWES (56937) or email customercare@lowes.com.

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Lowe's Consumer Credit Terms and Conditions

"One's destination is never a place, but a new way of seeing things." -Henry Miller

Ricky Lampshade
415.676.7483
lampshade.life
ricky/herbert.tumblr.com
CookiesForCambodia.tumblr.com
honor-diy-self.tumblr.com
epic journey
Ricky Herbert

< Inbox

1 of 9

**ATTN: Ricky**

Lamp Shade
206 W. Michigan
Ypsilanti, MI

PH: 415-676-7483

EM: rherbert84@gmail.com

ELECTRICAL INVOICE

Wednesday, December 09, 2015

INVOICE#RSC2211

21444 BRIDGE ST SOUTHFIELD MI 48033

TEL (877) 627-8420 FAX (743) 446-2732

EMAIL: OFFICE@MMELECTRICMICHIGAN.COM WEB: MMELECTRICMI.COM

RE: LAMP SHADE.

- 1) COMPLETE BATHROOM AREA AS PER CODE.
- 2) COMPLETE COFFEE BAR AREA AS PER CODE (NEED SPECS OF MACHINES).
- 3) INSTALL 2- CEILING FANS AS NEEDED WITH SWITCH.
- 4) SUBMIT PROPER PAPERWORK AND PAY FOR ELECTRICAL PERMIT.

TOTAL

\$790.00

\$210.00 PERMIT

\$1,000.00 PAYMENT RECEIVED

SIGN**DATE**

WORK PERFORMED BY M&M ELECTRIC CO. IS GUARANTEED FOR ONE YEAR, THIS DOES NOT INCLUDE PARTS OR EQUIPMENT FAILURE.

M. Stroshein**AbuZayd's Everything Freelance Group**

55 Westover Ann Arbor, MI 48103

Phone 734.216.3955

abzdefg.xyz

ABZD'S EFGANN ARBOR, MI
734.216.3955

INVOICE #YPSI027

DATE: 8/15/2016

TO:

Ricky Herbert

Record/Receipt of all payments made for labor costs to M. Stroshein. All material costs were covered by owner

FOR:

Lampshade

206 W. Michigan Ave
Ypsilanti, MI 48197

DESCRIPTION	HOURS	RATE	AMOUNT
14 November 2015 (via Venmo): Labor for misc framing in kitchen, framing of bathrooms/loft, café bar, and misc carpentry	Estimate	Estimate	\$1112.29
25 Nov 2015 (Venmo): Misc additional labor not included in bid	12	25	\$300
19 Dec 2015 (Venmo): Drywall install and finishing: kitchen, bathrooms, fire stop drywall finishing on ceiling and where ceiling meets brick walls, flooring install: bathrooms, kitchen, and some repairs elsewhere	Estimate	Estimate	\$2200.00
30 Dec 2015 (Venmo): Café bar finishing, plumbing repairs, flooring repairs	Estimate	Estimate	\$450
19 Feb 2016 (Venmo): misc repairs/carpentry	8	25	\$200
			Total: \$4262.29

Make all checks payable to: M. Stroshein

THANK YOU FOR YOUR BUSINESS!

47255 Michigan Avenue
Canton, MI 48188
(734) 714-5800



3300 W. Jefferson Avenue
Trenton, MI 48183
(734) 676-3000

REPRINT

TRANSACTION NUMBER	TRANSACTION TYPE	DATE	TIME
40849430	CASH SALE	09/23/15	06:07

CASH4

RYAN

SHIP TO:

206 W. MICHIGAN AVE
LAMP SHADE CAFE
YPSILANTI, MI 48197

., MI

734 740 0581

CUST CODE: CASH4 CUST PO#: OAK 1X8

TERMS: C. O. D.
S 4 A 100 W 411 P 2 Matthew Kinsler

ORD/QTE: 40848864

LN#	QUANTITY	DESCRIPTION	ITEM #	PRICE	PRICE	DISC	AMOUNT
		JOB SITE CONTACT					
		RICKY 415 676 7483					
3	350	1 X 8 S4S OAK	LO08	350.000	4.000	0	1400.00
		14/10 15/14					
4	1.00	DELIVERY CHARGE	DC	1.000	50.000	0	50.00
5	1	1 X 8 S4S OAK	LO08	1.000	0.000	0	0.00

Received By: _____

PAGE # 1

Customer Copy w/p

THE ABOVE PRICES ARE GOOD FOR 15 DAYS
CLERICAL ERRORS SUBJECT TO CORRECTION
CHECK ITEMS CAREFULLY AS WE AGREE TO
FURNISH ONLY ITEMS AS LISTED

SUBTOTAL	1450.00
MI Sales Tax	87.00
TOTAL	1537.00



Samir Chahine
Freelancer

INVOICE

20

Bill To:

Lampshade LLC
206 w. Michigan ave

Date: Feb 3, 2016

Due Date: Mar 3, 2016

Balance Due: \$4,400

Item	Quantity	Rate	Amount
Clean, sand, Paint, stain - bathrooms, bar, stage, walls	65	\$20	\$1,300
November labor- cleaning, moving, storage, organizing	35	\$20	\$700
December labor - setup, cleaning, labor	58	\$20	\$1,160
January labor - basement, kitchen area, installation, assisting main builder	48	\$20	\$960
February - basement prep	14	\$20	\$280

Subtotal: \$4,400

Total: \$4,400

Notes:

Remainder of bill for pre-opening and February work. Good luck !

Terms:

Please remit payment within 30 days on invoice.

services in the
future.

Transaction Details

Transaction ID: 9UL314346D053222B

August 25, 2016

SENDER

Richard Herbert

rherbert84@gmail.com

RECIPIENT

Samer
Chahine

samerce@gmail.com

Money sent

\$4,400.00 USD

Fee

\$0.00 USD

PAID WITH

VISA 

\$4,399.59 USD

PayPal Balance (USD)

\$0.41 USD

You paid

\$4,400.00 USD

Bill To:

Lampshade LLC

Date: Dec 29, 2015

Due Date: Jan 29, 2016

Balance Due: \$4,800

Item	Quantity	Rate	Amount
labor hours - basement	60	\$20	\$1,200
labor hours - general cleaning for august	30	\$20	\$600
labor hours - general cleaning for september	40	\$20	\$800
labor hours - general cleaning for october	20	\$20	\$400
labor hours - washing brick, glossing brick	90	\$20	\$1,800

Subtotal: \$4,800

Total: \$4,800

Notes:

Will send separate invoice for other work. thanks and good luck with the shop. I think it will be a huge success !

Terms:

please remit payment within 30 days from date of invoice.



Aug 23, 2016 00:51:58 PDT
Transaction ID: 8JU109988E034891T

Hello Richard Herbert,

You sent a payment of \$4,800.00 USD to Samer Chahine
(samerce@gmail.com)

It may take a few moments for this transaction to appear in your account.

Merchant
Samer Chahine
samerce@gmail.com

Instructions to merchant
You haven't entered any instructions.

Shipping address - confirmed Shipping details

Richard Herbert
206 W Michigan Ave
Ypsilanti, MI 48197
United States

The seller hasn't provided any shipping details yet.

Description	Unit price	Qty	Amount
Invoice # 19	\$4,800.00 USD	1	\$4,800.00 USD

Subtotal \$4,800.00 USD

Total \$4,800.00 USD

Payment \$4,800.00 USD

Charge will appear on your credit card statement as "PAYPAL *SAMERCE"
Payment sent to samerce@gmail.com

Issues with this transaction?

You have 180 days from the date of the transaction to open a dispute in the Resolution Center.

? Questions? Go to the Help Center at www.paypal.com/help.

Please do not reply to this email. This mailbox is not monitored and you will not receive a response. For assistance, log in to your PayPal account and click **Help** in the top right corner of any PayPal page.

You can receive plain text emails instead of HTML emails. To change your Notifications preferences, log in to your account, go to your Profile, and click **My settings**.

Copyright © 1999-2016 PayPal. All rights reserved.

PayPal Email ID PP120 - [REDACTED]

From: Ubiquiti Networks orders_noreply@ubnt.com
Subject: Ubiquiti Networks Store: New Order # 100036732
Date: Today at 3:25 PM
To: Jo Jeffries jo_lent@yahoo.com



Hello, Jo Jeffries

Thank you for your order from the Ubiquiti Networks Store. Once your package ships we will send an email with a link to track your order. You can check the status of your order by [logging into your account](#). If you have any questions about your order please contact us via [your account portal](#). Your order confirmation is below. Thank you again for your business.

Your Order #100036732 (placed on October 2, 2016 12:25:25 PM PDT)

Billing Information:

Jo Jeffries
15 N Wallace Blvd
Ypsilanti, Michigan, 48197-4663
United States
T: 7343301104

Payment Method:

Credit Card

Credit Card Type
MasterCard
Credit Card Number
[REDACTED]

Shipping Information:

Jo Jeffries
15 N Wallace Blvd
Ypsilanti, Michigan, 48197-4663
United States
T: 7343301104

Shipping Method:

FedEx - Ground

Item	SKU	Qty	Subtotal
UniFi Switch 8 (150W)	US-8-150W	1	\$199.00
		Subtotal	\$199.00
		Shipping & Handling	\$10.98
		Grand Total	\$209.98

Page 1 of 1

0039950

BILL TO <i>1000 1st St</i>		SERVICE PERFORMED AT	
ADDRESS <i>1000 1st St</i>		ADDRESS	
CITY, STATE, ZIP <i>1000 1st St</i>		CITY, STATE, ZIP	
CUSTOMER ORDER NO. <i>Ricky</i>	SOLD BY	TERMS <i>1000 1st St</i>	DATE <i>1/1/97</i>

[illegible]

\$420.00

11-17-15 Electrical Service **\$240.00**

Unit price: \$40.00

Quantity: 6

Description: Hookup outlets under counter & mount boxes

11-18-15 Electrical Service **\$80.00**

Unit price: \$40.00

Quantity: 2

Description: Hook up Conduit in Main duct & panel with circuits

11-19-15 Electrical Service **\$240.00**

Unit price: \$40.00

Quantity: 6

Description: Run conduit in kitchen area to top floors & boxes with wiring

14 total hours **\$0.00**

Unit price: \$0.00

Quantity: 1

Subtotal:

\$560.00

560.00

Wallace Construction - Electric, Building & More



Amount due:

\$1,750.00 USD



1) Front stage area lights \$150.00

Unit price: \$150.00

Quantity: 1

Description: Includes dimmer box, wire. Complete with labor as discussed

2) Basement outlet 3 on existing wall as discussed \$275.00

Unit price: \$275.00

Quantity: 1

Description: Includes Emt, Boxes, Duplexes. Complete with labor as discussed

3) Wall outlet by back door \$175.00

Unit price: \$175.00

Quantity: 1

Description: Includes Emt, Boxes,

Unit price: \$40.00

Quantity: 1

6) Outlet above bathrooms and loft **\$70.00**

Unit price: \$70.00

Quantity: 1

Description: Includes Box, conduit, Duplex. Complete with labor as discussed

7) Outlet boxes above coffee counter **\$300.00**

Unit price: \$300.00

Quantity: 1

Description: Includes Conduit, Boxes, Duplex, Dimmer, Wire. Complete with labor as discussed

8) To complete existing work **\$300.00**

Unit price: \$300.00

Quantity: 1

Description: Includes, 1 espresso, 1 coffee, 2 grinders, 1 hot water dispenser, (electrical hook up only)

ats

price: \$350.00

ntity: 1

cription: Includes exhaust fans
lights, GFIs, and light
ches, complete with labor as
ssed

total:

\$1,750.00

l:

\$1,750.00 USD



Pay amount due \$1,750.00

Pay \$

Pay with card

Pay with PayPal



KOCH & WHITE
HEATING • COOLING
www.koch-white.com



Distinguished Dealer

NATE Certified

Jill Jefferson *Jo Jeffries*
206 W Michigan Ave
Ypsilanti, MI 48197

8/25/16

734-330-1104

We propose to furnish the labor and materials—complete in accordance with the below specifications.

Installation of HVAC equipment and ductwork to include the following:

- Carrier 59SP5 single stage furnace with ECM blower at 96% AFUE
- Carrier 24ABB 13 SEER air conditioning unit mounted to exterior wall
- Furnace located in basement with ductwork routed thru first floor
- Spiral ductwork thru out first floor with saddle registers
- One central return air opening towards back of space
- Gas line piping from meter to furnace location
- Electrical wiring to furnace and condenser
- Furnace venting, bath fans and make-up air from back alley
- 5 year parts, 1 labor, 5 year compressor and 20 year heat-exchanger warranty
- Labor, materials and permits

TOTAL \$16,650.00*

***Carpentry, painting and trim work by others**

Thank you for considering this estimate.

To accept this proposal, please sign below and return it with a 1/3 down payment. Balance is due upon completion.
This quote may be withdrawn if not accepted within 30 days.

Accepted by _____, on ____/____/____

Prepared by Eric Kruger



2608 W. Liberty St., Ann Arbor, MI 48103, Phone: (734) 663-0204 Fax: (734) 663-0411
HEATING • AIR CONDITIONING • GENERATORS • HEAT PUMPS • COMMERCIAL REFRIGERATION • SHEET METAL



WATERHILL BUILDING CO. / Rhodes LLC

Estimate
2/13/2017 Invoice

KYLE RHODES 810 923 2091
738 MILLER
ANN ARBOR MI 48103

JO AND DAVID JEFFRIES
ZIGGY'S @ 206 W MICHIGAN AVE

BAR BUILD OUT

NEW BAR BUILD, NEW BACK BAR BUILD

REPAIR FLOOR, INSTALL COMMERCIAL QUALITY FLOORING & BASEBOARDS

TOTAL \$13,000

10,000

3,000

ROUGH & FINISH ELECTRICAL

RELOCATE AND REPLACE OVERHEAD LIGHTING (COMMERCIAL FOOD SAFE), UNDER BAR

RELOCATE AND REWORK BAR AREA RECEPTACLES

WATER HEATER POWER INSTALL

TOTAL \$7,000

2,500

3,000

1,500

ROUGH & FINISH PLUMBING

INSTALL 4 COMP SINK, HAND SINK

INSTALL FLOOR SINKS, FLOOR DRAINS

NEW HOT WATER HEATER AND INSTALLATION

TOTAL \$10,000

2,500

2,500

5,000

SUBTOTAL \$30,000

April 20, 2017

**Downtown Development Authority of the
City of Ypsilanti
County of Washtenaw, State of Michigan
RESOLUTION TO RECOMMEND APPROVAL OF A REDEVELOPMENT LIQUOR
LICENSE REQUEST FOR 206 W. MICHIGAN AVENUE/ZIGGYS**

The following preamble and resolution were offered by Member Adam Gainsley and supported by Member Jelani McGadney.

WHEREAS, the Ypsilanti Downtown Development Authority (YDDA) approved a formal policy to review and recommend approval of applications for Redevelopment Liquor Licenses (RLL) in accordance with Public Act 501 of 2006 in December 2009 and amended the policy in January 2011; and

WHEREAS, Ziggys has applied for an RLL through the City of Ypsilanti; and

WHEREAS, consistent with the YDDA's formal policy, the City of Ypsilanti has forwarded the RLL application to the YDDA for a formal recommendation of the request; and

WHEREAS, using the approved process the YDDA's Operations and Finance Committee has reviewed the application for an RLL for Ziggys; and

WHEREAS, it is the belief of the Operations and Finance Committee that the approval of an RLL for Ziggys will meet the following criteria; the proposed license has or will leverage significant investment at the proposed location that will likely improve the value and marketability of the property; the proposed business will increase the number of jobs available in the DDA; and the proposed use will add to the vibrancy and mix of types of businesses and support existing establishments by increasing the number of visitors to the DDA; and

WHEREAS, the Operations and Finance Committee has reviewed the application for an RLL and has found that the application to be complete and consistent with the guidelines for approval of the license;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. the YDDA formally recommends that the Ypsilanti City Council approve the request for an RLL by Ziggys pending all other City of Ypsilanti requirements for approval are met.

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

AYES: Jessica French, Martha Cleary, Ben Harrington, Jelani McGadney, Andrew O'Neal, Mark Teachout, Dieter Otto, Adam Gainsley, Diana Wong

NAYS: none

YES: 10 NO: 0 ABSENT: 1 VOTE: affirmed

Andrew Hellenga

From: Frank Daniels, Jr.
Sent: Monday, April 24, 2017 1:51 PM
To: Andrew Hellenga
Cc: Beth Ernat; Joe Meyers
Subject: RE: RE: Liquor Licenses

Hi Andrew

I should clarify.....

Building will approve the license contingent upon approval from the Health Department.

-Frank

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:51 AM
To: Frank Daniels, Jr.
Cc: Beth Ernat
Subject: RE: RE: Liquor Licenses

Thanks

Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



From: Frank Daniels, Jr.
Sent: Monday, April 24, 2017 8:50 AM
To: Andrew Hellenga <ahellenga@cityofypsilanti.com>
Cc: Beth Ernat <BErnat@cityofypsilanti.com>
Subject: RE: RE: Liquor Licenses

Building has no objection to the Tap Room.

Ziggy's C/O, that was issued in September 2016 says, "No sale of food or beverages without Health Department approval". I don't see that plumbing permits were issued for the installation of a commercial kitchen and I'm not aware of any Health Department approvals.

We would need these items completed prior to approval from Building.

Andrew Hellenga

From: Max Anthouard
Sent: Monday, April 24, 2017 9:16 AM
To: Andrew Hellenga
Subject: RE: RE: Liquor Licenses

Ziggy's is good with me.

Max

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti; Courtney Dugger; Kimberly Teamer; Bonnie Wessler; Frank Daniels, Jr.; Max Anthouard; jbarr@barrlawfirm.com; Julie McClellan (jmccllellan@legalnews.com)
Cc: Frances McMullan
Subject: RE: Liquor Licenses

Hello,

Please see attached applications from the Tap Room and Ziggy's. I have received okays from a few of you regarding the Tap Room, but I do need approval from the remaining departments. These are both on the May 4th agenda so I will need approval as soon as possible.

Thanks,

Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



Andrew Hellenga

From: Bonnie Wessler
Sent: Monday, April 24, 2017 9:02 AM
To: Andrew Hellenga
Cc: Beth Ernat; Joe Meyers
Subject: RE: RE: Liquor Licenses

Zoning's cool with both locations; they're both in Center and bars/brewing-when-accessory-to-bars are fine there. I think I remember you asking about Tap but not Zig's, btw.

--

Bonnie Wessler
City Planner
Community Development Division, City of Ypsilanti
734/483.9646 (office)
bwessler@cityofypsilanti.com

--

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti; Courtney Dugger; Kimberly Teamer; Bonnie Wessler; Frank Daniels, Jr.; Max Anthouard; jbarr@barrlawfirm.com; Julie McClellan (jmcclellan@legalnews.com)
Cc: Frances McMullan
Subject: RE: Liquor Licenses

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Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



Andrew Hellenga

From: Kimberly Teamer
Sent: Monday, April 24, 2017 11:59 AM
To: Andrew Hellenga
Subject: RE: RE: Liquor Licenses

There are no outstanding taxes for either.

Kim

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti; Courtney Dugger; Kimberly Teamer; Bonnie Wessler; Frank Daniels, Jr.; Max Anthouard; jbarr@barrlawfirm.com; Julie McClellan (jmmcclan@legalnews.com)
Cc: Frances McMullan
Subject: RE: Liquor Licenses

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Thanks,

Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com



Andrew Hellenga

From: Courtney Dugger
Sent: Wednesday, April 26, 2017 9:43 AM
To: Andrew Hellenga
Subject: RE: RE: Liquor Licenses

Assessing is good with it.

From: Andrew Hellenga
Sent: Monday, April 24, 2017 8:20 AM
To: Tony DeGiusti <tdegiusti@cityofypsilanti.com>; Courtney Dugger <CDugger@cityofypsilanti.com>; Kimberly Teamer <KTeamer@cityofypsilanti.com>; Bonnie Wessler <bwessler@cityofypsilanti.com>; Frank Daniels, Jr. <FDanielsJr@cityofypsilanti.com>; Max Anthouard <MANthouard@cityofypsilanti.com>; jbarr@barrlawfirm.com; Julie McClellan (jmcclellan@legalnews.com) <jmcclellan@legalnews.com>
Cc: Frances McMullan <fmcnullan@cityofypsilanti.com>
Subject: RE: Liquor Licenses

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Please see attached applications from the Tap Room and Ziggy's. I have received okays from a few of you regarding the Tap Room, but I do need approval from the remaining departments. These are both on the May 4th agenda so I will need approval as soon as possible.

Thanks,

Andrew Hellenga
Deputy City Clerk
City of Ypsilanti
1 South Huron
Phone: (734) 483-1100
Email: ahellenga@cityofypsilanti.com





**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
Jennifer A. Healy~ Legal Assistant

MEMORANDUM

To: Andrew Hellenga, Deputy Ypsilanti Clerk
From: John M. Barr, Ypsilanti City Attorney
Date: April 24, 2017
Re: Ziggys liquor license application

I have reviewed the license application of Ziggys for a class C liquor license with dance and entertainment permit and have no objection to the request.



Resolution No. 2017-099
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the proposed application for a Redevelopment Class C license and Dance/Entertainment License for Ziggy's be **officially closed**.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
May 4, 2016

To: Mayor and Council

From: Beth Ernat, Director of Community and Economic Development

Subject: Sale of Property
Right-of-Way - 400 N. River

SUMMARY & BACKGROUND: The Thompson Block property located at 400 N. River Road was purchased by 2Mission. The development group is working to create a site plan to restore the building to its late 1800's time period when the Thompson and Son's Company was the primary tenant and the building was in its glory.

In order to restore the historic time period of the building a front porch with an awning is being restored. Unfortunately, a strip of city owner right-of-way prevents the installation of the porch and barrier-free entry to use the porch. The owners of the property at 2Mission have requested to purchase the strip of right-of-way shown in the attachment. The right-of-way would allow the porch and barrier-free entrance to all be within the same property.

The purchasers have offered \$1 for the purchase of the property and have agreed to retain ownership of the property, retain a 5 foot easement for public use of the right-of-way and that the premises will comply with all zoning use restrictions. Additionally, the property shall revert back to the City if development does not occur within five years.

Upon further review of the site plan it was determined that small 94 square foot piece of property on the Cross Street side of the building was also public right-of-way. The building currently encroaches on this property and staff recommended vacating the parcel for consistency of the parcel.

Department of Public Services has reviewed the request and has no objections to the sale of public rights-of-way at this property.

The Site Plan for the development is scheduled for the Planning Commission in June and a request for incentives will come forward in June as well.

ATTACHMENTS: Proposed Resolution, Purchase Agreement, and map

RECOMMENDED ACTION: Staff recommends approval of the proposed purchase agreement and a resolution authorizing the Mayor to enter into the agreement.

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLUTION NO. 2017 - 100
May 4, 2017

RESOLUTION TO APPROVE ENTERING INTO A PURCHASE AGREEMENT FOR THE SALE OF CITY-OWNED RIGHT-OF-WAY

WHEREAS, The City of Ypsilanti is interested in conveying its rights-of-way for the purpose of redevelopment of a historic building; and

WHEREAS, the subject parcels are located on or about 400 N. River Street, ID#11-11-04-495-024; and

WHEREAS, a purchase agreement has been created and outlines an access easement for public sidewalk to be reserved, use restrictions on the property, the sale price of \$1, and the reversion of the property if the development is not completed within five year; and

WHEREAS, this redevelopment of the property known as the Thompson Block would not be historically accurate without the additional rights-of-way.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the City Council authorizes the Mayor of the City of Ypsilanti to enter into the purchase agreement with The Original and Only Thompson Block, LLC.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REAL ESTATE SALES AGREEMENT FOR THE PURCHASE OF LAND

This real estate sales agreement (the "Agreement") is entered into on this _____ day of _____, 20____, by and between the City of Ypsilanti, a Michigan home rule city of One S. Huron Street, Ypsilanti, MI 48197 ("Seller"), and The Original and Only Thompson Block, LLC, a Michigan limited liability company of 120 West Washington #G, Ann Arbor, MI 48104 ("Buyer"), on the terms and conditions set forth below.

1. **Background.** Seller is the owner of real property located in the City of Ypsilanti, County of Washtenaw, State of Michigan, which Buyer wishes to purchase consisting two parcels contiguous to Purchaser's other property (being 400 N. River Street, ID# 11-11-04-495-024, and hereinafter referred to as "Adjacent Property"), one approximately 2,721 square feet of land and one approximately 94 square feet of land identified generally by orange and blue outlining, accordingly, on the attached Exhibit A (the "Premises"). This Agreement sets forth the terms and conditions on which Buyer agrees to purchase the Premises from Seller.

2. **Purchase and sale.** Seller agrees to sell the Premises to Buyer, and Buyer agrees to purchase the Premises from Seller, together with all easements, rights, hereditaments, and appurtenances, on the terms and conditions set forth below.

3. Reservations

A. Buyer agrees that Seller shall reserve an approximately five or six-foot wide easement for use as a pathway for non-motorized public use identified generally by green outlining on the attached Exhibit A (hereinafter "Pathway"). Buyer agrees to refrain from and prevent any other person from altering or developing this Pathway and that Seller may construct and maintain this Pathway.

B. Buyer agrees that the Premises and Adjacent Property shall not be used for the purpose of any Adult Foster Care Facility or Home, Adult Drop-In Center, Substance Abuse Treatment Facility, or any Adult Regulated Use including, but not limited to, Adult Book Store, Adult Motion Picture Theatre, Adult Hotel/Motel, Adult Mini-Motion Picture Theatre, as those terms are described in Chapter 122 of the Ypsilanti City Code. This shall be a covenant running with the land which Buyer, their heirs and assigns, covenant and agree will be inserted in any conveyance or other instrument disposing of the premises.

C. Buyer agrees that in the event that the Premises is not developed for use with the Adjacent Property within five years of conveyance, all right, title, and interest in the property shall revert to Seller.

4. Purchase price. At the Closing of this Agreement as defined below, Buyer shall pay Seller \$1 (one dollar), which shall be paid at Closing in immediately available funds.

5. Due Diligence Period. Buyer has the right to conduct a due diligence review of the Premises as follows: The term Due Diligence Period means the 120-day period beginning with the Effective Date of this Agreement. If, on or before the expiration of the Due Diligence Period, Buyer elects to terminate this Agreement, for any reason as determined in its sole discretion, Buyer shall deliver a notice of its election to terminate to Seller, with a copy to Escrow Agent, and this Agreement shall automatically terminate. If Buyer fails to deliver a notice of termination of this agreement during the Due Diligence Period, Buyer shall close on the terms stated in this Agreement without further extensions.

6. Buyer's access to the Premises. During the Due Diligence Period, Buyer and its employees, agents, contractors, and invitees will have reasonable access to the Premises for the purpose of inspecting and evaluating the Premises. While Buyer and its employees, agents, contractors, or invitees are on the Premises, (a) they shall not unreasonably interfere with any use of the Premises by Seller; (b) Seller shall not be liable for any damage, loss, or injury caused by them, and (c) Buyer shall indemnify and hold Seller harmless from any damage, loss, or injury, including, without limitation, costs and expenses of investigating, defending, and settling or litigating any claim, including reasonable attorney fees, arising out of their presence on the Premises before the date of Closing. On completion of all such inspections and evaluations, Buyer shall return the Premises substantially to their prior condition.

7. Survey and Legal Description. Buyer shall, at Buyer's cost, obtain a survey and legal description of the Premises and Pathway and provide a copy of such survey and legal description to Seller within 60 days from the Effective Date of this Agreement.

8. Title insurance. Following the signing of this Agreement, Buyer may obtain a title insurance commitment for an owner's policy of title insurance for the Premises at Buyer's cost, issued by a title insurance company of its choosing.

9. Taxes and assessments. Because Seller is a home rule city, there are no real or personal taxes owed for the Premises. Buyer shall pay all real property taxes for the Premises and personal property taxes assessed against the personal property on the Premises after the date of Closing. Seller will pay all special assessments; deferred assessments; hook-up charges; or other fees,

assessments, or charges imposed against the Premises that exist as of the date of Closing at or before closing.

10. Closing date and possession. Buyer and Seller shall complete the sale and transfer possession of the Premises from Seller to Buyer (the Closing) at a closing to be held within 30 days after the end of the Due Diligence Period. The Closing shall take place at the office of the title insurance company involved in the transaction or at another location agreeable to Seller and Buyer.

11. Form of conveyance. At the Closing, Seller shall grant and convey legal title to the Premises to Buyer pursuant to a quitclaim deed. The deed shall state the consideration as "for good and valuable consideration," and Buyer shall sign and file a transfer valuation affidavit to evidence the Purchase Price.

12. Closing. Buyer shall prepare the closing documents and deliver them to Seller for review and approval at least 10 days before the Closing. At or before the Closing, Buyer shall be responsible for the payment of the state and county transfer taxes, the title insurance premium to issue a policy pursuant to the title commitment referenced above, and the costs of any recording fees to record any documents to clear title. At or before closing, Buyer shall pay the fees necessary to record the deed and any other documents to transfer title, the cost of the survey referenced above, any closing costs charged by any closing agent, and the cost of any inspections it obtained on the Premises. Buyer and Seller shall each pay their own attorney and other professional fees.

13. Condemnation. If all or any portion of the Premises are taken by the exercise of eminent domain or condemnation proceedings before the Closing, Buyer may, at its option, terminate this Agreement by giving written notice to Seller. In the event of such a termination, this Agreement shall be null and void, and the parties shall have no further rights or obligations under this Agreement. If Buyer does not elect to terminate this Agreement in the event of the exercise of eminent domain, Buyer shall accept title to the Premises without any reduction of the Purchase Price, and Seller shall assign to Buyer, at the Closing, all of Seller's right, title, and interest in and to any resulting condemnation award.

14. Seller's default. In the event of any default by Seller that continues without cure for 10 days after delivery by Buyer of notice to Seller, Buyer shall have the right (but not the obligation) to terminate this Agreement by notice to Seller within 15 days after the end of the cure period, and Buyer shall have any and all rights and remedies available to Buyer in law and at equity arising out of the default, including, without limitation, specific performance.

15. Buyer's default. In the event of any default by Buyer that continues without cure for 10 days after the delivery by Seller of notice to Buyer, Seller shall have the right (but not the obligation) to terminate this Agreement by notice to Buyer within 15 days after the end of the cure period, and Seller shall have any and all rights and remedies available to Seller in law and at equity arising out of the default, including, without limitation, specific performance.

16. Real estate broker. Seller and Buyer represent and warrant to each other that no real estate broker or any other person or entity has been involved in or is entitled to a commission as a result of the sale and purchase of the Premises contemplated by this Agreement.

17. Notices. Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a facsimile transmission number to the other two as provided in this section.

18. Entire agreement. This Agreement and all exhibits constitute the entire agreement between the parties with respect to the subject matter of this Agreement, and all prior agreements between the parties with respect to the Premises or Pathway, whether written or oral, are of no further force or effect. This Agreement may not be modified except by a written document signed by Seller and Buyer.

19. Applicable law. This Agreement shall be applied, construed, and enforced in accordance with the laws of the State of Michigan, without giving effect to conflicts of law principles. Venue for any disputes under this Agreement shall lie in Washtenaw County, Michigan.

20. Binding effect. This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and permitted assigns. Seller and Buyer are permitted to assign this Agreement to affiliated business entities that are owned in total by either Seller or Buyer, but neither party shall assign or otherwise transfer its interest under this Agreement to any other third party without the prior approval of the other party to this Agreement, which shall not be unreasonably withheld.

21. Severability. If any term, covenant, or condition of this Agreement or its application is, to any extent, held to be invalid or unenforceable, the remainder of this Agreement or the application of the term, covenant, or condition to persons or circumstances other than those to which it is held

invalid or unenforceable, shall remain effective; and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

22. **Time of the essence.** Time is of the essence of this Agreement.

23. **Counterparts.** This Agreement may be executed in one or two counterparts, each of which will be an original, and all of which together shall constitute one and the same document. Facsimile signatures shall be effective as originals.

24. **Exhibits.** The following is an exhibit attached to and a part of this Agreement:

- Exhibit A—Diagram of Premises and Pathway

25. **Effective date.** This Agreement has been signed and shall be effective as of the date indicated in the introductory paragraph of this Agreement.

In witness whereof, the parties hereto set their hands.

By the duly elected or appointed representatives of the **CITY OF YPSILANTI:**

Mayor, Amanda Edmonds

Date

City Clerk, Frances M. McMullan

Date

By the duly appointed representatives of **THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC:**

By: *Jon A. Carlson*
Its: *Manager*

Date

4/26/2017

By: *Greg Lobdell*
Its: *Manager*

Date

4-26-2017

APPROVED AS TO FORM:

JOHN M. BARR
Ypsilanti City Attorney

EXHIBIT A

LEGAL DESCRIPTIONS

PROPOSED PARCEL 'A'

LEGAL DESCRIPTION OF A PROPOSED PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 4, T3S, R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records, being also the intersection of the East line of N. River St., 99 feet wide, with the North line of E. Cross St., 66 feet wide,

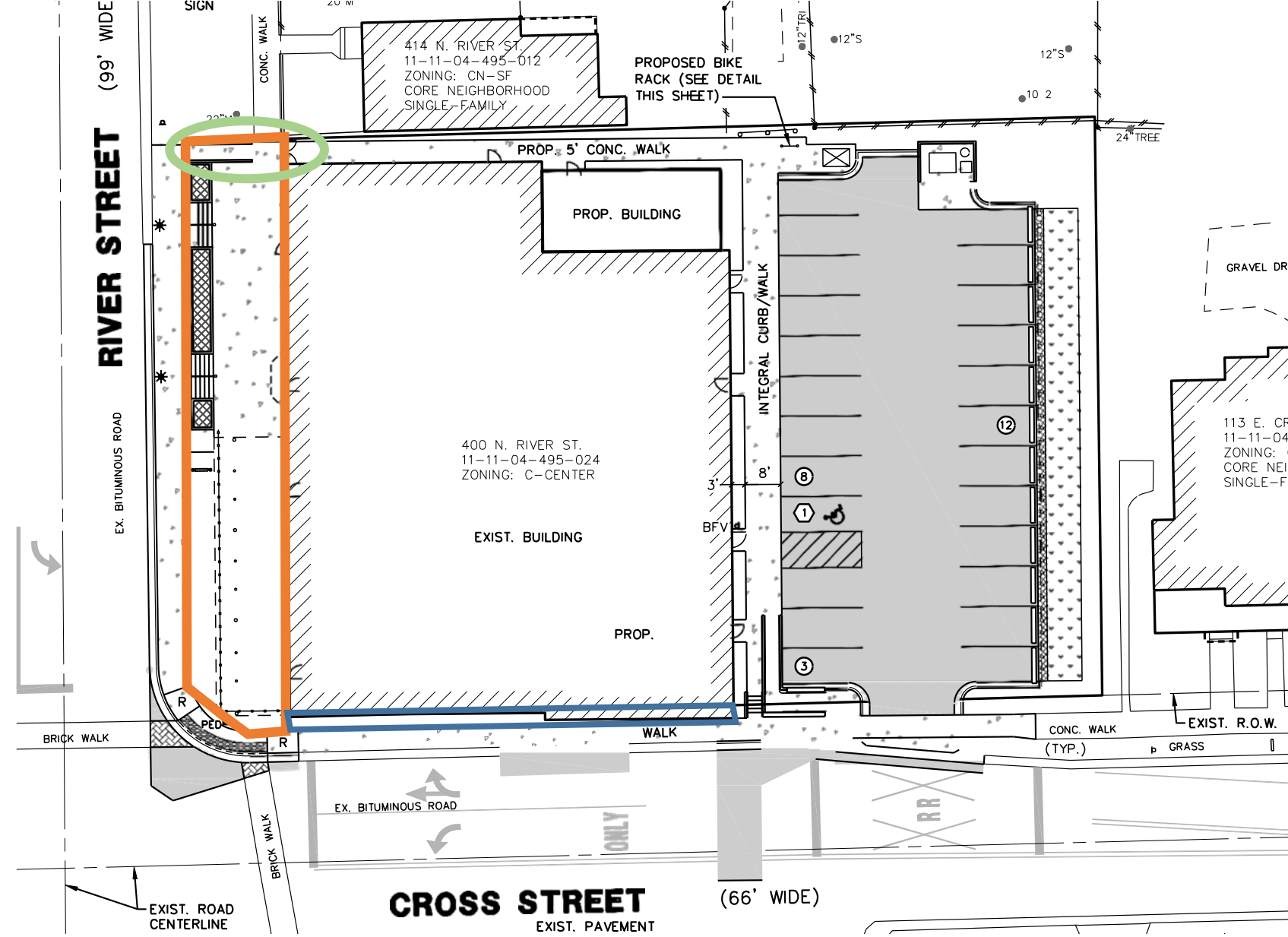
thence N 00°44'12" W 123.20 feet along the West line of Lots 422 through 425 of Mark Norris Addition and the East line of River St., 99 feet wide;
thence S 89°15'48" W 22.00 feet;
thence S 00°44'12" E 113.67 feet;
thence S 26°44'12" E 10.61 feet;
thence N 89°15'48" E 17.35 feet to the POINT OF BEGINNING. Being a part of the Southeast 1/4 of Section 4, containing 0.06 acres of land, more or less, being subject to easements and restrictions of record, if any.

PROPOSED PARCEL 'B'

LEGAL DESCRIPTION OF A PROPOSED PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 4, T3S, R7E, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN

Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, liber N of Deeds, Page 162, Washtenaw County Records, being also the intersection of the East line of N. River St., 99 feet wide, with the North line of E. Cross St., 66 feet wide,

thence N 88°28'42" E 182.50 feet along the South line of Lots 431 and 422 and their extension across a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide.
thence S 00°44'15" E 3.00 feet;
thence S 88°28'42" W 182.50 feet;
thence N 00°44'12" W 3.00 feet to the POINT OF BEGINNING. Being a part of the Southeast 1/4 of Section 4, containing 0.01 acres of land, more or less, being subject to easements and restrictions of record, if any.





RESOLUTION NO. 2017 - 101
May 4, 2017

THAT the public hearing to consider a purchase agreement between the City of Ypsilanti and The Original and Only Thompson Block, LLC. **be officially closed.**

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
May 4, 2016

To: Mayor and Council

From: Beth Ernat, Director of Community and Economic Development
Joe Meyers, Community Development Manager

Subject: Resolution to Amend the City's Property Disposition Policy

SUMMARY & BACKGROUND: At its January 6, 2016 meeting, City Council adopted a Property Disposition Policy. Through the program, staff sold fourteen (14) lots to people from in and out of the city. The program has been very successful and the city has a total of three (3) vacant lots and two (2) gap parcels that have not sold. The city currently owns one house that was not demolished through the Blight Elimination Grant (448 S. Huron). The original plan for this house was to work with Washtenaw Community College's Youth Build program to redevelop the house but that deal fell through. In doing outreach with local realtors, the location would be more desirable for rental housing. The property is bordered on the South by a party store to the north by a rental house, to the east by a gas station and to the west by a rental house.

The house at 448 S. Huron is in decent condition, a "handy-man special", the interior has been stripped to the studs. The biggest challenge is the octopus boiler system that is not in working order. It will take a substantial investment to remove the system or to repair. Based on the challenges the return on investment without rental income for the property is too low.

In January 2017 the city received one tax reverted property at 845 Fredrick. Washtenaw County Treasurer's Office was able to pay for the demolition of the house on the property and has deeded the vacant lot to the city to use for the NEZ program. Currently the lot is vacant and the city is receiving no revenue on the land.

In summary, by City Council approving the attached resolution, they have approved amending the Property Disposition Policy to add 845 Fredrick and remove 448 Huron St. This would allow staff to sell 448 Huron St. for rental housing to be approved by city council and allow 845 Fredrick St to be sold either as a sidelot or a residential lot.

ATTACHMENTS: Proposed Resolution

RECOMMENDED ACTION: Adoption of the resolution

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLUTION NO. 2017-102
May 4, 2017

RESOLUTION APPROVING CITY-OWNED PARCELS FOR CONVEYANCE AND DELEGATING CONTRACT AUTHORITY TO THE CITY MANAGER CONSISTENT WITH AND PURSUANT TO THE CITY PROPERTY DISPOSITION POLICY

WHEREAS, The City of Ypsilanti is interested in conveying its excess City-owned property to private owners; and

WHEREAS, to further this interest, the City Council for the City of Ypsilanti has approved the City Property Disposition Policy by adopting Resolution No. 2015-273; and

WHEREAS, this Policy provides that City Council will annually consider a resolution, after a public hearing, to approve the sale of residential land and authorize the City Manager to enter into purchase agreements, quit claim deeds, leases, or other contracts and documents to effectuate their conveyance.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: The following City-owned property is approved for conveyance consistent with the City Property Disposition Policy:

11-11-39-440-007 - 845 Fredrick

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: The following City-owned property is removed from the City Property Disposition Policy and allowed to be sold for non-homestead use conditional to City Council approval of a purchase agreement:

11-11-39-481-015 – 448 S. Huron St

BE IT FURTHER RESOLVED, that the City Manager is authorized to enter into purchase agreements, quit claim deeds, leases, or other contracts and documents to effectuate the conveyance of these properties according to the City Property Disposition Policy, and that the City Manager may sign such documents on behalf of the City of Ypsilanti, subject to the review and approval of the City Attorney.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



RESOLUTION NO. 2017-103
May 4, 2017

THAT the public hearing to consider purchase agreements, quit claim deeds, leases, or other contracts and documents to effectuate the conveyance of these properties according to the City Property Disposition Policy **be officially closed.**

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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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: March 9, 2017

FROM: Jesse O'Jack, Assistant Ypsilanti City Attorney

SUBJECT: Adoption of an ordinance entitled "An Ordinance to amend Ypsilanti City Code Chapter 18 "Building and Building Regulations", Article VI "Inspection and Control of Certain Buildings", Division 3 "Certificate of Compliance", Section 18-146 "Required" to update and combine subsections (a) and (b).

SUMMARY/BACKGROUND:

Section 18-146 is the section that makes it illegal for a person to allow occupancy in a rental dwelling without having a valid certificate of compliance. The current subsection (a) imposes the requirement on multiple dwellings. The current subsection (b) imposes the requirement on one- or two-unit rental dwellings. The reason for combining the two subsections is to simplify the code and make the enforcement less subject to error and confusion. The proposed ordinance amendment does not make substantive changes to the law.

ATTACHMENTS: Proposed Ordinance

RECOMMENDED ACTION: Adoption of the ordinance

DATE RECEIVED: 3/19/17 AGENDA ITEM NO. Resolution No. 2017-076

CITY MANAGER COMMENTS: _____

FOR AGENDA OF: _____ FINANCE DIR. APPROVAL: _____

COUNCIL ACTION TAKEN: _____



Resolution No. 2017-104
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "An Ordinance to amend Ypsilanti City Code Chapter 18 "Building and Building Regulations", Article VI "Inspection and Control of Certain Buildings", Division 3 "Certificate of Compliance", Section 18-146 "Required" to update and combine subsections (a) and (b)" be approved on Second and Final Reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1287**

AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 18 "BUILDING AND BUILDING REGULATIONS", ARTICLE VI "INSPECTION AND CONTROL OF CERTAIN BUILDINGS", DIVISION 3 "CERTIFICATE OF COMPLIANCE", SECTION 18-146 "REQUIRED" TO UPDATE AND COMBINE SUBSECTIONS (A) AND (B).

THE CITY OF YPSILANTI HEREBY ORDAINS:

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

That Chapter 18 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Buildings and Building Regulations", Article VI "Inspection and Control of Certain Buildings", Division 3 "Certificate of Compliance", Section 18-146 "Required", is hereby amended as follows:

Sec. 18-146. - Required.

~~(a) — No person, either the owner or owner's agent shall rent, lease, or allow occupancy of a dwelling unit or sleeping unit after September 1, 1986, in a multiple dwelling, to any person unless that owner or owner's agent has first obtained a valid certificate of compliance from the city building inspection department covering that unit.~~

~~(b) — No person, either the owner or owner's agent shall allow occupancy of a dwelling unit or sleeping unit after September 1, 1999, in a one- or two-unit rental dwelling, unless that owner or owner's agent has first obtained a valid certificate of compliance from the city building inspection department covering that unit.~~

No person, including but not limited to the owner, the owner/agent, and the owner's agent, shall rent, lease, or allow occupancy of a dwelling unit or sleeping unit after September 1, 1986, in a multiple dwelling or after September 1, 1999, in a one- or two-unit rental dwelling, unless that owner, owner/agent, or owner's agent has first obtained a valid certificate of compliance from the city building inspection department covering that unit.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the

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

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

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

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2017.

Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1287 was published according to Section 11.13 of the City Charter on the _____ day of _____, 2017.

Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of _____, 2017.

Frances McMullan, City Clerk

Notice Published: March 16, 2017

First Reading: April 4, 2017

Second Reading: May 4, 2017

Published: _____

Effective Date: _____



Resolution No. 2017 - 105
May 4, 2017

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:

<u>NAME</u>	<u>BOARD</u>	<u>TERM EXPIRATION</u>
Nathan Vought Washtenaw County Brownfield Redevelopment Authority 415 W. Michigan Ypsilanti, MI 48197 (Replacing Brett Lenart)	EDC	6/30/2017
Cathy Thorburn 1212 Sherman Ypsilanti, MI 48197 (Reappointment)	Parks & Rec	5/1/2020
Heidi Jugenitz 33 Photo Ypsilanti, MI 48198 (Reappointment)	Planning Commission	5/1/2020
Liz Dahl MacGregor 103 N. Lincoln Ypsilanti, MI 48198 (Reappointment)	Planning Commission	5/1/2020
Ka'Ron Gaines 833 Armstrong Ypsilanti, MI 48197 (New Appointment)	Human Relations Commission	5/1/2020
Heidi Frankenhauser 217 Oak Ypsilanti, MI 48198 (Replacing Valerie Brannon)	Housing Commission	12/31/2018

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

[Print](#)**Citizen Advisory Boards and Commissions Participation Resume - Submission #260****Date Submitted: 4/12/2017**

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

Name*

Ka'Ron Gaines

Email Address*

[REDACTED]

Address

833 Armstrong

City

Ypsilanti

State

mi

Zip Code

48197

Phone Number*

[REDACTED]

Fax Number**Number of Years in the Community**

30

Ward You Live In

1

Education

diploma

Occupation

business owner

Employer

One God Clothing

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

- | | | |
|--|--|---|
| ☐ Review and Tax Assessment Board | ☐ Historic District Commission | ☐ Property Maintenance Construction Board of Appeals |
| ☐ Board of Ethics | ☐ Ypsilanti Housing Commission | ☐ Parks and Recreation Commission |
| ☐ Fire Civil Service Commission | ☒ Human Relations Commission | ☐ Ann Arbor Area Transit Authority |
| ☐ YCUA | ☐ Sidewalk Review Board | ☐ Police and Fire Pension Board |
| ☐ Ypsilanti Downtown Development Authority | ☐ Planning Commission | ☐ Huron River Watershed Council |
| ☐ Economic Development Corporation/Brownfield Redevelopment Authority | ☐ Non-motorized Advisory Committee | ☐ Sustainability Commission |

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

To help serve my community.

Work/volunteer experience related to the board or commission:

I volunteer my time daily to community, going to the schools to talk to the youth, forums ect.

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

☒ Yes

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

☒ Yes

Print**Citizen Advisory Boards and Commissions Participation Resume - Submission #215****Date Submitted: 1/19/2017**

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

Name*

Heidi Frankenhauser

Email Address*

//

//

Address

217 Oak St.

City

Ypsilanti

State

MI

Zip Code

48198

//

//

//

Phone Number***Fax Number**

- -

//

//

Number of Years in the Community

<1

Ward You Live In

-

//

- -

//

Education

M.A. Clinical Psychology; B.A. Psychology and Art

Occupation

Admin (Volunteer Coordinator for Veteran Peer Support Program)

Employer

University of Michigan

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

- | | | |
|---|--|---|
| ☐ Board of Review | ☐ Economic Development Corporation/Brownfield Redevelopment Authority | ☐ Property Maintenance Construction Board of Appeals |
| ☒ Board of Ethics | ☐ Historic District Commission | ☒ Parks and Recreation Commission |
| ☐ Civil Service Commission | ☒ Housing Commission | ☐ Ann Arbor Transit Authority |
| ☐ YCUA | ☐ Human Relations Commission | ☐ Police and Fire Pension Board |
| ☐ Ypsilanti Downtown Development Authority | ☐ Planning Commission | ☐ Sustainability Commission |

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

As a native Midwesterner and former resident of Washtenaw county—but also someone who recently returned from a few years of residence in the Pacific Northwest (Seattle specifically)— I have a unique perspective to offer our local county committees/boards.

More so, I am a mother committed to staying in this area and am invested in matters related to its progress.

Work/volunteer experience related to the board or commission:

I have experience working within academic, private, and nonprofit sectors, including work within community mental health populations of Washtenaw County, veteran populations, and with incarcerated citizens. In Seattle, I worked with homeless families and on issues related to housing stability, as well as, became involved in anti-racism initiatives. I have a breadth of experience working with many kinds of people and on issues pertaining to health, well-being, social justice, and the environment.

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

☒ Yes

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

☒ Yes



REQUEST FOR LEGISLATION
May 4, 2017

To: Mayor and Council

From: Andrew Hellenga, Deputy City Clerk

Subject: Proposed Water Street Redevelopment Project Debt Service Millage

SUMMARY & BACKGROUND:

The City has refunded, in two series, most of its previously issued 2006 General Obligation Limited Tax Capital Improvement Bonds to finance and refinance the costs relating to land acquisition, environmental work, and public infrastructure in an area of the downtown referred to as the Water Street Redevelopment Project ("the Project").

On April 13, 2017 a citizen's group titled "Citizen's Supporting Ypsi" submitted initiatory petitions requesting a Water Street Debt Millage be placed on the August 8, 2017 Election. Petition signatures were dated from January 14, 2017 through April 13, 2017, which is within the 90 threshold stated in the Charter. The Clerk's Office ceased signature certification at 1,014, which is well over the required amount.

The City's Limited Tax General Obligation Refunding Bonds, Series 2016A are currently outstanding in the principal amount of \$7,405,000 payable on November 1 from 2016 through 2031. The Bonds were issued in anticipation of tax increment revenues being generated by the proposed development. As you are all well aware, such revenue has yet to be generated to meet these payments. The City is currently paying the debt service on the Bonds from its general fund.

Pursuant to the City's authority under the Unlimited Tax Election Act, Public Act 189 of 1979, staff are requesting that City Council approve the attached resolution to authorize a ballot question for the August election seeking voter approval to fund payments of the Series 2016A Bonds through a millage. Payment of this series is estimated to levy 2.3 mills.

RECOMMENDED ACTION: Adoption of the attached Resolution

ATTACHMENTS: Council Resolution

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution 2017-106
May 4, 2017

**RESOLUTION TO AUTHORIZE PLACING WATER STREET
BOND PAYMENT MILLAGE ON BALLOT IN ACCORDANCE
WITH ELECTORS' INITIATIVE PETITION**

WHEREAS, the City of Ypsilanti, Michigan ("City") has previously issued various series of bonds to finance and refinance the costs relating to the land acquisition, environmental cleanup and public infrastructure in an area of the downtown referred to the Water Street Redevelopment Project; and

WHEREAS, the City's General Obligation Limited Tax Capital Improvement Refunding Bonds, Series 2016A (Taxable) (the "Bonds" are currently outstanding in the principal of amount of \$7,405,000, payable through 2031; and

WHEREAS, the City is currently paying the debt service on the Bonds from its general fund and other sources; and

WHEREAS, the City Council has received an initiative petition by electors of the City of Ypsilanti, pursuant to City Charter section 2.15 et seq., requesting City Council to seek voter approval to pledge the City's unlimited tax full faith and credit for payment of the Bonds and to allow a millage to be levied to pay the debt service on the Bonds,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Ypsilanti, Michigan, in honor of said electors' initiative petition, as follows:

The following proposal be submitted to the qualified electors of the City at the election to be held August 8, 2017:

1.

WATER STREET DEBT MILLAGE PROPOSAL

Shall the City of Ypsilanti be authorized to pledge its unlimited tax full faith and credit for payment of its Limited Tax General Obligation Refunding Bonds, Series 2016A (Taxable), which are outstanding in the principal amount of \$7,405,000 payable through 2031, which were issued for the purpose of financing and refinancing capital improvement costs relating to the Water Street Redevelopment Project? The estimated millage to be levied in 2017 is 2.30 mills (\$2.30 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 2.3 mills (\$2.30 per \$1,000 of taxable value).

2. The City Clerk is hereby authorized to cause the above proposal to be placed on the ballot at the election to be held on August 8, 2017.

3. The canvass and determination of votes of said question shall be made in accordance with the laws of the State of Michigan and the Charter of the City of Ypsilanti.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



REQUEST FOR LEGISLATION
May 4th, 2017

To: Mayor and City Council

From: Greta Dreyer, City Manager Intern
Courtney Marshall, City Manager Intern
Beth Ernat, Director of Community and Economic Development

Subject: Social Media Policy for the City of Ypsilanti

SUMMARY & BACKGROUND: The City of Ypsilanti does not have an adopted Social Media Policy. Currently the City has both a Facebook and a Twitter account to communicate with residents, however there are no rules on whom should be posting on social media, what they should be posting and what happens when someone leaves their position. In adopting a policy, the City will have a working document that can be adapted with changes in laws, users, sites, and trends. A set policy will also help the City Manager help plan for future transitions in staff.

Social media is currently being used as an important communication tool allowing the city to connect with residents quickly to disseminate information. The residents of the City use social media as a dependable means of communication especially with the lack of a print media outlet to cover City business.

This policy will allow the City Manager to assign employees as to who should be posting to the City's social media pages and place rules on the information they are sharing as well as authorize administrators to monitor activities, answer resident inquiries, clarify inaccuracies and remove inappropriate posts.

The City has researched and reviewed policies and rules from other cities to gain the knowledge in writing the new policy. The policy has been reviewed and edited by Assistant City Attorney Dan DuChene.

In summary, by the City Council approving the attached resolution, they will adopt the Social Media Policy for the City of Ypsilanti.

ATTACHMENTS: Proposed Resolution

RECOMMENDED ACTION: Staff recommends adoption of the resolution and Social Media Policy for the City of Ypsilanti

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLUTION NO. 2017 – 107
May 4, 2017

RESOLUTION APPROVING A CITY WIDE SOCIAL MEDIA POLICY

WHEREAS, The City of Ypsilanti is interested in adopting a Social Media Policy; and

WHEREAS, the City of Ypsilanti currently has social media accounts but does not have a formal policy for the use, distribution, or editing of social media; and

WHEREAS, social media has become a dependable means of communication and is an important tool for the City;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI adopt the Social Media Policy as presented.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

City of Ypsilanti Social Media Policy

(Revision Date: 05 / 02 / 2017)

1. Introduction:

Social media is an effective and efficient way to drive ongoing support for the City of Ypsilanti and to continue to keep City residents updated on City news and events. The use of social media allows the City to address the way residents communicate and obtain information online. Through the use of social media, the City of Ypsilanti is able to reach a broader audience, further the mission and goals of the City and its departments, and help people inside and outside of the community view Ypsilanti in a more positive manner.

The City of Ypsilanti places a high importance on proper and appropriate representation of the City to members of the community. This policy establishes best practices and guidelines for the use of social media on the City's behalf.

2. Social Media Sites Used:

- A. The following are social media sites and tools that have been approved for use by the City of Ypsilanti:
 - I. Facebook: @Ypsi.Michigan
 - II. Twitter: @YpsiCity
 - III. Hootsuite
- B. The social media sites should be maintained and updated on a regular basis as necessary.
- C. The City will only have one account per social media site used.

3. Purpose of the City of Ypsilanti Social Media Sites:

- A. To continue to promote the City of Ypsilanti through news that highlights the city in a positive manner and shows how the city is continuing to flourish.
- B. To provide the public with time-sensitive information. To keep members of the community informed about upcoming events in Ypsilanti and City notices.

4. General Standards and Rules:

- A. No person shall act as the City of Ypsilanti with regard to social media sites and tools in a manner inconsistent with this policy.
- B. All City of Ypsilanti social media sites must be approved by the City Manager before their creation. Social media will be administered by the City Manager's designee(s) (hereinafter referred to as the "Social Media Administrator(s)"), and the City Manager will make the final determination on all matters related to social media, including content.
- C. The City of Ypsilanti's website (www.cityofypsilanti.com) will serve as the City's primary internet presence.
- D. The City of Ypsilanti's use of social media tools fall generally into two categories:
 - I. As marketing/promotional channels which increase the City's ability to broadcast its messages to the widest possible audience.
 - II. As channels for disseminating time-sensitive information as quickly as possible (example: emergency information).

E. Wherever possible, content posted to the City of Ypsilanti's social media sites should also be available on the City's main web site and content posted should contain links directing users back to the City's official websites.

F. Social Media Administrators:

- I. The City of Ypsilanti's social media accounts will be run by the Social Media Administrator(s) who will be appointed by the City Manager.
- II. All social media sites and tools should be monitored and maintained daily.
- III. Social Media Administrator(s) will keep track of all information related to social media sites and tools, including usernames and passwords. The Social Media Administrator(s) will relinquish control of social media sites and tools and provide all information to the City Manager immediately if their employment with the City is ever terminated.

G. Content Posted by the City:

- I. The Social Media Administrator(s) will ensure content is posted on a regular basis on the City's social media sites.
- II. When possible, there should be a link to relevant page of the City's website included in every social media post.
- III. When possible, all social media posts should contain the City's boilerplate at the bottom of the post.
- IV. Social media posts by the City should be focused on the communities' interests and updates.

- V. Keep images up to date for all social media sites, using the City's logo as the profile picture for all social media accounts, in order to maintain consistency.
- VI. Content posted by Social Media Administrator(s) under this policy should be professional, respectful, and appropriate. Examples of inappropriate content includes the following: content that contains foul language, is obscene or sexual, content that threatens or defames any person or organization, content that violates the legal ownership interest of another party, content that supports or opposes political candidates or ballot propositions, content that promotes illegal activity, content that in and of itself violates any applicable law or ordinance, and content that promotes commercial services or products that are not topically related to the particular posting or topically related to the City. Furthermore, in posting content under this policy, Social Media Administrator(s) must take care not to offend, harass, threaten, ridicule, or degrade another.
- VII. When posting content on behalf of the City, care should be taken to ensure the content is free of any grammatical errors or improper spelling. It is important to proofread content to correct any mistakes and, if possible, have a second person proofread content before it is published or made live. If possible, steps should be taken to correct any mistakes immediately after publication.
- VIII. Social Media Administrator(s) should refrain from posting content on behalf of the City during off-work hours unless there is a special circumstance in

which information needs to go up during off-work hours and its posting is approved by the City Manager. Otherwise, employees should schedule posts in advance.

- IX. Copyright infringements must be avoided. Therefore, any use of third-party content must be done so with permission or via the use of a link directed back to the author.
- X. Plagiarism is a serious issue. Use of text from an author must be in quotation marks and cited.
- XI. No person shall use any City social media site or tool to express their own personal opinion on any issue as if being made on behalf of the City.
- XII. No person shall use any City social media site or tool to express a position on behalf of the City relative to any issue without prior approval from the City Manager.
- XIII. Whenever posting content to any City social media site or tool on behalf of the City, the post must be able to identify the individual(s) responsible for posting such content.

H. Content Posted by Users and Visitors

- I. In furtherance of the previously stated purpose of this policy, the City of Ypsilanti allows social media users and visitors to comment on its postings in order to create open interaction and engagement between the City and its social media followers. While the City of Ypsilanti encourages conversations

on its social media sites, all users and visitors should treat one another, as well as City of Ypsilanti employees, officials, and volunteers, with respect.

- II. City social media sites or tools may not be used by outside parties for the following purposes:
 - A. The solicitation of commerce.
 - B. Advocating or encouraging of illegal activity.
 - C. Dissemination or promotion of obscene or profane content, including sexual content and gratuitous violence or links to sexual content or gratuitous violence.
 - D. Content that threatens, intimidates, or harasses another.
- III. Deleting and responding to content posted by users and visitors.
 - A. The Social Media Administrator(s) may delete content posted by users and visitors, including comments, based on the guidelines in this policy.
 - B. The Social Media Administrator(s) may respond to content posted by users and visitors, including comments, to correct information pursuant to this policy and in a manner that is appropriate, professional, and respectful.
 - C. The Social Media Administrator(s) will monitor social media sites for content posted by users and visitors requesting responses and will respond to such within 24-48 hours.

- D. All actions of the Social Media Administrator(s) under this section of the policy are subject to the approval of the City Manager.
 - E. When a Social Media Administrator, acting as the City of Ypsilanti, responds to content posted by a user or visitor on a City's social media site, the employee's first name and job title should be present in the response. For example: "Hi (insert name here). This is (insert employee's first name), the City of Ypsilanti Social Media Administrator. (Insert response to comment)."
- IV. The rules and provisions of this section of the policy must be displayed to users and visitors or made available by hyperlink.
- I. Responding to Private Messages:
- I. The Social Media Administrator(s) will respond back to private messages from community members on City social media sites and tools within 24-48 hours on normal business days.
 - II. The Social Media Administrator(s) should always provide their first name and job title when replying to private messages, since private messages should be treated with the same care as email correspondence.
 - III. Additionally, the Social Media Administrator(s) may also choose to give their office phone number and email address in case the user is in need of more information.
 - IV. In interacting with community members and all social media users and visitors in their capacity with the City of Ypsilanti, the Social Media Administrator(s)

should always make sure they are acting in accordance with this policy and do so in a manner that is appropriate, professional, and respectful.

J. Local Businesses

I. The City of Ypsilanti may use its social media sites and tools to promote local businesses within city limits (herein after “Local Businesses”), so long as the post is contained to these subjects:

1. A grand opening post- only once upon request
2. Post on a Local Business’s award/recognition.
3. Information of a community interest.
4. Content regarding Local Businesses may be posted on the City’s social media pages only if it does not promote obscenity, profanity, or illegal activities.

II. Community interest vs. Advertising of business

1. Definition of community interest- a group of people who share a common interest or passion. Content regarding Local Businesses will only be posted by the City of Ypsilanti on its social media sites and tools if it is of general interest to the community and consistent with the rules and guidelines of this policy.
2. Definition of advertising of business- communicating with the public in an attempt to influence them toward buying products and/or services. The purpose of this policy is not to serve as advertising for businesses and content regarding Local Business

will not be posted by the City of Ypsilanti on its social media sites and tools if this is the sole or chief purpose for such content.

K. Press Release

- a. All press releases must be seen and approved by the City Manager's designee before becoming public or being posted to any social media site.
- b. All press releases must contain the City's boilerplate at the bottom of the press release.

5. Amendments to this Policy:

- I. This social media policy may be amended by the City Manager, with notice to the City Council.
- II. A new or additional social media site or tool may use, including sites or tools specific to a City department, board, or commission, subject to the approval of the City Manager. All such sites or tools must be used in accordance with this policy. If a policy, rule, or guideline is needed for that is specific to that site or tool, it is subject to the approval of the City Manager, with notice to the City Council.



REQUEST FOR LEGISLATION

May 4, 2017

To: Mayor and Council

From: Darwin D. P. McClary, City Manager

Subject: CLOSED SESSION – COLLECTIVE BARGAINING STRATEGY SESSION

SUMMARY & BACKGROUND:

As council is aware, the collective bargaining agreements for all four of the city's bargaining units expire on June 30, and administration is preparing for collective bargaining with IAFF, COAM, POAM, and AFSCME. Administration is requesting to convene into closed session with council to discuss collective bargaining strategy pursuant to the Michigan Open Meetings Act so that council can provide clear direction regarding the bargaining process and issues.

Administration recommends that council members review the current collective bargaining agreements online at <http://cityofypsilanti.com/Archive.aspx?AMID=40> prior to the meeting.

RECOMMENDED ACTION: To convene into closed session for the purpose of considering collective bargaining strategy pursuant to the Michigan Open Meetings Act.

ATTACHMENTS: None

CITY MANAGER APPROVAL: _____ DDPM

COUNCIL AGENDA DATE: 04/18/17

CITY MANAGER COMMENTS: Please review current AFSCME contract prior to the meeting.

FISCAL SERVICES DIRECTOR APPROVAL: _____



Resolution No. 2017 - 108
May 4, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the collective bargaining agreements for all four of the City of Ypsilanti's bargaining units expire on June 30, 2017; and

WHEREAS, it is necessary for the City Council and city administration to meet and confer in closed session on collective bargaining strategy prior to engaging in contract negotiations;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the City Council does hereby approve convening into closed session pursuant to Section 8(c) of the Michigan Open Meetings Act, Public Act 267 of 1976, being MCL 15.268(c), for the purpose of strategy sessions connected with the negotiation of the IAFF, COAM, POAM, and AFSCME contracts.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Resolution No. 2017-109
May 4, 2017

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
REGULAR COUNCIL MEETING
CITY COUNCIL CHAMBERS – ONE SOUTH HURON ST.
YPSILANTI, MI 48197
THURSDAY, MAY 4, 2017
7:00 p.m.

I. CALL TO ORDER –
The meeting was called to order at 7:01 p.m.

II. ROLL CALL –

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

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

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

V. INTRODUCTIONS –

VI. AGENDA APPROVAL –
The agenda was approved as amended

Change: Resolution No. 2017-108, to approve convening into close session, was removed.

VII. AUDIENCE PARTICIPATION -

VIII. REMARKS BY THE MAYOR –

IX. PUBLIC HEARINGS –

1. Resolution approving a Brew Pub License for BKB Tap Inc., at 201 W. Michigan Ave.
 - A. Resolution No. 2017-096, determination.
Offered By: Council Member Bashert; Seconded By: Council Member Murdock
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
 - B. Open public hearing.
 - C. Resolution No. 2017-097, close public hearing.
Offered By: Council Member Bashert; Seconded By: Council Member Murdock
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)

2. Resolution approving a Redevelopment Class C license with a Dance/Entertainment permit for Ziggy's, located at 206 W. Michigan Ave.
 - A. Resolution No. 2017-098, determination.
Offered By: Council Member Murdock; Seconded By: Council Member Richardson
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
 - B. Open public hearing.
 - C. Resolution No. 2017-099, close public hearing.
Offered By: Council Member Murdock; Seconded By: Council Member Richardson
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
3. Resolution to consider a Purchase Agreement with The Original and Only Thompson Block for the sale of City owned right-of-way around 400 N. River Rd.
 - A. Resolution No. 2017-100, determination.
Offered By: Council Member Robb; Seconded By: Council Member Bashert
Tabled: Yes – 6; No – 0; Absent – 1 (Edmonds) Tabled Until May 11, 2017
 - B. Open public hearing.
 - C. Resolution No. 2017-101, close public hearing.
Offered By: Council Member Robb; Seconded By: Council Member Vogt
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
4. Resolution to consider purchase agreements, quit claim deeds, leases, or other contracts and documents to effectuate the conveyance of 845 Fredrick and 448 Huron according to the City Property Disposition Policy.
 - A. Resolution No. 2017-102, determination.
Offered By: Council Member Richardson; Seconded By: Council Member Vogt
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
 - B. Open public hearing.
 - C. Resolution No. 2017-103, close public hearing.
Offered By: Council Member Richardson; Seconded By: Council Member Bashert
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)

X. RESOLUTIONS/MOTIONS/DISCUSSIONS –

1. Resolution No. 2017- 104, approving Ordinance 1287 to amend the Ypsilanti City Code to combine the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in a multiple dwelling with the subsection that makes it illegal for a person to allow occupancy without a valid Certificate of Compliance in one- or two-unit rental dwelling. **(Second Reading)** (Attorney)
Offered By: Council Member Vogt; Seconded By: Council Member Murdock
Approved: Yes – 6; No – 0; Absent – 1 (Edmonds)
2. Resolution No. 2017-105, approving appointments to Boards and Commissions. (Mayor)
Offered By: Council Member Vogt; Seconded By: Council Member Murdock

Approved as Amended: Yes – 6; No – 0; Absent – 1 (Edmonds)

3. Resolution No. 2017-105A, approving non-resident appointment to Boards and Commissions.
Offered By: Council Member Vogt; Seconded By: Council Member Murdock
Approved: Yes – 5; No – 1 (Robb); Absent – 1 (Edmonds)
4. Resolution No. 2017-106, determining to submit the Water Street Debt Millage Initiatory proposal to the electors of the City. (Attorney)
Offered By: Council Member Murdock; Seconded By: Council Member Richardson
Approved: Yes – 5; No – 1 (Robb); Absent – 1 (Edmonds)
5. Resolution No. 2017-107, approving a City Social Media Policy. (Community Development)
Offered By: Council Member Robb; Seconded By: Council Member Bashert
Tabled: Yes – 6; No – 0; Absent – 1 (Edmonds)

XI. LIASON REPORTS –

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Urban County
- D. Ypsilanti Downtown Development Authority
- E. Eastern Washtenaw Safety Alliance
- F. Police-Community Relations/Black Lives Matter Joint Task Force
- G. Friends of Rutherford Pool
- H. Housing Equity Leadership Team
- I. Economic Development Coordinating Committee

XIII. COUNCIL PROPOSED BUSINESS –

XIV. COMMUNICATIONS FROM THE MAYOR –

XV. COMMUNICATIONS FROM THE CITY MANAGER –

XVI. COMMUNICATIONS –

XVII. AUDIENCE PARTICIPATION –

XVIII. REMARKS FROM THE MAYOR –

XIX. CLOSED SESSION –

~~Resolution No. 2017-108, to approve convening into closed session pursuant to Section 8(c) of the Michigan Open Meetings Act, Public Act 267 of 1976, being MCL 15.268(c), for the purpose of strategy sessions connected with the negotiation of the IAFF, COAM, POAM, and AFSCME contracts. (Removed)~~

XX. ADJOURNMENT -

Resolution No. 2017-109, adjourning the City Council meeting.
The meeting adjourned at 10:01 p.m.