APPROVED

CITY OF YPSILANTI
COUNCIL SPECIAL MEETING AGENDA
COUNCIL CHAMBERS - ONE SOUTH HURON STREET
TUESDAY, MAY 23, 2017
6:00 P.M.

I. CALL TO ORDER –

The meeting was called to order at 6:04 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	Absent	Mayor Edmonds	Present
Council Member Richardson	Present		

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

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

III. INVOCATION –

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL-

Mayor Pro-Tem Brown moved, seconded by Council Member Bashert to approve the agenda.

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

VI. INTRODUCTIONS –

Mayor Edmonds introduced the following; City Manager Darwin McClary, City Attorney John Barr, Assistant City Attorney Dan DuChene, City Clerk Frances McMullan, Fiscal Services Director, Police Lt. Deric Gress, Police Chief Tony DeGiusti, DDA Director/Community Development Director Joe Meyers, Economic Development Director Beth Ernat, and City Planner Bonnie Wessler.

VII. AUDIENCE PARTICIPATION -

1. Adam Gainsley, 409 N. Adams, stated he is representing Citizen's for Ypsilanti, which is campaigning in favor of the passage of the Water Street Debt Millage on the August ballot. He said if this proposal goes through it would alleviate much of the debt, however, the debt will still be an issue for a couple of years. Because of that no matter what happens with this proposal the City will still need a yes vote on August 8th. He added his group is still looking for volunteers for the campaign.

VIII. REMARKS FROM THE MAYOR –

None

IX. MOTIONS, RESOLUTIONS, DISCUSSIONS -

Economic Development Director Beth Ernat stated provided an overview of the Water Street Development process.

Mayor Edmonds asked the status of an agreement with DTE to install infrastructure on the property. Ms. Ernat responded around a year and a half ago the City had an agreement with DTE for $778,000 for the installation of underground electric. However, that agreement had an expiration of thirty days and would now need to be renegotiated.

Council Member Robb asked what vetting has taken place regarding this project. Ms. Ernat responded the developer has provided her background, resume, and financial information as it relates to Global Capital Finance. Through that she worked with a consultant to assist in the vetting process.

Council Member Robb stated the resolution lists the International Advisory LLC and no company under that name exists. The name of the company is International Village LLC or International Capital Advisory LLC. He explained the resolution will need to be amended. He asked what the company's relationship to Arbor Wealth Advisors because its LLC is registered at the same address as International Village. A representative of International Village responded that it's a regent's office that houses around 60 LLCs.

Ms. Ernat introduced Amy Foster, Cal Edwards, and Wayne Hoffman from Spence Brothers.

Spence Brothers and Global Capital, LLC provided a presentation regarding the International Village Project. 11525

1. Resolution No. 2017-121, directing staff and legal council to negotiate in good faith on behalf of the City Council to draft a purchase agreement for the sale of the approximately 36 acres of the Water Street Redevelopment Area (11-11-09-170-031) with International Village Advisory, LLC.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has received a letter of intent from International Village, LLC and Global Capital, LLC for the purchase and development of the remaining 36 acres of Water Street; and

WHEREAS, the letter of intent seeks creation and approval of a purchase agreement within 120 days of the presentation of the letter of intent; and

WHEREAS, the International Village, LLC and Global Capital, LLC, intends to redevelop the Water Street Redevelopment area with a multi-use development that will enhance the street-level pedestrian experience, enhance the adjacent natural and recreational features of the property, include multi-modal transportation options, and visually interesting architectural and landscaping elements; and

WHEREAS, the City Council of the City of Ypsilanti has the authority to enter into a purchase agreement for the sale of the Water Street Redevelopment area (11-11-09-170-031) and may impose conditions within said purchase agreement.

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council directs staff and legal counsel to negotiate in good faith on behalf of the City Council to draft a purchase agreement for the sale of the approximately 36 acres of the Water Street Redevelopment Area (11-11-09-170-031) with International Village, LLC and Global Capital, LLC and subject to the approval by the City Attorney and authorizes the Mayor and City Clerk to sign the agreement.

OFFERED BY: Mayor Pro-Tem Brown
SECONDED BY: Council Member Vogt

On a roll call, the vote to approve Resolution No. 2017-121 was as follows:

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

VOTE:

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

X. <u>AUDIENCE PARTICIPATION</u> –

XI. <u>REMARKS FROM THE MAYOR</u> –

XII. <u>ADJOURNMENT -</u>

Resolution No. 2017-122, adjourning the City Council Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: Council Member Bashert
SECONDED BY: Mayor Pro-Tem Brown

On a voice vote the motion carried and the meeting adjourned at 8:16 p.m.