

1. Council Meeting Agenda

Documents:

[06-06-17 AGENDA.PDF](#)

2. Council Meeting Packet

Documents:

[JUNE 6, 2017 COUNCIL PACKET.PDF](#)

3. Council Action Minutes

Documents:

[ACTION MINUTES 06-06-17.PDF](#)

4. Thompson Block Brownfield

Documents:

[THOMPSON BLOCK BROWNFIELD DOCUMENTS.PDF](#)

5. Thompson Block OPRA

Documents:

[THOMPSON BLOCK OPRA DOCUMENTSPDF.PDF](#)



(Revised 6/6/17)

**CITY OF YPSILANTI
COUNCIL BUDGET SESSION AGENDA
COUNCIL CHAMBERS - ONE SOUTH HURON STREET
TUESDAY, June 6, 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. AGENDA APPROVAL-

VI. AUDIENCE PARTICIPATION –

VII. PRESENTATIONS –

- Resolution No. 2017-140, proclaiming the week of June 18th through June 24th as Gun Safety week in Ypsilanti.
- Housing Commission Update – Zachary Fosler, Ypsilanti Housing Commission Director.
- Bell/Kramer Environmental Testing Update – Beth Ernat, Economic Development Director.
- Parking System / Administration Hearings Bureau Collections – City Clerk Frances McMullan & Assistant City Attorney Dan DuChene.
- 1. Resolution No. 2017-123, directing staff to issue a Request for Proposal (RFP) to locate a third party to collect outstanding fines.
- 2. Resolution No. 2017-124, directing staff to issue a Request for Proposal (RFP) to locate a third party capable of supporting the Parking Violations Bureau's need for hardware and software support.

VIII. REMARKS FROM THE MAYOR –

IX. ORDINANCE FIRST READING –

Ordinance 1289

1. AN ORDINANCE TO AMEND BUDGET APPROPRIATIONS BY DEPARTMENT AND MAJOR ORGANIZATIONAL UNIT FOR THE FISCAL YEARS 2016 – 2017 AND 2017 – 2018 (Finance)

- A. Resolution No. 2017 - 125, determination
- B. Public Hearing
- C. Resolution No. 2017 – 126, close the public hearing

Ordinance 1290

2. An ordinance entitled, "2017-2018 Tax Levy Ordinance". (Finance)

- A. Resolution No. 2017-127, determination
- B. Public Hearing
- C. Resolution No. 2017 - 128, close the public hearing

X. CONSENT AGENDA –

Resolution No. 2017-129

1. Resolution No. 2017-130, approving the minutes of May 9th, May 11th, and May 16th, 2017 be approved. (Clerk)
2. Resolution No. 2017-131, approving a Special Merchants License for Cool Restaurant Group LLC. (Clerk)
3. Resolution No. 2017-132, approving Ordinance 1288, An Ordinance to Repeal Article II of Chapter 114 "TAXICABS" of the Ypsilanti City Code and Replace with "LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY." (**Second Reading**) (Attorney)
4. Resolution No. 2017-133, authorizing the City Clerk to submit a grant application for election equipment on behalf of the City of Ypsilanti. (Clerk)
5. Resolution No. 2017-134, authorizing the City Treasurer to levy and assess the unpaid special assessments to the July tax roll. (Treasury)
6. Resolution No. 2017-135, approving appointments to Boards and Commissions. (Mayor)

XI. MOTIONS, RESOLUTIONS, DISCUSSIONS -

1. Resolution No. 2017-136A, granting permission for Ypsilanti Heritage Festival and Paratus Air of Ohio and Indiana to use the city's Frog Island Park for a temporary heliport for public helicopter rides as part of the 2017 Heritage Festival event. (City Manager)
2. Resolution No. 2017-136, requesting support for Cross Street Village residents. (Council)
3. Resolution No 2017 - 137, approving the City of Ypsilanti Social Media Policy. (City Manager)
4. Resolution No. 2017-138, approving the Brownfield Plan for 400 N. River. (Economic Development)
5. Presentation of the OPRA application for 400 N. River. (Economic Development)

XII. AUDIENCE PARTICIPATION –

XIII. COMMUNICATIONS –

- April 13, 2017 Ypsilanti Housing Commission Minutes.
- Community Development Block Grant Information Letter.

XIV. REMARKS FROM THE MAYOR –

Nominations

Board of Ethics

Evan Dority
908 Pleasant
Ypsilanti, MI 48197
(Reappointment)

XI. ADJOURNMENT –

Resolution No. 2017-139, adjourning the City Council Meeting.



(Revised 6/6/17)

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908 Pleasant
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Resolution No. 2017-139, adjourning the City Council Meeting.



June 6, 2017

**A RESOLUTION PROCLAIMING THE WEEK OF JUNE 18, 2017 THROUGH JUNE 24,
2017 AS GUN SAFETY WEEK IN THE CITY OF YPSILANTI**

CITY OF YPSILANTI CITY COUNCIL

June 6, 2017

WHEREAS, the City of Ypsilanti and the Ypsilanti Police Department are committed to enhancing the safety and well-being of all the residents and public safety can be increased by raising awareness and educating residents about how to keep themselves and their families safe; and

WHEREAS, educating the public and increasing knowledge about gun safety issues and encouraging responsible gun ownership can help protect our communities and our families, and provides a public service which benefits everyone, especially our children; and

Whereas, in Michigan, according to the AP and USA TODAY analysis, there were 49 accidental shootings involving minors age 17 and under that resulted in death or injury between Jan. 1, 2014 and June 30, 2016, and of those 49 shootings, 17 children were killed with 29 children and 3 adults injured; and

WHEREAS, though national attention is often drawn only to large scale tragedies, gun violence is a serious local, state, as well as national problem, with gun violence and injuries occurring daily throughout too many of our municipalities and the number of gun deaths in Michigan exceeding those caused by traffic accidents, and

WHEREAS, in Washtenaw and most Michigan counties, the majority of gun deaths are by suicide, and access to firearms in domestic abuse situations increases the risk of homicide by more than 5 times with guns the most commonly used weapon, recognition of early warning signs and knowledge of how to respond to potential suicide or domestic abuse situations can reduce gun violence and save lives; and

WHEREAS, according to the Center for Disease Control, Michigan aggravated assaults with a firearm at 7,679 were the seventh highest in the country in 2011 and according to the Michigan Dept. of Health and Humans Services between 2008 and 2013, which is the most recent state data available, 77 percent of all homicides in the state were gun related, and in 2015 Michigan firearm deaths rose to 1,164; and

Whereas, June 21st is National "Ask" Day (Asking Saves Kids) which encourages parents to help prevent gun injuries and deaths to our children by asking relatives, friends, and neighbors where children visit and play if guns are in the home and if so are they secured safely so that they cannot be accessed by children or young people; and

WHEREAS, during the week of June 18, 2017 through June 24, 2017 law enforcement agencies in Washtenaw County in order to increase the safety of our residents will be providing free gun locks and gun safety information to members of the public and collaborating with community organizations to enhance public knowledge and promote gun safety; and

NOW THEREFORE BE IT RESOLVED that the City of Ypsilanti City Council in order to increase public safety and awareness about gun safety hereby declares the week of June 18, 2017 through June 24, 2017 as Gun Safety Week in the City of Ypsilanti.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

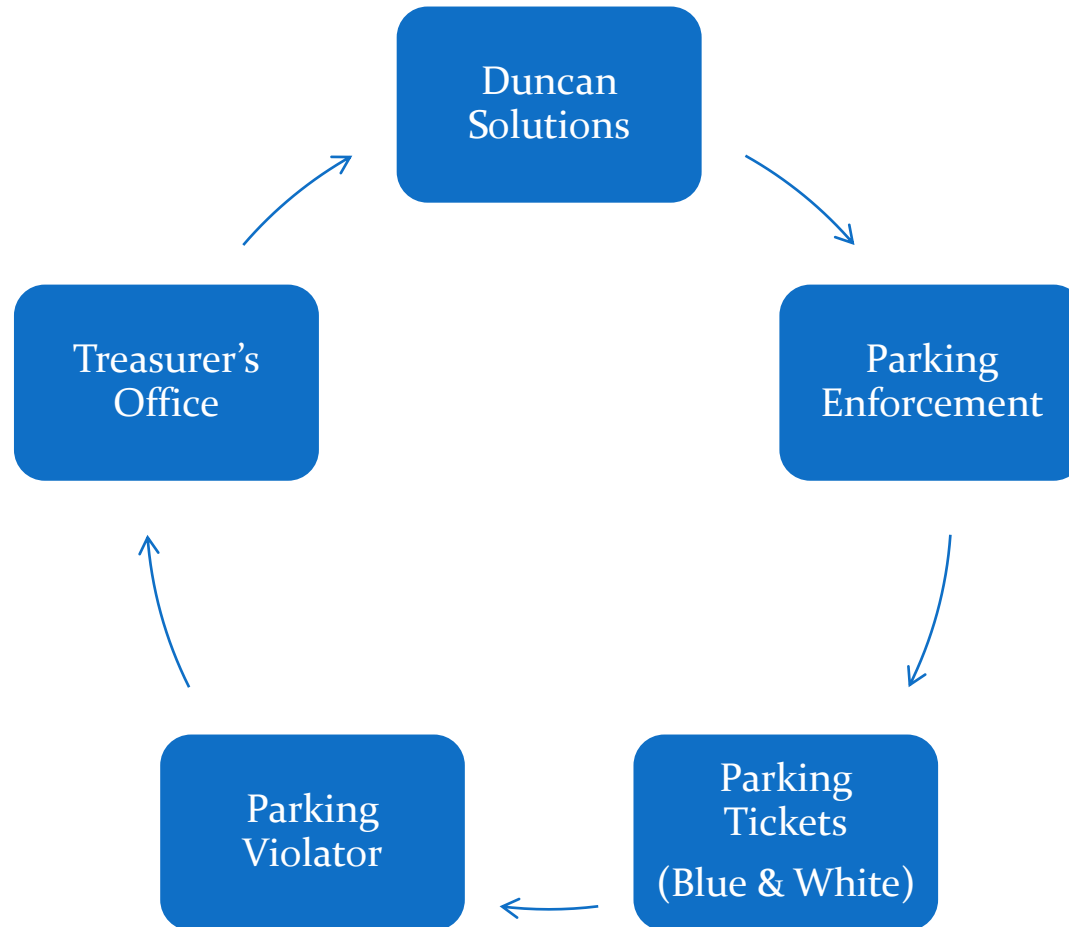


City of Ypsilanti

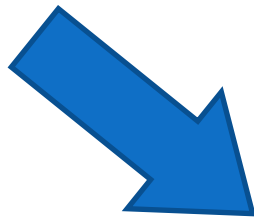
Parking System Presentation

June 6, 2017

Prior to 2014



2014 – 11/2015



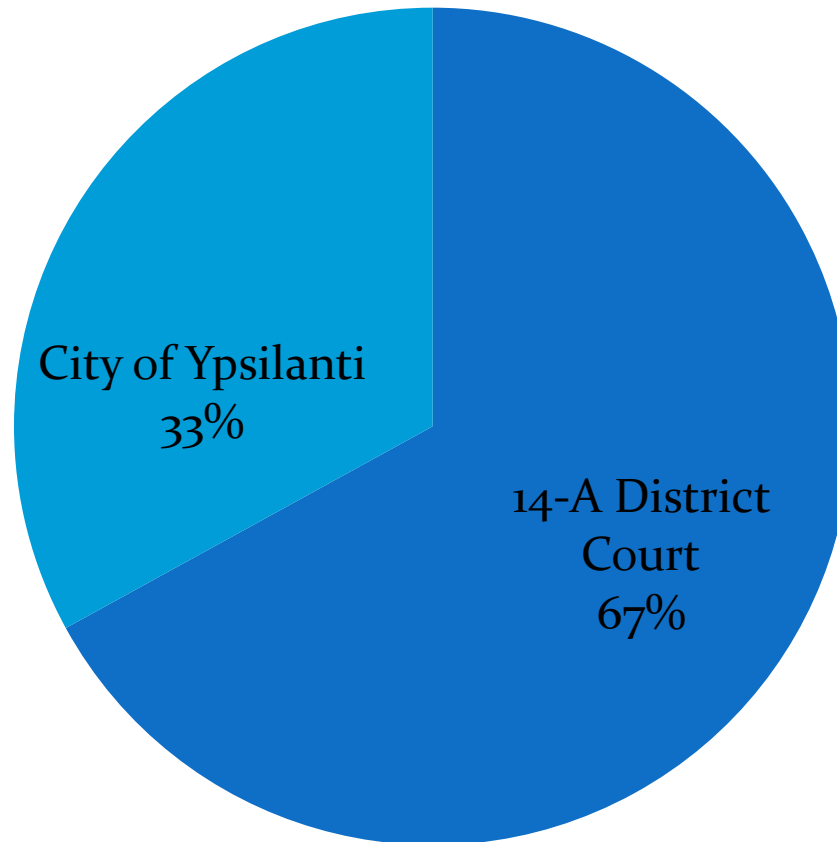
CLEMIS



14 A-2 District Court

Note: During the switch from Duncan Solutions to CLEMIS, Parking Enforcement was unable to cite parking violations which led to a substantial loss in parking revenue for the city. City utilized 14A for collections during this time.

Revenue Earned



Note: 14A-2 District Court was not able to provide details on how much we earned from parking tickets, nor data on which tickets were paid.

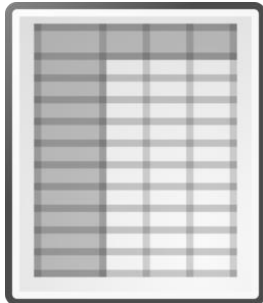
Current Parking Process



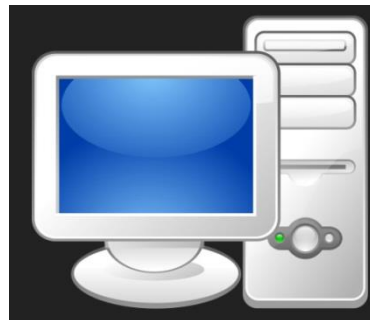
CLEMIS

Ypsilanti Parking Violations Bureau
Established in December 2015

Parking
Violator



Upload



Treasurer's
Office

of Tickets Issued (2014-present)

<u>Year</u>	<u># of tickets</u>
• 2014	4,857 *
• 2015	7,564 **
• 2016	13,133 ***
• YTD 2017	5,996

* 2014 – Mid year (July, 14, 2014) switch to CLEMIS.

**2015 – PEO Fredette retired. PEO Rogala was hired and was being trained.

***2016 – PEO Rogala hired in Nov., 2015 and has written many tickets. PEO Swafford has increased efforts as well.

Unpaid from 2010-2015

- 2010 34,380.00
- 2011 29,580.00
- 2012 40,320.00
- 2013 21,120.00
- 2014 15,180.00
- 2015 9,240.00

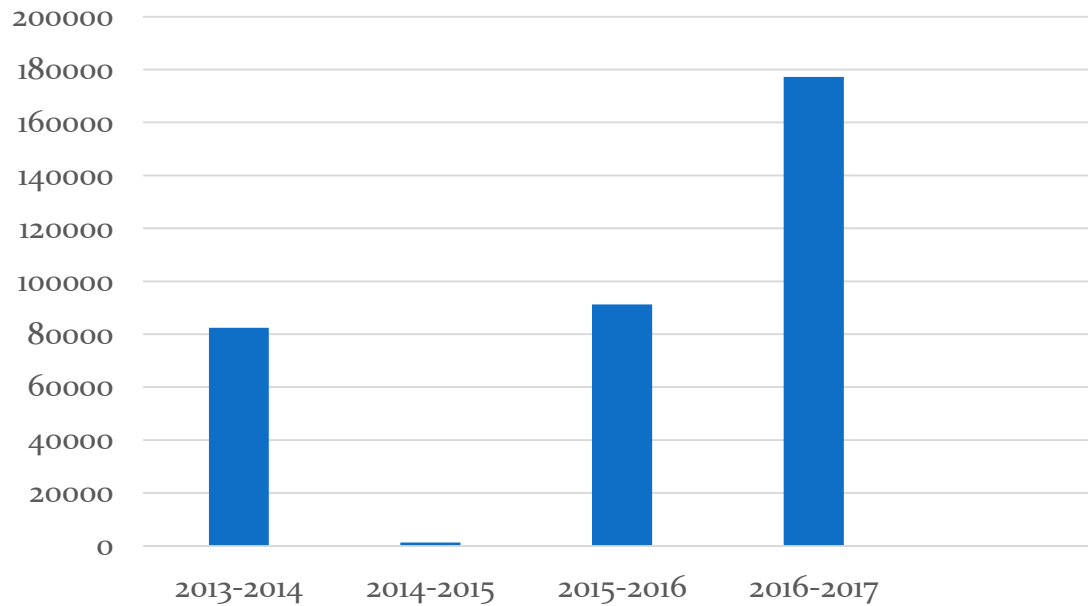
Grand Total - \$149,820.00

Unpaid from 2016-2017

- 2016 167,100.00
- 2017 30,420.00

Grand Total - \$197,520.00

Revenue Collected (2013-present)



2013-2014	\$ 82,361
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2014-2015	\$ 1,304
------------------	-----------------

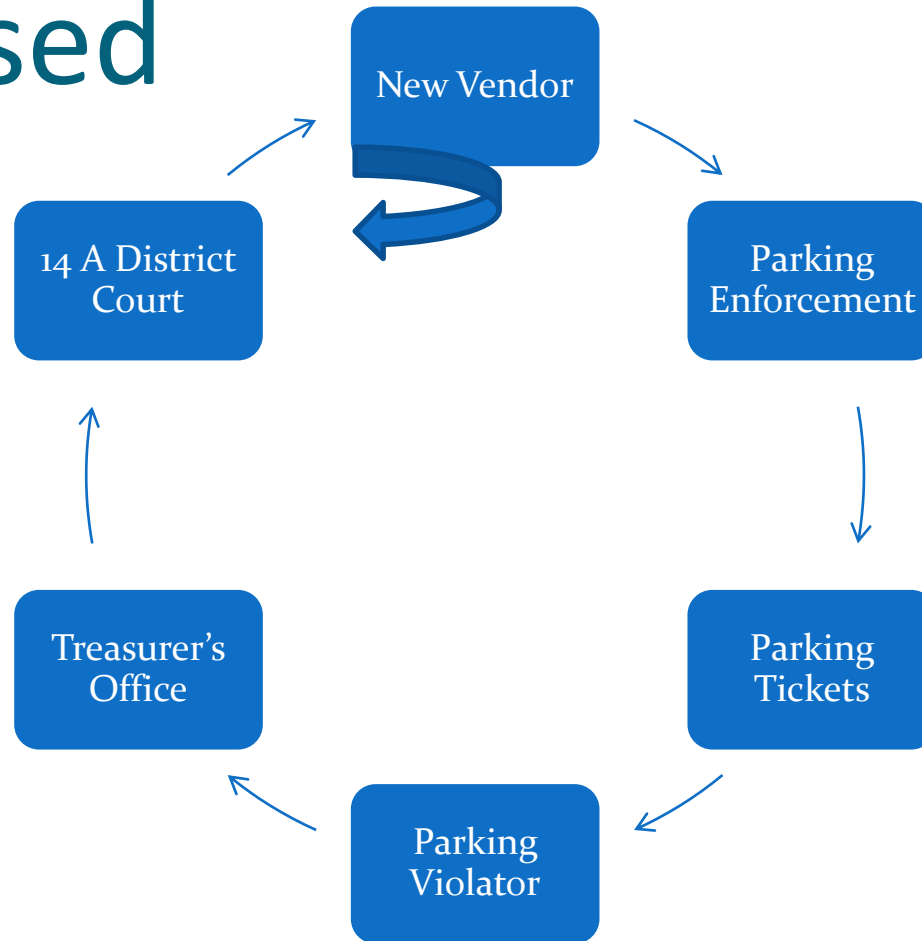
2015-2016	\$ 91,277
------------------	------------------

2016-2017	\$ 177,263
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CLEMIS

- Currently they are piecing parts together to keep the handhelds that they provided to agencies working;
- The most recent email from CLEMIS in March stated the handheld would last: “possibly a few additional years”.
- CLEMIS suggests that we start looking at other avenues.

Proposed



Benefits of Proposed Process

- Software directly tied to handhelds. Allows notification of 6 or more tickets for towing.
- Direct download of tickets into parking system
- Real time data for next day payments
- All noticing (14, 28, 90 days)
- SOS lookups for owner information (in and out of State)
- Import citations to 14A-2 District Court for driver's license holds and for judgments to be entered for tickets not paid after 90 days.

Vendor Fees

**Monthly fee: \$1,100 to \$1,300 or 15%
whichever is greater**

Backlog fee: 20% – 25%

Citations over 90 days: 30% - 35%

**** fee does not include cost of handhelds
and tickets which would be budgeted by
YPD.**

Vendor Collection

- After attempts by noticing 3 times, vendor would import unpaid citations (issued by City) to 14A-2 District Court for judgment.
- Vendor will import owners for driver's license hold to 14A-2.
- Judgments not paid will be forwarded to collection agency for collection and/or placement of judgment on credit report.

Recommendation

The Parking Committee recommends that the City issue an RFP to include software, handhelds, paper tickets, issuing notices for payment, and importing citations to 14A2 District Court.

This adjustment will accomplish City Council's goal for a more effective parking program that will generate compliance and reduce the number of uncollected fines.



Questions

Administrative Hearings Bureau Collections

Established by Ordinance No. 1130

Effective: August 17, 2010

Outstanding Fines Eligible for Lien

- 2014 – 39 - \$17,390
- 2015 – 84 - \$35,770
- 2016 – 104 - \$41,380
- 2017 – 1 - \$910

Total – 228 Cases \$95,450

Lien Process

- Begins 30 days after a judgment is entered
- Title Search
- Send letter of notice to respondent
- If no response after 10 days record certified copy of judgment
- Send notice of lien to respondent
- Assess lien on property taxes

Cost per Lien

- Title Search - \$175
- File Judgment with County Register - \$30

Amount for backlogged cases - \$46,740

- Staff time – 1 to 2 hours

Staff time for backlogged cases– 100 Hours - \$2,000

Total Cost - \$48,740

Recommendations

- **Add cost to file a lien to the judgment**
 - If Judgment is paid within 30 days the \$250 to file a lien would be forgiven
 - Increases potential of fines being paid promptly
- **Increase operational budget to cover lien costs**
 - Avoid quickly increasing a \$50 ticket to over \$500 + Abatement costs
- **Use a collections agency**
 - All Cases
 - Informal Cases



**Barr,
Anhut &
Associates, P.C.**
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Daniel J. DuChene

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

REQUEST FOR LEGISLATION

DATE: May 31, 2017

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Resolution to issue request for proposals for collection agencies

SUMMARY/BACKGROUND

The Parking Violations Bureau handles all alleged parking violations within the City and the Administrative Hearings Bureau handles all alleged blight violations within the City of Ypsilanti. If a person is determined to be responsible for a blight violation, the AHB issues a judgment. If a person fails to either pay or contest a parking violation, the Parking Violations Bureau issues a citation. Citations are forwarded to the 14A2 District Court. If a person is found responsible for a parking violation, the 14A2 District Court can issue a judgment. Judgments are collectable according to law.

There are outstanding fines for parking and outstanding judgments for blight. Staff is interested in issuing a request for proposals for potential bidders to provide collection services for such. Adoption of the attached resolution will authorize staff to issue such an RFP in order to present a contract to City Council for ultimate approval.

ATTACHMENTS: Proposed resolution.

RECOMMENDED ACTION: Adoption of the resolution

DATE RECEIVED: _____ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF: _____ FINANCE DIR. APPROVAL



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

June 1, 2017
Page 2

COUNCIL ACTION TAKEN:



Resolution No. 2017-123
June 6, 2017

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

WHEREAS, the Ypsilanti City Council amended Ypsilanti City Code Section 102-81 to establish a Parking Violations Bureau for the purpose of handling all alleged parking violations within the City of Ypsilanti pursuant to the Revised Judicature Act, Public Act 154 of 1968, as amended (MCL 600.8395); and

WHEREAS, the Ypsilanti City Council adopted Ordinance No. 1130 to establish an Administrative Hearings Bureau to address blight violations within the City of Ypsilanti pursuant to Section 4q of the Home Rule City Act, Public Act 279 of 1909, as amended (MCL 117.4q); and

WHEREAS, judgments issued by the Administrative Hearings Bureau for unpaid fines for blight violations and judgments issued by the 14A2 District Court for unpaid fines for parking violations may be collected upon according to law; and

WHEREAS, there are outstanding fines for both blight and parking violations within the City of Ypsilanti; and

WHEREAS, the City of Ypsilanti is interested in contracting with a third-party to collect upon judgements for such outstanding fines and to help increase efficiency in obtaining said payments and judgments;

NOW THEREFORE BE IT RESOLVED that staff of the City, the Parking Violations Bureau, and the Administrative Hearings Bureau are directed to issue a request for proposals to locate a third-party to provide such services, with a proposed contract from the successful bidder to be approved by City Council.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



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

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

REQUEST FOR LEGISLATION

DATE: May 31, 2017

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Resolution to issue request for proposals for parking services

SUMMARY/BACKGROUND

The City of Ypsilanti Parking Violations Bureau has been operating since December of 2015. Since its inception, the Bureau has been utilizing CLEMIS (Courts and Law Enforcement Management Information System) for its hardware (handhelds and printers) and data tracking software. The Bureau has been able to function with this system, despite some issues and inefficiencies which have continually evaluated and attempted to resolve by staff.

However, the City has been notified by CLEMIS that it is phasing out its hardware for parking violations and has suggested that agencies find other solutions for its parking needs. Staff is interested in issuing a request for proposals for potential bidders to provide both hardware and software for the Bureau which will replace the current framework and help improve upon the previously mentioned issues.

Adoption of the attached resolution will authorize staff to issue such an RFP in order to present a contract to City Council for ultimate approval.

ATTACHMENTS: Proposed resolution.

RECOMMENDED ACTION: Adoption of the resolution

DATE RECEIVED: _____ AGENDA ITEM NO. _____

CITY MANAGER COMMENTS:



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

June 1, 2017
Page 2

FOR AGENDA OF: _____ FINANCE DIR. APPROVAL

COUNCIL ACTION TAKEN:



Resolution No. 2017-124
June 6, 2017

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

WHEREAS, the Ypsilanti City Council amended Ypsilanti City Code Section 102-81 to establish a Parking Violations Bureau for the purpose of handling all alleged parking violations within the City of Ypsilanti pursuant to the Revised Judicature Act, Public Act 154 of 1968, as amended (MCL 600.8395); and

WHEREAS, the Ypsilanti City Council adopted resolution No. 2016-005, approving the rules of the Parking Violations Bureau; and

WHEREAS, since its inception, the Parking Violations Bureau and enforcement officers have been utilizing Courts and Law Enforcement Management Information System ("CLEMIS") for its hardware and software needs; and

WHEREAS, CLEMIS has advised that they are phasing out its hardware for parking violations and has encouraged agencies to find other solutions to the parking needs; and

WHEREAS, the City is interested in contracting with a third-party capable of supporting the Parking Violations Bureau's need for hardware and software support, particularly to provide handheld devices and printers; software to track, find, store and share data between devices and agencies within the City, Courts and State of Michigan; and for increased efficiency, including the issuance of notices for payment of outstanding violations; and

NOW THEREFORE BE IT RESOLVED that staff of the City and the Parking Violations Bureau is directed to issue a request for proposals to locate a third-party to provide such services, with a proposed contract from the successful bidder to be approved by City Council.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



REQUEST FOR LEGISLATION
June 6, 2017

TO: Mayor Edmonds and City Council

FROM: Darwin McClary, City Manager & Marilou Uy, Fiscal Services Director

Subject: Amended budget FY 2016-2017, FY 2017-2018, and proposed millage rates for FY 2017-2018

DATE: June 6, 2017

Summary & Background: Pursuant to the City Charter, the amended budgets for FY 2016-2017 and FY 2017-2018, were presented to City Council on May 1, 2017. City Council held three budget work sessions in May 2017 to examine the budget in detail with Department Directors and Staff. Staff compiled the budget amendments and will be presented to Council on June 6, 2017 for approval, along with any potential amendments from council.

Attached are the updated budget amendment spreadsheets by funds:

General Fund (101)
Major Street Fund (202)
Local Street Fund (203)
Garbage & Rubbish Fund (226)
Downtown Development Authority (413)
Sidewalk Improvement Fund (495)
Motor Pool Fund (641)
Workers Compensation Fund (677)

Also attached are the amended fund balances of all funds.

The updated amendments supersede and take precedent over all, and any amendments submitted to City Council and Administration after June 6, 2017.

According to the City Charter, City Council must adopt the general fund and special revenue fund budgets by resolution and ordinance. Hence, two ordinances and resolutions are proposed for your approval to amend the FY 2017-17 and FY 2017-18 budgets. City Council must also adopt a tax levy ordinance and resolution, which sets the millage rate for Fiscal Year 2017-2018 at 33.5261 mills.

Recommended Action: It is recommended that City Council approve the amended budgets for FY 2016-2017 and FY 2017-2018, and the proposed millage rates for FY 2017-2018 with the budget amendments as attached.

Attachments: Proposed FY 2017-2018 tax levy ordinance and resolution, amended FY 2016-2017 and FY 2017-2018 budgets, budget ordinances and resolutions, budget amendment worksheets, and amended fund balances of all fund worksheets, healthcare-BCBS adjustments worksheet.

CITY MANAGER APPROVAL:_____

COUNCIL AGENDA DATE:_____

CITY MANAGER COMMENTS:

FINANCE DIRECTOR APPROVAL:_____



Resolution No. 2017 - 125
June 6, 2017

AMEND 2016-2017 & 2017-2018
FISCAL YEARS OPERATING BUDGET

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled, "An Ordinance to Amend Budget Appropriations by Department and Major Organizational Unit for the Fiscal Years 2016-2017 and 2017-2018", be approved on First Reading.

FUND NAME	FUND #	AMENDED BUDGET 2016-17		AMENDED BUDGET 2017-18	
		Revenues	Expenditures	Revenue	Expenditures
General Fund	101	14,464,655	14,464,655	13,663,447	13,663,447
Major Street	202	2,361,458	2,361,458	1,523,408	1,322,432
Local Street	203	614,931	610,164	622,190	622,190
Garbage and Rubbish Collection	226	927,887	927,887	956,711	956,711
Police Special Revenue	265	12,195	12,195	12,749	12,749
Depot Town Development Authority	275	115,072	115,072	123,042	97,901
2010 Gout Ref Bond \$3.83M	303	687,276	680,125	0	0
CDBG/Water St Activities	304	852,675	852,675	858,372	858,372
2002 GO Capital Improvement Debt	316	38,148	38,148	36,555	36,555
2012 UTGO Refunding Bond	342	680,394	672,693	834,735	833,130
2002B W&S Debt \$485 DWRF	364	34,125	34,125	33,375	33,375
Land Revolving	412	0	0	0	0
Down Town Development Authority	413	323,641	295,309	317,547	291,889
Capital Improvement	414	523,395	523,395	101,000	101,000
Economic Development Authority	415	33,488	33,488	33,940	33,940
2003D W&S \$3.5M	469	337,500	337,500	335,438	335,438
2003C WS&SW \$785K DWRF	471	48,500	48,500	47,500	47,500
2004 A Ser. DDA Cons \$995K	473	85,488	85,488	83,058	83,058
2004B WS& Sew \$6.3M	474	389,228	389,228	387,269	387,269
2006 GO LTD Tax Cap Ref	477	502,020	502,019	24,253	24,253
2006 WS & Sew Ref \$9.85	478	440,612	440,612	0	0

2007 W&W Rev DWRF \$375K	479	18,957	18,957	18,638	18,638
2008 W&S Disp. Rev \$435K	480	27,231	27,231	26,731	26,731
2009 W&S Bonds 7249-01	481	7,663	7,663	7,538	7,538
2012 W&S Factory Pump Station	482	190,685	190,685	182,250	182,250
2013 Revenue Refunding Bonds	483	1,437,737	1,437,737	1,227,600	1,227,600
Water Main DWRF 7320-01	485	29,116	29,116	28,616	28,616
2016 W&S Rev Refunding Bonds	486	9,765,380	9,765,380	315,100	315,100
Sidewalk Improvement	495	177,558	177,558	146,758	146,758
Public Transit	588	283,735	283,735	288,032	288,032
Motorpool	641	1,098,126	1,098,126	827,598	775,243
Worker's Compensation Fund	677	189,851	189,851	258,637	258,637
Fire and Police Pension	732	4,558,167	4,558,167	3,639,905	3,231,450
Retiree Benefits	736	1,394,108	1,364,768	1,602,710	1,602,710
Total		42,651,002	42,573,710	28,564,702	27,850,512

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

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Ordinance No. 1289

AN ORDINANCE TO AMEND BUDGET APPROPRIATIONS BY DEPARTMENT
AND MAJOR ORGANIZATIONAL UNIT FOR THE FISCAL YEARS
2016 – 2017 AND 2017 - 2018

THE CITY OF YPSILANTI ORDAINS:

1. Pursuant to the City Charter Section 5.06 (a), budget appropriations by department and major organizational unit are hereby approved as recommended by the Administration, as approved by City Council, and as shown below by fund and summary of amendments for the General Fund and other funds. Further, that in accordance with Section 19(2) of Public Act 621 of 1978, also known as the Uniform Budgeting and Accounting Act, parameters are hereby given to allow transfers between appropriation accounts and within fund totals and within those activities within the control of each department.

FUND NAME	FUND #	AMENDED BUDGET 2016-17		AMENDED BUDGET 2017-18	
		Revenue	Expenditures	Revenue	Expenditures
General Fund	101	14,464,655	14,464,655	13,663,447	13,663,447
Major Street	202	2,361,458	2,361,458	1,523,408	1,322,432
Local Street	203	614,931	610,164	622,190	622,190
Garbage and Rubbish Collection	226	927,887	927,887	956,711	956,711
Police Special Revenue	265	12,195	12,195	12,749	12,749
Depot Town Development Authority	275	115,072	115,072	123,042	97,901
2010 Gout Ref Bond \$3.83M	303	687,276	680,125	0	0
CDBG/Water St Activities	304	852,675	852,675	858,372	858,372
2002 GO Capital Improvement Debt	316	38,148	38,148	36,555	36,555
2012 UTGO Refunding Bond	342	680,394	672,693	834,735	833,130
2002B W&S Debt \$485 DWRF	364	34,125	34,125	33,375	33,375
Land Revolving	412	0	0	0	0
Down Town Development Authority	413	323,641	295,309	317,547	291,889
Capital Improvement	414	523,395	523,395	101,000	101,000

Economic Development Authority	415	33,488	33,488	33,940	33,940
2003D W&S \$3.5M	469	337,500	337,500	335,438	335,438
2003C WS&SW \$785K DWRF	471	48,500	48,500	47,500	47,500
2004 A Ser. DDA Cons \$995K	473	85,488	85,488	83,058	83,058
2004B WS& Sew \$6.3M	474	389,228	389,228	387,269	387,269
2006 GO LTD Tax Cap Ref	477	502,020	502,019	24,253	24,253
2006 WS & Sew Ref \$9.85	478	440,612	440,612	0	0
2007 W&W Rev DWRF \$375K	479	18,957	18,957	18,638	18,638
2008 W&S Disp. Rev \$435K	480	27,231	27,231	26,731	26,731
2009 W&S Bonds 7249-01	481	7,663	7,663	7,538	7,538
2012 W&S Factory Pump Station	482	190,685	190,685	182,250	182,250
2013 Revenue Refunding Bonds	483	1,437,737	1,437,737	1,227,600	1,227,600
Water Main DWRF 7320-01	485	29,116	29,116	28,616	28,616
2016 W&S Rev Refunding Bonds	486	9,765,380	9,765,380	315,100	315,100
Sidewalk Improvement	495	177,558	177,558	146,758	146,758
Public Transit	588	283,735	283,735	288,032	288,032
Motorpool	641	1,098,126	1,098,126	827,598	775,243
Worker's Compensation Fund	677	189,851	189,851	258,637	258,637
Fire and Police Pension	732	4,558,167	4,558,167	3,639,905	3,231,450
Retiree Benefits	736	1,394,108	1,364,768	1,602,710	1,602,710
Total		42,651,002	42,573,710	28,564,702	27,850,512

2. 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 business hours.
3. Publication and effective date: The City Clerk shall cause this Ordinance, or a summary of the Ordinance, to be published by printing the same in the Washtenaw Legal News. 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 6th day of June, 2017.

Amanda Edmonds, Mayor

Frances McMullan, City Clerk

ATTEST

I do hereby confirm that the above Ordinance No. 1289 was published in Washtenaw Legal News on the 18th day of May, 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 6th day of June, 2017.

Frances McMullan, City Clerk



Resolution No. 2017-126
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the Public Hearing to consider an ordinance entitled, "An Ordinance to Amend Budget Appropriations by Department and Major Organizational Unit for the Amended Fiscal Years "2016 – 2017 and 2017 - 2018", be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Resolution No. 2017 – 127
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the proposed ordinance entitled "2017-2018 Tax Levy Ordinance", be approved on First Reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



Ordinance No. 1290

2017-2018 TAX LEVY ORDINANCE

THE CITY OF YPSILANTI ORDAINS THAT:

A general operating millage rate of 18.7386 mills (.0187386 cents per \$1) of the Taxable Value, according to the assessment roll of the last preceding year is approved and authorized; and

The City Clerk is authorized to certify to the City Treasurer and City Assessor the total amount to be levied and restriction for the City of Ypsilanti is:

GENERAL OPERATING	18.7386
POLICE & FIRE PENSION	8.3643
SANITATION	2.7400
STREET IMPROVEMENT (Voted debt 2003 bonds and refunded in 2012)	2.7189
PUBLIC TRANSIT	0.9643
TOTAL	33.5261

Made, passed and adopted by the Ypsilanti City Council this 6th day of June, 2017.

Amanda Edmonds, Mayor

Frances McMullan, City Clerk



Ordinance No. 1290

2017-2018 TAX LEVY ORDINANCE

ATTEST

I do hereby confirm that the above Ordinance No. 1289 was published in Washtenaw Legal News on the 18th day of May, 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 6th day of June, 2017.

Frances McMullan, City Clerk

Public Hearing Notice
Publish in Washtenaw Legal News in the May 18, 2017 edition.



Resolution No. 2017-128
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing on the proposed ordinance entitled "2017-2018 Tax Levy Ordinance", be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

GENERAL FUND (101)
BUDGET ADJUSTMENTS
6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
101-4-0000-699-91	General Fund Unadjusted Appropriation				(685,428)			(66,616)
101-4-0000-574-04	SSS Liquor Licenses	Increased in revenues	18,181	19,000	819			
101-4-1910-664-00	Interest Earnings	Increased in revenues	68,000	73,832	5,832			
101-4-2530-462-00	Residential Parking Permits	Increased in revenues	33,000	35,000	2,000			
101-4-3070-476-01	Street Closing Permits	Increased in revenues	2,600	4,200	1,600			
101-4-3070-676-02	Cost Reimbursement	Reduction in SRO revenue from Apr to June 2017	111,000	90,586	(20,414)			
101-4-3110-656-00	Parking Ticket Revenues	Increased in revenues	165,000	190,000	25,000			
101-4-3390-676-01	Cost Reimbursements-YFD	Increased in revenues	17,000	20,000	3,000			
101-4-3710-461-00	Building Permits	Increased in revenues	150,000	162,000	12,000			
101-4-3710-461-01	Electrical Permits	Increased in revenues	24,000	30,000	6,000			
101-4-3710-461-02	Heating Permits	Increased in revenues	45,000	50,000	5,000			
101-4-3710-461-03	Plumbing Permits	Increased in revenues	41,000	50,000	9,000			
101-4-3720-607-06	Property Maint Abatement Fees	Increased in revenues	33,000	38,000	5,000			
101-4-3730-607-11	Admin Hearing Bureau	Increased in revenues	44,000	45,000	1,000			
101-4-4420-676-03	Special Events App & Utilities	Increased in revenues	11,000	13,500	2,500			
101-4-4420-676-05	Pub Parking lot /Space Rental	Increased in revenues	1,750	2,800	1,050			
101-4-7170-607-03	Park Capital Improv. Heritage	Increased in revenues	9,250	11,000	1,750			
101-4-7210-477-00	HDC Application	Moved HDC application Rev to Planning				-	5,000	5,000
101-4-7311-580-00	LSRRF Grant Reimbursement	Adjust revenue to match expenses				100,000	50,000	(50,000)
101-4-8030-477-00	HDC Application	Moved HDC application Rev to Planning				5,000	-	(5,000)
101-7-1720-714-08	Health Care costs - Blue Cross	Correct health care cost budget	11,539	23,457	(11,918)	12,000	3,096	8,904
101-7-1720-799-00	Computer/Equipment Non Capital	Reduced City Manager computer cost	2,181	1,231	950			
101-7-1910-714-08	Health Care costs - Blue Cross	Correct health care cost budget	33,048	30,899	2,149	34,701	48,424	(13,723)
101-7-1910-799-00	Computer/Equipment Non Capital	Delay equipment purchase	2,500	-	2,500	2,500	-	2,500
101-7-2150-714-08	Health Care costs - Blue Cross	Correct health care cost budget	20,535	11,885	8,650	22,000	21,630	370
101-7-2621-714-08	Health Care costs - Blue Cross	Correct health care cost budget	7,000	5,853	1,147	8,000	6,180	1,820
101-7-2650-714-08	Health Care costs - Blue Cross	Correct health care cost budget	5,100	6,166	(1,066)			
101-7-2650-714-08	Health Care costs - Blue Cross	Adjust health care cost budget				5,800	6,120	(320)
101-7-2650-818-00	General Contract	Reduced contractual services	71,306	69,700	1,606	71,306	69,700	1,606
101-7-2650-818-02	Contractual - City Hall	Delay equipment purchase	9,500	-	9,500	25,000	-	25,000
101-7-2650-818-04	Contractual - Fire Department	Fire gas tank, crack seal, garage door repair	1,176	3,281	(2,105)	-	169,540	(169,540)
101-7-2650-818-06	Contractual - Parkridge Community Center	Alarm system	825	1,403	(578)	-	1,403	(1,403)
101-7-2650-818-07	Contractual - Senior Center	Alarm System	113	306	(193)	-	306	(306)
101-7-2700-714-08	Health Care costs - Blue Cross	Correct health care cost budget	5,480	7,186	(1,706)	15,450	15,454	(4)
101-7-3050-714-08	Health Care costs - Blue Cross	Correct health care cost budget	16,765	17,519	(754)	30,117	32,960	(2,843)
101-7-3070-706-00	Permanent Wages-Salaries	3 police officers cost adjustment				1,486,651	1,536,216	(49,565)
101-7-3070-714-02	Workers Compensation	3 police officers cost adjustment				29,443	28,198	1,245
101-7-3070-714-05	Social Security & Medicare	3 police officers cost adjustment				30,441	28,662	1,779
101-7-3070-714-07	20% Heath care premium	3 police officers cost adjustment				(71,098)	(60,404)	(10,694)
101-7-3070-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	213,000	194,260	18,740	245,000	184,369	60,631
101-7-3070-714-13	EHIM Wraps Claims	3 police officers cost adjustment				32,000	25,816	6,184
101-7-3070-714-14	EHIM Wrap Fees	3 police officers cost adjustment				5,000	4,262	738
101-7-3070-714-15	EHIM Scripts	3 police officers cost adjustment				76,000	63,946	12,054
101-7-3070-714-17	Dental	3 police officers cost adjustment				25,000	21,234	3,766
101-7-3070-799-00	Computer/Equipment Non Capital	Adjust Computers replacement cost	13,185	13,640	(455)			
101-7-3070-799-00	Computer/Equipment Non Capital	Delayed purchase of shotguns, rifles and			-	53,943	43,143	10,800
101-7-3110-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	32,872	32,688	184	37,802	34,615	3,187
101-7-3390-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	163,221	160,504	2,717	187,704	168,239	19,465
101-7-3710-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	37,121	38,046	(925)	42,689	40,170	2,519
101-7-4410-714-08	Health Care costs - Blue Cross	Adjust health care cost budget				1,755	1,852	(97)
101-7-4420-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,800	3,099	(299)	3,100	3,271	(171)
101-7-4442-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	7,000	8,848	(1,848)	8,000	8,442	(442)
101-7-7170-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	13,000	15,286	(2,286)	14,000	14,774	(774)

GENERAL FUND (101)
BUDGET ADJUSTMENTS
6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
101-7-7210-706-00	Permanent Wages-Salaries	Combined salaries of Historic District			-	225,022	230,022	(5,000)
101-7-7210-707-00	Temporary Wages	Restore temp wages that was omitted erroneously			-	5,000	23,177	(18,177)
101-7-7210-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	24,408	23,356	1,052	28,000	22,664	5,336
101-7-9670-999-04	Transfer Out (226) Garbage Fund	Adjust dund transfers to 226	92,192	94,226	(2,034)	109,425	111,622	(2,197)
Budget Adjustments					84,165			(157,352)
General Fund Adjusted Shortfall					(601,263)			(223,968)
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MAJOR STREETS
BUDGET ADJUSTMENTS
6/6/2017

ACCOUNT #	ACCOUNT NAME		FY 2016-17			FY 2017-18			
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS	
202-4-0000-699-91	Major Street Unadjusted Appropriation				(526,972)			203,531	
202-7-4411-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	9,229	1,307	7,922	4,226	4,460	(234)	
202-7-4470-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	7,831	4,468	3,363	6,311	6,660	(349)	
202-7-4640-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	8,995	7,159	1,836	9,349	9,866	(517)	
202-7-4660-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,303	943	1,360	2,431	2,565	(134)	
202-7-4690-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	5,558	6,189	(631)	5,797	6,117	(320)	
202-7-4720-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	7,200	7,061	139	6,800	7,176	(376)	
202-7-4740-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	3,238	3,818	(580)	3,366	3,552	(186)	
202-7-4780-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,699	1,911	788	3,366	3,552	(186)	
202-7-4860-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	630	419	211	542	572	(30)	
202-7-4870-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	72	-	72	37	39	(2)	
202-7-4880-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	198	196	2	253	267	(14)	
202-7-4910-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	1,080	265	815	804	848	(44)	
202-7-4940-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	18	12	6	15	16	(1)	
202-7-4970-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	360	227	133	448	473	(25)	
202-7-4971-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	360	-	360	347	366	(19)	
202-7-5030-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	283	-	283	2,150	2,269	(119)	
Budget Adjustments					16,079			(2,555)	
Major Street Fund Adjusted Shortfall			-	-	(510,893)	-	-	200,976	
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LOCAL STREETS
BUDGET ADJUSTMENTS
6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
203-4-0000-699-91	Local Street Unadjusted Appropriation				0			0
203-7-4411-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,719	-	2,719	4,937	5,210	(273)
203-7-4470-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,697	2,010	687	2,132	2,250	(118)
203-7-4640-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	8,995	7,432	1,563	8,415	8,880	(465)
203-7-4660-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	1,619	619	1,000	1,683	1,776	(93)
203-7-4690-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	4,677	5,422	(745)	4,675	4,933	(258)
203-7-4720-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	8,096	7,906	190	8,041	8,485	(444)
203-7-4740-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,699	3,591	(892)	2,431	2,565	(134)
203-7-4780-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	2,519	2,249	270	2,992	3,157	(165)
203-7-9053-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	166	191	(25)			
Budget Adjustments					4,767			(1,951)
Local Street Fund Adjusted Shortfall			-	-	4,767	-	-	(1,951)

GARBAGE & RUBBISH FUND

BUDGET ADJUSTMENTS

6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
226-4-0000-699-01	Transfer from General Fund				(92,192)			(109,425)
226-7-5210-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	1,227	1,256	(29)	5,812	6,133	(321)
226-7-5213-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	90	104	(14)	93	98	(5)
226-7-5281-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	17,631	19,169	(1,538)	17,764	18,746	(982)
226-7-5282-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	10,254	10,394	(140)	10,284	10,852	(568)
226-7-5283-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	5,937	6,250	(313)	5,797	6,117	(320)
Budget Adjustments					(2,034)			(2,197)
Garbage & Rubbish Fund Adjusted Shortfall					(94,226)			(111,622)

DOWNTOWN DEVELOPMENT AUTHORITY

BUDGET ADJUSTMENTS

6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
413-7-7230-	UNADJUSTED SURPLUS				13,331			4,132
413-4-7231-699-92	UNADJUSTED FB APPROPRIATION				(33,470)			(19,235)
413-4-7230-694-01	Miscellaneous Revenue	Increase Revenues	-	15,000	15,000			
413-7-7231-818-00	CONTRACTUAL SERVICES	Eliminate contractual budget				40,761	-	40,761
Budget Adjustments					15,000			40,761
413-7-7230-	UNADJUSTED SURPLUS				28,331			4,132
413-4-7231-699-92	UNADJUSTED FB APPROPRIATION				(33,470)			21,526
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SIDEWALK IMPROVEMENT FUND									
BUDGET ADJUSTMENTS									
6/6/2017									
			FY 2016-17			FY 2017-18			
ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS	
495-4-0000-699-91	UNADJUSTED FB APPROPRIATION				(76,823)			(45,629)	
495-7-4441-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	450	102	348	2,805	2,960	(155)	
Budget Adjustments					348			(155)	
Sidewalk Improvement Fund Adjusted Shortfall					(76,475)			(45,784)	
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**MOTORPOOL FUND
BUDGET ADJUSTMENTS**

6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
641--4-0000-699-91	UNADJUSTED (SHORTFALL) SURPLUS				(207,682)			53,672
641-4-1910-664-00	Interest Earnings	Increased revenues	8,553	9,300	747			-
641-4-9330-686-00	Insurance Reimbursements	One time reimbursement	0	2,249	2,249			
641-7-9320-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	14,346	16,451	(2,105)	12,556	13,250	(694)
641-7-9330-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	623	729	(106)	0	0	-
641-7-9340-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	0	0	-	0	0	-
641-7-9350-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	13,601	12,758	843	11,219	11,839	(620)
641-7-9360-714-08	Health Care costs - Blue Cross	Adjust health care cost budget	54	34	20	56	59	(3)
Budget Adjustments					1,648			(1,317)
Sidewalk Improvement Fund Adjusted Shortfall					(206,034)			52,355
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WORKERS COMPENSATION FUND

BUDGET ADJUSTMENTS

6/6/2017

ACCOUNT #	ACCOUNT NAME	DESCRIPTION	FY 2016-17			FY 2017-18		
			FROM (M3)	TO (C3)	EFFECTS	FROM (M4)	TO (C4)	EFFECTS
677-4-0000-699-91	UNADJUSTED FB APPROPRIATION				97,235			(161,015)
677-7-8740-725-01	WC PREMIUM-COUNCIL	Adjust MML workers compensation premium				89	91	(2)
677-7-8740-725-02	WC PREMIUM-GENERAL GOVERNMENT	Adjust MML workers compensation premium				8,675	8,965	(290)
677-7-8740-725-03	WC PREMIUM-STREET	Adjust MML workers compensation premium				18,105	18,709	(604)
677-7-8740-725-04	WC PREMIUM-PUBLIC SERVICE	Adjust MML workers compensation premium				3,992	4,126	(134)
677-7-8740-725-05	WC PREMIUM-SANITATION	Adjust MML workers compensation premium				32,519	33,604	(1,085)
677-7-8740-725-08	WC PREMIUM-FIRE	Adjust MML workers compensation premium				55,517	57,370	(1,853)
677-7-8740-725-09	WC PREMIUM-BUILDING	Adjust MML workers compensation premium				7,288	7,532	(244)
677-7-8740-725-10	WC PREMIUM-POLICE	Adjust MML workers compensation premium				61,728	63,790	(2,062)
677-7-8740-725-11	WC PREMIUM-RUTHERFORD POOL	Adjust MML workers compensation premium				1,519	1,570	(51)
677-7-8740-725-12	WC PREMIUM-PARKRIDGE	Adjust MML workers compensation premium				568	587	(19)
	Budget Adjustments				0			(6,344)
	Workers Compensation Fund Adjusted Shortfall				97,235			(167,359)
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City of Ypsilanti
Summary of Changes in Fund Balances

Fund # Labels	Fund Name	ACTUAL 15-16	AMENDED BUDGET 16-17	AMENDED BUDGET 17-18
101	General Fund			
	Fund Balance, Beginning	8,184,181	5,812,522	5,211,258
	Budget Surplus(Deficit)	(2,371,664)	(601,264)	(223,970)
	General Fund Total	5,812,517	5,211,258	4,987,288
202	Major Street			
	Fund Balance, Beginning	1,913,082	1,137,738	626,845
	Budget Surplus(Deficit)	(775,344)	(510,893)	200,976
	Major Street Total	1,137,738	626,845	827,821
203	Local Street			
	Fund Balance, Beginning	896,440	941,086	945,853
	Budget Surplus(Deficit)	44,646	4,767	(1,951)
	Local Street Total	941,086	945,853	943,902
226	Garbage and Rubbish Collection			
	Fund Balance, Beginning		0	0
	Budget Surplus(Deficit)	0	0	0
	Garbage and Rubbish Collection Total	0	0	0
265	Police Special Revenue			
	Fund Balance, Beginning	81,533	89,242	85,100
	Budget Surplus(Deficit)	7,709	(4,142)	(7,246)
	Police Special Revenue Total	89,242	85,100	77,854
275	Depot Town Development Authority			
	Fund Balance, Beginning	233,024	238,386	232,700
	Budget Surplus(Deficit)	5,362	(5,686)	25,141
	Depot Town Development Authority Total	238,386	232,700	257,841
303	2010 Gout Ref Bond \$3.83M			
	Fund Balance, Beginning	59,299	72,539	79,690
	Budget Surplus(Deficit)	13,240	7,151	0
	2010 Gout Ref Bond \$3.83M Total	72,539	79,690	79,690
342	2012 UTGO Refunding Bond			
	Fund Balance, Beginning	91,344	106,236	113,937
	Budget Surplus(Deficit)	14,892	7,701	1,605
	2012 UTGO Refunding Bond Total	106,236	113,937	115,542
412	Land Revolving			
	Fund Balance, Beginning	73,367	0	0
	Budget Surplus(Deficit)	(73,367)	0	0
	Land Revolving Total	(0)	0	0
413	Down Town Development Authority			
	Fund Balance, Beginning	162,931	76,727	71,588
	Budget Surplus(Deficit)	(86,206)	(5,139)	25,658
	Down Town Development Authority Total	76,725	71,588	97,246
414	Capital Improvement			
	Fund Balance, Beginning	483,506	49,998	49,998
	Budget Surplus(Deficit)	(433,508)	0	0
	Capital Improvement Total	49,998	49,998	49,998
415	Economic Development Authority			
	Fund Balance, Beginning	135,119	34,409	33,857
	Budget Surplus(Deficit)	(100,710)	(552)	(592)
	Economic Development Authority Total	34,409	33,857	33,265
477	2006 GO LTD Tax Cap Ref			
	Fund Balance, Beginning	2,077,722	2,377,486	1,899,550

477	Budget Surplus(Deficit)	299,764	(477,936)	0
	2006 GO LTD Tax Cap Ref Total	2,377,486	1,899,550	1,899,550
482	2012 W&S Factory Pump Station			
	Fund Balance, Beginning	829,573	829,270	824,706
	Budget Surplus(Deficit)	(303)	(4,564)	0
	2012 W&S Factory Pump Station Total	829,270	824,706	824,706
483	2013 Revenue Refunding Bonds			
	Fund Balance, Beginning	1,828,725	1,827,003	1,625,140
	Budget Surplus(Deficit)	(1,722)	(201,863)	0
	2013 Revenue Refunding Bonds Total	1,827,003	1,625,140	1,625,140
495	Sidewalk Improvement			
	Fund Balance, Beginning	269,755	321,230	244,755
	Budget Surplus(Deficit)	51,474	(76,475)	(45,784)
	Sidewalk Improvement Total	321,229	244,755	198,971
588	Public Transit			
	Fund Balance, Beginning	28,317	0	0
	Budget Surplus(Deficit)	(28,317)	0	0
	Public Transit Total	(0)	0	0
641	Motorpool			
	Fund Balance, Beginning	2,277,954	1,961,555	1,755,521
	Budget Surplus(Deficit)	(316,399)	(206,034)	52,355
	Motorpool Total	1,961,555	1,755,521	1,807,876
677	Worker's Compensation Fund			
	Fund Balance, Beginning	406,956	406,956	309,721
	Budget Surplus(Deficit)	89,768	(97,235)	(167,359)
	Worker's Compensation Fund Total	496,724	309,721	142,362
732	Fire and Police Pension			
	Fund Balance, Beginning	30,404,231	27,133,340	26,420,147
	Budget Surplus(Deficit)	(3,270,892)	(713,193)	408,455
	Fire and Police Pension Total	27,133,339	26,420,147	26,828,602
736	Retiree Benefits			
	Fund Balance, Beginning	1,312,329	1,430,138	1,459,478
	Budget Surplus(Deficit)	117,809	29,340	0
	Retiree Benefits Total	1,430,138	1,459,478	1,459,478
	Grand Total	44,935,620	41,989,844	42,257,132

641-Motorpool Fund Balance is being adjusted to reflect Unassigned Fund Balance net of Investment in Capital Assets. Depreciation expense was not budgeted but instead capital expenditures were recorded for budget purposes.

HEALTHCARE COSTS- BLUE CROSS FY 2016-17

ACCOUNT #	ACCOUNT NAME	MANAGEMENT APPROVED FY 2016-17 FROM (M3)		COUNCIL PROPOSED BUDGET FY 2016-17 BASED ON ACTUAL PREMIUMS TO (C3)	
		ADJUSTMENT			
101-7-0000-714-08	HEALTH CARE COSTS - BLUE CROSS	-		-	
101-7-1720-714-08	HEALTH CARE COSTS - BLUE CROSS	11,539	11,918	23,457	
101-7-1910-714-08	HEALTH CARE COSTS - BLUE CROSS	33,048	(2,149)	30,899	
101-7-2150-714-08	HEALTH CARE COSTS - BLUE CROSS	20,535	(8,650)	11,885	
101-7-2530-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-2570-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-2621-714-08	HEALTH CARE COSTS - BLUE CROSS	7,000	(1,147)	5,853	
101-7-2650-714-08	HEALTH CARE COSTS - BLUE CROSS	5,100	1,066	6,166	
101-7-2700-714-08	HEALTH CARE COSTS - BLUE CROSS	5,480	1,706	7,186	
101-7-3050-714-08	HEALTH CARE COSTS - BLUE CROSS	16,765	754	17,519	
101-7-3070-714-08	HEALTH CARE COSTS - BLUE CROSS	213,000	(18,740)	194,260	
101-7-3110-714-08	HEALTH CARE COSTS - BLUE CROSS	32,872	(184)	32,688	
101-7-3120-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-3160-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-3370-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-3380-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-3390-714-08	HEALTH CARE COSTS - BLUE CROSS	163,221	(2,717)	160,504	
101-7-3710-714-08	HEALTH CARE COSTS - BLUE CROSS	37,121	925	38,046	
101-7-3720-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-3730-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-4410-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
101-7-4420-714-08	HEALTH CARE COSTS - BLUE CROSS	2,800	299	3,099	
101-7-4442-714-08	HEALTH CARE COSTS - BLUE CROSS	7,000	1,848	8,848	
101-7-7170-714-08	HEALTH CARE COSTS - BLUE CROSS	13,000	2,286	15,286	
101-7-7210-714-08	HEALTH CARE COSTS - BLUE CROSS	24,408	(1,052)	23,356	
101-7-7522-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-	
202-7-4411-714-08	HEALTH CARE COSTS - BLUE CROSS	9,229	(7,922)	1,307	
202-7-4470-714-08	HEALTH CARE COSTS - BLUE CROSS	7,831	(3,363)	4,468	
202-7-4640-714-08	HEALTH CARE COSTS - BLUE CROSS	8,995	(1,836)	7,159	
202-7-4660-714-08	HEALTH CARE COSTS - BLUE CROSS	2,303	(1,360)	943	
202-7-4690-714-08	HEALTH CARE COSTS - BLUE CROSS	5,558	631	6,189	
202-7-4720-714-08	HEALTH CARE COSTS - BLUE CROSS	7,200	(139)	7,061	
202-7-4740-714-08	HEALTH CARE COSTS - BLUE CROSS	3,238	580	3,818	
202-7-4780-714-08	HEALTH CARE COSTS - BLUE CROSS	2,699	(788)	1,911	
202-7-4860-714-08	HEALTH CARE COSTS - BLUE CROSS	630	(211)	419	
202-7-4870-714-08	HEALTH CARE COSTS - BLUE CROSS	72	(72)	-	
202-7-4880-714-08	HEALTH CARE COSTS - BLUE CROSS	198	(2)	196	
202-7-4910-714-08	HEALTH CARE COSTS - BLUE CROSS	1,080	(815)	265	
202-7-4940-714-08	HEALTH CARE COSTS - BLUE CROSS	18	(6)	12	
202-7-4970-714-08	HEALTH CARE COSTS - BLUE CROSS	360	(133)	227	
202-7-4971-714-08	HEALTH CARE COSTS - BLUE CROSS	360	(360)	-	
202-7-5030-714-08	HEALTH CARE COSTS - BLUE CROSS	283	(283)	-	
203-7-4411-714-08	HEALTH CARE COSTS - BLUE CROSS	2,719	(2,719)	-	
203-7-4470-714-08	HEALTH CARE COSTS - BLUE CROSS	2,697	(687)	2,010	
203-7-4640-714-08	HEALTH CARE COSTS - BLUE CROSS	8,995	(1,563)	7,432	
203-7-4660-714-08	HEALTH CARE COSTS - BLUE CROSS	1,619	(1,000)	619	
203-7-4690-714-08	HEALTH CARE COSTS - BLUE CROSS	4,677	745	5,422	
203-7-4720-714-08	HEALTH CARE COSTS - BLUE CROSS	8,096	(190)	7,906	
203-7-4740-714-08	HEALTH CARE COSTS - BLUE CROSS	2,699	892	3,591	

		MANAGEMENT APPROVED FY 2016-17 FROM (M3)	ADJUSTMENT	COUNCIL PROPOSED BUDGET FY 2016-17 BASED ON ACTUAL PREMIUMS TO (C3)
ACCOUNT #	ACCOUNT NAME			
203-7-4780-714-08	HEALTH CARE COSTS - BLUE CROSS	2,519	(270)	2,249
203-7-9053-714-08	HEALTH CARE COSTS - BLUE CROSS	166	25	191
226-7-5210-714-08	HEALTH CARE COSTS - BLUE CROSS	1,227	29	1,256
226-7-5213-714-08	HEALTH CARE COSTS - BLUE CROSS	90	14	104
226-7-5281-714-08	HEALTH CARE COSTS - BLUE CROSS	17,631	1,538	19,169
226-7-5282-714-08	HEALTH CARE COSTS - BLUE CROSS	10,254	140	10,394
226-7-5283-714-08	HEALTH CARE COSTS - BLUE CROSS	5,937	313	6,250
275-7-7271-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
275-7-7291-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
413-7-7231-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
495-7-4441-714-08	HEALTH CARE COSTS - BLUE CROSS	450	(348)	102
641-7-9320-714-08	HEALTH CARE COSTS - BLUE CROSS	14,346	2,105	16,451
641-7-9330-714-08	HEALTH CARE COSTS - BLUE CROSS	623	106	729
641-7-9340-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
641-7-9350-714-08	HEALTH CARE COSTS - BLUE CROSS	13,601	(843)	12,758
641-7-9360-714-08	HEALTH CARE COSTS - BLUE CROSS	54	(20)	34
677-7-8710-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
	TOTAL	741,343	(31,649)	709,694

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HEALTHCARE COSTS- BLUE CROSS FY 2017-18

		COUNCIL PROPOSED BUDGET FY 2017-18 (6MO@100% AND 6MO@115%)		
Row Labels	ACCOUNT NAME	MANAGEMENT APPROVED FY 2017-18 FROM (M4)	ADJUSTMENT	TO (C4)
101-7-1720-714-08	HEALTH CARE COSTS - BLUE CROSS	12,000	(8,904)	3,096
101-7-1910-714-08	HEALTH CARE COSTS - BLUE CROSS	34,701	13,723	48,424
101-7-2150-714-08	HEALTH CARE COSTS - BLUE CROSS	22,000	(370)	21,630
101-7-2621-714-08	HEALTH CARE COSTS - BLUE CROSS	8,000	(1,820)	6,180
101-7-2700-714-08	HEALTH CARE COSTS - BLUE CROSS	15,450	4	15,454
101-7-3050-714-08	HEALTH CARE COSTS - BLUE CROSS	30,117	2,843	32,960
101-7-3070-714-08	HEALTH CARE COSTS - BLUE CROSS	245,000	(60,631)	184,369
101-7-3110-714-08	HEALTH CARE COSTS - BLUE CROSS	37,802	(3,187)	34,615
101-7-3370-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	
101-7-3380-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	
101-7-3390-714-08	HEALTH CARE COSTS - BLUE CROSS	187,704	(19,465)	168,239
101-7-3710-714-08	HEALTH CARE COSTS - BLUE CROSS	42,689	(2,519)	40,170
101-7-3720-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	
101-7-3730-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	
101-7-7210-714-08	HEALTH CARE COSTS - BLUE CROSS	28,000	(5,336)	22,664
101-7-0000-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	
101-7-2650-714-08	HEALTH CARE COSTS - BLUE CROSS	5,800	320	6,120
101-7-4410-714-08	HEALTH CARE COSTS - BLUE CROSS	1,755	97	1,852
101-7-4420-714-08	HEALTH CARE COSTS - BLUE CROSS	3,100	171	3,271
101-7-4442-714-08	HEALTH CARE COSTS - BLUE CROSS	8,000	442	8,442
101-7-7170-714-08	HEALTH CARE COSTS - BLUE CROSS	14,000	774	14,774
202-7-4411-714-08	HEALTH CARE COSTS - BLUE CROSS	4,226	234	4,460
202-7-4470-714-08	HEALTH CARE COSTS - BLUE CROSS	6,311	349	6,660
202-7-4640-714-08	HEALTH CARE COSTS - BLUE CROSS	9,349	517	9,866
202-7-4660-714-08	HEALTH CARE COSTS - BLUE CROSS	2,431	134	2,565
202-7-4690-714-08	HEALTH CARE COSTS - BLUE CROSS	5,797	320	6,117
202-7-4720-714-08	HEALTH CARE COSTS - BLUE CROSS	6,800	376	7,176
202-7-4740-714-08	HEALTH CARE COSTS - BLUE CROSS	3,366	186	3,552
202-7-4780-714-08	HEALTH CARE COSTS - BLUE CROSS	3,366	186	3,552
202-7-4860-714-08	HEALTH CARE COSTS - BLUE CROSS	542	30	572
202-7-4870-714-08	HEALTH CARE COSTS - BLUE CROSS	37	2	39
202-7-4880-714-08	HEALTH CARE COSTS - BLUE CROSS	253	14	267
202-7-4910-714-08	HEALTH CARE COSTS - BLUE CROSS	804	44	848
202-7-4940-714-08	HEALTH CARE COSTS - BLUE CROSS	15	1	16
202-7-4970-714-08	HEALTH CARE COSTS - BLUE CROSS	448	25	473
202-7-4971-714-08	HEALTH CARE COSTS - BLUE CROSS	347	19	366
202-7-5030-714-08	HEALTH CARE COSTS - BLUE CROSS	2,150	119	2,269
203-7-4411-714-08	HEALTH CARE COSTS - BLUE CROSS	4,937	273	5,210
203-7-4470-714-08	HEALTH CARE COSTS - BLUE CROSS	2,132	118	2,250
203-7-4640-714-08	HEALTH CARE COSTS - BLUE CROSS	8,415	465	8,880
203-7-4660-714-08	HEALTH CARE COSTS - BLUE CROSS	1,683	93	1,776
203-7-4690-714-08	HEALTH CARE COSTS - BLUE CROSS	4,675	258	4,933
203-7-4720-714-08	HEALTH CARE COSTS - BLUE CROSS	8,041	444	8,485
203-7-4740-714-08	HEALTH CARE COSTS - BLUE CROSS	2,431	134	2,565
203-7-4780-714-08	HEALTH CARE COSTS - BLUE CROSS	2,992	165	3,157
203-7-9053-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
226-7-5210-714-08	HEALTH CARE COSTS - BLUE CROSS	5,812	321	6,133
226-7-5213-714-08	HEALTH CARE COSTS - BLUE CROSS	93	5	98
226-7-5281-714-08	HEALTH CARE COSTS - BLUE CROSS	17,764	982	18,746
226-7-5282-714-08	HEALTH CARE COSTS - BLUE CROSS	10,284	568	10,852

		MANAGEMENT APPROVED FY 2017-18 FROM (M4)		COUNCIL PROPOSED BUDGET FY 2017-18 (6MO@100% AND 6MO@115%) TO (C4)
Row Labels	ACCOUNT NAME	ADJUSTMENT		
226-7-5283-714-08	HEALTH CARE COSTS - BLUE CROSS	5,797	320	6,117
275-7-7271-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
275-7-7291-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
413-7-7231-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
495-7-4441-714-08	HEALTH CARE COSTS - BLUE CROSS	2,805	155	2,960
641-7-9320-714-08	HEALTH CARE COSTS - BLUE CROSS	12,556	694	13,250
641-7-9330-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
641-7-9340-714-08	HEALTH CARE COSTS - BLUE CROSS	-	-	-
641-7-9350-714-08	HEALTH CARE COSTS - BLUE CROSS	11,219	620	11,839
641-7-9360-714-08	HEALTH CARE COSTS - BLUE CROSS	56	3	59
	TOTAL	844,052	(75,683)	768,369

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Resolution No. 2017- 129
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2017-130, approving the minutes of May 9th, May 11th, and May 16th, 2017 be approved. (Clerk)
3. Resolution No. 2017-131, approving a Special Merchants License for Cool Restaurant Group LLC. (Clerk)
4. Resolution No. 2017-132, approving Ordinance 1288, An Ordinance to Repeal Article II of Chapter 114 "TAXICABS" of the Ypsilanti City Code and Replace with "LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY." (**Second Reading**) (Attorney)
5. Resolution No. 2017-133, authorizing the City Clerk to submit a grant application for election equipment on behalf of the City of Ypsilanti. (Clerk)
6. Resolution No. 2017-134, authorizing the City Treasurer to levy and assess the unpaid special assessments to the July tax roll.
7. Resolution No. 2017-135, approving appointments to Boards and Commissions. (Mayor)

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



Resolution No. 2017-130
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of May 9th, May 11th, and Ma7 16th, 2017 be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:



DRAFT

**CITY OF YPSILANTI
COUNCIL BUDGET SESSION AGENDA
COUNCIL CHAMBERS - ONE SOUTH HURON STREET
TUESDAY, MAY 9, 2017
6:00 P.M.**

I. CALL TO ORDER –

The meeting was called to order at 6:02 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		

Council Member Richardson moved, seconded by Council Member Vogt to excuse the absence of Mayor Edmonds.

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

III. INVOCATION –

Mayor Pro-Tem Brown asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL-

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

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

VI. AUDIENCE PARTICIPATION -

None

VII. REMARKS FROM THE MAYOR -

None

VIII. PRESENTATIONS OF DEPARTMENT BUDGETS –

Darwin D.P. McClary, City Manager Budget

- Budget overview and highlights

City Manager Darwin McClary provided a brief overview of the budget.

Council Member Murdock asked what the assessed value increase was for Ypsilanti properties. Mr. McClary responded he believes the assessed value increased 10%. Mr. Murdock asked if the Headlee cap is more generalized than the City's rate of inflation. Mr. McClary responded Headlee is based on inflation. Mr. Murdock asked on what inflation it is based. Mr. McClary responded the formula takes into consideration taxable value losses, additions to taxable value, and inflation rate. Mr. Murdock asked how the City is receiving a Headlee rollback considering its rate of inflation. Mr. McClary responded the State Department of Treasury issues the inflation rate every year.

Tony DeGiusti, Police Chief

- Police Administration – Page 132
- Police Field Services – pages 133-134
- Bullet proof Vest Grant – Page 135
- Parking Enforcement – Page 136
- Special Events – Page 149
- Police Special Revenue Fund (265) – Pages 237-240
- Capital Improvement Fund (414) – Page 284
- Motorpool Fund (641) – Page 337

Police Chief DeGiusti provided a presentation of the proposed Police Department Budget.

Council Member Robb stated the Downtown Development Authority has a contract with the City to supply the DDA Officer. If the officer is not supplied the City would be in breach of the contract, and he is not sure the Police Department can arbitrarily remove that officer. Chief DeGiusti replied the department only has 26 officers and they must be used effectively. Council Member Murdock interjected the DDA is paying for an officer. Chief DeGiusti replied he understands, however, the schools are paying for a School Resource Officer. Mr. Murdock responded he understands, however, he doesn't see the removal of the DDA officer being that easy. Chief DeGiusti responded then an officer would need to be removed from patrol and would add to overtime every single day. Mr. Robb stated if the City stops providing the services stipulated by the contract the DDA will stop paying for those services.

Council Member Murdock stated if this is adopted the City will have 26 sworn officers. Chief DeGiusti responded in the affirmative. Mr. Murdock asked what were the approved levels last Fiscal Year. Chief DeGiusti responded 32, however, the department only achieved 29 officers before the hiring freeze.

Council Member Bashert asked what budgetary savings will be seen if the City no longer uses, or maintains the body cameras. Chief DeGiusti responded around \$14,000. Council Member Robb asked why not paying for upgrades would discontinue the program. Chief DeGiusti responded because of the maintenance and replacement costs. Mr. Robb asked what would be included in maintenance. Chief DeGiusti responded software, the server, and licensing. Mr. Robb asked if there is a server at the police station. Chief DeGiusti responded yes, the department purchased a server.

Council Member Richardson stated if the City is already budgeting for overtime why not use that money to hire additional officers. Chief DeGiusti responded some of the overtime budget is uncontrollable. Structural overtime, meaning officers on the street, can be controlled however when an officer needs to be in court that officer must be replaced or paid overtime.

Council Member Murdock stated the budgeted amount for overtime has stayed static for the past couple of years. Chief DeGiusti responded because the department is peeling everything back but patrol.

Council Member Robb stated as the force is reduced the department is becoming very top heavy in management. He asked if there will be an opportunity to reorganize the department in a different model. Chief DeGiusti responded the patrol sergeants are currently working at a dual capacity. Mr. Robb stated if the Water Street Debt millage passes it would not impact the department in FY 2019, but if it is will the department regain its three officers. Chief DeGiusti responded he hopes that is the case. Mr. Robb responded it depends on if there are funds to pay for those officers. He said the price of three officers is \$360,000. Chief DeGiusti replied slightly less than that, at around \$100,000 per officers. Mr. Robb responded that Council should convey that if the millage is passed it will free up funds to allocate to the replacement of these officers.

Council Member Robb stated under the new organization each shift will have one lieutenant, one sergeant, and three patrol officers and if one patrol officer is out their replacement will create overtime. Chief DeGiusti responded no, the sergeant would assume the road patrol position. Mr. Robb asked it what point only two patrol officers would be on the road to avoid additional overtime. Chief DeGiusti responded he does not believe a shift, no matter the time or day, can function with only two patrol officers because of the workload. Mr. Robb responded he is not saying it would be permanent change, but explained overtime cannot increase to over \$400,000. He asked how to manage the department to eliminate the possibility of an increase. Chief DeGiusti responded the reason overtime was at \$400,000 was structural and does not see it increasing to that level, however, at the proposed staff levels it will be difficult to keep it at \$250,000. Mr. McClary added staff is preparing to meet with SEMCOG to discuss organizational efficiency and effectiveness. He added the same analysis needs to be applied to every department in order to understand how best to allocate resources including staff. Chief DeGiusti has spoken with other Chiefs whose departments have gone through similar cuts and some have reduced beyond on service staff. He explained those departments are starting to decide what calls would the department not respond, and he does not want Ypsilanti to get to that point.

Council Member Robb stated the proposed plan would be to take a fulltime officer and use them as a property room clerk. Chief DeGiusti responded it would be for the property room and for court. Mr. Robb explained the department asked for \$33,000 to be budgeted for a property room clerk and this plan calls for an officer making \$100,000 to do the same job. He asked if that \$33,000 were budgeted for a clerk how where would that officer be allocated. Chief DeGiusti responded the reduction in the staffing leaves the department trying to relieve the day to day burdens of the other officers. This officer would fulfill much the duties needed to prepare for court as well as maintain the property room. Mr. Robb responded he is not questioning the amount of work, or necessity of the job. He asked by this officer completing this job it would make the road patrol more efficient. Chief DeGiusti responded in the affirmative. Mr. Robb asked if budget were no issue would the department be better suited with the part time clerk and the other officer on the road, or the officer being used in the property room. Chief DeGiusti responded there is a major difference between the request of last year and this year. He explained last year the department was budgeted for 32 officers and this year 26, which allows six more officers to spread around the court work. With only 26 officers having an officer do that work creates a more efficient rather than a part time property room clerk.

Council Member Bashert asked what the diversity mix of the department is. Chief DeGiusti responded seven female officers, one Hispanic officer, and five African American officers. Ms. Bashert asked how many of those officers have low seniority. Chief DeGiusti responded most of them. Ms. Bashert asked how many sergeants and lieutenants are in that group. Chief DeGiusti responded none. Council Member Murdock asked if this mix in the current budget, or the proposed budget. Chief DeGiusti responded the current budget. Mr. Murdock stated under this scenario one officer would be leaving, and asked if they would come from this group. Chief DeGiusti responded in the affirmative, and explained his fear is the younger officers will be looking to leave given the possibility of these cuts.

Council Member Bashert asked for an explanation of the staffing for the Elvis Fest, and asked if the police presence is billed to the festival. Special Events Coordinator Amanda Holsinger responded a few of the summer festivals are more maintained and organized, the Elvis Fest being one of them. She said last

year the festival incurred a police charge of \$3,000, which would include one supervisor and two officers. Festivals that require payment for entrance have a decreased need for police presence. She said the Heritage Festival used to have a heavy police presence in the park as well as overnight services. Last year's event had a \$10,000 to \$12,000 charge for police presence, which included a supervisor on each day and different shifts for the festival. Ms. Bashert asked if all of that time is overtime. Ms. Holsinger responded in the affirmative. Ms. Bashert asked if it is billed to the festival. Ms. Holsinger responded in the affirmative. Ms. Bashert asked if the overtime is being billed to the festival why is there a recommendation to cancel festivals. Chief DeGiusti responded because with a reduced police force every single officer that is scheduled to be off will be required to work that weekend. Ms. Bashert stated the reason is stress on staff and not expense. Chief DeGiusti responded in the affirmative. Mr. McClary asked if it would be possible to bring in County Deputies to work the festivals. Chief DeGiusti responded that could be explored, but that would be charged back to the festival and he believes a County Deputy would come at a higher cost. Council Member Richardson asked if the Eastern Washtenaw Safety Alliance could assist with staffing festivals. Chief DeGiusti responded other agencies can be asked to assist, but that will come at a cost. Ms. Bashert asked what festivals will need a police presence. Ms. Holsinger responded the Color Run, Elvis Fest, Beerfest, and the Heritage Festival. She added these festivals are what the department is reimbursed for and does not include the Memorial Day and Fourth of July Parades.

Council Member Richardson stated in the past there was an issue with the Heritage Festival and Parkridge Festival begin held on the same day, and asked if it will be a problem this year. Ms. Holsinger responded she has received applications for both events and they will be held on the same weekend. There is nothing she can do to prohibit events from happening on the same day if they are at different locations.

Council Member Bashert asked how many patrol officers will be with the department under the proposed cuts. Chief DeGiusti responded sixteen.

Council Member Murdock asked if the replacement patrol car would be hybrids. Chief DeGiusti responded not for patrol cars but possible other vehicles in the department.

Council Member Robb stated the proposed budget eliminates three officers and the field services budget is increasing by \$47,000. He said the police and fire millage increased by \$65,000 but is just passes through the budget. He said Other Post-Employment Benefits (OPEB) cost are increasing by \$165,000 and he is not seeing what savings are being created by eliminating three officers. Fiscal Services Director Marilou Uy responded the increase in OPEB costs are determined by the actuary and is a fixed amount. Council Member Murdock stated it is also a pass through cost. Mr. Robb responded if it is a pass through where are the savings. Council Member Bashert added the uniform and gun allowance increases even with fewer officers. Council Member Murdock stated if both this year and last year's pass through were zeroed there would be savings in police costs. Mr. Robb responded last year's budget was all pass through, and would need to be compared to this budget to realize the savings. Ms. Uy added the step increases in salary were also factored into the budget. Mr. Robb stated he assumed removing three officers from the budget would produce greater savings. Mr. McClary stated the savings would be in wages and healthcare costs, and to understand the savings it would need to be compared to the original budget prior to the cuts. He explained the wages dropped from \$1.8 million to \$1.5 million and healthcare costs decrease from \$325,000 to \$245,000. Mr. Robb stated the adjustments assumed the three officers and two part-time positions that were never hired. Mr. Murdock explained if the pass through costs are removed the savings are around \$180,000. Mr. Robb responded that great of a reduction should produce greater savings. Mr. McClary explained the direction given to staff was to balance this coming year's budget and each department request needed to be reduced by 4%, and to meet that goal the Police Department needed to reduce its budget by \$180,000.

Council Member Vogt asked for an explanation of the Police Department's motor pool, and how is the City maintaining vehicles to ensure they operate. Chief DeGiusti responded a couple of years ago the decision was made to not lease vehicles for parking enforcement and now the two vehicles are past repair. The

plan is to purchase two new police cruisers and repurpose two current vehicles as parking enforcement. The rest of the fleet is aging but is being maintained very well by the officers and the Department of Public Services. Council Member Bashert asked for clarification of the state of the current parking enforcement vehicles. Chief DeGiusti replied the vehicles no longer have heat and there are holes in the floorboard. Ms. Bashert asked for years and miles of the vehicles. Chief DeGiusti was not certain the exact year but in excess of 150,000 miles. Ms. Bashert responded that does not seem that high. Chief DeGiusti responded the 150,000 miles does not account for the idling time and the manner of which the vehicles are driven.

Council Member Vogt stated it is very obvious the Police Department is taking a very hard hit with the needed cuts to this budget, even after several years of cuts.

Max Anthouard, Fire Chief

- Fire Administration – Page 139
- Fire Suppression - Page 141-142
- FEMA Grant EMW-2015-FR 00513 - Page 143
- Capital Improvement Fund (414)
 - YFD Solar - Page 276
 - Apparatus Room Drain & Grates - Page 278
 - SCBA & AED Training Equipment - Page 284
- Motorpool Fund (641) – Page 338

Fire Chief Anthouard provided a presentation of the proposed Fire Department budget.

Council Member Richardson asked for clarification of department at full staffing. Chief Anthouard responded twenty-one fire suppression, one captain, on lieutenant, and five firefighters per shift for three shifts, the fire chief, a fire marshall, and a fulltime secretary. Chief Anthouard responded the department has not been at that level since 2008.

Council Member Bashert asked for a definition of Tier 1 and Tier 2. Chief Anthouard responded Tier 2 begins with six vacation days and a beginning salary at \$32,000 they will not receive top pay for six years. Council Member Murdock add there is also a difference in pension contribution. Council Member Robb explained Tier 2 employees are anyone hired after July 1, 2012.

Council Member Richardson asked what the issues were for the aerial platform. Chief Anthouard responded there is an issue with the electronics and a crack in the main chassis.

Council Member Murdock asked what the City doing for cost recovery on non-fire calls. Chief Anthouard responded he has tried for EMS calls, but it has been difficult. He explained there is technical writing involved in the reports and he trained an officer on how to prepare said report creating additional revenue. He said the department can only bill when a person is extricated from a crash, provide fire safety, or use an absorbent in a crash. Mr. Murdock asked why the City can't turn those over to a collection agency. Mr. Anthouard responded when the ambulance does not reimburse he would have to bill citizens. Mr. Murdock responded this is supposed to be for non-residents. Chief Anthouard responded the department does not have the staffing to perform these duties.

Council Member Murdock stated he believes the state increased funding for fire protection. Chief Anthouard responded the state increased funding by 9% for the whole state.

Council Member Richardson stated the City won an award for its solar power program. She explained Mr. Strenski and former Council Member Anne Brown went to New York yesterday to be presented the award.

Council Member Vogt asked the cost of the solar paneling on the fire station. Chief Anthouard responded the City spent around \$33,000 and total cost with installation was \$88,000. Mr. Vogt asked if the

projected savings per year was around \$10,000. Chief Anthouard responded no, the savings would be slightly less than \$6,000 per year. Council Member Murdock interjected the City received a significant anonymous donation for its solar program. Chief Anthouard responded in the affirmative.

Council Member Murdock stated the organizational flow chart of the department indicates seventeen and a half personnel. He asked how that will affect the "two in two out" practice for employee leave. Chief Anthouard responded the department already runs a four person shift at times. He added the City has a mutual aid contract with Ypsilanti Township to compensate for lack of personnel. Mr. Murdock asked if two people from a shift are off with another person be staffed from another shift. Chief Anthouard responded there must be at least four on a shift. Mr. Murdock asked what will happen if the City is approved for a SAFER grant. Mr. Murdock asked if the grant would cost the City \$300,000 for the match if it is not waved. Chief Anthouard responded in the affirmative. Mr. Murdock asked if the SAFER grant is for three years and the City would be obligated to pay a fourth year. Chief Anthouard responded no. Mr. Murdock stated the employees hired if approved for the SAFER grant are not included in this budget. Mr. McClary responded in the affirmative.

Council Member Bashert asked if a non-fire call is made and part of the shift leaves what would happen if a fire call is made. Chief Anthouard responded there would only be a two to three person response to prepare for the fire attack and wait for the Township to respond.

Council Member Richardson asked if the City is still allowing use of the aerial truck. Chief Anthouard responded in the affirmative.

Council Member Bashert asked is the diversity of the Fire Department. Chief Anthouard responded 43% of the department are minorities. Ms. Bashert asked how many of the 43% hold command positions. Chief Anthouard responded one African American.

John Barr, City Attorney

- Legal Services – Pages 128 – 129

City Attorney John Barr provided an overview of the Attorney's Office budget.

Frances McMullan, City Clerk

- City Council Budget – Page 115
- Clerk's Office – Pages 120-121
- Treasurer – Page 122
- Voter Registration – Page 124
- Administration Hearing Bureau – Page 147
- City Insurances – Page 59

Deputy City Clerk Andrew Hellenga provided an overview of the Clerk/Treasury Department.

Council Member Murdock asked what memberships the City will maintain. Mr. Hellenga responded he did not have that information but will have City Clerk McMullan forward that information to Council.

Council Member Murdock stated it was his understanding the state would be financing the purchase of new voting equipment. Mr. Hellenga responded in the affirmative, and said the additional amount is to purchase replacement machines in case of malfunction on Election Day.

Council Member Robb asked for a rationalization for not filing liens on properties that owe Administrative Hearings Bureau fines. Mr. Hellenga responded it is an attempt to keep operating cost down, but if Council wishes to pursue that staff is more than willing. Mr. Robb clarified the purpose of the lien is property owners would be required to pay fines when the property sells and he does not understand why staff would not file a lien. Mr. Hellenga responded staff time is at a minimum and does not have time to

process the liens. Mr. Barr stated the Attorney's Office has examined the possibility of sending owned fines to a collections agency, and will examine that possibility at the direction of Council.

Council Member Bashert stated the outstanding fines are \$96,000 and the cost of filing the liens would be \$5,460, and feels it would make sense to file the liens.

Mr. McClary asked if in the current year staff is anticipating \$44,000 in revenue and \$19,000 in expenditures. Mr. Hellenga responded in the affirmative. Council Member Robb stated there are access in fines of nearly \$100,000, which is not okay because the court pays for itself. Mr. McClary replied his point is the court is not losing money.

Council Member Robb asked if the \$20,000 for software was ever expended. Mr. Hellenga responded no.

Council Member Richardson asked if the City receives a payment from MML for insurance. Mr. Hellenga responded the City is paid its dividend when it renews its insurance in August.

Council Member Murdock asked why the liability limit was reduced to \$2 million. Mr. Hellenga responded he believes that matter came before Council but we would need to ask City Clerk McMullan for clarification.

Council Member Robb stated the Parking Bureau is housed in the Clerk's Department and asked if it would be discussed as a part of the budget. Mr. Hellenga responded a committee has been formed to respond to Council goals and the matter will be brought to Council in either the first or second meeting in June. Mr. Robb asked what the plan is to collect the \$150,000 in owed parking tickets. Mr. Hellenga responded staff is working toward that solution and added a default must be entered by the court in order to send tickets to collection.

Council Member Murdock asked about possible staff reductions specifically eliminating a supervisor from the Department of Public Services and combining the Clerk and Treasurer positions. Mr. McClary responded those are issues that are being looked at now and beyond the adoption of this budget.

IX. AUDIENCE PARTICIPATION –

None

X. REMARKS FROM THE MAYOR -

None

XI. ADJOURNMENT -

Resolution No. 2017-110, 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 Richardson

SECONDED BY: Council Member Vogt

On a voice vote, the motion carried, and the meeting adjourned at 8:35 p.m.



**CITY OF YPSILANTI
COUNCIL BUDGET SESSION AGENDA
COUNCIL CHAMBERS - ONE SOUTH HURON STREET
THURSDAY, MAY 11, 2017
6:00 P.M.**

I. CALL TO ORDER –

The meeting was called to order at 6:06 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		

Council member Vogt moved, seconded by Council Member Bashert to excuse the absence of Mayor Edmonds.

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

III. INVOCATION –

Mayor Pro-Tem Brown asked all to stand for a moment of silence.

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL-

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

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

VI. AUDIENCE PARTICIPATION -

None

VII. REMARKS FROM THE MAYOR -

None

VIII. MOTIONS, RESOLUTIONS, DISCUSSIONS -

1. Resolution No. 2017-106, determining to submit the Water Street Debt Millage Initiatory Proposal to the electors of the City. (Attorney)

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 2018 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: Council Member Bashert

SECONDED BY: Council Member Richardson

City Attorney Barr stated the resolution before only cleans up the language of the ballot proposal initially approved by Council.

On a roll call, the vote to approve Resolution No. 2017-106 was as follows:

Council Member Bashert	Yes	Council Member Robb	No
Mayor Pro-Tem Brown	Yes	Council Member Vogt	Yes
Council Member Murdock	Yes	Mayor Edmonds	Absent
Council Member Richardson	Yes		

Vote:

Yes: 5 No: 1 Absent: 1 (Mayor Edmonds) Vote: Carried

2. Resolution No. 2017-100t, approving a Purchase Agreement with The Original and Only Thompson Block for the sale of City owned right-of-way around 400 N. River Rd.
(Tabled 5/4/17)

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 a 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 years; 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 and Clerk of the City of Ypsilanti to enter into the attached purchase agreement with the Original and Only Thompson Block, LLC, subject to the review and approval of the City Attorney.

OFFERED BY: Council Member Murdock

SECONDED BY: Council Member Richardson

Mr. Barr explained when this matter was first brought to Council a request was added that language be included in the agreement stating if the right-of-way be returned to the City it be in the same condition it was received, which is now included in the proposed contract.

On a roll call, the vote to approve Resolution No. 2017-100 was as follows:

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

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

IX. PRESENTATIONS OF DEPARTMENT BUDGETS –

General and Non General Fund Expenditures Review/Questions (FY2016-17 and FY 2017-18)

Joe Meyers, DDA Executive Director

- DDA Depot Town Fund (275) - Pages 241-246
- DDA Downtown Fund (413) - Pages 267-272

Community Development Director/DDA Director Joe Meyer provided an overview of the DDA's budget.

Council Member Richardson asked if the DDA will keep the planters on the median of Michigan. Mr. Meyers responded in the affirmative, and explained the planters will be much more vibrant than last year.

Council Member Bashert asked if there were enough garbage receptacles in order to avoid using the terracotta planters as trash bins. Mr. Meyers replied the terracotta planters were used as ashtrays rather than standard garbage. He explained they were not serving the purpose they were intended, they were inhibiting accessibility, and they became cost prohibitive.

Council Member Richardson asked what contractor the DDA uses for plantings. Mr. Meyers responded WH Cannon. Ms. Richardson stated they should be pushed for better displays. Mr. Meyers responded WH Cannon did not design the displays that was done by the DDA.

Council Member Bashert asked what will be planted this year that will be more colorful. Mr. Meyers responded he is not certain and will have more information once he speaks with the contractor.

Council Member Murdock asked what the DDA's purpose is. Mr. Meyers responded to better the downtown districts through enhancing the public areas. Mr. Murdock asked when the last public project completed by the DDA. Mr. Meyers responded the DDA considers the façade grant as an asset to clean-up the downtown. Mr. Murdock stated the DDA gives money to private interests. Mr. Meyers added the DDA also maintains the streetscape maintenance contract that beautifies the downtown and work to fund events. Mr. Murdock stated the administrative cost of implementing those tasks is 50% to 60%. He added the tax increment financing used to fund the DDA is supposed to be an adjunct to private investment to complete projects in the public sphere. He explained little of that has been performed lately by the Ypsilanti DDA. He asked if the DDA is still planning on bonding to assist in the financing of the train platform. Mr. Meyers responded that is a part of the intergovernmental agreement. He added current bond payments from projects in the past have made it difficult to budget for larger projects, however the DDA has committed grant matches to other projects in the City.

Council Member Murdock stated the City has granted several Obsolete Property Rehabilitation (OPRA) Grants throughout the years and when those expire the increase in taxes will be captured by the DDA TIF. He asked if the City has a schedule for when the OPRA's will expire. Mr. Meyers responded in the affirmative.

Council Member Richardson stated several years ago the DDA Director was very good at bringing projects to the City which marketed the City. These projects were done by grant and really got the people of the City excited, she asked if the DDA has any plans for similar projects. Mr. Meyers responded the DDA is always looking for projects to enhance the districts, but the grants available are very few and all require a match.

Council Member Murdock stated the bond for the downtown parking lot ends in 2024, and now need to be repaired. He asked if that project is in the long term plan. Mr. Meyer responded he does not have an answer, however the Board has not yet discussed that possibility.

Council Member Murdock stated at one time there were several projects planned for the West Cross District, such as the ally in the 700 Block, the Ballard St. Parking Lot a, or traffic calming methods on Cross. He asked if the DDA would still be interested in those projects. Mr. Meyers responded he believes there is still interest. He added the DDA is trying to get more interest from merchants in the West Cross District, and have received complaints they have been left out of discussions. He said the biggest concern of West Cross merchants is parking and are very much in support of rehabilitating the Ballard St. Lot, but it is not in the district. Mr. Murdock responded some time ago a resolution was proposed to put that lot in the West Cross District and extend the district past the water tower. Mr. Meyers responded he was unaware of a resolution, and not sure why there was not support for that expansion.

Beth Ernat, Director of Economic Development

- Building Inspection – Pages 144-145
- Building Ordinance Enforcement – Pages 146
- Planning and Development – Page 153-154
- Neighborhood Enterprise Zone – Page 155
- Water Street Activities - Page 156
- LSRRF Grant – Page 157
- Michigan Blight Elimination Program – Page 165
- Building Healthy Community-Come out and Play – Page 166
- Building Healthy Community-Walk With Ease – Page 167
- Building Healthy Community-Parks Improvements – Page 168
- CTAP Grant – Page 5169Historic District Commission – Page 58
- Capital Improvement Fund (414)-Water Street Infrastructure – Page 283
- Motorpool Fund (641)-Building – Page 340

Community Development Director/DDA Director Joe Meyer provided an overview of the Planning and Building Departments budgets.

Council Member Robb asked how much of Mr. Meyers time is spent on DDA activities. Mr. Meyers responded roughly 30%.

Council Member Bashert asked what happens with inspections when an inspector is away on Family Leave Act. Mr. Meyer responded the Building Department Manager also acts as an inspector and a new inspector was hired to complete inspections required for business licenses can fill in the void.

Council Member Murdock stated there was greater revenue projected for the new business license program, and asked why that was not achieved. Mr. Meyers responded as a result of the Department being down an inspector the full potential of the program was not realized. Council Member Robb stated when the October Budget amendments were made it was an estimated revenue, and asked when this program would begin to achieve projected revenues. Mr. Meyers responded he did not have that answer. Mr. Robb suggested removing that revenue from the budget. Mr. Meyer replied the program will be implemented in FY2017-18.

Stan Kirton, Department of Public Services Director

- Public Building Maintenance – Page 125
- Energy Efficiency/Conservation - Page 126
- Peninsular Dam – Page 127
- DPS Administration Page 148
- Parking Lots – Page 150
- DPS Utilities street Lighting – Page 151
- DPS Parks – Pages 152
- CDBG Tot Lot – Page 162
- Major Streets Fund – Pages 175-209
- Local Streets Fund – Pages 210-222

- Garbage Fund – Pages 223-231
- Sidewalk Fund (495) – Pages 325-329
- Motorpool DPS – Pages 335-336
- Environmental Services – Pages 339

Department of Public Services Director Stan Kirton provided an overview of the DPS budget.

Council Member Murdock asked what was done with the underground storage tanks this past year. Mr. Kirton responded the tanks at the DPS Yard were replaced.

Council Member stated the City is repairing Congress and Summit this year. Mr. Kirton responded in the affirmative. Mr. Murdock stated much of the financing is being provided by the Washtenaw Area Transportation Study (WATS), and asked if county funding would also be used for that project. Mr. Kirton responded in the affirmative.

Council Member Murdock asked what the project is for the Maus and Prospect intersection. Mr. Kirton responded ADA ramps and the intersection.

Council Member Murdock stated it appears the grade closures needed for the train platform went over the approved amount. DPS Office Manager Janice Beckett responded \$20,000 over the estimations.

Council Member Richardson stated she recently drove down Cornell and was very impressed by the quality of the construction. Mr. Kirton responded it is much improved.

Council Member Bashert asked why there was such a high increase to recycling. Council Member Murdock responded because there is not a market for the materials. Mr. Murdock stated there has been discussion about forming a County facility.

Council Member Murdock asked if the relocation of the recycling center is included in the budget. Mr. Kirton responded no. Mr. Murdock asked if the City needs the center. Mr. Kirton responded the center services the apartments in the City. Mr. Murdock responded there are other ways they could be serviced.

Council Member Murdock stated the Motor Pool is an enterprise fund and each department that has vehicles pays into that fund. He said for some time replacement costs were being added to that fund, however, for several years the City was unable to achieve that goal. He asked what the plan is for replacement plan for City vehicles. Mr. McClary responded it is staff's intent to rebuild the fund and contributions have increased to do so.

Council Member Robb asked what the Full Time Employee (FTE) level is. Mr. McClary responded 91, but will be reducing to 89 in the next fiscal year. Mr. Robb asked how the number is developed that is applied to healthcare costs. Mr. McClary responded the current year's numbers and project out based on the estimated increase. Mr. Robb responded even though the City is aware of what the last six months will cost it is estimated there is no need to project. He stated he would like to see the budget as tight as possible and sees those funds as being spent on real things. He said when it is time to make budget amendments he would like to understand how to create better estimations than what was presented. Council Member Vogt stated he assumes the six months is in the next fiscal year. Fiscal Service Director Marilou Uy stated she will do some research on possible different projections. Accounting Supervisor Rheagen Basabica stated the 15% increase also include projected insurance claims. Mr. Robb asked for a list of all funds included in the General Fund.

Council Member Robb stated the City spends \$75,000 on the DDA and it only collects \$58,000 in revenue. He asked if that is something Council would still like to do. Council Member Vogt asked what Mr. Robb is including in the \$75,000. Mr. Robb responded the prorated share of Mr. Meyers's salary, \$30,000 in stipends, and \$22,000 for the DDA Coordinator. Council Member Bashert stated she doesn't have enough context and it only creates more questions. She asked if the arrangement is changed this year

could it negatively affect possible revenue in the future. Mr. Robb responded the contract states the DDA is to pay the City \$58,000 regardless of its revenues. Mr. McClary added staff will prepare a breakdown of what the City pays for DDA and what the DDA pays to the City. Mr. Vogt agreed it is worth looking at, but he would need to reexamine the numbers. Council Member Murdock stated if the contract is eliminated there will be issue on how to fund the City's Planning Department. Mr. Robb stated so far the only departments to propose reductions to staff are Police and Fire. He asked should the City begin to decrease staff in the Planning Department. Ms. Bashert stated she would not agree to decrease staff in the Planning Department with potential projects. Mr. Robb stated the Planning Department increased staff to create development on Water Street but nothing has happened to date. He said these are difficult decisions and asked if any one department is sacrosanct. Ms. Bashert responded sometime staff cuts can eliminate potential revenue generators. Mr. Robb stated the only revenue generating departments in the City are Parking Enforcement, Ordinance Enforcement, and Building. Ms. Bashert stated there is indirect ways to produce revenue such as bringing a business to the City and creating tax revenue. Mr. Robb stated unless the business is large enough to collect personal property taxes or is a new construction it would not increase taxes. Mr. Murdock stated the DDA has a contract with the City to provide services that would be shifted to the City without the contract. Ms. Bashert stated why not amend the contract to tell the DDA it will only be provided \$58,000 in staffing.

Council Member Murdock asked when collection of overdue fines will be discussed. Mr. McClary responded within the next couple of meetings.

IX. AUDIENCE PARTICIPATION –

None

X. REMARKS FROM THE MAYOR -

None

XI. ADJOURNMENT -

Resolution No. 2017-111, 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 Murdock
SECONDED BY: Council Member Vogt

On a voice vote, the motion carried, and the meeting adjourned at 7:47 p.m.



DRAFT

**CITY OF YPSILANTI
COUNCIL BUDGET SESSION MINUTES
COUNCIL CHAMBERS - ONE SOUTH HURON STREET
TUESDAY, MAY 16, 2017
6:00 P.M.**

I. CALL TO ORDER –

The meeting was called to order at 6:09 p.m.

II. ROLL CALL –

Council Member Bashert	Present	Council Member Robb	(6:46)	Present
Mayor Pro-Tem Brown	Present	Council Member Vogt		Present
Council Member Murdock	Absent	Mayor Edmonds		Present
Council Member Richardson	(7:54) Present			

Mayor Pro-Tem Brown moved, seconded by Council Member Vogt to excuse the absences of Council Members Murdock, Robb, and Richardson.

On a voice vote, the motion carried, and the absences were excused.

III. INVOCATION –

Mayor Edmonds asked all to stand for a moment of silence

IV. PLEDGE OF ALLEGIANCE –

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

V. AGENDA APPROVAL-

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 as submitted.

VI. AUDIENCE PARTICIPATION -

None

VII. REMARKS FROM THE MAYOR –

— Mayor Edmonds stated she was excited to be back after her trip abroad.

VIII. PUBLIC HEARINGS –

Ordinance 1288

1. An Ordinance to Repeal Article II of Chapter 114 "TAXICABS" of the Ypsilanti City Code and Replace with "LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY."

- A. Resolution No. 2017-112, determination.

RESOLUTION TO APPROVE an ordinance to Repeal Article I and II of Chapter 114 "Vehicles for Hire" of the Ypsilanti City Code and Replace with Limousine, Taxicab, and Transportation Network Company Ordinance

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: An Ordinance entitled: An ordinance to Repeal Article I and II of Chapter 114 "Vehicles for Hire" of the Ypsilanti City Code and Replace with Limousine, Taxicab, and Transportation Network Company Ordinance, Be approved on first reading.

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

City Attorney John Barr stated the state has decided to take over the regulation of taxis and limousines. The resolution before Council removes City regulations from the Code of Ordinances.

Mayor Edmonds asked why the state decided to make this change. Mr. Barr responded he cannot provide a definitive answer but he feels the state wants to limit local government. Ms. Edmonds asked if it might have something to do with ride sharing businesses. Mr. Barr responded that it is possibility.

- B. Open public hearing.

None

- C. Resolution No. 2017-113, close public hearing.

That the public hearing for an ordinance to Repeal Article I and II of Chapter 114 "Vehicles for Hire" of the Ypsilanti City Code and Replace with Limousine, Taxicab, and Transportation Network Company Ordinance be officially closed.

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

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

On a roll call, the vote to approve Resolution No. 2017-112 was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Murdock, Richardson, Robb) VOTE: Carried

2. Resolution approving a Specially Designated Merchant License for Cool Holdings Inc., at 207 W. Michigan Ave.

- A. Resolution No. 2017-113A, determination.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Cool Holdings LLC. has applied to the City of Ypsilanti and Michigan Liquor Control Commission requesting the following:

Adding a Specially Designated Merchant Liquor License, as defined by MCL 436.1111(13), is a business licensed to sell, at retail, beer and wine in the original package for consumption off the premises, and Sunday sales at 207 W. Michigan Ave, Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed Specially Designated Merchant was duly noticed and held on May 16, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the request of Cool Holdings LLC for the property located at 207 W. Michigan Ave. be approved.

OFFERED BY: Council Member Bashert

SECONDED BY: Mayor Pro-Tem Brown

Mayor Edmonds asked what the difference is between their current license and the license applied. Community Development Director/DDA Manager Joe Meyers responded the current license does not allow them to brew beer on site and this will give them that certification.

- B. Open public hearing.
- C. Resolution No. 2017-113B, close public hearing.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the public hearing to consider the proposed additional classification of "Specially Designated Merchant with Sunday Sales" for Cool Holdings LLC be officially closed.

OFFERED BY: Council Member Bashert

SECONDED BY: Mayor Pro-Tem Brown

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

On a roll call, the vote to approve Resolution No. 2017-113A was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Murdock, Richardson, Robb) VOTE: Carried

IX. MOTIONS, RESOLUTIONS, DISCUSSIONS -

1. Resolution No. 2017-114, approving minutes of April 4th, April 18th, April 27th, and May 4th, 2017. (Clerk)

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of April 4th, April 18th, April 27th, and May 4th, 2017 be approved.

OFFERED BY: Council Member Vogt

SECONDED BY: Mayor Pro-Tem Brown

On a voice vote, the motion carried, and Resolution No. 2017-114 was approved.

2. Resolution No. 2017-115, rescinding Resolution No. 2017-084, the homestead certificate resolution for 705 Franklin, and adopt a new facility certificate resolution, and approving . (Community Development)

RESOLUTION APPROVING AN APPLICATION FOR A NEIGHBORHOOD ENTERPRIZE ZONE NEW CERTIFICATE FOR CHARLES RICHMOND LOCATED AT 705 FRANKLIN ST, YPSILANTI MI

WHEREAS, the City Council of the City of Ypsilanti established a Neighborhood Enterprise Zone on April 16, 2016 as required under PA 147 of 1992 after a public hearing held on April 16, 2016; and

WHEREAS, the homeowner Charles Richmond is not delinquent on any taxes related to the home, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ypsilanti Be and hereby is granted a Neighborhood Enterprise Zone new facility Exemption for property located at 705 Franklin Street, Ypsilanti MI 48197 for a period of 15 years, beginning December 31, 2017, and ending December 30, 2032, pursuant to the provisions of PA 147 of 1992, as amended.

OFFERED BY: Council Member Bashert

SECONDED BY: Mayor Pro-Tem Brown

On a roll call, the vote to approve Resolution No. 2017-115 was as follows:

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

VOTE:

YES: 4 NO: 0 ABSENT: 3 (Murdock, Richardson, Robb) VOTE: Carried

3. Resolution No. 2017-116, recognizing July as Park and Recreation Month in the City of Ypsilanti. (Community Development)

RESOLUTION DESIGNATING JULY AS PARK AND RECREATION MONTH IN THE CITY OF YPSILANTI

WHEREAS parks and recreation programs are an integral part of communities throughout this country, including the City of Ypsilanti; and

WHEREAS our parks and recreation programs are vitally important to establishing and maintaining the quality of life in the Ypsilanti

Community and ensuring the health of all citizens, and contributing to the economic and environmental well-being of the community and region; and

WHEREAS parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS parks and recreation programs increase the community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS the City of Ypsilanti recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, BE IT RESOLVED BY City of Ypsilanti City Council that July is recognized as Park and Recreation Month in the City of Ypsilanti.

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

On a roll call, the vote to approve Resolution No. 2017-116 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. PRESENTATIONS OF DEPARTMENT BUDGETS –

General Fund Revenues and Non-General Funds Expenditures Review/Questions (FY 2016-2017 and FY 2017-2018)

Marilou Uy, Fiscal Services Director

- Finance – Pages 118-119
- Assessing – Page 123
- Friends Groups (Senior Center, Nutrition Services & Parkridge Community Center, PCC Foundation, Recreation-Swimming Pool) Pages 158-161, 163-164
- Vacation & Sick Payout– Page 171
- MTT and Chargebacks – Page 172
- Transfer and Contributions – Page 173
- General Obligation and Water Sewer Bonds
 - G.O. Bonds – Pages 247 – 259, 300 - 303
 - W&S Bonds – Pages 260 - 261, 292 - 295, 298 - 299, 304 - 324
 - DDA 2004A Bonds (473) Pages 296 - 297
- Economic Development Corporation (415) – Pages 287 -291
- Public Transit Fund (588) – Pages 330 – 332
- Workers’ Compensation Fund (677) – Pages 342 - 348
- Fire & Police Pension Fund (732) – Pages 349 - 354
- Retirees’ Benefits Fund (736) – Pages 355 - 360
- Motorpool Replacement Schedule and Cash Flow (641) – Pages 333 – 341

Fiscal Service Director Marilou Uy provided an overview of the City’s budget.

Mayor Edmonds asked if it would make sense financially for the City to employ an in house Assessor. Ms. Uy responded the cost have been compared and to hire an in house Assessor it would be more expensive.

Council Member Bashert asked type of assurance payment would be made the City received from Mr. Barfield. Mr. Barr responded the contract was Mr. Barfield will establish a fund of \$200,000 with the Ann Arbor Area Community Foundation. He also agreed to contribute \$11,000 to the City a year to begin this year. Ms. Bashert asked if the City invoices Mr. Barfield for the \$11,000, or wait passively until payment is made. Mr. Barr responded he does not have that information. Ms. Bashert asked who does have that information. Ms. Uy replied the City could send Mr. Barfield an invoice if that is the directive of Council.

Mayor Edmonds stated the City is not contributing very much to either the Senior Center or Rutherford Pool in terms of operating costs while contributing \$48,000 to Parkridge. Ms. Uy responded in the affirmative.

Council Member Bashert asked why the police and fire vacation and sick payout so much higher than the other departments. Ms. Uy responded those department accumulate a lot of vacation and sick time that needs to be paid once they retire. Mayor Edmonds asked if that is a contract issue. Mr. McClary responded in the affirmative, and said that is going to be addressed in the current negotiations.

Council Member Bashert asked if the Administrative Hearings Bureau has case management software. City Clerk McMullan responded no. Ms. Bashert asked how the bureau is being recorded. Mr. McMullan responded with the use of excel spreadsheets. Ms. Bashert asked if the software would help for collections. Ms. McMullan responded no.

Mayor Pro-Tem Brown asked if the police body cameras were proposed to be discontinued in FY2017-18. Ms. Uy responded in the affirmative. Council Member Bashert voiced concerns about discontinuing that program. Ms. Brown agreed.

Mayor Edmonds asked the City Manager to contact DTE and ask if the agreement for infrastructure for Water Street was still in effect.

Council Member Bashert asked why the budget for insurance premium has increased so much higher than last year. Ms. Uy responded the City is no longer self-insured and the premium is to be paid to Michigan Municipal League.

Darwin D. P. McClary, City Manager

- Administration Pages 116
- Community Services Page 117
- Attorney-Personnel Litigation Page 130
- Human Resources – Page 131
- Unemployment – Page 171
- Wrap-up

City Manager Darwin McClary provided an overview of the City Manager and Human Resources budgets.

Mayor Edmonds asked if there is funding for additional memberships and dues for employee training. Mr. McClary responded in the affirmative.

Council Member Robb asked for an explanation of how to calculate six months of healthcare costs. Ms. Uy responded the COBRA rate sent was guidelines used to budget the actual expenditure. Mr. Robb asked what the number is used to calculate the expenditure for the second half of the year. Ms. Uy responded in the affirmative.

John Kaczor, Municipal Analytics, LLC

- Five year projection July 1, 2017 to June 30, 2023

Mayor Edmonds asked what the projected amount of mandated state revenue sharing that has not been allocated in years. Mr. Kaczor responded he is not certain of that amount. Ms. Edmonds stated she believes the amount is around \$1.2 million a year. Mr. McClary responded not quite that much, but over the past thirteen years the City has lost a total of \$8.2 million in revenue sharing as of 2016. Mr. Kaczor asked if that includes fire protection payments. Mr. McClary responded that does not include the payments for fire protection. Council Member Bashert stated that is the lowest amount for the shortfall she has heard. \$10.2 million is the amount she was told but that could include fire protection.

Council Member Bashert for clarification of Mr. Kaczor estimated 10% and staffs estimated 15% increase in healthcare costs. Mr. Kaczor responded because his projections go five years he does not want to compound 15% increases each year. Council Member Robb stated healthcare costs decreased 1% last year and over the past five years have only increased 6.25%. He said he feels this budget puts funds into this account that do not need to be there.

Mr. McClary stated when the original budget was prepared the only a \$66,000 deficit remained, and since there have been capital needs placed back into the budget. Those capital projects include the storage tanks at the Police and Fire Departments in the amount of almost \$170,000. This creates a budgetary shortfall of around \$270,000. He explained he can identify onetime costs to eliminate from the budget that will cover that shortfall.

Council Member Robb stated the fee schedule is not posted on the City's website and asked for that schedule in order to propose raising fees. He asked for an explanation of how revenues were forecasted for the building department.

IX. AUDIENCE PARTICIPATION –

1. Segrid Melvin, 401 W. Michigan Ave, asked how much funding the City will receive as a part of the 2020 Census. She stated things have improved at the Towne Center, except the Center's gardens have been taken by Growing Hope. People are pulling

plants that were but in by residents of the Towne Center. She asked the City Attorney what would be legal. She explained the residents have paid a membership to Growing Hope to plant in the gardens and management is not getting involved in the disagreement.

Mr. McClary stated the City Attorney provides legal advice to City Council and Department Heads. The City Attorney does not provide legal advice to the public and needs to be careful not to do that.

2. Dave Burger, SEMCOG, stated the City is a member of SEMCOG and five years ago a Fiscal Operational Assessment was completed for the City. The assessment was completed to try to assist in efficiency of operations and reduce cost. The City has requested a similar assessment be completed now to help to narrow the budgetary deficit it is experiencing.
3. Adam Gainsley, 409 N. Adams, stated he is representing Citizens for Ypsi working toward passing the Water Street Debt Millage. He said there is a lot of work ahead with only a few months to complete it. He said the organization needs everything from web development to people knocking on doors. He looks forward to working with everyone over the next couple of months.
4. Spencer Collins, owner of 836 N. Mansfield, stated his tenant received a snow violation and wanted to contest the \$50 administration fee for the abatement. He was told he was lucky to avoid paying the judgment fines for not winning his case. He said the Administration Hearings Bureau Officer asked the Ordinance Officer what should be done and was told the case should be dismissed if the fine was paid. He asked if it was true if he presented a case and lost he would have had to pay an extra \$250.

City Clerk McMullan responded it is true if a person loses a case they would be required to pay court costs. Mr. Collins stated he is appalled the City would charge those fines.

XI. REMARKS FROM THE MAYOR –

— Thanked all those who spoke.

XII. CLOSED SESSION –

Resolution No. 2017-117, 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.

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 AFSCME, POAM, and COAM contracts.

OFFERED BY: Council Member Robb

SECONDED BY: Council Member Vogt

On a roll call, the vote to adjourn to Closed Session 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

XI. ADJOURNMENT -

Resolution No. 2017-118, 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 Robb

SECONDED BY: Council Member Bashert

On a voice vote, the motion carried, and the meeting adjourned at 8:00 p.m.



REQUEST FOR LEGISLATION
June 6, 2017

FROM: Andrew Hellenga, Deputy City Clerk

SUBJECT: Request Special Designated Merchant Liquor License/Sunday Sales

SUMMARY & BACKGROUND:

Cool Holdings LLC has previously been approved by the City of Ypsilanti to add a Specially Designated Liquor License and Sunday Sales to Cool Holdings LLC, located at 207 West Michigan. However, the Class C License holder is Cool Restaurant Group LLC, and approval must be made under the correct name for the state to grant the license.

RECOMMENDED ACTION:

Approval

ATTACHMENTS: Resolution
 Application

COUNCIL AGENDA DATE: June 6, 2017

CITY MANAGER COMMENTS:

CITY MANAGER APPROVAL: _____

FINANCE DIRECTOR APPROVAL: _____



Resolution No. 2017 – 131
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Cool Restaurant Group LLC has applied to the City of Ypsilanti and Michigan Liquor Control Commission requesting the following:

Adding a Specially Designated Merchant Liquor License, as defined by MCL 436.1111(13), is a business licensed to sell, at retail, beer and wine in the original package for consumption off the premises, and Sunday sales at 207 W. Michigan Ave, Ypsilanti, MI 48197, Washtenaw County; and

WHEREAS, a public hearing to consider the proposed Specially Designated Merchant was duly noticed and held on May 16, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the request of Cool Restaurant Group LLC for the property located at 207 W. Michigan Ave. be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

To: City Of Ypsilanti

April 24, 2017

Atten: City Clerk
1 S Huron Street
Ypsilanti, MI 48197

Re: Specially Designated Merchant Liquor License

From: John & Nancy Cool
(Current Address)
2407 Lexington Cir N
Canton, MI 48188
Cell: 580-716-2294-Nancy
Cell: 580-716-5260-John
Email: cool.jn@gmail.com

We currently have a Class C Redevelopment Liquor License and are asking for a resolution of support to obtain a Specially Designated Merchant Liquor License (SDM).

This will allow us to sell growlers to our customers and stay competitive with other local restaurants.

We agree to abide by all laws of the State of Michigan or ordinances of the City of Ypsilanti in conducting the business where the liquor license will be used. We understand that a violation on the premises may be cause for the City objecting to renewal of the license or requesting revocation of the license.

We acknowledge 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 objection to renewal of the license, or for requesting revocation of the license.

Sincerely,



John and Nancy Cool
Cool Restaurant Group LLC
Dba: Red Rock Downtown Barbecue
Attached:
Application
Legal Description
Confirmation from City Treasurer
Certificate of Occupancy
Check for License Application



City of Ypsilanti
Office of the City Clerk

APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE

Full Name: JOHN R COOL Date of Birth: 4-2-1946
Home address: 2407 LEXINGTON CIR N Apt.#
City/State/Zip code: CANTON MI 48188-5915
Home phone: (734) 340-1400 Business Phone: (734) 340-2381
cell 580-716-2294
Email address (optional): cool.jn@gmail.com

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

NANCY L. COOL

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: 207 W MICHIGAN AVE
(Attach legal description of the premises)

Name and Address of Premise Owner: ☑ Cool Holdings LLC
(JOHN + NANCY COOL)
2407 Lexington Cir N. Canton MI 48188
Address City/State/Zip code

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

SDM - Specially Designated Merchant

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

Sunday (AM) Sales

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

- ☐ 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.



City of Ypsilanti
Office of the City Clerk

APPLICATION FOR NEW
OR
TRANSFER LIQUOR LICENSE

Full Name: NANCY L. COOL Date of Birth: 6-20-1950
Home address: 2407 LEXINGTON CIR N Apt.#
City/State/Zip code: CANTON MI 48188
Home phone: () Business Phone: ()
Email address (optional):

NAMES OF ALL PARTNERS OF THE APPLICANT, IF ANY:

JOHN R COOL

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: 207 W. MICHIGAN AVE
(Attach legal description of the premises)

Ypsilanti MI 48187

Name and Address of Premise Owner: COOL HOLDINGS, LLC (JOHN + NANCY COOL)
2407 Lexington Cir N Canton MI 48188
Address City/State/Zip code
members

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.

- 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.

American Title Company of Washtenaw

Commitment for Title Insurance Issued for Fidelity National Title Insurance Company

SCHEDULE A

File Number: 99154
Revision Number: 1

1. Commitment Date: July 15, 2009 at 05:00 PM.

2. Policy (or Policies) to be issued:

- | | | | |
|-----|---|---------------|------------|
| (a) | Owner's Policy | Policy Amount | [REDACTED] |
| | Proposed Insured: | | |
| | John R. Cool on behalf of an LLC to be formed | | |
| (b) | Loan Policy | Policy Amount | \$N/A |
| | Proposed Insured: | | |
| | To Be Furnished | | |

3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Bank of Ann Arbor

4. The land referred to in the Commitment is described as follows:

Land in the City Ypsilanti, County of Washtenaw, Michigan, described as:

Commencing on the South line of Congress Street 66 feet West of the Northeast corner of the Larzelere Block so-called and at the Northeast corner of Lot No. 74 and running thence West along the South line of Congress Street (now called Michigan Avenue) 37 feet 2 inches; thence South 10 rods; thence East 37 feet 2 inches; thence North 10 rods to the PLACE OF BEGINNING, being a part of Lot 74 according to the Original Plat of the Village (now City) of Ypsilanti, in the County of Washtenaw, and State of Michigan. c

Address: 207-209 1/2 W. Michigan Ave

Countersigned

Aut

Examined by: Bill L/kmg

This Commitment is valid for a period of 90
days from the Commitment Date set forth above

Valid only if Schedule B
and cover are attached.

COOL HOLDINGS LLC
2407 LEXINGTON CIR N
CANTON, MI 48188

This is to certify that Cool Restaurant Group LLC dba Red Rock Downtown Barbecue leases the property at 207 W Michigan Ave, Ypsilanti MI 48197 owned by Cool Holdings LLC.



John and Nancy Cool

Members

Cool Holdings LLC



Nancy & John Cool <cool.jn@gmail.com>

207 W Michigan

1 message

Fri, Apr 21, 2017 at 3:22 PM



Ms. Cool,

Per our telephone conversation today this email is to confirm that the property taxes for 207 W Michigan, parcel 11-11-39-102-003 are up to date and paid in full. If you need any further information please call the Treasury Division at 734-483-1103.

Respectfully,

Kimberly D. Teamer

City Treasurer

1 S Huron St

Ypsilanti, MI 48197

City of Ypsilanti

Building Department

One South Huron St.
Ypsilanti, MI 48197

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

Final Certificate of Occupancy

Property Address
207 W MICHIGAN

Owner:
COOL HOLDINGS LLC
PO BOX 980501
YPSILANTI MI 48198

Parcel Number:
11-11-39-102-003
Permit Number:
PBLDG-10-0307

Certificate Number: OC-12-0110

Issue Date: 03/02/2012

Construction Type: 5B

Building Type: A-2

Zoning District: B-3

Building Code: 2009 Mich Building Code

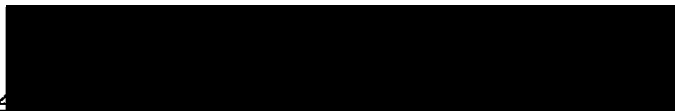
Approved Occupancy Load: 150

Final permission to occupy the above described structure is granted on the express condition that said building is, or shall be, in all respects, and at all times, in conformance with the ordinances of the City of Ypsilanti, regulating the conformance with the ordinances of the City of Ypsilanti, regulating construction, occupancy and use of buildings. This certificate may be revoked at any time upon violation of any provision of said ordinances.

Approved use:

Red Rock Downtown Barbecue

Restaurant with music


Kurt Weiland
Building Official

**STATE OF MICHIGAN
LIQUOR CONTROL COMMISSION**

THIS PERMIT SUPERSEDES ANY AND ALL PERMITS ISSUED PRIOR TO 7-29-2016 . THIS PERMIT MUST BE RETAINED.
YOU WILL ONLY RECEIVE A NEW PERMIT SHOULD THE PERMIT STATUS CHANGE.

BUSINESS ID:

223135

LICENSE NUMBER:

CLASS C

210563

RED ROCK DOWNTOWN BARBECUE

COOL RESTAURANT GROUP LLC

207 W MICHIGAN AVE

YPSILANTI, MI 48197-5440

PO:

D-73978

WASHTENAW

D- 212.0

The Michigan Liquor Control Commission hereby grants the above licensed establishment a permit or permission to allow the described activities in connection with this licensed business.

The licensee(s) agree to conform with all statutes, ordinances and regulations applicable to the establishment with the indicated permit(s). Unless suspended or revoked by The Michigan Liquor Control Commission, this permit will remain in effect until ownership or location is transferred. Upon discontinuance of any of the indicated permit(s) in this licensed establishment, the permit must be returned to The Michigan Liquor Control Commission for cancellation.

- SUNDAY SALES (PM)
- OUTDOOR SERVICE 1 AREA
- DANCE AND ENTERTAINMENT
- CATERING PERMIT

Policy – Liquor License – Ordinance 926

Purpose: To establish standards and procedures for the review and input of the City of Ypsilanti on the issuance, renewal, transfer, revocation or modification of a Liquor License.

Process:

- A. Application for a license to sell beer, wine, or spirits shall be made to the City Council by filing with the City Clerk a written application, signed by the applicant, along with the application fee payment.
1. The application shall be completed and filed with the City Clerk's office, and shall include the following:
- Name, age and address of the applicant and all partners of the applicant. If the applicant is a corporation, a copy of the articles of incorporation and current corporation records disclosing the identity and address of all directors, officers, and shareholders.

A zoning permit or similar clearance from the zoning administrator verifying the proposed use of the location at which the liquor license will be utilized is in compliance with the zoning ordinance.

- A certificate of occupancy or similar clearance from the building inspector verifying the structure and premises at which the liquor license will be utilized is in compliance with building, property maintenance, and all other applicable local code provisions.
- Certification or other written evidence from the City Treasurer demonstrating that all real and personal property taxes and City utility bills associated with the premises at which the liquor license will be used are paid to date, and that all real and personal property taxes, City income taxes and City utility bills in the name of the applicant are paid to date.
- Specific personal information on the applicant, partners, directors and shareholders as required by the Ypsilanti Police Department to run a criminal history or similar record check.
- A statement that the applicant will not violate any of the laws of the State of Michigan or the ordinances of the City of Ypsilanti in conducting the business in which the liquor license will be used, and that a violation on the premises may be cause for objecting to renewal of the license, or for requesting revocation of the license.

- A 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 cause for objecting to renewal of the license, or for requesting revocation of the license.
2. Liquor License Transfers. Applications for liquor license transfers shall be submitted to the City Clerk on a form required by the City Clerk and signed by both the current license holder and the proposed license holder. The application shall contain, at a minimum, the information and statements required in an application for a new license.
 3. Restrictions on Licenses. The City Council shall not approve, grant, of recommend the issuance or transfer of a liquor license:
 - a) Without a fully completed application that meets the requirements listed above for the contents of an application for a license and the payment of the requisite fee;
 - b) To an applicant who has had a liquor license revoked under this Ordinance or by the LLC;
 - c) To a corporation with a manager, officer, director, or shareholder who would be ineligible under this Ordinance or LLC regulations to receive a liquor license;
 - d) Where the proposed location is not readily accessible to police, fire and EMS vehicles.
 4. Term of License Approval. The City Council's approval or positive recommendation to the LCC concerning a proposed liquor license shall be for a period of not more than one year. Any required remodeling or new construction for the use of the license shall be completed within six (6) months of the LCC's approval or issuance of the license, unless a specific allowance of up to two (2) additional months is granted by the City for good cause.
 5. Discretion. The City Council shall exercise its discretionary authority in reviewing and acting on applications for liquor licenses, and liquor license transfers.
 6. Public Hearing. The City Council may hold a public hearing on any application for a new liquor license or a transfer of a liquor license.
 7. Applicant's Presentation. The application shall be allowed a reasonable opportunity to make a presentation to the City Council in support of the application for a new liquor license or a transfer of an existing liquor license.
- B. 6-44. Objections to Renewal, Requests for Revocation.

1. Objection to Renewal. The City Council may object to the renewal of a liquor license by filing a resolution describing the basis of the objection with the LCC along with all substantiating documents, not later than March 31st, to be considered for a renewal effective April 30.
2. Request for Revocation. The City Council may request revocation of a liquor license at any time by filing a resolution describing the basis of the request, along with all substantiating documents.
3. Procedure. Before filing an objection to a license renewal or a request for revocation of a license with the LCC, the City Council shall conduct a hearing on the subject. The City Council shall serve the license holder with notice of the hearing by first class mail, mailed at least ten (10) days prior to the hearing. The notice of hearing shall contain:
 - a) Notice of proposed action;
 - b) Reasons for the proposed action;
 - c) The date, time and place of the hearing; and
 - d) A statement informing the license holder that he or she may confront adverse witnesses, and may present witnesses, evidence and arguments.
4. At the close of the hearing, while in open session, the City Council shall make factual findings and any determination necessary for a resolution objecting to a license renewal or requesting revocation of a license. The City Council shall submit a written statement of its findings, determinations and resolution to the license holder and the LCC within fifteen (15) days of the hearing.
5. Criteria for Non-renewal or Revocation. The City Council may recommend to the LCC non-renewal or revocation of a liquor license based upon a determination that a preponderance of the evidence presented at the hearing indicated the existence of:
 - a) A failure to meet the conditions or maintain compliance with the standards established by this ordinance in reference to applications for a new license or the transfer of an existing license; or
 - b) One or more violations of state law or local ordinance on the premises; or
 - c) Maintenance of a nuisance on the premises; or
 - d) A demonstrated history of excessive calls for public safety (police, fire, and EMS) services originating from the premises.

City Clerk's Office Procedure

1. Upon receiving notification from the State LCC that the applicant has applied for a Liquor License (transfer, entertainment etc.), the Clerk's Office staff will notify the following departments for investigation/follow-up.
 - Building & Ordinance Enforcement Department
 - Ypsilanti Police Department
 - Ypsilanti Fire Department
 - City Attorney Office
 - Treasurer's Office
 - Assessor's Office
2. Each of the above respective departments will conduct an investigation on the applicant character, building, taxes, licenses, outstanding fire/police issues etc. Upon the completion of their investigations, the department directors will send the City Clerk a memorandum or a copy of the correspondence to the applicant regarding the outcome of the investigation.
3. Once the City Clerk's Office has received notification, the City Clerk will send a letter to the applicant requesting that an "official application" will need to be filed with the Clerk's Office, and any outstanding issues with the respective department be addressed before the application can be taken to City Council for action.
4. The City Clerk will prepare a Request for Legislation describing the type of liquor license that is being request, and whether there are any outstanding issues.
5. The City Clerk will prepare a public hearing notice to inform the public and Council that the applicant has applied for a liquor license (new, transfer or entertainment etc.).
6. The City Clerk will prepare a resolution for determination of Council's action on the application for the next regular City Council Meeting.
7. Once Council approves the application, the applicant is notified by letter and will receive a certified copy of the resolution approving the request. Also, the LCC will receive a certified copy of the resolution as well.
8. Should Council not approve the request, the applicant will be notified by letter from the City Clerk's office of the decision by City Council. A copy of that letter will be sent to the LCC for their file.
9. Communication from the LCC will be routed to the following departments when affected: Building & Ordinance Enforcement, Fire, Police, City Attorney, Treasurer, Assessor, DDA, and Zoning.

Liquor License Procedure
Page 5

Downtown Depot Town Association Application Process

**Contact the DDA Director for assistance.

Time frame to Process a Liquor License Request

The processing of a liquor license request could possibly range from 30 to 90 days depending on whether the owner(s) have completed the above before the City Clerk brings legislation forward for Council to consider the request.



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



**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
~~~~~

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

**REQUEST FOR LEGISLATION**

DATE: June 6, 2017

FROM: John M. Barr, Ypsilanti City Attorney

SUBJECT: Taxicab Ordinance

**SUMMARY/BACKGROUND**

A new state taxicab law went into effect on March 21, 2017. MCL 257.2101. This new law "pre-empts the field" and gives almost all authority over taxicabs to the state. Local governments are prohibited from regulating taxicabs, except to the extent that the taxicab violates state law.

City Council passed a proposed ordinance to repeal and replace the city taxicab ordinance on first reading on Tuesday, May 16, 2017. Attorney O'Jack and Chief DeGiusti have requested that the provision in the original ordinance prohibiting the defrauding of a taxi driver be preserved. The proposed ordinance has been modified to preserve that section and is ready for the second and final reading.

ATTACHMENTS: Proposed Ordinance

RECOMMENDED ACTION: Adoption of the ordinance

DATE RECEIVED: \_\_\_\_\_ AGENDA ITEM NO.

CITY MANAGER COMMENTS:

FOR AGENDA OF: \_\_\_\_\_ FINANCE DIR. APPROVAL



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

June 1, 2017  
Page 2

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COUNCIL ACTION TAKEN:





Resolution No. 2017-132  
June 6, 2017

RESOLUTION TO APPROVE an ordinance to Repeal Article I and II of Chapter 114 "Vehicles for Hire" of the Ypsilanti City Code and Replace with Limousine, Taxicab, and Transportation Network Company Ordinance

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that: An Ordinance entitled: An ordinance to Repeal Article I and II of Chapter 114 "Vehicles for Hire" of the Ypsilanti City Code and Replace with Limousine, Taxicab, and Transportation Network Company Ordinance, with provision prohibiting intent to defraud driver, etc., **Be approved on second and final reading.**

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:            NO:            ABSENT:            VOTE:



**CITY OF YPSILANTI  
NOTICE OF ADOPTED ORDINANCE  
Ordinance No. 1288**

An Ordinance to Repeal Article II of Chapter 114 "TAXICABS" of the Ypsilanti City Code and Replace with "LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY."

**1. THE CITY OF YPSILANTI HEREBY ORDAINS** that Article II of Chapter 114 "TAXICABS," of the Ypsilanti City Code are hereby REPEALED as follows:

~~ARTICLE II.—TAXICABS~~

~~DIVISION 1.—GENERALLY~~

~~Sec. 114-31.—Definitions.~~

~~The following words and phrases shall, for the purpose of this article, have the meanings respectively ascribed to them in this section, except where the context clearly indicates a different meaning.~~

~~Cruising means the movement of a taxicab without passengers over the public streets in search of, or soliciting prospective passengers for hire, except that unoccupied taxicabs proceeding to answer a telephone call for taxicab service from an intending passenger, and taxicabs returning by the most direct route, after having discharged a passenger or passengers, to the garage where such taxicab is housed or to the unoccupied stand nearest to the place of discharge of the passenger or passengers, shall not be considered to be cruising.~~

~~Driver means any person who operates a taxicab.~~

~~Group riding means the situation in which more than one person constitutes a party of passengers who make common use of a taxicab during all or part of a trip.~~

~~Meter control switch means a mechanical or electronic device, switch or mechanism which starts the operation of the taximeter.~~

~~Owner means any person to whom a taxicab is registered by the state department of state.~~

~~Rate card means the card issued by the city manager to a taxicab owner for display within each taxicab for which a license has been issued, describing the schedule of fares charged by such taxicab.~~

~~Taxicab means a licensed public motor vehicle for hire which is designated and constructed to seat not more than ten persons and which is operated as a common carrier on call or demand. The term "taxicab" shall not include vehicles furnishing mass transportation services, vehicles employed solely for transporting school children, chartered buses or vehicles used solely for funerals, weddings, christenings and similar events.~~

~~Taxicab stand means a fixed area in the roadway which is set aside for taxicabs to stand or wait for passengers.~~

~~Taximeter means any mechanical or electrical instrument or device by which the charge for hire for a taxicab is mechanically or electronically calculated, on which such charge is plainly indicated.~~

~~Waiting time means the time when a taxicab is not in motion from the time of acceptance of the passenger or passengers to the time of discharge but shall not include any time that the taxicab is not in motion if such is due to the necessary obedience of traffic signals. Waiting time is to include stopping at traffic lights, train crossings and any other stoppings required by law other than those which require the driver to come to a complete stop and then proceed, such as with stop signs. Waiting time shall not include any time the taxicab is not in motion if such is due to the inefficiency of the taxicab or its driver.~~

~~Sec. 114 32. — Enforcement.~~

~~Any member of the police department shall have the right at any reasonable time, after displaying proper identification, to enter into or upon any taxicab for the purpose of ascertaining whether or not any of the provisions of this article are being violated.~~

~~Sec. 114 33. — Complaints regarding operators, owners or drivers.~~

~~Any person being aggrieved by reason of the conduct or action of any taxicab owner or driver may present his complaint to any police officer. Such complaint shall be promptly investigated by the police department and the license of any person complained of may be suspended by the chief of police or revoked by the city manager after such investigation.~~

~~Sec. 114 34. — Penalties.~~

~~(a) Generally. Any person who shall violate any provision of this article shall be deemed guilty of a misdemeanor and upon conviction thereof, punished as provided in section 1-15. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this article.~~

~~(b) Additional penalties. The suspension or revocation of a license shall not prohibit the institution of criminal prosecutions for the violations of the provisions of this article or any other law. Neither shall the institution of criminal prosecutions for any such violations or the acquittal or conviction of any person thereunder prevent the suspension or revocation of a license or licenses by the city manager hereunder.~~

~~Sec. 114 35. — Property left or lost in vehicle.~~

~~If a person who was a passenger in any vehicle for hire discovers he is missing any article that was being transported in a taxicab in which he was riding, such person shall first call the company, partnership or person owning such vehicle and inquire as to whether the goods were found. If the owner has no record of finding the materials, then such person shall call the police and report such items missing. Such person shall then comply with all rules relating to lost or stolen goods as promulgated by the city or the state.~~

~~Sec. 114 36. — Passenger to pay fare; intent to defraud.~~

It shall be unlawful for any person to refuse to pay the legal fare after hiring the taxicab. It shall be unlawful for any person to hire any taxicab with intent to defraud the operator or driver of the value of such service.

~~Sec. 114-37. Payment of fares in advance.~~

~~Every driver shall have the right to demand payment of the legal fare in advance, and may refuse employment until so prepaid, but no driver shall otherwise refuse or neglect to convey any orderly person or persons upon request anywhere in the city unless previously engaged or unable to do so.~~

~~Sec. 114-38. Loitering.~~

~~It shall be unlawful for any person other than the driver or owner of a taxicab or motor vehicle for hire to stand upon the public streets, to loiter at, within or near such vehicle.~~

~~Sec. 114-39. Use of taxi stands.~~

~~It shall be unlawful for taxicabs not licensed to operate in the city to occupy or park at areas designated as "taxi stands."~~

## ~~DIVISION 2. LICENSES~~

### ~~Subdivision I. In General~~

### ~~Subdivision II. Owner's License~~

~~Sec. 114-61. Required.~~

~~No person shall operate or permit to be operated any taxicab within the city for the purpose of obtaining fare-paying passengers within the city, without first having obtained a license therefor from the office of the city manager or his designee.~~

~~Sec. 114-62. Issuance to registered owner of vehicle.~~

~~The only person to whom a license can be issued is the person registered as the owner of the vehicle by the state secretary of state.~~

~~Sec. 114-63. Application procedures.~~

~~(a) Any person applying to the city manager's office for a license for the operation of one or more taxicabs shall file with the city manager's office a sworn application thereof, in triplicate, on forms provided by the city manager's office containing as follows:~~

- ~~(1) The name and business address of the applicant. In the event the applicant is a copartner or a corporation, certified copies of the certificate of co-partnership, or articles of incorporation, must accompany the application;~~
- ~~(2) The number of vehicles actually owned and the number of vehicles actually operated as taxicabs by such applicant on the date of such application, if any;~~
- ~~(3) The number of vehicles for which a license is desired;~~
- ~~(4) The make, type, year of manufacture, serial number, engine number and passenger seating capacity of each taxicab for which application for a license is made. A copy of a valid vehicle registration issued by the state secretary of state shall be attached for each vehicle;~~

- (5) Evidence satisfactory to the city manager's office that the applicant, if granted a license required for the operation of a taxicab or taxicabs, will be equipped to, or affiliated with persons equipped to maintain and furnish 24-hour call and dispatching service for seven days per week, 52 weeks per year;
- (6) A copy of the automobile insurance policy covering each vehicle for which a license is requested, providing personal liability coverage and property protection insurance to comply with the provisions of the state no-fault insurance act. All policies shall be accompanied by a commitment from the insurer that such policies will not be cancelled without at least 30 days prior written notice to the city;
- (7) A financial statement of the applicant covering the applicant's last fiscal year immediately preceding the filing of the application, prepared by a certified public accountant;
- (8) The names and addresses of three local business references who have known the applicant for one or more years;
- (9) Whether there are any unpaid or unbonded judgments of record against the applicant, and if so, the title of all actions and the amount of all judgments unpaid or unbonded, and the court in which the judgments were rendered;
- (10) The color scheme insignia which will be used to designate all vehicles of applicant;
- (11) Any other information as the city manager in his discretion, may desire.

(b) The city manager's office shall at all times keep on file a complete list of all such applicants filed which shall be a matter of public record.

#### Sec. 114-64. — Public hearing.

Upon the filing of a complete application, the city manager shall fix a time and place for public hearing upon such application, no later than 30 days following the receipt of all required materials. Notice of such hearing shall be given to the applicant and to all persons who currently hold valid licenses. Reasonable notice shall also be given to the general public by inserting a notice of such hearing at least ten days in advance of such hearing in the official city newspaper. Any interested person may file with the city manager's office a memorandum of support or opposition to the issuance of the license.

#### Sec. 114-65. — Grant or denial of license.

Upon filing of the application for a taxicab license the city manager shall transmit the application to the chief of police who shall cause an investigation to be made of the character, fitness and qualifications of the applicant and the safety and fitness of the vehicle proposed to be licensed. Upon the completion of the investigation, the chief of police shall transmit the application together with his written recommendations and the reasons therefor to the city manager's office. Once the public hearing has been had and the police investigation is completed, then if, in the opinion of the city manager, the applicant is suitable and the vehicle proposed to be licensed is suitable, then the city manager may grant such license or licenses. The decision of the city manager denying the license is subject to review by city council upon a written request filed by the applicant within 30 days of receipt of the notice of denial.

#### Sec. 114-66. — Issuance of licenses.

~~Licenses granted by the city manager shall be issued by the city clerk upon payment of the fees hereinafter required, provided that the applicant has deposited with the city clerk proof of insurance as required in this article.~~

~~Sec. 114-67. License expiration.~~

~~All licenses issued under the provisions of this article, unless sooner revoked as herein provided, shall expire at midnight following April 30 in each calendar year.~~

~~Sec. 114-68. Fee.~~

~~The applicant shall pay to the treasurer annually, the sum as set by resolution of the city council as a license fee.~~

~~Sec. 114-69. Assignment or transfer.~~

~~Licenses issued shall not be assignable or transferable, except, however, in the case of the death of any person owning a vehicle licensed hereunder, the city manager may, upon receipt of satisfactory evidence of such death, at the request of the deceased's personal representative, approve the transfer and validate by appropriate endorsement thereon, such license in the hands of the person in whose name title to such vehicle shall become vested through the deceased's personal representative. Where the licensee is a corporation, transfer of the controlling interest in the corporation shall be deemed to transfer the license issued hereunder and such transfer shall not be permitted.~~

~~Sec. 114-70. Issuance of memorandum certificate.~~

~~A memorandum certificate shall be issued by the city manager for each taxicab for which a license has been granted. Such memorandum certificate shall be displayed in a conspicuous place in the taxicab for which it is issued, at all times of operation, as evidence of the issuance of such license.~~

~~Sec. 114-71. Transfer of certificate vehicle to vehicle.~~

~~In the event the owner of a taxicab shall cease to own the taxicab, or in the event such vehicle shall become unsuitable for operation, an affidavit to such effect must be filed within 30 days with the city manager who shall transfer the certificate to any other taxicab belonging to such owner provided such taxicab is of the same class approved by the city manager. The license shall be transferred to a new vehicle immediately upon the affidavit being received by the city manager and the fee being paid as required herein. For every transfer of a license pursuant to this section, the city clerk shall collect from the applicant a fee as set by resolution of the city council.~~

~~Sec. 114-72. Renewal of license.~~

~~Upon application to the city manager and prior to the termination of each license year, a new license may be issued for the ensuing year provided:~~

- ~~(1) The owner thereof has complied with all the provisions of this article.~~
- ~~(2) The vehicle or vehicles for which the license is to be renewed have been found, after investigation and inspection by the police department to be in strict compliance with this article.~~

~~Sec. 114-73. Revocation of licenses.~~

~~(a) Conditions. Any licenses issued under this article may be suspended or revoked by the city manager whenever:~~

- ~~(1) Nonuse. Any person holding one or more licenses for taxicabs shall for a period of 60 consecutive days, fail to make a reasonable and consistent effort to operate any such taxicabs, except on account of any emergency over which the licensee has no control.~~
- ~~(2) Employment of unlicensed drivers. Any owner of any taxicab permits the taxicab to be driven for hire by anyone who is not a licensed driver, as provided for in subdivision IV of this division.~~
- ~~(3) Unsafe and unsanitary conditions. A taxicab is found not to be in a safe and sanitary operating condition.~~
- ~~(4) Unlawful use. Upon information that any unlawful use has occurred with the knowledge of the person owning the taxicab, or the knowledge of the operator of such taxicab, the city manager shall revoke the certificate for the taxicab involved or the driver's license of the driver involved, or both.~~
- ~~(5) Misrepresentation in obtaining license. It shall appear upon investigation and hearing by the city manager that a license issued hereunder has been obtained by misrepresentation.~~
- ~~(6) Improper or incorrect taximeter. Following a conviction for knowingly operating a taxicab with an improper or incorrect taximeter, it shall be mandatory for the city manager to revoke the license of the taxicab concerned. Providing, however, this provision shall not be considered as requiring the discharge of a passenger other than at his destination where a mechanical failure rendering the taximeter improper or incorrect shall occur during a trip for hire.~~
- ~~(7) Violations of article. The owner fails to operate the taxicab or taxicabs in accordance with the provisions of this article.~~

~~(b) Notice of hearing. No license shall be revoked unless and until due notice of hearing shall have been given to the holder of such license and such hearing is duly had thereon, and an opportunity to appear and be heard in his own defense has been afforded him.~~

~~(c) Change of ownership or title. Change of ownership of, or title to, any taxicab or taxicabs shall automatically revoke any license previously granted for the operation of such taxicab or taxicabs.~~

~~(d) Surrender of license. Any license which has been suspended or revoked by the city manager shall, together with the license bond plate issued for such taxicab, forthwith be surrendered to the city manager together with the corresponding memorandum certificate and rate cards, and the operation of any taxicab covered by such license shall cease.~~

~~Sec. 114-74. Change in ownership.~~

~~(a) In the event of any change of membership of any owner partnership, or change in officers or directors of any owner corporation, the company's license shall be deemed terminated unless within 30 days of such change or event new applications shall have been submitted on behalf of such new members or owners and approved as required herein for an original applicant. In case of death, see section 114-69.~~

~~(b) Any attempted sale or transfer of any company, proprietorship or corporation's license shall operate to revoke the license unless prior to such sale or transfer, the new purchaser or transferee shall have first applied for and been approved for an owner's license as required herein for an original applicant.~~

~~Sec. 114-75.—Penalty.~~

~~Any person operating or permitting to be operated for hire a taxicab without the registered owner having first obtained a license therefor as required in sections 114-61 through 114-71, or for which the license has been suspended or revoked, shall be guilty of a violation of this article and in the event of conviction such person shall, in addition to the penalties provided in section 114-34, not be granted a license for a period of three months for the first conviction and one year for a subsequent conviction.~~

~~Subdivision III.—Bondplate License~~

~~Sec. 114-86.—Required.~~

~~No person shall operate or permit to be operated any taxicab within the city without first having obtained a bondplate license for such taxicab and affixing to the taxicab so licensed a small metal plate, the largest dimension of which shall not be in excess of four inches by 12 inches, which shall bear the city license number of the vehicle licensed and shall show the expiration date of the license bondplate. The plate shall be bolted to the lower left corner of the trunk (deck) lid.~~

~~Sec. 114-87.—Inspection of vehicle.~~

~~Before a license bondplate is issued to any owner, a taxicab for which such bondplate is requested, its equipment and taximeter, shall be thoroughly examined and inspected by the police department to ascertain whether such taxicab, equipment and taximeter complies with this article and such rules and regulations as may be prescribed by the city manager.~~

~~Sec. 114-88.—Time of inspection; reinspection.~~

~~(a) All taxicabs having current bondplate licenses shall be presented for inspection at the city police department annually, between April 1—10. Any taxicab which does not pass the inspection may be presented once for re-inspection within 15 days of its first inspection day. In the event the taxicab fails the second inspection, a third inspection shall be scheduled by the police department for a date three months thereafter, at the convenience of the police department. Taxicabs which are placed into service following the April 1—10 inspection date shall be inspected by the police department upon appointment.~~

~~(b) Any taxicab which does not comply with the established procedure or which does not pass inspection shall be immediately withdrawn from service, and shall not be returned to service until such time as such vehicle has passed inspection.~~

~~(c) The fee for each re-inspection shall be the sum as set by resolution of the city council as a re-inspection fee.~~

~~Sec. 114-89.—Inspection criteria.~~

~~Inspection of vehicles shall include presentation and inspection of the following:~~

- ~~(1) A copy of the vehicle registration and insurance certificate must be in the vehicle to which it applies.~~



- (2) ~~A copy of the current taximeter certification.~~
- (3) ~~Equipment inspection required under this article shall include, but not be limited to:~~
  - a. ~~The vehicle inspection number and license number must correspond with the information presented above.~~
  - b. ~~All lights must be operable, including the headlights, taillights, turn signals, high/low beams, back-up lights, inside dome light, dashboard lights, license plate lights and outside roof light.~~
  - c. ~~Tires must be at a proper pressure and have the proper tread.~~
  - d. ~~Footbrake and emergency brake working properly and safely.~~
  - e. ~~Steering working properly and safely.~~
  - f. ~~Rubber pads on all foot pedals.~~
  - g. ~~Defroster working properly.~~
  - h. ~~Heater working properly.~~
  - i. ~~Glass on vehicles may not have any breaks or cracks which may possibly impair visibility.~~
  - j. ~~Each vehicle must have a complete exhaust system and must be below a noise level of 95 decibels in a stationary test.~~
  - k. ~~There must be seat belts accessible for capacity allowed passengers.~~
  - l. ~~All doors operable and can be opened in a normal manner.~~
  - m. ~~The vehicle must be overall clean and sanitary and have no litter and no body damage which interferes with the safe operation of the vehicle.~~
  - n. ~~The colors and insignia must correspond with the information submitted to the city manager in applying for the owners license.~~
  - o. ~~There must be an outside driver's side rearview mirror and inside rearview mirror.~~
  - p. ~~The taximeter must be sealed with no signs that it has been tampered with.~~
  - q. ~~The taxi insignia light located on the outside roof of each vehicle must be directly wired to the taximeter, regardless of whether the taximeter is mechanically or electronically controlled, and the roof light must be lit whenever the meter is in operation.~~
- (4) ~~Any other information or documents or equipment which in the reasonable discretion of the police department is required for the safe operation of the vehicle and passengers or to comply with any provisions of this article must be provided.~~

**Sec. 114 90.— Expiration.**

~~All bondplate licenses issued under the provisions of this article, unless sooner revoked as herein provided, shall expire at midnight following April 30 in each calendar year.~~

**Sec. 114 91.— Fee.**

~~For the issuance of each bond plate license the applicant shall pay to the city clerk the sum as set by resolution of the city council together with a receipt from the police department verifying that the taxicab has passed inspection.~~

**Sec. 114 92.— Duplicate licenses.**

~~Upon paying the sum as set by resolution of the city council and furnishing proof by affidavit of the loss or destruction of a taxicab bondplate issued under the provisions of this article, the licensee shall be entitled to the immediate issuance of duplicates thereof. Such duplicates shall contain appropriate notations thereon that they are duplicates.~~

~~Sec. 114-93.—Transfer vehicle to vehicle.~~

~~(a) In the event the owner of a taxicab shall cease to own the taxicab, or takes the vehicle out of service, or in the event such vehicle shall fail to comply with the requirements of this article, an affidavit to that effect must be filed within 30 days with the city manager, who shall transfer the bondplate to any other taxicab belonging to such owner provided the owner has a current license under the provisions of this article, and the vehicle meets the inspection requirements listed in this article.~~

~~(b) The fee for such transfer of bondplate shall be as set by resolution of the city council if the transfer affidavit is filed prior to January 1, and or if the transfer affidavit is filed between January 2 and April 30.~~

~~Subdivision IV.—Driver's License~~

~~Sec. 114-106.—Required.~~

~~No person shall drive a taxicab within the city without first having obtained a taxicab driver's license from the city clerk, nor shall the owner of any taxicab permit the taxicab to be operated by anyone other than a licensed taxicab driver.~~

~~Sec. 114-107.—Qualifications of drivers.~~

~~Each application for driver's license must meet the following requirements:~~

- ~~(1) Be at least 18 years of age.~~
- ~~(2) Be of sound physique, with good eyesight and not subject to epilepsy, vertigo, heart trouble, or any other infirmity of body or mind which might render him unfit for the safe operation of a taxicab and shall not be addicted to the use of drugs or intoxicating liquors, as evidenced by a doctor's statement issued within three months of application date.~~
- ~~(3) Be able to read, write and speak the English language.~~
- ~~(4) Be clean in dress and person.~~
- ~~(5) Hold a chauffeur's license issued by the state.~~
- ~~(6) Shall furnish written verification of present employment by a taxicab company currently licensed to operate within the City of Ypsilanti.~~

~~Sec. 114-108.—Form of application.~~

~~Each applicant for a taxicab driver's license shall make application on forms to be provided by the chief of police, providing the following information:~~

- ~~(1) Full name.~~
- ~~(2) Current address and all places of residence for five years prior to the date of application.~~
- ~~(3) Date of birth, height, color of hair.~~
- ~~(4) Place of birth.~~
- ~~(5) Places of previous employment for five years.~~
- ~~(6) Whether he has previously been licensed as a taxicab operator. If yes, specify the following:~~
  - ~~a.—Dates.~~
  - ~~b.—Where.~~
  - ~~c.—Whether that license was ever suspended or revoked and for what cause.~~

- ~~(7) Production of valid state chauffeur's license and an indication of whether any state motor vehicle operator's permit or chauffeur's license has ever been suspended or revoked and the reason for such suspension or revocation.~~
- ~~(8) Such application statement shall be signed and sworn to by the applicant.~~
- ~~(9) The form shall have a notation that any false statement made by the applicant in applying for an operator's license shall invalidate the application issued by such applicant and will result in immediate revocation of any license issued subject to such application.~~

~~Sec. 114-109. Refusal of driver's license.~~

~~The chief of police may refuse to approve the application for an operator's license for any person:~~

- ~~(1) Whose state automobile operator's license or taxicab driver's license has been revoked, or has been suspended within two years prior to the date of application.~~
- ~~(2) Who has been convicted of a felony involving a motor vehicle within the last five years.~~
- ~~(3) Who has previously been convicted of driving an automobile resulting in death of any person.~~
- ~~(4) Who has been convicted of driving a motor vehicle while intoxicated.~~
- ~~(5) Who has accumulated from the state secretary of state's office nine or more points for hazardous moving violations.~~
- ~~(6) When, for any reason, including or other than the above, in the opinion of the chief of police, the applicant is unfit to drive a taxicab.~~

~~Sec. 114-110. Examination of driver.~~

~~(a) Should the chief of police find the applicant has satisfactorily complied with all the conditions of this article, he shall notify the city manager, or the manager's designee. Each applicant for a taxicab driver's license may then be examined in writing by a person designated by the city manager as to his knowledge of the provisions of this article, the traffic laws and regulations of the city and state, and the geography of the city.~~

~~(b) Additionally, each applicant may, if required by the police department or city manager, demonstrate his skill and ability to safely handle the vehicle while driving it through a crowded section of the city accompanied by an inspector from the police department.~~

~~(c) If the result of any of these examinations shall be unsatisfactory, the license shall be refused.~~

~~Sec. 114-111. Issuance.~~

~~(a) Upon the successful completion of the application process, the city manager shall authorize the city clerk to grant a taxicab driver's license to the applicant.~~

~~(b) The city manager shall notify the applicant of such approval and that he must supply the city clerk with two recent photographs of himself of a size which may be easily attached to the license, one of which shall be attached to the license when issued and one attached to the master personnel file kept by the city clerk.~~

~~(c) On the driver's license granted to the applicant there shall appear the driver's name, license number and photograph. Such card must at all times be displayed on the taximeter of the taxicab which the operator is driving.~~

~~Sec. 114-112.—Term of license.~~

~~Each driver's license shall expire on April 30 following the issuance thereof.~~

~~Sec. 114-113.—Fees.~~

~~The cost for a new driver's license and a duplicate license shall be as set by resolution of the city council.~~

~~Sec. 114-114.—Revocation and suspension.~~

~~(a) A driver's license may be suspended by the chief of police or revoked by the city manager if such driver shall use a taxicab for any immoral or illegal purpose, or if such driver is convicted of violation of the provisions of this article, or any state or federal law, or his license has been revoked or suspended by the state secretary of state. No suspension or revocation of a driver's license may be ordered until after a hearing is held by the chief of police, or the city manager, as the case may be, and such driver given an opportunity to appear and be heard in his defense. A suspension by the chief of police may be appealed to the city manager.~~

~~(b) Any taxicab operator or licensed taxicab driver who has received written notice from the city clerk that his license has been revoked or suspended and who refuses to surrender the licence, shall be deemed guilty of a violation of this article.~~

### ~~DIVISION 3.—OPERATION~~

~~Sec. 114-131.—Taximeters.~~

~~(a) Required. No person shall operate a taxicab unless such vehicle shall be equipped with a taximeter approved by the city manager, his agent and geared to the drive shaft and the transmission or in the rear of the transmission, and shall be wired directly to the taxi insignia light located on the outside roof of the vehicle. Such taximeter shall be kept in good working order at all times.~~

~~(b) Meter control switch. Every taximeter shall have thereon a meter control switch which shall be used when the vehicle is employed. It shall be the duty of the driver to switch such taximeter into a nonrecording position at the termination of each trip. It shall be the duty of each driver and owner to periodically examine the outside roof light of the vehicle when the taximeter is in the employed position to verify that the outside light is operating.~~

~~(c) Visibility. The taximeter is to be plainly visible. Every taximeter shall be so attached to the taxicab and the amount of fare to be charged shall be plainly visible at all times from the inside of the vehicle to all occupants of the vehicle. Whenever necessary for visibility the dial of the taximeter shall be illuminated.~~

~~(d) Inspection and sealing. The taximeter is to be inspected and sealed. No person owning and operating any taxicab shall offer or let the taxicab for hire unless the taximeter affixed thereto has been inspected and tested by the licensed taximeter repair facility designated by the city manager, or his designee, and found to calculate and register the fare correctly in accordance with the rates established by the city manager and the city council, and posted in the taxicab.~~

~~(e) Testing. The taximeter is to be tested every 12 months. It shall be the duty of the city manager or his designee to designate a licensed taximeter repair facility to inspect, test and seal~~

~~all taximeters used on taxicabs. Before a bondplate license described in section 114-86 is issued to any owner, the taximeter shall be thoroughly inspected, tested and sealed by such facility as provided in subsection (h) of this section, and a copy of the certification sent to the city manager's office or his designee. The city reserves the right to inspect taximeters for accuracy at any time.~~

~~(f) Inspection of complaint. There shall be an immediate inspection in the case of a complaint. In the event a complaint is made to the city manager, the chief of police or designee that any taximeter registered incorrectly or not in accordance with the rate card posted in the taxicab or not in accordance with the rate on file in the office of the city manager, it shall be the duty of the city manager or his designee to inspect the taximeter immediately.~~

~~(g) Inspection upon change of rates. There shall be an immediate inspection in the case of a change in rates. Whenever there is a change in the schedule of rates in which taximeters are altered, taximeters on the taxicab shall be adjusted to the new rates, and the taximeter inspected, tested and sealed by such licensed taximeter facility as provided in subsection (h) of this section, before the new rate becomes effective.~~

~~(h) Inspection facility. Taximeters shall be inspected. Every inspection shall include examination and inspection of the taximeter affixed to the taxicab, and the usual standards of measure possessed shall be used therein by the inspecting facility and it shall be the duty of such inspecting facility to seal all taximeters found correct and accurate within the tolerance of two percent in accordance with taximeter rates established in accordance with the law.~~

~~(i) Inaccurate taximeters. Inaccurate taximeters shall be reported to the city manager's office. If in the course of these inspections, such facility shall discover a taxicab with its taximeter not accurate, correct or not calculating and registering in accordance with the rates filed with the city manager and located in the taxicab, he shall not seal such taximeter.~~

~~(j) Inspection required for use of vehicles. Vehicle shall not be used until the taximeter is inspected. It shall be unlawful for the owner to operate or permit to be operated, any such taxicab until its meter has again been inspected and tested and found accurate and correct and registering in accordance with the rates filed with the city manager and posted in the taxicab and a seal thereto placed on the taximeter.~~

~~(k) Record of inspection. The city manager or his designee shall keep a record of the identification number of every taximeter and the date of inspection thereof on the books of his office.~~

~~(l) Breaking seal prohibited. Any owner, agent, employee, driver or operator maliciously breaking the seal placed by the licensed taximeter facility on the taximeter, or knowingly changing the calculation rate of the taximeter or any person operating a taxicab for hire in which the seal attached to the taximeter by the licensed taximeter facility is broken, shall be deemed guilty of a violation of this article.~~

~~(m) Tampering with rate charge. Any owner, agent, employee, driver or operator who knowingly alters the schedule of rates and/or mileage which is being calculated by the taximeter during the~~

trip, resulting in a higher fee being charged than permitted by the rate schedule for the number of miles or fractions thereof shall be deemed guilty of a violation of this article.

~~(n) License card holder. A license card holder shall be attached to the portion of the meter facing the rear seat of the taxicab.~~

~~(o) Penalties.~~

~~(1) Any owner, agent, employee, driver or operator who knowingly drives or operates a taxicab for hire to which is attached a taximeter which registers improperly, incorrectly, or not in accordance with the rate on file with the city manager and posted in the taxicab, or who knowingly tampers with the data being calculated by the taximeter pursuant to subsection (m) of this section, shall be guilty of a violation of this article. Provided, however, the provisions hereof shall not apply where the taxicab is completing a trip for hire during which a mechanical failure occurred, causing the taximeter to register improperly or incorrectly. Following such conviction it shall be mandatory for the city manager to revoke the license of the offender and/or the certificate of the vehicle concerned.~~

~~(2) Any driver who operates a taxicab for hire in the city with passengers in such taxicab without having activated the meter control switch of the taximeter to the "hired" position, and without having the overhead taxicab light illuminated, shall, upon detection, have his driver's license suspended by the city manager for a period of three days for the first offense; ten days for the second offense, and revocation for the third offense.~~

~~Sec. 114-132. Conduct and duties.~~

~~(a) Appearance. Drivers of taxicabs shall be clean in dress and in person at all times while operating a taxicab.~~

~~(b) Number of passengers. Limited to seating capacity. It shall be unlawful for the owner or driver of a taxicab or motor vehicle for hire to permit such vehicle to be occupied by more persons than the number specified as the seating capacity of such vehicle; provided that children under the age of two years who are held by another passenger shall not be counted in determining the number of occupants.~~

~~(c) Unauthorized passengers prohibited. Whenever any taxicab is occupied by fare-paying passengers, or by members of a party of a fare-paying passenger, the driver of such taxicab shall permit no other person to occupy or ride in such taxicab, except a student driver, to be schooled for a period of one week upon approval in writing on a form provided by the taxicab company signed by the chief of police. A student driver must have a pending application for a driver's license.~~

~~(d) Persons riding with driver. No person other than the paying passengers shall be permitted to occupy the seat with the driver of a taxicab. However, nothing in this section shall be so construed to prohibit a student driver from riding on the front seat with the driver of the taxicab.~~

~~(e) Deception of passengers. No driver shall deceive or attempt to deceive any passenger who may ride in his taxicab, or who may desire to ride in such taxicab as to his destination or the rate of fare to be charged or shall convey any passenger, or cause him to be conveyed, to a place other~~

than one directed by him, and in no event shall any operator take a longer route to the destination than necessary unless so requested by the passenger or passengers.

~~(f) Smoking prohibited. No driver of a taxicab shall have in his possession a lighted cigarette, cigar or pipe while any passenger is being carried therein.~~

~~(g) Property lost or left in vehicles. Every driver of a taxicab, immediately after the termination of any hiring or employment, shall carefully search such taxicab for any property lost or left therein, and any such property, unless sooner claimed or delivered to the owner, must be taken to the police station and deposited with the officer in charge of the station to whom a report shall be made with brief particulars and description of the property. The provisions of this section shall not apply in case a profit corporation or a nonprofit corporation composed of members engaged in the taxicab business shall have a regularly established lost and found department, in which case such property must be kept subject to the call of the owner for at least 30 days, at the end of which time it shall be turned over to the police department to be disposed of in accordance with the law.~~

~~(h) Most direct route. Any taxicab driver employed to transport passengers to a definite point shall take the shortest and most direct route possible that will carry that passenger to his destination safely and expediently.~~

~~(i) Trip sheet. Each driver shall maintain a daily trip sheet upon forms which shall be furnished to the driver by the owner and shall be of a character approved by the city manager. The driver shall record all trips made each day, showing the date, time, place of origin and destination of each trip and the amount of fare and the mileage from the odometer; and all such trip sheets shall be returned to the owner by the driver at the conclusion of his tour of duty. The owner shall be required to retain and preserve all driver's trip sheets in a safe place for at least one full calendar year, which sheets shall be subject to inspection at reasonable times by the city manager, or his duly authorized representatives. Failure to record such information or any false location or misrepresentation of the information required shall be a violation of this article.~~

~~(j) Hours of work. No taxi driver shall drive, or be permitted to drive, or to be on duty for more than 12 hours in any one day or more than 72 hours in any one week.~~

~~(k) Display of licenses. All drivers shall display their taxicab drivers license in the card holder attached to the taximeter. Failure to display such license shall be a violation of this article.~~

~~Sec. 114-133.—Solicitation, acceptance and discharge of passengers.~~

~~(a) Solicitation of passengers by driver. No driver shall solicit passengers for a taxicab except when sitting in the driver's compartment of such taxicab or while standing immediately adjacent to the curb thereof. The driver of any taxicab shall remain in the driver's compartment or immediately adjacent to his vehicle at all times when such vehicle is upon the public street, except that, when necessary, a driver may be absent from his taxicab for not more than ten consecutive minutes, and provided further that nothing herein contained shall be held to prohibit any driver from alighting to the street or sidewalk for the purpose of assisting passengers into or out of such vehicle.~~

~~(b) Prohibited solicitation. No driver shall solicit patronage in a loud or annoying tone of voice or by sign or in any manner annoy any person or obstruct the movement of any persons, or follow any person for the purpose of soliciting patronage.~~

~~(c) Receipt and discharge of passengers on sidewalk only. Drivers of taxicabs must not receive or discharge passengers in the roadway but shall pull up to the right hand sidewalk as nearly as possible or in the absence of a sidewalk, to the extreme righthand side of the road and there receive or discharge passengers except upon one way streets where passengers may be discharged at either the right or left hand sidewalk, or side of the roadway in the absence of a sidewalk.~~

~~(d) Cruising. No taxicab while awaiting employment by passengers shall stand on any public street or place other than that upon a public taxicab stand, designated or established in accordance with this article, nor shall any driver of such taxicab seek employment by repeatedly and persistently driving his taxicab to and fro in a short space before or by otherwise interfering with the proper and orderly access to or egress from of public gathering or in any other manner obstructing or impeding traffic, but any taxicab may solicit employment by driving through any public street or place without stops other than those due to obstruction of traffic and at such speed as not to interfere with or impede traffic and may pass or repass before any theater, hall, hotel, public resort, railway station or other place of public gathering; provided, that after passing such public place he shall not turn and repass until he shall have gone a reasonable distance.~~

~~(e) Solicitation of other common carrier passengers prohibited. No owner, driver or any other person shall solicit patronage or persons assembled at the termini of any other common carrier, when such persons have assembled for the purpose of using the service of such common carrier. Nothing herein contained shall be construed to prohibit or interfere with response to any call for a taxicab made by a signal from a pedestrian.~~

~~(f) Acceptance of additional passengers prohibited. Whenever any taxicab is occupied by a passenger or passengers, the driver shall not permit any other person to occupy or ride in such taxicab, except by specific consent of the original passenger or passengers.~~

~~(g) Operation along route prohibited. No owner or driver of a taxicab shall cause or permit such taxicab or taxicabs to be operated along routes in a manner similar to that of mass transportation vehicle operating along definite routes or between specific termini. Any owner or driver who operates, causes to be operated, or permits to be operated, any taxicab or taxicabs persistently and repeatedly to and fro, round, or in the vicinity of any theater, railroad station, hotel or any other place of public gathering, or repeatedly along a street when there is, nearby, a suitably located taxicab stand or stands shall be construed to be operating such taxicab or taxicabs along routes and such operation is hereby prohibited.~~

~~(h) Refusal to carry orderly passengers prohibited. No driver shall refuse or neglect to convey any orderly person or persons, upon request, unless previously engaged or unable or forbidden by the provisions of this article to do so.~~

~~Sec. 114-134. — Unlicensed driver.~~



It shall be unlawful to permit, and it shall be unlawful for any unlicensed driver or any driver whose license has been suspended or revoked to operate any taxicab in the city while such suspension or revocation exists.

~~Sec. 114-135.— Refusal to carry fare.~~

~~Any owner, taxicab company or driver who willfully declines to carry any person because of race, creed, color or sex and is found guilty of such action shall be guilty of a misdemeanor and punishable as provided in section 1-15. Any party found guilty of a violation of this provision shall be liable for all court costs and attorney fees incurred by the city in prosecuting such violation. Any person suing for violation of this section shall be entitled to two separate causes of action; one against the driver, and another against the company owner. Any person who is successful shall be entitled to a maximum recovery as listed above.~~

~~Sec. 114-136.— Rates of fare.~~

~~No owner or driver of a taxicab shall charge a greater sum for the use of a taxicab than is in accordance with the following rates:~~

~~(1) Individuals:~~

~~a.— Mileage rates: \$1.75 for flag drop and \$0.25 per one seventh mile or fraction thereof (\$1.75 per mile).~~

~~b.— Waiting time: \$0.15 for each 36 seconds of waiting time or fraction thereof.~~

~~(2) Groups. When two or more parties or passengers are transported under group riding from a common point or origin, driver shall first deliver by the most direct route the party whose destination is closest to the point where the trip began. The driver shall then deliver the party whose destination is closest to the point where the first party was discharged, etc. The following rates shall apply on such cases:~~

~~a.— The charge for the first passenger or party to be discharged shall be the meter reading at the point of discharge. The driver then must clear the reading on the meter and reset it for a new trip. The second party to be discharged shall then pay the meter reading at the point where it was discharged. The driver must again clear the reading on the meter and reset it for a new trip for the third party. The same procedure must be followed each time a party is discharged.~~

~~b.— Nothing in this section is to be construed as to permit resetting the meter when individual persons who are part of the same party are discharged or picked up at different destinations.~~

~~(3) Hourly rate. If a taxi is hired by the hour, the rate shall be \$15.00 per hour. A minimum charge shall be \$7.50. All time charged above the first hour shall be charged at one-quarter hour increments.~~

~~(4) Rate card. Each taxicab shall have posted in it in a conspicuous place a card on which shall be printed in legible type the rates of fare provided for herein. Such rate cards shall contain the name of the vehicle owner, the license number on the bondplate, the date of issuance and the date of expiration.~~

~~(5) Fare receipt. The driver of a taxicab or motor vehicle for hire shall, if requested, deliver to the person paying for the hire of a taxicab or motor vehicle at the time of payment, a receipt therefor. Upon this receipt shall be legibly printed or written the name of the~~

owner, a method of identifying the vehicle or its driver, all items for which the charges are made, the total amount paid and the date of payment.

- (6) ~~Changes in amount of fare. The city council may modify the rates herein established. No rate exceeding the schedule established by the city council may be charged. However, if a taxicab board shall be created, it shall set the rates of fare which may be appealed to the city council.~~
- (7) ~~Disputes over fare. All disputes as to the lawful rate of fare shall upon the request of the driver or passenger of a taxicab be determined by the police officer in charge of the city police station at the time of the dispute. The decision of this police officer shall be final and both parties shall comply with this determination.~~

~~Sec. 114 137. Taxicab stands.~~

~~(a) Location. The city manager may, from time to time, designate certain locations on public streets in the city as public taxicab stands and shall specify the number of taxicabs that shall be permitted to stand at any such place. The traffic and transportation department shall cause to be attached to a post or stanchion a metal sign which shall state the number of taxicabs which may be permitted to stand within five feet of any crosswalk or within five feet of any building entrance. The last named limitation shall be determined by measuring five feet on either side of a point at the curb opposite the door of entrance to the building. The city manager may establish additional stands for night use only. Nothing in this article shall be construed as prohibiting the parking or standing of taxicabs where parking is permitted other than authorized taxicab stands when such taxicab is not being used in the soliciting of business. No taxicab shall be permitted to park any nearer than a radius of a block from any taxicab stand except on such stand.~~

~~(b) Standing on private property. Parking or standing on private property for the purpose of soliciting taxicab business within one block of a stand is prohibited excepting that this prohibition shall not apply to the use of land under the control of the New York Central Railroad Company or Great Lakes Greyhound Bus Line.~~

~~(c) Use of stand. Only taxicabs licensed to operate in the city may occupy or park in taxicab stand areas. Only taxicabs in such numbers as are set forth on the metal sign hereinbefore referred to, may remain at such stand while waiting for employment and they must be parked in single file. The taxicab standing at the head of such parked line shall not be permitted to refuse to carry any orderly person who offers to hire such taxicab and agrees to pay the proper rate of fare; provided, however, that the foregoing provisions shall not be construed to prevent any person from selecting any taxicab he may desire on the stand, whether it be at the head of the line or not. As the taxicab leaves the parked line with passengers, those in the rear shall move up and any taxicab seeking space on such stand shall not approach the stand except from the rear thereof and shall move up as closely as possible to the last car on such parked line.~~

~~(d) Call boxes. No call box or telephone, the use of which involves the standing or parking of a taxicab on the public streets, shall be used, except by permission of the city manager.~~

~~Sec. 114 138. Records and reports.~~

~~(a) Records of owner's name, address, etc. Every owner shall maintain on file with the city manager his name, business address, garage address, and all business telephone numbers listed in~~

~~his name and shall within 48 hours after any change in his business address, garage address or telephone numbers, report such change or changes to the city manager.~~

~~(b) Records. Every driver shall maintain daily records upon which are recorded such information as shall be required by the city manager. The forms for such records shall be furnished to the driver by the owner and shall be of a character approved by the city manager. Every owner shall retain and preserve all drivers' records in a safe place for at least the calendar year next preceding the current calendar year, and such records shall be available to the city manager or his duly appointed agent.~~

~~(c) Character of records. Every owner shall keep accurate records of receipts from operations, operating, and other expenses, capital expenditures, and such operating information as may be required by the city manager. Every owner shall maintain the records containing such information and other data required by this article at a place readily accessible for examination by a member of the police department, or by a representative of the city manager, appointed for that purpose.~~

~~(d) Reports of operations. Every owner shall submit reports of receipts, expenses and statistics of operation to the city manager in accordance with a uniform system prescribed by the city manager, at the close of his business' fiscal year.~~

~~(e) Reports of accidents. All accidents arising from or the operation of taxicabs which result in death or injury to any person, or in damage to any parked vehicle, or to property which has been damaged in excess of \$200.00, shall be reported forthwith to the city police on a form to be furnished by the police. In the event a taxicab licensed to operate under the laws of the city is involved in an accident outside the city's corporate limits the company shall be required to obtain a copy of the accident report and forward it to the city manager within 72 hours of such accident. Failure to comply with this provision shall be deemed a breach of this article and the company shall be subject to the penalties for breach as outlined in section 114-34.~~

~~(f) Financial statements. Any owner may be requested to file with the city manager's office a financial statement for the then current fiscal year prepared by a certified public accountant if, in the city manager's judgment, there is a valid and substantial need for such documents to determine that the owner is able to serve people in the city as licensed therefor.~~

~~Sec. 114-139.— Advertising on vehicles.~~

~~Subject to the rules and regulations of the city manager, it shall be lawful for any person owning or operating a taxicab or motor vehicle for hire to permit advertising matter to be affixed to or installed on each taxicab.~~

~~Sec. 114-140.— Cleanliness of vehicle.~~

~~Every vehicle licensed under provisions of this article shall be cleaned and kept clean both as to interior and exterior thereof while it is being offered for service. The failure on the part of any owner or driver to keep the interior and exterior or either of them in a clean and presentable condition at all times while in service, or while waiting for service, shall be deemed a violation of this article and shall be the basis for suspending or revoking any licenses issued hereunder.~~

~~Sec. 114-141.— Repair of damage.~~

~~In the event that any licensed vehicle is damaged in any way, if it can be driven and properly controlled, it may be permitted to be driven in service for not more than one week after such damage or injury. If at the end of one week the licensed vehicle is not properly repaired, it must be taken from the street and kept out of service until such vehicle is completely repaired, and passes inspection pursuant to subdivision III of division 2 of this article.~~

and REPLACED with the following:

*ARTICLE II. LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY*

*Sec. 114-31 Definitions. Words used in this Article shall have the meanings set forth in MCL 257.2101.*

*Sec. 114-32. Compliance with Other Laws. All persons subject to regulation pursuant to MCL 257.2101 et seq. shall comply with all applicable Federal and State laws.*

*Sec. 114-32.1 Passenger to pay fare; intent to defraud.*

*It shall be unlawful for any person to refuse to pay the legal fare after hiring the taxicab, limousine, or transportation network company driver. It shall be unlawful for any person to hire any taxicab, limousine, or transportation network driver. with intent to defraud the operator or driver.*

*Sec. 114-33. A limousine, taxicab or transportation network company driver shall not violate MCL 257.2111, MCL 257.2123(8), MCL 257.2141, or MCL 257.2145 which are hereby incorporated by reference as if fully set out herein. Per the authority granted to the City by MCL 257.2115(1), a violation of any of these sections shall constitute a civil infraction, as provided for in this code.*

*Sec. 114-34 – 114-50. - Reserved*

**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. \_\_\_\_\_ 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: \_\_\_\_\_

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published: \_\_\_\_\_

Effective Date: \_\_\_\_\_



REQUEST FOR LEGISLATION  
June 6, 2017

FROM: Andrew Hellenga, Deputy City Clerk

SUBJECT: Requesting Authorization to submit a grant application for election equipment.

SUMMARY & BACKGROUND:

The grant will cover the cost of eleven tabulators for ten precincts and one absentee counting board, seven ADA machines, and eleven ballot boxes.

RECOMMENDED ACTION:

Approval

ATTACHMENTS:      Resolution  
                             Hart Intercivic Quote

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COUNCIL AGENDA DATE: June 6, 2017

CITY MANAGER COMMENTS:

CITY MANAGER APPROVAL: \_\_\_\_\_

FINANCE DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2017-133  
June 6, 2017

**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

**WHEREAS**, the City of Ypsilanti City Council wishes to apply to the Secretary of State for a grant to purchase a new voting system, which includes precinct tabulators, Absent Voter Counting Board (AVCB) tabulators, accessible voting devices for use by individuals with disabilities, and related Election Management System (EMS) software.

**WHEREAS**, partial funding for the new voting system will be provided by the State, and will include a combination of Federal Help America Vote Act and State-appropriated funds. Local funding obligations are detailed in the attached Hart Interactive quote.

**WHEREAS**, the City of Ypsilanti plans to begin implementation of the new voting system in 2017.

**WHEREAS**, the deadline for submitting the required State Grant Application is July of 2017.

**NOW, THEREFORE, BE IT RESOLVED** that the City Clerk is authorized to submit this Grant Application on behalf of The City of Ypsilanti, Washtenaw County on this day of June 6, 2017.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:





June 1, 2017

Frances McMullan  
City Clerk  
1 South Huron  
Ypsilanti, MI 48197

RE: Special Assessments

In accordance with the City Charter Chapter, Special Assessments, Chapter 8.01. Article VIII. I hereby certify that the attached is a true copy of all installments on Special Assessment Rolls, which are due and have remained unpaid as of May 31, 2017.

The City Council, at their next meeting, can authorize me to levy these unpaid bills on the July 2017 Tax Roll.

Sincerely,

Kimberly D. Teamer  
City Treasurer



## REQUEST FOR LEGISLATION

DATE: June 6, 2017  
FROM: Kimberly D. Teamer, City Treasurer  
SUBJECT: Special Assessment

### SUMMARY/BACKGROUND

Bi-annually, unpaid weed removal, ordinance 624, sidewalk replacement and miscellaneous bills due to the City of Ypsilanti are added to the July/December tax roll.

All bills that remained unpaid for at least 30 days after the billing date, are to be added to the July/December tax roll.

Once these items are added to the tax roll, they become a lien on the property in accordance with the City Charter, Special Assessments, Section 8.01 Article VIII.

Further, at tax settlement, in March the County pays the City for any unpaid items. Washtenaw County Treasurer's Office serves as the collection agent for the City.

**Attachments:** Listing of unpaid weeds removal, ordinance 624's, sidewalk replacement, and miscellaneous bills as of May 31, 2017 for the City of Ypsilanti.

**Recommended Action:** City Council authorizes the City Treasurer to levy and assess the unpaid special assessments listed.

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DATE RECEIVED: \_\_\_\_\_ AGENDA ITEM NO: \_\_\_\_\_

CITY MANAGER COMMENTS:

FOR AGENDA OF \_\_\_\_\_ FINANCE DIR APPROVAL:

COUNCIL ACTION TAKEN:



Resolution No. 2017-134  
June 6, 2017

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That, the City Treasurer be authorized to levy and assess on the July 2017 tax roll the attached listing of unpaid bills totaling \$91,830.36

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

AYES:

NAYS:

ABSENT:

VOTE:

**SPECIAL ASSESSMENT ROLL  
CITY OF YPSILANTI  
2017**

|                             |             |
|-----------------------------|-------------|
| 100: Board Up               | \$ 811.00   |
| 101: West Cross DDA         | 7,109.14    |
| 102: Downtown District      | 3,556.12    |
| 103: Delinquent Water       | 31,183.41   |
| 104: Depot Town             | 6,349.19    |
| 109: Trash                  | 1,300.00    |
| 110: Weeds                  | 3,935.00    |
| 111: Water Street           | 2,058.24    |
| 112: Rental Inspection      | 2,749.00    |
| 115: 83 Mich Ave TIFA       | 17,796.57   |
| 119: 03 Mich Ave TIFA       | 2,767.69    |
| 124: Dangerous - Escrow     | 2,700.00    |
| 125: Dangerous – Inspection | 675.00      |
| 126: Leaf Removal           | 350.00      |
| 128: Snow Removal           | 8,490.00    |
| Total Specials              | \$91,830.36 |

All Records  
All Special Assessments  
SUMMER SEASON

| Parcel No        | Owners Name               | Sp. Assessment      | Amount |
|------------------|---------------------------|---------------------|--------|
| 11-11-04-413-010 | MULLINS L CURTIS & MORGAN | 100: BOARD UP       | 811.00 |
| 11-11-40-105-002 | PAPPAS JOHN & MARY        | 101: WEST CROSS DDA | 100.25 |
| 11-11-40-105-003 | FRENCH, SANDRA TRUST      | 101: WEST CROSS DDA | 196.43 |
| 11-11-40-105-004 | MCKEE, JEAN               | 101: WEST CROSS DDA | 106.16 |
| 11-11-40-109-014 | D'ALECY, ANTHONY          | 101: WEST CROSS DDA | 173.33 |
| 11-11-40-109-015 | D'ALECY PROPERTIES LLC    | 101: WEST CROSS DDA | 128.64 |
| 11-11-40-109-016 | 306X LLC                  | 101: WEST CROSS DDA | 188.03 |
| 11-11-40-109-017 | D ABBEG RENTALS LLC       | 101: WEST CROSS DDA | 174.70 |
| 11-11-40-110-003 | ST JOHN CATHOLIC CHURCH   | 101: WEST CROSS DDA | 0.00   |
| 11-11-40-113-009 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 335.56 |
| 11-11-40-113-010 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 123.96 |
| 11-11-40-113-011 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 170.77 |
| 11-11-40-113-012 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 124.63 |
| 11-11-40-113-013 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 134.22 |
| 11-11-40-113-014 | KASHAM, SHAFIQ            | 101: WEST CROSS DDA | 124.43 |
| 11-11-40-131-005 | COPP & SCHMUNK HOLDINGS,  | 101: WEST CROSS DDA | 163.84 |
| 11-11-40-131-006 | COPP & SCHMUNK HOLDINGS,  | 101: WEST CROSS DDA | 91.75  |
| 11-11-40-131-007 | COPP & SCHMUNK HOLDINGS L | 101: WEST CROSS DDA | 167.71 |
| 11-11-40-131-008 | CROSS STREET ONE, LLC     | 101: WEST CROSS DDA | 90.30  |
| 11-11-40-131-009 | CROSS STREET ONE, LLC     | 101: WEST CROSS DDA | 193.52 |
| 11-11-40-131-019 | CHRISANDY, INC            | 101: WEST CROSS DDA | 224.39 |
| 11-11-40-131-020 | CLV YPSI LLC              | 101: WEST CROSS DDA | 188.09 |
| 11-11-40-180-001 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 114.03 |
| 11-11-40-180-002 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 143.80 |
| 11-11-40-180-003 | BARNES & BARNES PROPERTIE | 101: WEST CROSS DDA | 143.80 |
| 11-11-40-183-001 | PNA INVESTMENTS, LLC      | 101: WEST CROSS DDA | 98.20  |
| 11-11-40-183-002 | KASHAM SHAFIQ             | 101: WEST CROSS DDA | 91.96  |
| 11-11-40-183-003 | BRESKMAN, LOUIS           | 101: WEST CROSS DDA | 160.42 |
| 11-11-40-183-004 | ALSHALBY MAYSOUN          | 101: WEST CROSS DDA | 48.97  |
| 11-11-40-183-005 | 517 W CROSS, LLC          | 101: WEST CROSS DDA | 28.56  |
| 11-11-40-183-006 | 517 W. CROSS, LLC         | 101: WEST CROSS DDA | 118.71 |
| 11-11-40-183-007 | ROMAN MICHELLE            | 101: WEST CROSS DDA | 267.13 |
| 11-11-40-183-008 | ROMAN MICHELLE            | 101: WEST CROSS DDA | 71.62  |
| 11-11-40-183-009 | A.M.S. PROPERTIES OF MICH | 101: WEST CROSS DDA | 194.65 |
| 11-11-40-183-010 | MANARA HOLDINGS LLC       | 101: WEST CROSS DDA | 207.63 |
| 11-11-40-184-001 | ANDREWS KARL L            | 101: WEST CROSS DDA | 115.04 |
| 11-11-40-184-002 | HAYS KENNETH & DIANE L    | 101: WEST CROSS DDA | 125.51 |
| 11-11-40-184-003 | KASHAM, NARIMAN           | 101: WEST CROSS DDA | 79.21  |
| 11-11-40-184-005 | CITY OF YPSILANTI         | 101: WEST CROSS DDA | 0.00   |
| 11-11-40-184-016 | ST JOHN CATHOLIC CHURCH   | 101: WEST CROSS DDA | 0.00   |
| 11-11-40-184-017 | 409 W CROSS, LLC          | 101: WEST CROSS DDA | 140.62 |
| 11-11-40-184-018 | CITY PRINTING CO          | 101: WEST CROSS DDA | 73.73  |
| 11-11-40-185-003 | JOHNSON JAMES H & RYE MEL | 101: WEST CROSS DDA | 98.20  |
| 11-11-40-185-014 | 301 W CROSS, LLC          | 101: WEST CROSS DDA | 102.84 |
| 11-11-40-185-015 | MOORE, ERIC W             | 101: WEST CROSS DDA | 139.98 |
| 11-11-40-185-016 | ELLER MICHAEL S & REBECCA | 101: WEST CROSS DDA | 60.78  |
| 11-11-40-185-017 | HAYS KENNETH & DIANE      | 101: WEST CROSS DDA | 94.35  |
| 11-11-40-186-012 | KNIGHT ENTERPRISES, INC   | 101: WEST CROSS DDA | 108.08 |
| 11-11-40-186-013 | 217 W. CROSS LLC          | 101: WEST CROSS DDA | 296.23 |
| 11-11-40-186-014 | 320 N. ADAMS LLC          | 101: WEST CROSS DDA | 84.34  |
| 11-11-40-187-001 | CROSS STREET VILLAGE      | 101: WEST CROSS DDA | 0.00   |
| 11-11-40-188-001 | M.I. ANTIQUE FIRE EQUIPME | 101: WEST CROSS DDA | 174.53 |
| 11-11-40-188-002 | M.I. ANTIQUE FIRE EQUIPME | 101: WEST CROSS DDA | 0.00   |
| 11-11-40-410-001 | LAKE LARRY & MICHELE, TRU | 101: WEST CROSS DDA | 102.91 |
| 11-11-40-410-002 | LAKE LARRY                | 101: WEST CROSS DDA | 15.96  |
| 11-11-40-410-003 | JANOWIAK FUNERAL HOME     | 101: WEST CROSS DDA | 313.64 |
| 11-99-02-304-500 | CITY PRINTING CO          | 101: WEST CROSS DDA | 0.00   |
| 11-99-02-309-100 | CROSS STREET BOOK SHOP    | 101: WEST CROSS DDA | 0.00   |
| 11-99-02-906-000 | JANOWIAK FUNERAL HOME     | 101: WEST CROSS DDA | 0.00   |
| 11-99-03-200-060 | LA FIESTA MEXICANA RESTAU | 101: WEST CROSS DDA | 4.83   |
| 11-99-03-900-800 | SCISSORS                  | 101: WEST CROSS DDA | 1.25   |
| 11-99-04-001-800 | MOFEED CROSS STREET INC   | 101: WEST CROSS DDA | 0.00   |
| 11-99-04-002-011 | TOWER INN                 | 101: WEST CROSS DDA | 0.00   |
| 11-99-09-800-010 | TATTED UP                 | 101: WEST CROSS DDA | 4.12   |
| 11-99-23-100-009 | BARNES & BARNES APT RENTA | 101: WEST CROSS DDA | 0.00   |
| 11-99-23-100-015 | MAGGIE'S ORGANIC          | 101: WEST CROSS DDA | 5.37   |
| 11-99-24-600-500 | EAGLES MARKET             | 101: WEST CROSS DDA | 3.40   |
| 11-99-24-702-102 | GOLDEN WALL/BAO HUA YANG  | 101: WEST CROSS DDA | 0.00   |
| 11-99-25-185-003 | THE UGLY MUG OF YPSILANTI | 101: WEST CROSS DDA | 0.00   |
| 11-99-26-011-020 | JIMMY JOHNS               | 101: WEST CROSS DDA | 71.70  |
| 11-99-26-600-030 | DOUBLE EAGLE CONEY ISLAND | 101: WEST CROSS DDA | 0.00   |
| 11-99-27-120-305 | SCREAMIN EAGLE PUB        | 101: WEST CROSS DDA | 0.00   |
| 11-99-29-900-080 | THOROUGHbred STYLES SALON | 101: WEST CROSS DDA | 2.33   |
| 11-11-39-102-009 | COUYOUMJIAN, SARAH GRACE  | 102: DOWNTOWN DIST  | 110.02 |
| 11-11-39-102-010 | BEAL PROPERTIES, LLC      | 102: DOWNTOWN DIST  | 84.04  |
| 11-11-39-102-011 | BERRY CYRIL JR & CHRISTIN | 102: DOWNTOWN DIST  | 106.75 |
| 11-11-39-102-012 | JAVIL LLC                 | 102: DOWNTOWN DIST  | 70.03  |
| 11-11-39-104-001 | SPODEK, ROSALIND          | 102: DOWNTOWN DIST  | 412.00 |
| 11-11-39-125-001 | TOWNE CENTER PLACE        | 102: DOWNTOWN DIST  | 0.00   |

All Records  
All Special Assessments  
SUMMER SEASON

| Parcel No        | Owners Name               | Sp. Assessment     | Amount    |
|------------------|---------------------------|--------------------|-----------|
| 11-11-39-125-002 | WASHTENAW COUNTY          | 102: DOWNTOWN DIST | 0.00      |
| 11-11-39-125-003 | CITY OF YPSILANTI         | 102: DOWNTOWN DIST | 0.00      |
| 11-11-39-125-004 | CITY OF YPSILANTI         | 102: DOWNTOWN DIST | 0.00      |
| 11-11-39-180-001 | DEFOREST-LADD, INC.       | 102: DOWNTOWN DIST | 186.70    |
| 11-11-39-180-002 | DEFOREST-LADD, INC.       | 102: DOWNTOWN DIST | 76.85     |
| 11-11-39-180-003 | SOLVAK, ANNA              | 102: DOWNTOWN DIST | 93.99     |
| 11-11-39-180-004 | TYNER LAWRENCE & ELAYNE   | 102: DOWNTOWN DIST | 143.92    |
| 11-11-39-180-005 | TYNER LAWRENCE & ELAYNE   | 102: DOWNTOWN DIST | 74.64     |
| 11-11-39-180-012 | JENTZEN STEVEN M          | 102: DOWNTOWN DIST | 155.55    |
| 11-11-39-181-001 | SHELTON, ESSIE TRUST      | 102: DOWNTOWN DIST | 158.72    |
| 11-11-39-181-002 | MOORE-STARK FUNERAL SERV  | 102: DOWNTOWN DIST | 78.32     |
| 11-11-39-181-003 | MOORE-STARK FUNERAL SERV  | 102: DOWNTOWN DIST | 425.20    |
| 11-11-39-181-011 | GLOBAL THEOLOGICAL CONSUL | 102: DOWNTOWN DIST | 32.13     |
| 11-11-39-181-012 | BREED COLIN               | 102: DOWNTOWN DIST | 142.19    |
| 11-11-39-181-013 | WOLKOFF, GAIL             | 102: DOWNTOWN DIST | 80.35     |
| 11-11-39-182-002 | ELM HOMES LLC             | 102: DOWNTOWN DIST | 141.96    |
| 11-11-39-182-003 | L & C MASON PROPERTIES LL | 102: DOWNTOWN DIST | 222.09    |
| 11-11-39-182-004 | SOS CRISIS CENTER         | 102: DOWNTOWN DIST | 0.00      |
| 11-11-39-182-012 | GILBERT'S RESIDENCE       | 102: DOWNTOWN DIST | 0.00      |
| 11-11-39-403-014 | CHIDESTER 2005, LLC       | 102: DOWNTOWN DIST | 0.00      |
| 11-11-40-464-040 | SADEGHI, AZAR             | 102: DOWNTOWN DIST | 76.69     |
| 11-11-40-464-041 | SECORE JOSEPH             | 102: DOWNTOWN DIST | 62.40     |
| 11-11-40-480-004 | SCHMUCKAL RALPH P         | 102: DOWNTOWN DIST | 114.86    |
| 11-99-03-600-175 | PARISH HOUSE INN          | 102: DOWNTOWN DIST | 0.00      |
| 11-99-09-400-900 | DTE ELECTRIC COMPANY      | 102: DOWNTOWN DIST | 502.61    |
| 11-99-09-805-695 | HURON PODIATRY ASSOC      | 102: DOWNTOWN DIST | 0.00      |
| 11-99-09-810-422 | JENTZEN STEVEN M          | 102: DOWNTOWN DIST | 0.89      |
| 11-99-09-850-100 | MOORE-STARK FUNERAL SERV  | 102: DOWNTOWN DIST | 0.00      |
| 11-99-09-850-906 | SHELTON CRAIG, DPM        | 102: DOWNTOWN DIST | 3.22      |
| 11-11-10-335-010 | HAMMIG, MARK              | 103: DLQ WATER     | 398.36    |
| 11-11-10-267-002 | KUZANA ENTERPRISES, LLC   | 103: DLQ WATER     | 383.94    |
| 11-11-04-465-006 | GOLL, DAWNMARIE           | 103: DLQ WATER     | 339.90    |
| 11-11-03-328-018 | STENZEL MARTIN            | 103: DLQ WATER     | 488.51    |
| 11-11-03-377-011 | BARNES LISA D             | 103: DLQ WATER     | 11,539.73 |
| 11-11-39-130-022 | MURRY RUTH                | 103: DLQ WATER     | 314.20    |
| 11-11-39-174-013 | ABM HOLDINGS LLC          | 103: DLQ WATER     | 10,947.91 |
| 11-11-39-426-028 | RAAFLAUB DAVID            | 103: DLQ WATER     | 450.23    |
| 11-11-39-425-018 | FANNIE MAE                | 103: DLQ WATER     | 533.12    |
| 11-11-39-426-006 | WILSON E D                | 103: DLQ WATER     | 447.99    |
| 11-11-37-129-008 | PHILPOT ROSE              | 103: DLQ WATER     | 1,599.33  |
| 11-11-39-160-023 | ANDERS DEREK & TRUDY      | 103: DLQ WATER     | 460.46    |
| 11-11-39-440-020 | WELLS, CHADWICK           | 103: DLQ WATER     | 744.64    |
| 11-11-39-285-014 | BOONE, RODNEY JR          | 103: DLQ WATER     | 460.14    |
| 11-11-39-403-021 | MILLER BRIAN A            | 103: DLQ WATER     | 218.75    |
| 11-11-05-466-001 | PHILLIPS ROBERTA          | 103: DLQ WATER     | 690.38    |
| 11-11-40-206-004 | LONGE, OLU VICTOR-OMOBOLA | 103: DLQ WATER     | 267.90    |
| 11-11-05-245-016 | DEUTSCHE BANK             | 103: DLQ WATER     | 284.63    |
| 11-11-40-462-014 | NEWMAN, ANSLIE            | 103: DLQ WATER     | 465.65    |
| 11-11-09-109-001 | IGESIA, GRACIELA          | 103: DLQ WATER     | 147.64    |
| 11-11-04-462-002 | J&K WORLDWIDEE LLC        | 104: DEPOT TOWN    | 276.17    |
| 11-11-04-463-001 | CROSS STREET CLUB LLC     | 104: DEPOT TOWN    | 2.86      |
| 11-11-04-463-002 | FOLLETT HOUSE LLC         | 104: DEPOT TOWN    | 10.14     |
| 11-11-04-463-003 | FOLLETT HOUSE LLC         | 104: DEPOT TOWN    | 234.02    |
| 11-11-04-463-005 | MCKEEVER, GARY-CAROLYN TR | 104: DEPOT TOWN    | 127.75    |
| 11-11-04-463-006 | FINE, BENITA-EDWIN        | 104: DEPOT TOWN    | 89.00     |
| 11-11-04-463-007 | MCKEEVER GARY & CAROLYN,T | 104: DEPOT TOWN    | 110.99    |
| 11-11-04-463-008 | CITY OF YPSILANTI         | 104: DEPOT TOWN    | 0.00      |
| 11-11-04-463-009 | CROSS STREET CLUB LLC     | 104: DEPOT TOWN    | 322.11    |
| 11-11-04-463-012 | CITY OF YPSILANTI         | 104: DEPOT TOWN    | 0.00      |
| 11-11-04-463-013 | AUBSAN L.L.C.             | 104: DEPOT TOWN    | 459.68    |
| 11-11-04-465-007 | DAHLMANN DENNIS A         | 104: DEPOT TOWN    | 152.28    |
| 11-11-04-465-008 | CITY OF YPSILANTI         | 104: DEPOT TOWN    | 0.00      |
| 11-11-04-495-023 | THOMPSON BLOCK PARTNERS L | 104: DEPOT TOWN    | 0.00      |
| 11-11-04-495-024 | THE ORIGINAL AND ONLY THO | 104: DEPOT TOWN    | 107.55    |
| 11-11-09-107-006 | JOHPAT PROPERTY, LLC      | 104: DEPOT TOWN    | 238.54    |
| 11-11-09-107-016 | YPSI AUTOMOTIVE HERITAGE  | 104: DEPOT TOWN    | 0.00      |
| 11-11-09-130-001 | YPSILANTI MILL WORKS, LLC | 104: DEPOT TOWN    | 304.06    |
| 11-11-09-130-002 | NORTH RIVER ST LLC        | 104: DEPOT TOWN    | 303.66    |
| 11-11-09-130-003 | SZUMKO, STEFAN            | 104: DEPOT TOWN    | 84.55     |
| 11-11-09-130-023 | BERTRAM DESIGN, LLC       | 104: DEPOT TOWN    | 18.62     |
| 11-11-09-131-005 | CROSS STREET HOLDINGS LLC | 104: DEPOT TOWN    | 543.85    |
| 11-11-09-131-007 | WALLACE, RYAN-REBEKAH     | 104: DEPOT TOWN    | 85.90     |
| 11-11-09-131-008 | FRENCH WOMAN, LLC         | 104: DEPOT TOWN    | 26.88     |
| 11-11-09-131-011 | RICHELIE REX & SALLY      | 104: DEPOT TOWN    | 288.33    |
| 11-11-09-131-017 | ROBINE, RICHARD-SHARON TR | 104: DEPOT TOWN    | 57.91     |
| 11-11-09-131-018 | LAND BARRON LLC           | 104: DEPOT TOWN    | 242.17    |
| 11-11-09-131-019 | CITY BODY SHOP            | 104: DEPOT TOWN    | 660.31    |
| 11-11-09-131-021 | CROSS STREET HOLDINGS LLC | 104: DEPOT TOWN    | 19.17     |
| 11-11-09-131-022 | FRENCH LINDA, TRUST       | 104: DEPOT TOWN    | 19.10     |

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| 11-11-09-131-036 | DEPOT TOWN ENTERPRISES, I | 104: DEPOT TOWN   | 23.59  |
| 11-11-09-131-037 | DEPOT TOWN ENTERPRISES    | 104: DEPOT TOWN   | 175.23 |
| 11-11-09-131-038 | DEPOT TOWN ENTERPRISES    | 104: DEPOT TOWN   | 210.72 |
| 11-11-09-131-040 | BULLARD MARK              | 104: DEPOT TOWN   | 44.80  |
| 11-11-09-131-041 | BULLARD, MARK             | 104: DEPOT TOWN   | 39.00  |
| 11-11-09-131-043 | LADYFRENCH LLC            | 104: DEPOT TOWN   | 341.73 |
| 11-11-40-105-001 | PAPPAS JOHN N             | 104: DEPOT TOWN   | 90.83  |
| 11-11-40-401-024 | CITY OF YPSILANTI         | 104: DEPOT TOWN   | 0.00   |
| 11-11-40-401-025 | CITY OF YPSILANTI         | 104: DEPOT TOWN   | 0.00   |
| 11-11-40-401-029 | CITY OF YPSILANTI         | 104: DEPOT TOWN   | 0.00   |
| 11-11-40-401-030 | CITY OF YPSILANTI         | 104: DEPOT TOWN   | 0.00   |
| 11-11-40-401-032 | CITY OF YPSILANTI         | 104: DEPOT TOWN   | 0.00   |
| 11-99-01-537-439 | WELLS FARGO FINANCIAL LEA | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-102-601 | APPLE ANNIE'S & JIM MACDO | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-102-900 | AUBREE'S & STICKS         | 104: DEPOT TOWN   | 112.21 |
| 11-99-12-300-000 | CADY'S GRILL & BAR        | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-303-198 | CHEEKY MONKEY BEARS & GIF | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-304-300 | CITY BODY SHOP            | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-402-197 | DTE ELECTRIC COMPANY      | 104: DEPOT TOWN   | 119.20 |
| 11-99-12-810-501 | PAULA'S BARBER SHOP       | 104: DEPOT TOWN   | 1.25   |
| 11-99-12-905-100 | MACMULLAN ARCT            | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-905-367 | DTE GAS COMPANY           | 104: DEPOT TOWN   | 76.71  |
| 11-99-12-905-368 | MICHIGAN CONSOLIDATED GAS | 104: DEPOT TOWN   | 9.85   |
| 11-99-12-905-500 | OLDE TOWNE COIN & GOLD    | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-907-100 | PAPPAS ART FOUNDRY        | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-921-000 | QUINNS ESSENTIALS         | 104: DEPOT TOWN   | 0.00   |
| 11-99-12-930-300 | SIDETRACK/FRENCHIES       | 104: DEPOT TOWN   | 5.91   |
| 11-99-12-930-375 | HARRINGTON'S STANDARD PRI | 104: DEPOT TOWN   | 196.99 |
| 11-99-12-950-222 | YPSILANTI FOOD CO-OP      | 104: DEPOT TOWN   | 98.94  |
| 11-99-21-600-666 | ENCHANTED FLORIST INC.    | 104: DEPOT TOWN   | 0.89   |
| 11-99-22-005-005 | CREATION STATION          | 104: DEPOT TOWN   | 0.53   |
| 11-99-23-000-017 | THE HAIR STATION          | 104: DEPOT TOWN   | 1.43   |
| 11-99-24-900-199 | BIRD BRAIN INC            | 104: DEPOT TOWN   | 0.00   |
| 11-99-25-250-275 | SALT CITY ANTIQUES        | 104: DEPOT TOWN   | 1.25   |
| 11-99-25-502-300 | NELSON AMOS STUDIO        | 104: DEPOT TOWN   | 0.00   |
| 11-99-25-700-030 | SPA BURJON                | 104: DEPOT TOWN   | 0.00   |
| 11-99-26-200-090 | CAFE LUWAK                | 104: DEPOT TOWN   | 0.00   |
| 11-99-27-100-700 | EMU-AAUP                  | 104: DEPOT TOWN   | 0.00   |
| 11-99-29-012-070 | WOLVERINE LAW             | 104: DEPOT TOWN   | 1.07   |
| 11-99-29-012-160 | DEPOT TOWN ASSOC          | 104: DEPOT TOWN   | 0.00   |
| 11-99-29-012-320 | FANTASY ATTIC COSTUMES    | 104: DEPOT TOWN   | 0.00   |
| 11-99-29-400-090 | CLOVER COMPUTERS          | 104: DEPOT TOWN   | 0.00   |
| 11-99-30-012-030 | WINDING ROAD MAGAZINE     | 104: DEPOT TOWN   | 0.00   |
| 11-99-30-200-020 | DEPOT TOWN TATTOO PARLOUR | 104: DEPOT TOWN   | 0.17   |
| 11-99-33-012-009 | DEPOT TOWN DISPENSARY     | 104: DEPOT TOWN   | 2.33   |
| 11-99-33-012-011 | CAFE OLLIE                | 104: DEPOT TOWN   | 0.00   |
| 11-99-33-012-012 | MASSAGE MECHANICS         | 104: DEPOT TOWN   | 0.00   |
| 11-99-33-012-044 | SCHULTZ OUTFITTERS        | 104: DEPOT TOWN   | 8.96   |
| 11-99-33-012-045 | ONE LOVE CULTURE SHOP     | 104: DEPOT TOWN   | 0.00   |
| 11-11-09-170-030 | FD GROUP 5 LLC            | 109: TRASH        | 100.00 |
| 11-11-10-360-020 | CAMERON, SHENESA D        | 109: TRASH        | 450.00 |
| 11-11-39-145-036 | O'BRIAN BUILDING, LLC     | 109: TRASH        | 150.00 |
| 11-11-40-164-012 | JOHNSON LOUIS             | 109: TRASH        | 150.00 |
| 11-11-40-411-003 | BALMORAL HOLDINGS LLC     | 109: TRASH        | 100.00 |
| 11-11-40-415-026 | HAAS, ROYCE               | 109: TRASH        | 100.00 |
| 11-11-40-430-032 | GREENLEE, IAN             | 109: TRASH        | 250.00 |
| 11-11-04-480-007 | LIN INVESTMENT LLC        | 110: WEEDS        | 165.00 |
| 11-11-09-170-030 | FD GROUP 5 LLC            | 110: WEEDS        | 165.00 |
| 11-11-10-335-010 | HAMMIG, MARK              | 110: WEEDS        | 165.00 |
| 11-11-10-335-010 | HAMMIG, MARK              | 110: WEEDS        | 315.00 |
| 11-11-10-360-020 | CAMERON, SHENESA D        | 110: WEEDS        | 165.00 |
| 11-11-37-129-007 | TURNER JOSEPHINE          | 110: WEEDS        | 165.00 |
| 11-11-37-130-024 | HERMAN LANCE              | 110: WEEDS        | 165.00 |
| 11-11-37-130-024 | HERMAN LANCE              | 110: WEEDS        | 165.00 |
| 11-11-37-153-012 | EQUITY TRUST CO CUSTODIAN | 110: WEEDS        | 165.00 |
| 11-11-37-156-003 | LOFTHOUSE, COREY          | 110: WEEDS        | 165.00 |
| 11-11-39-130-010 | MCGUIGAN, DONALD          | 110: WEEDS        | 165.00 |
| 11-11-39-145-036 | O'BRIAN BUILDING, LLC     | 110: WEEDS        | 165.00 |
| 11-11-39-145-048 | KASS RYSZARD              | 110: WEEDS        | 650.00 |
| 11-11-39-160-013 | YELLOWLEAVE LLC           | 110: WEEDS        | 165.00 |
| 11-11-39-178-013 | FEDERAL HOME MORTGAGE COR | 110: WEEDS        | 165.00 |
| 11-11-39-425-007 | ERWIN-HULON, JAMELL-MYTIT | 110: WEEDS        | 165.00 |
| 11-11-39-426-028 | RAAFLAUB DAVID            | 110: WEEDS        | 165.00 |
| 11-11-39-431-009 | FANNIE MAE                | 110: WEEDS        | 165.00 |
| 11-11-39-480-002 | CHASE HOME FINANCE-LIEN H | 110: WEEDS        | 165.00 |
| 11-11-40-462-014 | NEWMAN, ANSLIE            | 110: WEEDS        | 165.00 |
| 11-11-09-155-008 | WONG JOSHUA G             | 111: WATER STREET | 104.86 |
| 11-11-09-155-009 | 15 NORTH RIVER LLC        | 111: WATER STREET | 91.26  |
| 11-11-09-155-010 | FISCHER HONDA             | 111: WATER STREET | 25.03  |

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| 11-11-09-155-011 | FISCHER HONDA             | 111: WATER STREET     | 19.95  |
| 11-11-09-155-012 | FISCHER HONDA             | 111: WATER STREET     | 19.95  |
| 11-11-09-155-017 | FISCHER HONDA             | 111: WATER STREET     | 526.43 |
| 11-11-09-155-019 | CBQ VENTURES LLC          | 111: WATER STREET     | 309.27 |
| 11-99-09-910-601 | SUBURBAN PONTIAC CADILLAC | 111: WATER STREET     | 73.31  |
| 11-99-27-820-100 | KENTUCKY FRIED CHICKEN    | 111: WATER STREET     | 62.73  |
| 11-11-09-170-030 | FD GROUP 5 LLC            | 111: WATER STREET     | 825.45 |
| 11-11-04-404-009 | LEDBETTER, JAMES W-JASON  | 112: RENTAL INSPEC    | 55.00  |
| 11-11-09-496-005 | METKO, FERIDON            | 112: RENTAL INSPEC    | 55.00  |
| 11-11-10-345-001 | HARVEY, G. JEROME         | 112: RENTAL INSPEC    | 55.00  |
| 11-11-37-100-003 | NETQUEST HOLDING LLC      | 112: RENTAL INSPEC    | 110.00 |
| 11-11-37-100-005 | WOODWARD MICHAEL H        | 112: RENTAL INSPEC    | 275.00 |
| 11-11-37-156-003 | LOFTHOUSE, COREY          | 112: RENTAL INSPEC    | 220.00 |
| 11-11-39-102-009 | COUYOUMJIAN, SARAH GRACE  | 112: RENTAL INSPEC    | 80.00  |
| 11-11-39-130-023 | EQUANIMITY INVESTING LLC  | 112: RENTAL INSPEC    | 55.00  |
| 11-11-39-166-009 | GRABLE, AARON             | 112: RENTAL INSPEC    | 110.00 |
| 11-11-39-416-026 | HURON PROPERTY INVESTMENT | 112: RENTAL INSPEC    | 275.00 |
| 11-11-39-431-007 | BRADETICH, CHRIS, CHERYL, | 112: RENTAL INSPEC    | 110.00 |
| 11-11-39-440-009 | HICKS, DONNA              | 112: RENTAL INSPEC    | 166.00 |
| 11-11-39-481-008 | KINSEY, PAUL-JILL         | 112: RENTAL INSPEC    | 130.00 |
| 11-11-40-113-002 | EMU APARTMENTS LLC        | 112: RENTAL INSPEC    | 200.00 |
| 11-11-40-113-007 | 412 PERRIN, LLC           | 112: RENTAL INSPEC    | 175.00 |
| 11-11-40-210-019 | WILLIAMS, MEGAN ELYSE     | 112: RENTAL INSPEC    | 65.00  |
| 11-11-40-411-006 | EMU APARTMENTS LLC        | 112: RENTAL INSPEC    | 160.00 |
| 11-11-40-430-009 | PANZICA PHILIP R          | 112: RENTAL INSPEC    | 285.00 |
| 11-11-40-431-011 | RAJABI REZA IRA           | 112: RENTAL INSPEC    | 168.00 |
| 11-11-39-101-001 | BREED HEDGER C & COLIN A  | 115: 83 MICH AVE OPER | 102.94 |
| 11-11-39-101-002 | 103 W MICHIGAN AVE, LLC   | 115: 83 MICH AVE OPER | 91.05  |
| 11-11-39-101-003 | KUHNS JEFFREY R & BALOGH  | 115: 83 MICH AVE OPER | 95.46  |
| 11-11-39-101-004 | PUFFER RED'S INC          | 115: 83 MICH AVE OPER | 117.40 |
| 11-11-39-101-005 | PUFFER RED'S, INC         | 115: 83 MICH AVE OPER | 51.23  |
| 11-11-39-101-006 | WILLIAMS ERIC & TANDRA    | 115: 83 MICH AVE OPER | 65.98  |
| 11-11-39-101-007 | WILLIAMS ERIC & TANDRA    | 115: 83 MICH AVE OPER | 136.92 |
| 11-11-39-101-008 | FRENCH MICHIGAN , LLC     | 115: 83 MICH AVE OPER | 106.71 |
| 11-11-39-101-009 | BATTERS UP, LLC           | 115: 83 MICH AVE OPER | 191.86 |
| 11-11-39-101-010 | WILLOUGHBY BROS LLC       | 115: 83 MICH AVE OPER | 100.82 |
| 11-11-39-101-011 | MIXED 15 MI 3 BRANCH HOLD | 115: 83 MICH AVE OPER | 161.59 |
| 11-11-39-101-014 | LAWRENCE JOSEPH D         | 115: 83 MICH AVE OPER | 58.59  |
| 11-11-39-101-015 | LAWRENCE JOSEPH D         | 115: 83 MICH AVE OPER | 61.13  |
| 11-11-39-101-016 | DEFORREST-LADD, INC       | 115: 83 MICH AVE OPER | 132.42 |
| 11-11-39-101-017 | RNA OF ANN ARBOR INC      | 115: 83 MICH AVE OPER | 405.80 |
| 11-11-39-101-018 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-39-101-019 | HERITAGE APPRAISAL SERVIC | 115: 83 MICH AVE OPER | 161.63 |
| 11-11-39-101-020 | MICHIGAN HERITAGE, LLC    | 115: 83 MICH AVE OPER | 284.75 |
| 11-11-39-102-001 | BRICKLEY PROPERTIES, LLC  | 115: 83 MICH AVE OPER | 199.41 |
| 11-11-39-102-002 | BRICKLEY PROPERTIES LLC   | 115: 83 MICH AVE OPER | 265.11 |
| 11-11-39-102-003 | COOL HOLDINGS, LLC        | 115: 83 MICH AVE OPER | 186.33 |
| 11-11-39-102-006 | RUMFORD PROPERTIES, LLC   | 115: 83 MICH AVE OPER | 168.82 |
| 11-11-39-102-007 | YPSILANTI DISTRICT LIBRAR | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-39-102-013 | MANVIR, INC               | 115: 83 MICH AVE OPER | 190.36 |
| 11-11-39-102-014 | BARNES & BARNES PROPERTI  | 115: 83 MICH AVE OPER | 52.08  |
| 11-11-39-102-015 | THE THRIFT SHOP ASSOCIATI | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-39-102-016 | BIRDSCOLORS LLC           | 115: 83 MICH AVE OPER | 14.34  |
| 11-11-39-102-017 | BIRDSCOLORS LLC           | 115: 83 MICH AVE OPER | 24.73  |
| 11-11-39-102-018 | MACK & MACK BUILDING, LLC | 115: 83 MICH AVE OPER | 66.14  |
| 11-11-39-102-019 | MORRISSEY MICHAEL         | 115: 83 MICH AVE OPER | 63.95  |
| 11-11-39-102-020 | BARNES & BARNES PROPERTIE | 115: 83 MICH AVE OPER | 103.21 |
| 11-11-39-182-005 | TRI COUNTY INVESTMENTS, L | 115: 83 MICH AVE OPER | 92.88  |
| 11-11-39-182-006 | YPSILANTI BUILDING, LLC   | 115: 83 MICH AVE OPER | 99.22  |
| 11-11-39-182-007 | PRIME TIME REAL ESTATE LL | 115: 83 MICH AVE OPER | 171.78 |
| 11-11-39-182-008 | CREDIT BUREAU OF YPSILANT | 115: 83 MICH AVE OPER | 113.73 |
| 11-11-39-182-009 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-39-182-010 | HIDDEN CHICKEN LLC        | 115: 83 MICH AVE OPER | 82.99  |
| 11-11-39-182-011 | PHOENIX 11, LLC           | 115: 83 MICH AVE OPER | 465.19 |
| 11-11-40-401-001 | LOWE REYNOLD & JUDITH A   | 115: 83 MICH AVE OPER | 182.49 |
| 11-11-40-401-002 | COUNTY PHARMACY PROPERTIE | 115: 83 MICH AVE OPER | 116.64 |
| 11-11-40-401-003 | NOM NOM PROPERTIES LLC    | 115: 83 MICH AVE OPER | 148.18 |
| 11-11-40-401-004 | NOM NOM PROPERTIES LLC    | 115: 83 MICH AVE OPER | 15.78  |
| 11-11-40-401-005 | PAPPAS VASILIKI & MARIA   | 115: 83 MICH AVE OPER | 15.69  |
| 11-11-40-401-006 | WALTERS ERIC & LISA       | 115: 83 MICH AVE OPER | 108.92 |
| 11-11-40-401-007 | KABAT GLAZE, REAL ESTATE  | 115: 83 MICH AVE OPER | 194.49 |
| 11-11-40-401-008 | BRYANT WAYNE J, TRUST     | 115: 83 MICH AVE OPER | 154.44 |
| 11-11-40-401-009 | PAPPAS PETE               | 115: 83 MICH AVE OPER | 114.25 |
| 11-11-40-401-010 | 22 NORTH AUDIO LLC        | 115: 83 MICH AVE OPER | 173.08 |
| 11-11-40-401-011 | PAPPAS VASILIKI & MARIA   | 115: 83 MICH AVE OPER | 92.87  |
| 11-11-40-401-012 | PAPPAS BESSIE             | 115: 83 MICH AVE OPER | 114.63 |
| 11-11-40-401-013 | 32-42 N HURON, LLC/LAWREN | 115: 83 MICH AVE OPER | 273.14 |
| 11-11-40-401-014 | THISTLE HOLDINGS LLC      | 115: 83 MICH AVE OPER | 326.05 |
| 11-11-40-401-015 | GAYTAN, AMANDA            | 115: 83 MICH AVE OPER | 54.31  |



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| 11-11-40-401-017 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-401-019 | PENET EDWARD & BONITA     | 115: 83 MICH AVE OPER | 119.41 |
| 11-11-40-401-031 | CITY OF YPSILANTI DDA     | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-401-034 | DTE ELECTRIC COMPANY      | 115: 83 MICH AVE OPER | 208.60 |
| 11-11-40-401-035 | DTE ELECTRIC COMPANY      | 115: 83 MICH AVE OPER | 56.97  |
| 11-11-40-481-019 | EASTERN MICHIGAN UNIVERSI | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-004 | EASTERN MICHIGAN UNIVERSI | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-005 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-006 | ISKCON OF YPSILANTI INC   | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-007 | ANN ARBOR TRANSPORTATION  | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-008 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-011 | COTTON, GLENN MD PLC      | 115: 83 MICH AVE OPER | 29.02  |
| 11-11-40-483-012 | BALOGH NANCY A & KUHNS JE | 115: 83 MICH AVE OPER | 51.15  |
| 11-11-40-483-017 | EASTERN MICHIGAN UNIVERSI | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-483-018 | MASCHARKA RANDALL J       | 115: 83 MICH AVE OPER | 31.08  |
| 11-11-40-483-019 | ANN ARBOR TRANSPORTATION  | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-484-001 | MIC LIMITED               | 115: 83 MICH AVE OPER | 372.48 |
| 11-11-40-484-002 | YPSILANTI PROPERTY        | 115: 83 MICH AVE OPER | 55.02  |
| 11-11-40-484-003 | CHRIST TEMPLE APOSTOLIC   | 115: 83 MICH AVE OPER | 62.66  |
| 11-11-40-484-004 | SHIN BANG H               | 115: 83 MICH AVE OPER | 113.34 |
| 11-11-40-484-005 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-484-006 | FAYED, MOHAMED            | 115: 83 MICH AVE OPER | 67.03  |
| 11-11-40-484-007 | BATIANIS GREGORY          | 115: 83 MICH AVE OPER | 142.46 |
| 11-11-40-484-008 | BATIANIS GREGORY          | 115: 83 MICH AVE OPER | 100.36 |
| 11-11-40-484-009 | CROMER, DEBORAH-MICHAEL   | 115: 83 MICH AVE OPER | 104.53 |
| 11-11-40-484-010 | STAHOLD CORPORATION, INC  | 115: 83 MICH AVE OPER | 177.10 |
| 11-11-40-484-011 | BLACKHAWK INVEST GROUP    | 115: 83 MICH AVE OPER | 528.83 |
| 11-11-40-484-012 | STAHOLD CORPORATION, INC  | 115: 83 MICH AVE OPER | 121.12 |
| 11-11-40-484-013 | FREEMAN WARD D & RAMSEY J | 115: 83 MICH AVE OPER | 193.88 |
| 11-11-40-484-018 | NORTH WASHINGTON ST LLC   | 115: 83 MICH AVE OPER | 46.42  |
| 11-11-40-484-021 | HAMILTON DAVID            | 115: 83 MICH AVE OPER | 163.84 |
| 11-11-40-484-022 | 17 N. WASHINGTON LLC      | 115: 83 MICH AVE OPER | 537.70 |
| 11-11-40-484-023 | MAURER WML LLC            | 115: 83 MICH AVE OPER | 677.33 |
| 11-11-40-485-004 | AMANDA RECKONWITH, LLC    | 115: 83 MICH AVE OPER | 122.96 |
| 11-11-40-485-006 | DJM LAND CO, LLC          | 115: 83 MICH AVE OPER | 141.75 |
| 11-11-40-485-007 | PRIMA VERY ITALIANA, LLC  | 115: 83 MICH AVE OPER | 148.91 |
| 11-11-40-485-008 | PETRU GHEORGHE            | 115: 83 MICH AVE OPER | 102.47 |
| 11-11-40-485-009 | 10 N WASHINGTON LLC       | 115: 83 MICH AVE OPER | 83.44  |
| 11-11-40-485-010 | MAURER APARTMENTS, LLC    | 115: 83 MICH AVE OPER | 124.63 |
| 11-11-40-485-011 | MAURER APARTMENTS, LLC    | 115: 83 MICH AVE OPER | 134.26 |
| 11-11-40-485-012 | LAWRENCE JOSEPH D         | 115: 83 MICH AVE OPER | 75.28  |
| 11-11-40-485-016 | REXALL PROPERTIES LLC     | 115: 83 MICH AVE OPER | 172.97 |
| 11-11-40-485-017 | REXALL PROPERTIES LLC     | 115: 83 MICH AVE OPER | 141.24 |
| 11-11-40-485-018 | SPECTRA SCAPE, LLC        | 115: 83 MICH AVE OPER | 99.34  |
| 11-11-40-485-019 | 112 W MICHIGAN AVE, LLC   | 115: 83 MICH AVE OPER | 89.38  |
| 11-11-40-485-020 | LITA HOLDINGS, LLC        | 115: 83 MICH AVE OPER | 70.95  |
| 11-11-40-485-021 | LEE SANG WOONG & KYUNG SO | 115: 83 MICH AVE OPER | 109.66 |
| 11-11-40-485-022 | WINTERS WM DOUGLAS        | 115: 83 MICH AVE OPER | 93.44  |
| 11-11-40-485-023 | WINTERS WM DOUGLAS        | 115: 83 MICH AVE OPER | 165.50 |
| 11-11-40-485-024 | LE HOANH VAN & BUI LANG T | 115: 83 MICH AVE OPER | 131.22 |
| 11-11-40-485-025 | LE HOANH VAN & BUI LANG T | 115: 83 MICH AVE OPER | 146.88 |
| 11-11-40-485-026 | CITY OF YPSILANTI         | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-485-029 | YOUNG ADULT'S HEALTH CENT | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-485-030 | OWEN DOUGLAS INVESTMENTS, | 115: 83 MICH AVE OPER | 268.88 |
| 11-11-40-485-031 | BARR INVESTMENTS, LLC     | 115: 83 MICH AVE OPER | 103.76 |
| 11-11-40-485-032 | CONGDON'S ACE HARDWARE    | 115: 83 MICH AVE OPER | 120.59 |
| 11-11-40-485-033 | ROWLEY BRADLEY & JENNIFER | 115: 83 MICH AVE OPER | 105.42 |
| 11-11-40-485-034 | BREED COLIN               | 115: 83 MICH AVE OPER | 77.89  |
| 11-11-40-485-035 | E & B CORPORATION, INC    | 115: 83 MICH AVE OPER | 137.12 |
| 11-11-40-485-036 | DJM LAND CO, LLC          | 115: 83 MICH AVE OPER | 132.87 |
| 11-11-40-485-037 | MAXTON USA LIMITED        | 115: 83 MICH AVE OPER | 40.63  |
| 11-11-40-485-039 | YOUNG ADULTS HEALTH CENTE | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-485-041 | MELLENBAMP BUILDING LLC   | 115: 83 MICH AVE OPER | 52.34  |
| 11-11-40-486-002 | MAURER ERIC,KAREN & WALTE | 115: 83 MICH AVE OPER | 136.05 |
| 11-11-40-486-003 | MAURER ERIC V & KAREN     | 115: 83 MICH AVE OPER | 167.32 |
| 11-11-40-486-004 | MAURER WALTER,ERIC & KARE | 115: 83 MICH AVE OPER | 119.98 |
| 11-11-40-486-007 | CENTENNIAL PLAZA. LLC     | 115: 83 MICH AVE OPER | 35.81  |
| 11-11-40-486-009 | LAAKKO KENNETH W & DEBORA | 115: 83 MICH AVE OPER | 95.10  |
| 11-11-40-486-010 | MAXTON GARE & CHRISTINE   | 115: 83 MICH AVE OPER | 64.73  |
| 11-11-40-486-024 | ST JOSEPH MERCY HEALTH SY | 115: 83 MICH AVE OPER | 31.46  |
| 11-11-40-486-025 | ST JOSEPH MERCY HEALTH SY | 115: 83 MICH AVE OPER | 23.87  |
| 11-11-40-486-027 | ST JOSEPH MERCY HEALTH SY | 115: 83 MICH AVE OPER | 0.00   |
| 11-11-40-486-028 | ST JOSEPH MERCY HEALTH SY | 115: 83 MICH AVE OPER | 34.90  |
| 11-11-40-486-029 | POTTS-MARTIN, JAMES C-KEN | 115: 83 MICH AVE OPER | 93.99  |
| 11-11-40-486-030 | CENTENNIAL PLAZA, LLC     | 115: 83 MICH AVE OPER | 649.96 |
| 11-11-40-487-004 | BREDELL, JOHN H-LYNN M TR | 115: 83 MICH AVE OPER | 128.52 |
| 11-11-40-489-001 | BEAL PROPERTIES LLC       | 115: 83 MICH AVE OPER | 326.16 |
| 11-11-40-489-002 | FOTIADIS WML LLC          | 115: 83 MICH AVE OPER | 335.47 |
| 11-11-40-490-001 | DANSEN, LLC               | 115: 83 MICH AVE OPER | 215.90 |

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| 11-11-40-490-002 | DANSEN, LLC               | 115: 83 MICH AVE OPER | 215.90 |
| 11-99-01-101-103 | ALLSTATE INSURANCE COMPAN | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-01-401-016 | ITC TRANSMISSION          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-01-430-004 | MCKESSON PHARMACY SYSTEMS | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-01-900-105 | ICEE CO                   | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-01-900-800 | INTERNATIONAL AMUSEMENT L | 115: 83 MICH AVE OPER | 18.46  |
| 11-99-01-903-023 | UNIFIED MERCHANT SERVICES | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-02-101-103 | THE AMORI AGENCY          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-02-205-901 | BREDELL & BREDELL         | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-02-400-150 | DALAT RESTAURANT INC.     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-021-013 | POPULIST CLEANING CO      | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-102-900 | ANGEL FOOD CATERING, INC  | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-200-897 | BARR, ANHUT & ASSOCIATES, | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-201-901 | BILL SHAKWANA INC         | 115: 83 MICH AVE OPER | 6.63   |
| 11-99-08-205-880 | BREAK AWAY TRAVEL         | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-307-101 | A. R. CONGDONS & SON      | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-308-900 | CREDIT BUREAU OF YPSILANT | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-400-600 | DEJA VU                   | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-401-101 | DTE ELECTRIC COMPANY      | 115: 83 MICH AVE OPER | 353.66 |
| 11-99-08-600-150 | FAST EDDIES MUSIC         | 115: 83 MICH AVE OPER | 0.17   |
| 11-99-08-602-301 | FORTNEY EYECARE ASSOCIATE | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-602-305 | FREEMAN & BUNTING INC     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-602-315 | FRANKS DRUGS              | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-750-200 | GREEN FINANCIAL GROUP     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-800-300 | HAAB BROS RESTAURANT      | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-800-400 | H & B BOOKKEEPING & TAX S | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-902-100 | JACKSON CLEANERS INC.     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-918-167 | MAXTON LIMITED            | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-918-790 | MATERIALS UNLIMITED       | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-920-165 | MCLAIN & WINTERS          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-926-200 | DTE GAS COMPANY           | 115: 83 MICH AVE OPER | 21.68  |
| 11-99-08-930-185 | MULLINS RAYMOND ATTORNEY  | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-941-002 | QUEEN AICHA HAIR BRAIDING | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-945-200 | RAPID SHOE FIX            | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-946-245 | PUFFER RED'S              | 115: 83 MICH AVE OPER | 35.85  |
| 11-99-08-962-002 | SWEET SHOPPE              | 115: 83 MICH AVE OPER | 8.96   |
| 11-99-08-966-100 | TC'S SPEAK EASY           | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-967-270 | TAP ROOM                  | 115: 83 MICH AVE OPER | 22.94  |
| 11-99-08-975-100 | VILLAGE MART/MIKES PARTY  | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-975-802 | VONSCHWARZ ASSOCIATES     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-08-978-700 | WOLVERINE GRILL           | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-09-100-030 | YPSILANTI CYCLE, LLC      | 115: 83 MICH AVE OPER | 1.43   |
| 11-99-09-550-199 | ENCORE ASSOCIATES, INC    | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-09-974-007 | VISITORS & CONVENTION BUR | 115: 83 MICH AVE OPER | 440.77 |
| 11-99-21-100-025 | HIDDEN DRAGON             | 115: 83 MICH AVE OPER | 11.29  |
| 11-99-22-000-029 | INTERIOR DESIGN CRAFTERS  | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-22-000-030 | CORNER HEALTH CENTER      | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-22-000-041 | WORLD OF ROCKS            | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-22-000-078 | ILLUMINART                | 115: 83 MICH AVE OPER | 10.21  |
| 11-99-22-005-105 | FIRST PENTECOSTAL         | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-22-005-378 | ELIZABETH WARREN, P.L.L.C | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-005-500 | CLUB DIVINE               | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-023-023 | JIMMY G'S STYLING SALON   | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-101-050 | UPSCALE HAIR SPOT         | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-460-000 | HURON VALLEY AREA INTERGR | 115: 83 MICH AVE OPER | 0.17   |
| 11-99-23-484-018 | PUB 13                    | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-486-006 | CENTENNIAL PLAZA, LLC     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-500-100 | MSHDA                     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-500-300 | MIXED FIFTEEN MI 3 BRANCH | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-525-000 | LOUIS ROME, ATTY          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-23-600-010 | H & R BLOCK               | 115: 83 MICH AVE OPER | 47.14  |
| 11-99-24-000-000 | ELEVEN WEST SALON & SPA   | 115: 83 MICH AVE OPER | 14.34  |
| 11-99-24-021-014 | BOMBADILLS CAFE           | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-100-000 | JACOBIES UPTOWN SALON     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-100-019 | EMBROIDERY PRODUCTS, LLC  | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-200-050 | WALER PHILLIPS DDS PC     | 115: 83 MICH AVE OPER | 15.59  |
| 11-99-24-440-010 | JACKSON HEWITT            | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-622-003 | MONTERRA FRANCHISE SERVIC | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-900-174 | CITY HATTER               | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-930-185 | GLENN & LAURA MULLINS     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-24-950-155 | HEALTH PLUS SERVICES      | 115: 83 MICH AVE OPER | 0.53   |
| 11-99-25-102-015 | THRIFT SHOP               | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-125-000 | FATOUMA HAIR BRAIDING     | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-401-006 | CHENILLECOCOLOKA          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-465-015 | MICHIGAN TRAVEL AGENCY    | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-890-005 | CBC SERVICES              | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-900-035 | IMAGILLATION INC          | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-25-970-100 | TROJAN CLEANERS INC       | 115: 83 MICH AVE OPER | 0.00   |
| 11-99-26-012-200 | PEAC, PROGRAMS TO EDUCATE | 115: 83 MICH AVE OPER | 0.00   |

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|------------------|---------------------------|-----------------------|----------|
| 11-99-26-012-210 | GROWING HOPE              | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-26-012-240 | MIDWESTERN APPRAISAL CO   | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-26-300-080 | TAX OASIS                 | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-26-400-050 | BOWERBIRD MONGO           | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-26-900-060 | DCP COMPUTERS             | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-27-110-007 | THE ROCKET                | 115: 83 MICH AVE OPER | 3.94     |
| 11-99-27-120-025 | AFFORDABLE TAX OF MICHIGA | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-27-300-030 | LOOK IN THE ATTIC & COMPA | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-27-300-050 | SMARTY KATZ               | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-27-500-090 | YPSI STUDIO               | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-27-700-070 | ART OF AFRICA             | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-28-012-020 | DIVINE INTERVENTION ASSOC | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-28-100-020 | JACOBSEN/DANIELS ASSOCIAT | 115: 83 MICH AVE OPER | 34.95    |
| 11-99-28-500-020 | BEBE HAIR BRAIDING        | 115: 83 MICH AVE OPER | 1.61     |
| 11-99-28-900-020 | BUCKNER SCOTT, DDS        | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-010-040 | THOMAS BLONDI SALON       | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-012-050 | RITA'S DESIGNS LLC        | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-012-180 | JESUS, RACE & YOU MINSITR | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-040-010 | HIGH SCOPE                | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-400-030 | HOPE AMERICA, INC         | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-500-040 | OLD WORLD BAKERY          | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-29-700-100 | BEEZY'S                   | 115: 83 MICH AVE OPER | 12.72    |
| 11-99-29-800-010 | VIVID IMAGING STUDIO      | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-30-012-100 | MIX                       | 115: 83 MICH AVE OPER | 0.35     |
| 11-99-30-800-020 | KOREYS KRISPY KRUNCHY CHI | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-31-012-010 | HERBAL SOLUTIONS          | 115: 83 MICH AVE OPER | 4.12     |
| 11-99-31-012-030 | BUSY BODIES MASSAGE       | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-31-012-050 | HASKEL LAW OFFICE         | 115: 83 MICH AVE OPER | 2.33     |
| 11-99-31-012-060 | UNIVERSALL HOME HEALTH CA | 115: 83 MICH AVE OPER | 12.54    |
| 11-99-31-012-070 | IDEAL POINT               | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-31-012-090 | MILLENIUM FINANCIAL, INC  | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-31-012-130 | B-24'S                    | 115: 83 MICH AVE OPER | 8.96     |
| 11-99-31-900-020 | METRO COMMERCE CORP       | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-32-090-040 | MODEL CAVE                | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-32-100-010 | ADROIX CORP               | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-001 | FASHIONS BY G & T UNLIMIT | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-006 | ONE TWENTY THREE          | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-020 | RED ROCK DOWNTOWN BARBECU | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-021 | RCL FINANCIAL             | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-027 | PP MEDIA & MARKETING      | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-33-012-029 | BIG RAY'S KUTTIN UP INC   | 115: 83 MICH AVE OPER | 0.00     |
| 11-99-40-484-011 | BLACKHAWK INVESTMENT      | 115: 83 MICH AVE OPER | 3.04     |
| 11-99-40-486-009 | T-MOBILE CENTRAL LLC      | 115: 83 MICH AVE OPER | 101.45   |
| 11-11-39-103-010 | BANCISITES, INC           | 119: 03 MICH AVE OPER | 1,768.84 |
| 11-11-40-463-001 | YU MOON JUM               | 119: 03 MICH AVE OPER | 146.70   |
| 11-11-40-480-005 | ANT DEVELOPMENT INC       | 119: 03 MICH AVE OPER | 44.67    |
| 11-11-40-480-006 | AZIMI MOHAMMED            | 119: 03 MICH AVE OPER | 52.15    |
| 11-11-40-480-007 | ASANI, ABRAHAM & KEFSE    | 119: 03 MICH AVE OPER | 86.43    |
| 11-11-40-480-008 | ASANI ABRAHAM & KEFSE     | 119: 03 MICH AVE OPER | 52.62    |
| 11-11-40-480-009 | BHAVSAR DINESH            | 119: 03 MICH AVE OPER | 55.65    |
| 11-11-40-480-010 | JAMES KIM                 | 119: 03 MICH AVE OPER | 177.48   |
| 11-11-40-480-011 | ASANI, ABRAHAM & KEFSE    | 119: 03 MICH AVE OPER | 55.32    |
| 11-11-40-480-012 | ANT DEVELOPMENT INC       | 119: 03 MICH AVE OPER | 68.54    |
| 11-11-40-480-013 | WAGNER JOSEPH H           | 119: 03 MICH AVE OPER | 114.01   |
| 11-11-40-480-014 | ADAMS OUTDOOR ADVERTISING | 119: 03 MICH AVE OPER | 23.87    |
| 11-11-40-480-015 | CARLSON, ANDERS           | 119: 03 MICH AVE OPER | 112.10   |
| 11-99-01-200-750 | CANON FINANCIAL SERVICES, | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-021-008 | LAVISION INC              | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-100-325 | ABE'S CONEY ISLAND        | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-206-096 | BROOKS COIN LAUNDRY       | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-303-600 | CHAMBER OF COMMERCE       | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-605-006 | FRANKLIN REALTY INC.      | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-09-850-110 | ANDREW S MUTH PC          | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-24-910-020 | JOHN D DINGELL MC         | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-24-980-035 | U OF M EMPLOYEES LOCAL 1  | 119: 03 MICH AVE OPER | 3.22     |
| 11-99-24-980-050 | CARE ONE, INC             | 119: 03 MICH AVE OPER | 1.61     |
| 11-99-26-012-100 | REAL TECHNOLOGIES USA     | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-28-012-190 | ETCS / WC                 | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-28-400-080 | DOS HERMANOS MARKET       | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-33-012-017 | CAPSTONE BI INC           | 119: 03 MICH AVE OPER | 0.00     |
| 11-99-33-012-018 | DELANY CONSTRUCTION INC   | 119: 03 MICH AVE OPER | 4.48     |
| 11-99-33-012-030 | FAMILY CHICKEN INC        | 119: 03 MICH AVE OPER | 0.00     |
| 11-11-04-360-001 | ZAMPERIA BROTHERS LLC     | 124: DANGEROUS - ESCR | 900.00   |
| 11-11-39-440-019 | CROCKETT, REGINA          | 124: DANGEROUS - ESCR | 900.00   |
| 11-11-40-482-005 | KASS INDUSTRIES LLC       | 124: DANGEROUS - ESCR | 900.00   |
| 11-11-04-360-001 | ZAMPERIA BROTHERS LLC     | 125: DANGEROUS - INSP | 225.00   |
| 11-11-39-440-019 | CROCKETT, REGINA          | 125: DANGEROUS - INSP | 225.00   |
| 11-11-40-482-005 | KASS INDUSTRIES LLC       | 125: DANGEROUS - INSP | 225.00   |
| 11-11-37-131-002 | BROWN LOU ELLA            | 126: LEAF REMOVAL     | 350.00   |

All Records  
All Special Assessments  
SUMMER SEASON

| Parcel No        | Owners Name               | Sp. Assessment    | Amount |
|------------------|---------------------------|-------------------|--------|
| 11-11-03-327-040 | SAUL LISA M & CEMAZAR DEA | 128: SNOW REMOVAL | 100.00 |
| 11-11-03-328-022 | KEEBLER, MIRANDA          | 128: SNOW REMOVAL | 165.00 |
| 11-11-03-377-009 | MITCHELL JILL             | 128: SNOW REMOVAL | 100.00 |
| 11-11-04-335-005 | OESTERLING, CHRISTOPHER-J | 128: SNOW REMOVAL | 85.00  |
| 11-11-04-361-013 | PAVLOVICH JOHN            | 128: SNOW REMOVAL | 165.00 |
| 11-11-04-402-018 | LOWEK, LYDIA              | 128: SNOW REMOVAL | 100.00 |
| 11-11-04-413-010 | MULLINS L CURTIS & MORGAN | 128: SNOW REMOVAL | 120.00 |
| 11-11-04-461-008 | ELLIOTT GREGORY & LESLIE  | 128: SNOW REMOVAL | 110.00 |
| 11-11-04-480-007 | LIN INVESTMENT LLC        | 128: SNOW REMOVAL | 100.00 |
| 11-11-04-490-009 | COLE CAROL                | 128: SNOW REMOVAL | 50.00  |
| 11-11-05-245-015 | MORA, PATRICIA            | 128: SNOW REMOVAL | 85.00  |
| 11-11-05-305-023 | TASKIN, GULVEREN          | 128: SNOW REMOVAL | 85.00  |
| 11-11-09-109-006 | GALLUP PROPERTIES LLC     | 128: SNOW REMOVAL | 120.00 |
| 11-11-09-109-007 | GALLUP PROPERTIES LLC     | 128: SNOW REMOVAL | 85.00  |
| 11-11-09-112-017 | JOHNSON ERICK             | 128: SNOW REMOVAL | 100.00 |
| 11-11-09-170-020 | PURDON, ZACHARY J         | 128: SNOW REMOVAL | 85.00  |
| 11-11-09-170-021 | SLOVIK, ELIZABETH         | 128: SNOW REMOVAL | 120.00 |
| 11-11-09-405-002 | MICHIGAN AVENUE LLC       | 128: SNOW REMOVAL | 110.00 |
| 11-11-09-405-008 | J LIVING INVESTMENT SOLUT | 128: SNOW REMOVAL | 110.00 |
| 11-11-10-231-025 | FLAX PATRICE              | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-232-017 | MADAY GEORGIE M & ROBERT  | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-335-010 | HAMMIG, MARK              | 128: SNOW REMOVAL | 120.00 |
| 11-11-10-335-014 | BARBEE KENNETH JR & PARRI | 128: SNOW REMOVAL | 85.00  |
| 11-11-10-345-001 | HARVEY, G. JEROME         | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-355-002 | DECKER JOHN R & ELISABETH | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-356-002 | SUMMER PARKER ATTORNEY    | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-356-016 | TAHIR, WASIM MUHAMMAD     | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-356-019 | MARTIN GAYLA R & TOBY J   | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-356-021 | VONGRATSAMY THONGSAMOUT & | 128: SNOW REMOVAL | 100.00 |
| 11-11-10-360-020 | CAMERON, SHENESA D        | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-126-020 | GREATER LOVE CHURCH OF GO | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-129-007 | TURNER JOSEPHINE          | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-130-013 | FEUER-ALLYN, ARI          | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-130-024 | HERMAN LANCE              | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-131-006 | LEE, JENNIFER             | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-131-009 | HANN, GARY                | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-131-013 | BETTER HOMES FOR NEW BEGI | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-131-018 | CADDELL TOM & IVY         | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-131-021 | MENDOZA RAFAEL            | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-151-009 | MEADS TOPSY & BRUCE A     | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-151-022 | MARSHALL, CHRIS           | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-152-001 | SAMPLES-MCGRAW, CARMENCIT | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-152-003 | SCOTT DONALD E            | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-153-003 | ISSA NIMER                | 128: SNOW REMOVAL | 85.00  |
| 11-11-37-153-012 | EQUITY TRUST CO CUSTODIAN | 128: SNOW REMOVAL | 120.00 |
| 11-11-37-153-027 | BAYLIS GENEVA             | 128: SNOW REMOVAL | 120.00 |
| 11-11-39-101-017 | RNA OF ANN ARBOR INC      | 128: SNOW REMOVAL | 120.00 |
| 11-11-39-102-019 | MORRISSEY MICHAEL         | 128: SNOW REMOVAL | 75.00  |
| 11-11-39-103-010 | BANCITES, INC             | 128: SNOW REMOVAL | 155.00 |
| 11-11-39-125-028 | RICHARDS, RAYMOND-LINDA   | 128: SNOW REMOVAL | 85.00  |
| 11-11-39-180-006 | WILL LYDIA J & JASON A    | 128: SNOW REMOVAL | 100.00 |
| 11-11-39-181-008 | GREENLEE-LEAVEN, IAN-ALEX | 128: SNOW REMOVAL | 75.00  |
| 11-11-39-301-016 | FRYE, LEWIS, KINCAD, GENE | 128: SNOW REMOVAL | 85.00  |
| 11-11-39-413-012 | ROCK JOSEPH               | 128: SNOW REMOVAL | 100.00 |
| 11-11-39-415-027 | LINDER, MICHAEL           | 128: SNOW REMOVAL | 110.00 |
| 11-11-39-415-027 | LINDER, MICHAEL           | 128: SNOW REMOVAL | 100.00 |
| 11-11-39-415-028 | TACK-SMITH, JESSE-JESSICA | 128: SNOW REMOVAL | 100.00 |
| 11-11-39-440-024 | JUST RIGHT SERVICES LLC   | 128: SNOW REMOVAL | 85.00  |
| 11-11-39-465-008 | WHISENANT, ROBERT- FREIDA | 128: SNOW REMOVAL | 85.00  |
| 11-11-39-480-002 | CHASE HOME FINANCE-LIEN H | 128: SNOW REMOVAL | 85.00  |
| 11-11-39-480-002 | CHASE HOME FINANCE-LIEN H | 128: SNOW REMOVAL | 100.00 |
| 11-11-39-480-003 | BROWN CHAPEL AME CHURCH   | 128: SNOW REMOVAL | 40.00  |
| 11-11-39-481-009 | FREELING-ANDERSON, HEATHE | 128: SNOW REMOVAL | 75.00  |
| 11-11-39-483-004 | BATES EVA RENEE           | 128: SNOW REMOVAL | 85.00  |
| 11-11-40-108-006 | DYBDAHL-MROZEK, GRANT-ALE | 128: SNOW REMOVAL | 110.00 |
| 11-11-40-108-009 | YPF 16 LLC                | 128: SNOW REMOVAL | 110.00 |
| 11-11-40-109-005 | WHEELER, DOUGLAS FRED     | 128: SNOW REMOVAL | 110.00 |
| 11-11-40-163-023 | TAXPAYER                  | 128: SNOW REMOVAL | 75.00  |
| 11-11-40-164-016 | MENDEL JONATHAN M         | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-164-018 | RAJABI, REZA IRA          | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-164-019 | RAJABI, REZA IRA          | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-164-021 | SEARS, GEORGE TRUSTEE     | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-181-010 | NYRKKANEN MICHELLE & MART | 128: SNOW REMOVAL | 75.00  |
| 11-11-40-182-007 | GREENLEE, IAN             | 128: SNOW REMOVAL | 75.00  |
| 11-11-40-182-008 | WARRING JAMES B & SHARON  | 128: SNOW REMOVAL | 75.00  |
| 11-11-40-411-006 | EMU APARTMENTS LLC        | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-412-005 | CARPENTER, TIMOTHY        | 128: SNOW REMOVAL | 100.00 |
| 11-11-40-430-009 | PANZICA PHILIP R          | 128: SNOW REMOVAL | 75.00  |
| 11-11-40-461-006 | JOHNS BRANDON R & SARA    | 128: SNOW REMOVAL | 75.00  |

06/01/2017  
12:08 PM

SPECIAL ASSESSMENT ROLL  
All Records  
All Special Assessments  
SUMMER SEASON

Page: 9/9  
DB: Ypsi17

| Parcel No        | Owners Name             | Sp. Assessment    | Amount    |
|------------------|-------------------------|-------------------|-----------|
| 11-11-40-461-007 | KWIECIEN, JON           | 128: SNOW REMOVAL | 100.00    |
| 11-11-40-462-014 | NEWMAN, ANSLIE          | 128: SNOW REMOVAL | 110.00    |
| 11-11-40-463-034 | HUD                     | 128: SNOW REMOVAL | 110.00    |
| 11-11-40-480-011 | ASANI, ABRAHAM & KEFSER | 128: SNOW REMOVAL | 110.00    |
| 11-11-40-480-013 | WAGNER JOSEPH H         | 128: SNOW REMOVAL | 110.00    |
| 11-11-40-483-002 | YPSI ONE, LLC           | 128: SNOW REMOVAL | 100.00    |
| 11-11-40-485-035 | E & B CORPORATION, INC  | 128: SNOW REMOVAL | 85.00     |
|                  |                         |                   |           |
| Totals for 100   | BOARD UP                | Count: 1          | 811.00    |
| Totals for 101   | WEST CROSS DDA          | Count: 72         | 7,109.14  |
| Totals for 102   | DOWNTOWN DIST           | Count: 35         | 3,556.12  |
| Totals for 103   | DLQ WATER               | Count: 20         | 31,183.41 |
| Totals for 104   | DEPOT TOWN              | Count: 79         | 6,349.19  |
| Totals for 109   | TRASH                   | Count: 7          | 1,300.00  |
| Totals for 110   | WEEDS                   | Count: 20         | 3,935.00  |
| Totals for 111   | WATER STREET            | Count: 10         | 2,058.24  |
| Totals for 112   | RENTAL INSPEC           | Count: 19         | 2,749.00  |
| Totals for 115   | 83 MICH AVE OPER        | Count: 254        | 17,796.57 |
| Totals for 119   | 03 MICH AVE OPER        | Count: 29         | 2,767.69  |
| Totals for 124   | DANGEROUS - ESCR        | Count: 3          | 2,700.00  |
| Totals for 125   | DANGEROUS - INSP        | Count: 3          | 675.00    |
| Totals for 126   | LEAF REMOVAL            | Count: 1          | 350.00    |
| Totals for 128   | SNOW REMOVAL            | Count: 86         | 8,490.00  |
|                  |                         |                   |           |
| Grand Totals     |                         | Count: 639        | 91,830.36 |



Resolution No. 2017 - 135  
June 6, 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:

| <b><u>NAME</u></b>                                                                   | <b><u>BOARD</u></b> | <b><u>TERM<br/>EXPIRATION</u></b> |
|--------------------------------------------------------------------------------------|---------------------|-----------------------------------|
| Heidi Frankenhauser<br>217 Oak<br>Ypsilanti, MI 48198<br>(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 #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

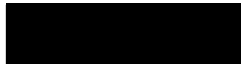
**Zip Code**

48198

/

/

/

**Phone Number\*****Fax Number**

- -

/

/

**Number of Years in the Community**

&lt;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:**

- |                                                                   |                                                                                              |                                                                             |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/> Board of Review                          | <input type="checkbox"/> Economic Development Corporation/Brownfield Redevelopment Authority | <input type="checkbox"/> Property Maintenance Construction Board of Appeals |
| <input checked="" type="checkbox"/> Board of Ethics               | <input type="checkbox"/> Historic District Commission                                        | <input checked="" type="checkbox"/> Parks and Recreation Commission         |
| <input type="checkbox"/> Civil Service Commission                 | <input checked="" type="checkbox"/> Housing Commission                                       | <input type="checkbox"/> Ann Arbor Transit Authority                        |
| <input type="checkbox"/> YCUA                                     | <input type="checkbox"/> Human Relations Commission                                          | <input type="checkbox"/> Police and Fire Pension Board                      |
| <input type="checkbox"/> Ypsilanti Downtown Development Authority | <input type="checkbox"/> Planning Commission                                                 | <input type="checkbox"/> 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  
June 6, 2017

To: Mayor and Council

From: Darwin D. P. McClary, City Manager

Subject: USE OF CITY PROPERTY FOR HERITAGE FESTIVAL HELICOPTER RIDES

---

**SUMMARY & BACKGROUND:** Ypsilanti Heritage Festival is requesting that the city council approve the organization's request to use a portion of Frog Island Park as a temporary heliport for public helicopter rides for the Heritage Festival in August. Attached is a copy of the letter of request from the festival's co-coordinator, Les Heddle. The organization must seek the approval of the property owner prior to filing its application to the Michigan Department of Transportation for a Temporary Field Permit for a heliport. The property owner is required to sign the application form granting approval for the use of the property.

Due to the potential impact on surrounding properties, primarily from noise, City Manager McClary is requesting city council approval of the proposed temporary heliport use prior to executing the application. Mr. Heddle will be in attendance at Tuesday's meeting to answer any questions council may have regarding this request.

**RECOMMENDED ACTION:** Approve the use of Frog Island Park and authorize the City Manager to execute the MDOT Temporary Field Permit Application for Heliports for the 2017 Heritage Festival public helicopter rides event.

**ATTACHMENTS:** Letter of Request from Heritage Festival Co-Coordinator dated 5/27/17  
MDOT Temporary Field Permit Application (Heliports)

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CITY MANAGER APPROVAL: DDPM \_\_\_\_\_ COUNCIL AGENDA DATE: 6/6/17

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



**RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:**

WHEREAS, the Ypsilanti Heritage Festival is an important annual community event that provides activities and entertainment for people of all ages; and

WHEREAS, the Heritage Festival desires to provide public helicopter rides as part of the 2017 Heritage Festival event; and

WHEREAS, the organization has requested that the city grant permission for the use of the city's Frog Island Park as a temporary heliport for takeoffs and landings for a helicopter for public helicopter rides; and

WHEREAS, the city desires to grant permission for this use under certain conditions;

NOW THEREFORE BE IT RESOLVED BY THE CITY OF YPSILANTI that the City Council does hereby grant permission for Ypsilanti Heritage Festival and Paratus Air of Ohio and Indiana to use the city's Frog Island Park for a temporary heliport for public helicopter rides as part of the 2017 Heritage Festival event, and for the City Manager to execute the Property Owner Information section of the MDOT Temporary Field Permit Application (Heliports), with the following conditions:

1. Helicopter rides shall only be permitted between the hours of 10:00 AM and 7:00 PM on the following dates: Friday, August 25, 2017; Saturday, August 26, 2017, and Sunday, August 27, 2017.
2. Helicopter rides, including but not limited to designated flight paths, shall comply in all legal respects with Federal Aviation Administration (FAA) requirements.
3. Helicopters shall take off and land at a heliport location within Frog Island Park as approved by city administration, and the helicopter flight path shall follow as closely as possible the Huron River and commercially zoned areas of the city. The detailed flight path shall be submitted to the city not later than one (1) month prior to the event for approval.
4. Ypsilanti Heritage Festival and Paratus Air shall be responsible for obtaining all required permits and all other authorizations as may be legally required to provide public helicopter rides on city premises.
5. Ypsilanti Heritage Festival and Paratus Air shall be responsible for taking all necessary safety precautions, installing appropriate safety barriers, and entrances to the rides to insure public safety.
6. Ypsilanti Heritage Festival and Paratus Air shall execute hold-harmless agreements as required by the city not later than two (2) weeks prior to the event that indemnify and hold harmless the city from any and all claims whatsoever related to the event.
7. Ypsilanti Heritage Festival and Paratus Air shall provide appropriate certificates of insurance for liability and property insurance coverage in amounts required by the city and naming the City of Ypsilanti as additional insured for the event not later than two (2) weeks prior to the event.

8. Failure to fully comply with the conditions and deadlines set forth above will result in the immediate revocation of approval of the use of city property for this event.

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:

May 27, 2017

Mr. Darwin McClary  
Ypsilanti City Manager  
City of Ypsilanti, MI

Dear Mr. McClary,

Per your request, as Co-Coordinator of this year's Ypsilanti Heritage Festival, I am requesting through your office that the City sign the authorization, that I have previously forwarded to you, to have Frog Island inspected by the Michigan Department of Transportation for use as a temporary heliport.

The Heritage festival is planning on having helicopter rides, offered by ParatusAir ([www.ParatusAir.com](http://www.ParatusAir.com)), at this year's festival that would take off and land from Frog Island. The flight path would be roughly along the river, through mostly commercial zones, and rarely in proximity to neighborhoods. The actual flight paths would be worked out by ParatusAir to conform to all FAA regulations.

ParatusAir is a broad-based provider of charter and event services such as this. They will take responsibility for all planning that involves permits and other authorizations necessary to put the event on, install appropriate barriers and entrances to insure public safety, and provide the City and the festival with appropriate insurance coverages and certificates.

We think that this event would be a great benefit to the Heritage Festival and to the City by:

- Being a natural complement to the "Hot Air Balloon Rides" already planned, as they would begin and end when the balloons cannot fly during the middle portions of the day
- Drawing additional festival goers because of the activity in the air
- Being another interesting promotable event to bring additional festival goers to an already significantly expanded event this year

I understand that you intend to put this event on the June 6 Council agenda for the Council's approval. I look forward to being there to offer my support for passage.

Know how much I appreciate the City's willingness to help make this a great festival this year, and I look forward to this being another chapter in that story of cooperation.

Les Heddle  
Co-Coordinator  
Ypsilanti Heritage Festival

## TEMPORARY FIELD PERMIT APPLICATION (Heliports)

Information required by Act 327 P.A. of 1945, as amended, to obtain a permit.

(1) If the owner of an aircraft uses, or proposes to use, an area or areas of land for temporary commercial operations, then the owner shall apply to the commission for a temporary field permit on forms furnished by the commission. (2) The commission shall receive the application at least 14 days before the date of requested issuance, accompanied by a \$50.00 fee. (3) The aeronautical facility (see reverse for licensing criteria), then the commission may issue a temporary field permit for a period not to exceed 120 days. (4) This rule shall not apply to facilities intended for the exclusive use of ultralights, balloons, or seaplanes. (Sec 259.254 of the Department of Transportation General Rules)

### INSTRUCTIONS

1. Complete the information listed below.
2. The applicant needs to obtain permission from the property owner in writing. Property owner information (and signature) should be filled out by the property owner. Application will not be accepted unless an applicant and property owner's signatures are included along with the \$50.00 permit fee.
3. A sketch of the facility must be included with this application. Space is provided on page 2 of this document for the sketch, or you may attach a drawing to the application. The sketch needs to show preferred ingress and egress paths for the heliport.
4. Return completed form to the Michigan Department of Transportation (MDOT), Airports Division, 2700 Port Lansing Road, Lansing, Michigan 48906-2171. Make check or money order for fees payable to the State of Michigan.

If you have any questions or require additional information, contact MDOT, Airports Division at 517-335-9681 or on the web at [www.michigan.gov/aero](http://www.michigan.gov/aero).

### APPLICANT INFORMATION

|                                                                                                                        |                                        |               |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------|
| ASSOCIATED CITY<br>Ypsilanti, MI                                                                                       | FACILITY NAME<br>Frog Island Park      | MDOT USE ONLY |
| FACILITY ADDRESS (City, State, and Zip Code)<br>Cross Street at the Huron River, Ypsilanti MI, 48198                   |                                        | DATE RECEIVED |
| APPLICANT NAME<br>Ypsilanti Heritage Festival                                                                          | APPLICANT PHONE NO.<br>734-223-0433    | AMOUNT        |
| APPLICANT ADDRESS (City, State, and Zip Code)<br>PO Box 970077, Ypsilanti, MI, 48197                                   |                                        | DEPOSIT CODE  |
| DATES FACILITY WILL BE USED<br>August 25, 26, 27, 2017                                                                 | PILOT NAME<br>Steve Overy, Paratus Air | INSPECTOR     |
| AIRCRAFT MAKE AND N# (List all aircraft to be used)                                                                    |                                        | PERMIT NO.    |
| DESCRIPTION OF ACTIVITY<br>Helicopter Rides for the General public at the Ypsilanti Heritage Festival                  |                                        |               |
| I certify that this facility meets the minimum standards for a Temporary Field Permit listed on the back of this form. |                                        |               |
| OWNER SIGNATURE                                                                                                        |                                        | DATE          |

### PROPERTY OWNER INFORMATION

|                                                                                      |           |
|--------------------------------------------------------------------------------------|-----------|
| Permission is granted to use the property described above for commercial operations. |           |
| PROPERTY OWNER NAME<br>City of Ypsilanti, MI                                         | PHONE NO. |
| OWNER SIGNATURE                                                                      | DATE      |

A full-page sheet of white graph paper with a light gray grid. The grid consists of small squares, approximately 1 cm by 1 cm each. There are 20 columns and 20 rows of squares, creating a total of 400 square units. The grid lines are thin and evenly spaced.

*A heliport shall meet all of the following requirements:*

- ☐ Contain a length and width of the landing area of at least 1 ½ times the length of the helicopter using the facility.
- ☐ Contain at least two (2) heliport approach surfaces free of obstructions. The heliport approach surface begins at the end of the heliport landing area with the same width as the landing area, and extending outward and upward for a horizontal distance of 4,000 feet where its width is 500 feet. The slope of the approach surface is 8 to 1. Two of the heliport approach surfaces provided shall be located to provide that their centerlines form an arc of not less than 90 degrees at their intersection. Each heliport approach surface shall provide an area suitable for an emergency landing during takeoff, climb-out, and landing.
- ☐ If a heliport is located on an elevated structure or roof, then the heliport shall comply with local building and fire codes. The landing area shall be designed to support 1.5 times the maximum gross weight of the largest helicopter authorized to use the heliport. When applying for a license, the applicant shall file a certificate signed by a professional engineer registered in this state, certifying structural compliance of the heliport.
- ☐ Contain a windcone or means of identifying wind direction.
- ☐ Ground level heliports shall have operational areas fenced or marked with caution signs to prevent the inadvertent or unauthorized entry of persons or vehicles.
- ☐ Signs indicating a heliport. The signs shall be located on the heliport's perimeter.
- ☐ Maintain a clearly marked automobile parking area.
- ☐ Maintain an itinerant aircraft parking area.
- ☐ Maintain a clearly marked entrance from a public road.
- ☐ A telephone that is available to the public 24 hours daily on the heliport and the telephone's location clearly indicated.
- ☐ An administration building or terminal building with sanitary facilities available to the public.



Resolution No. 2017-136  
June 6, 2017

## **Resolution Requesting Support for Cross Street Village Residents**

**Whereas** the 210 West Cross Street is the former Ypsilanti City High School and a building of historical importance to our community

**Whereas** in 1998 the former high school was purchased from the Ypsilanti School District with the intention of creating affordable housing for senior people

**Whereas** MSHDA initially awarded \$934,941 with the intent of creating housing for fixed income elderly people in the Ypsilanti area and continues to receive annual similar financial benefits from this building and providing housing to senior residents

**Whereas** the residents of Cross Street Village are elders, many are disabled, and all are on fixed incomes

**Whereas** the City of Ypsilanti holds the stability and well being of our senior and low income residents in high importance

**Whereas** Cross Street Village rent formula is based on an Average Median Income (AMI) of the county, is significantly higher than the City of Ypsilanti, causing residents to pay a higher rent than is reasonable for our community

**Whereas** the waiting list for affordable housing in Michigan is extensive and will cause economic and personal hardship to residents forced to move

**Whereas** the management of Cross Street Village has indicated intent to move to commercial rates and abandon the MSHDA program despite 17 years of tax credits and other benefits from the IRS

**Whereas** the City of Ypsilanti and MSHDA contracted and approved the Village in good faith assuming the 99 years of quality affordable housing

**Now therefore be it resolved** that The City of Ypsilanti requests that MSHDA aggressively seek solutions for the residents of this community including addressing the AMI discrepancy and the escape clause in the program that allowed this problem to occur

**Now therefore be it resolved** that The City of Ypsilanti requests that MSHDA protect the interests of the community Ypsilanti and the residents of Cross Street Village from the

practices already mentioned by taking immediate action with the management of Cross Street Village

This resolution will be sent to

1. [Governor Rick Snyder]
2. [Attorney General Bill Schuette]
3. [State Representative Ronnie Peterson]
4. [State Senator Rebekah Warren]
5. [Representative Debbie Dingell]
6. [Senator Debbie Stabenow]
7. [Senator Gary Peters]
8. [MSHDA]

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:      NO:      ABSENT:      VOTE:





REQUEST FOR LEGISLATION  
June 6, 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

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**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 posing 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.

Staff have considered the recommended changes from council members at council's May 4 meeting and have made revisions to the draft policy for consideration by council. It is the position of administration that a policy should be adopted before changes are made to current social media practices.

**PREVIOUS COUNCIL ACTION:** 05/04/17 – Council reviewed the draft social media policy and recommended changes for further consideration; postponed action to June 6, 2017.

**ATTACHMENTS:** Proposed Resolution and Revised Draft Social Media Policy

**RECOMMENDED ACTION:** Adopt the resolution and Social Media Policy for the City of Ypsilanti

**CITY MANAGER APPROVAL:** DDPM

**COUNCIL AGENDA DATE:** 06/06/17

**CITY MANAGER COMMENTS:** \_\_\_\_\_

**FISCAL SERVICES DIRECTOR APPROVAL:** \_\_\_\_\_



RESOLUTION NO. 2017 -137  
June 6, 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 / 30 / 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. Nextdoor

- B. The City controls the Historic District Commission and Shape Ypsilanti Facebook pages; it is one of several admins of the Ypsilanti Open House page. Currently, the Ypsilanti Open House and Shape Ypsilanti pages are unpublished (inactive), but may be reactivated in the future. The social media sites should be maintained and updated on a regular basis as necessary.

- C. The City Manager will approve the number and types of social media sites used by the City.

### **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 promote the City of Ypsilanti website and to direct people from the social media site back to the website.
- C. 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](http://www.cityofypsilanti.com)) will serve as the City's primary internet presence.
  - I. Information shared on social media will direct users back to the City's website, and content will be consistent on the website and social media sites.
- 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 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. All social media site usernames and passwords will be updated continuously. The Social Media Administrator(s) will relinquish control of social media sites and tools and provide all information to the City Manager immediately when their employment with the City concludes. The employee's administrator status will be revoked immediately upon conclusion of employment.
- 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. Social media posts by the City should be focused on the communities' interests and updates.
- IV. 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.
- V. 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.
- VI. 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.
- VII. Social Media Administrator(s) should schedule posts in advance whenever possible. If something unexpected comes up, the Social Media Administrator(s) should post to the pages in a timely fashion.

- VIII. 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.
- IX. Plagiarism is a serious issue. Use of text from an author must be in quotation marks and cited.
- X. 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.
- XI. 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
- XII. 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.
- XIII. Social media content will be periodically downloaded onto the City's website. Where possible, the City's social media accounts will have an archive copy made at least quarterly.

#### 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. 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. Commenting will be turned off, where available, if guidelines/rules are repeatedly violated. Commenters who violate this policy's rules and guidelines for commenting will be banned or prohibited from commenting on the City's page where possible.
  - c. 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.
  - 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. The rules and provisions of this section of the policy must be displayed to users and visitors or made available by hyperlink.
- III. City social media sites or tools may not be used by outside parties for the following purposes:
  - a. The solicitation of commerce without the approval of the City Manager.
  - 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.
- e. Deleting comments will be made on a case by case basis at the discretion of the social media administrator.
- f. All actions of the Social Media Administrator(s) under this section of the policy are subject to the approval of the City Manager.
- g. 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 every week.
- 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. Press Releases

- I. All press releases will be posted on social media as well as the City's website and can include a relevant photo.

**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 media 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  
June 6, 2016

From: Beth Ernat, Director of Community and Economic Development

Subject: 400 N. River St Brownfield plan support

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**SUMMARY & BACKGROUND:** Staff has received request for a Brownfield Redevelopment Plan for 400 N. River Street, located in Depot Town.

The property is a 160 year old building, originally constructed as a Civil War Barracks and has seen a wide variety of commercial uses for 140+/- years. It experienced a fire in 2009 and had since has multiple redevelopment efforts. It is currently blighted, contaminated and a dangerous building.

**Request to recommend approval of Brownfield TIF**

A redevelopment is proposed of the subject property located at 400 N. River Street on the edge of Depot Town. The subject property was purchased in early 2017 by 2Mission with the intent to complete a historic renovation. The project includes the rehabilitation of a 2-3 story 33,470 square foot historic, functionally obsolete, dangerous building situated on a contaminated and blighted parcel, into a vibrant mixed use property. The mixed-use development includes a 12,000-square foot commercial space on the first floor and portion of the basement, to be occupied by a restaurant tenant and an additional commercial tenant. The upper two floors of the structure will contain 20 residential apartment units.

The developer is currently exploring options for the installation of solar panels onsite. Storm water will be addressed via bio-swales, feeding an underground retention system and reducing site runoff.

The project will also encompass improvements to the site, including utility relocation, new and improved entrance, barrier-free entrance, curb and gutter, parking and streetscape improvements/landscaping within the public right of way.

Brownfield eligible activities proposed to be reimbursed to the developer through tax increment revenues include environmental assessment, excavation, transport and disposal of contaminated soils, life safety demolition activities, selective building demolition, site demolition, site preparation, and public infrastructure improvements and preparation of a Brownfield Plan and Act 381 Work Plan.

Private investment for the development is projected to be \$9,750,000, of which \$1,329,197 is proposed for brownfield reimbursement. The duration of the plan is projected to be 28 years, and the maximum amount of capture allowed is 30 years.

**Economic Impact**

The completed Thompson Block project will dramatically improve a highly visible stretch of River Street, an important historical intersection, adding density with the creation of an exciting new restaurant that is anticipated to create 70 FTE jobs with an average hourly wage of \$15.00 an hour. The Restaurant will hold a job fair to attract Ypsilanti residents and is an equal opportunity employer. The creation of a new restaurant concept will bring additional visitors to Ypsilanti and support existing restaurant and retail establishments by reinforcing Depot Town as an entertainment and dining destination. The project will include much desired upper floor modern apartment units in Depot Town.

The developer has requested a combination of OPRA and Brownfield TIF incentives. The proposed OPRA would apply to the first 12 years of the development and only for the parcel with the building and not the parcel with the parking lot. The Brownfield TIF would start immediately with both parcels (minimal capture from the development parcel). The Brownfield TIF would reimburse up to \$1,329,197 dollars in eligible activities for a projected 28 years. The developer would capture 95 percent of the eligible TIF with 5 percent remaining with the DDA for TIF capture. The Brownfield TIF would capture eligible TIF administration cost and Local Brownfield Remediation Fund in the last two years of the TIF. The LBRF funds are used for local grant and local projects such as the Water Street trail.

**DDA**

The DDA has approved an Interlocal Agreement which would allow the majority of the DDA incremental revenues to be passed through to be used to reimburse brownfield expenses. Debt mills are unable to be captured for Brownfield activities.

**Staff Recommendation:** Staff recommends approval of the Brownfield Plan. Should the City approve the Plan, the final adoption of the Brownfield Plan will be by the Washtenaw County Board of Commissioners.

ATTACHMENTS: Brownfield Plan, Pictures, Site Plan, OPRA memorandum, DDA Interlocal Agreement, and tax information.

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_



Resolution No. 2017-138  
June 6, 2017

## **RESOLUTION APPROVING BROWNFIELD PLAN FOR 400 N. RIVER STREET**

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

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

**WHEREAS**, The Brownfield Plan for the Thompson Block Redevelopment (the "Plan") has been created to facilitate the redevelopment of the Property to include a 12,000-square foot commercial space on the first floor and portion of the basement and approximately 20 high end upper story residential units for an overall investment estimated at \$9,750,000 of which \$1,329,197 is proposed for brownfield reimbursement; and

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

**WHEREAS**, the Plan must be approved by the City of Ypsilanti, then the WCBRA, with final adoption by the Washtenaw County Board of Commissioners; and

**WHEREAS**, neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness.

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

OFFERED BY: \_\_\_\_\_

SUPPORTED BY: \_\_\_\_\_

YES:

NO:

ABSENT:

VOTE:



MEMORANDUM  
June 6, 2016

From: Beth Ernat, Director of Community and Economic Development

Subject: 400 N. River St, Thompson Block OPRA Application

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On June 20, 2017, a public hearing will be held on an OPRA application for the Thompson Block, 400 N. River Street. With the City Council deliberating on the Brownfield TIF Plan at its June 6, 2017 meeting, staff felt it necessary that the city council review the OPRA Application prior to June 20 if there were any questions about the incentives and how they work together.

**SUMMARY & BACKGROUND:** The property under consideration is 400 N. River commonly referred to the Thompson Block. The property is located in the DDA OPRA District and in the Historic District. Parcel number is 11-11-04-495-024.

The Thompson Block Redevelopment, located at 400 N River Street, Ypsilanti will take a dilapidated 2-3 story 30,000 square foot historic structure on the edge of Ypsilanti's historic Depot Town commercial center and restore it to a vibrant mixed use facility.

The property is a 160 year old building, originally constructed as a Civil War Barracks and has seen a wide variety of commercial uses for 140+/- years. It experienced a fire in 2009 and has since has multiple redevelopment efforts. It is currently blighted, contaminated and a dangerous building.

**2mission**

Founded by Jon Carlson and Greg Lobdell, 2mission design and development employs a dedicated, creative, and industrious group of employees and consultants. 2mission works collaboratively on all its projects; its members teach and learn from one another and extend to their clients a multitude of skills and resources acquired from many walks of life. Currently, 2mission is working on mixed-use, urban infill projects in Traverse City, Dexter, Royal Oak, Detroit and Traverse City, Michigan. Their current hospitality businesses have around 1000 employees and produce \$50,000,000 in annual revenue.

The project proposes a single restaurant tenant to occupy the entire 12,000 square feet on the first floor and a partial basement for storage and administrative use. The restaurant will be similar in concept to other restaurants managed by Mission Management Services, Inc., a Michigan corporation and highly skilled and experienced restaurant management Services Company that currently operates several other restaurants throughout the State of Michigan. More information on Mission Management Services, Inc., can be found the OPRA Application. The upper two floors will contain 20 residential apartments.

As the building is in significant disrepair, thorough structural studies will be completed to determine the best reconstruction method. A steel frame will be built within the existing historic façade to support the redevelopment. The existing façade will be restored with the intent to salvage as much as the historic brick as possible. Where walls need to be rebuilt, a historically appropriate brick will be used. Where the brick is currently painted, the brick will be repainted. The roof cornice of the three-story building will be reconstructed using cementitious bead-board and trim boards with molded polyurethane brackets. All punched opening windows will be metal clad wood. The west facing storefronts will be aluminum framed with clear glazing, similar to historic documentation of the large original storefronts. A permanent awning will be installed to match the original historic construction. The restaurant tenant anticipates to use this space for outdoor dining. The development is currently exploring options for solar panels to be installed on the site. Storm water will be addressed by Bio-swales that will feed an underground retention system that will reduce the storm water runoff from the site.

Items for rehabilitation are:

- Selective interior demolition,
- New interior construction of (20) residential living units and approximately 12,000 square feet of restaurant space on first floor
- All new fixed building equipment, including heating, ventilation, lighting, mechanical, and fixtures, new roof structure, structural wall and floor replacement, etc.
- Physical upgrades to the building exterior, and
- Site improvements including utility relocation, new and improved entrance, curb and gutter, parking and landscaping.

Equipment associated with the restaurant tenant is anticipated to include: refrigerators, coolers, ice machines, underbar equipment, freezers, sinks, mixer, slicers, refrigerated prep stations, charbroiler, cooking range, fryer, hood, dishwasher, stainless steel prep stations and shelving, ovens.

### **Economic Impact**

The completed Thompson Block project will dramatically improve a highly visible stretch of River Street and an important undeveloped corner in Depot Town, adding density with the creation of an exciting new restaurant that is anticipated to create 70 FTE jobs with an average hourly wage of \$15.00 an hour. The Restaurant will hold a job fair to attract Ypsilanti residents and is an equal opportunity employer. The creation of a new restaurant concept will bring additional visitors to Ypsilanti and helping to support existing restaurant and retail establishments by reinforcing Depot Town as an entertainment and dining destination.

### **OPRA Application**

The applicant is requesting an Obsolete Property Rehabilitation Act (OPRA) exemption for 12 years. The OPRA would effectively freeze the value of the improvements on the property at the current taxable value, approximately \$132,000. Investment and improvements to the properties would not be taxed during the lifetime of the abatement. Initial estimates for renovation total over \$8,247,225.

Staff is in receipt of a copy of the paid 2016 taxes and a copy of the deed verifying ownership by The One and Only Thompson Block, LLC

### **DDA**

The DDA approved the request on May 18<sup>TH</sup> and recommended approval to City Council.



**Staff Recommendation:** Staff recommends approval of the OPRA request.

Staff additionally recommends that Council caveat approval with a reversion clause if a Certificate of Occupancy for the building is not obtained within 36 months of approval, and/or become tax delinquent within any time during the 12 years.

ATTACHMENTS: Application, Business Plan, Improvement Plans, Pictures, and DDA Resolution.

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: \_\_\_\_\_

CITY MANAGER COMMENTS: \_\_\_\_\_

FISCAL SERVICES DIRECTOR APPROVAL: \_\_\_\_\_

May 18, 2017

**DOWNTOWN DEVELOPMENT AUTHORITY  
RESOLUTION OF SUPPORT FOR AN OBSOLETE PROPERTY REHABILITATION  
ACT (OPRA) CERTIFICATE APPLICATION FOR 400 N. River St, The Thompson Block**

The following preamble and resolution were offered by Member Andrew O'Neal and supported by Member Jessica French.

WHEREAS, 400 N. River St has been a long underutilized property located in the Depot Town District of the Ypsilanti DDA; and

WHEREAS, The One and Only Thompson Block, LLC has a purchase agreement with the intent of redeveloping the vacant Thompson Block; and

WHEREAS, The One and Only Thompson Block, LLC is requesting that the City approve an OPRA certificate to support the proposed redevelopment of the property; and

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

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

WHEREAS, granting an OPRA to 400 N. River St will result in a freeze of taxable value at its 2018 assessed rate for 12 years; and

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

**NOW, THEREFORE, BE IT RESOLVED THAT**

1. the Ypsilanti DDA supports the granting of an Obsolete Property Rehabilitation Act (OPRA) exemption certificate for 400 N. River St to assist with the complete restoration of the property and return to active use.
2. all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

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

NAYS: None

ABSTAINED: None

YES: 9    NO: 0    ABSENT: 2    VOTE: Carried

## Minutes of the Ypsilanti Housing Commission

Thursday, April 13, 2017 – 6:00 p.m.

928 W. Michigan Ave., Ypsilanti, MI 48197

**Meeting called to order** at 6:09pm by Commissioner Smith

### ROLL CALL:

- |                                |         |
|--------------------------------|---------|
| • Commissioner Brannon         | Present |
| • Commissioner Hollifield      | Present |
| • Commissioner Moore           | Present |
| • Commissioner Palmer          | Absent  |
| • Commissioner Smith           | Present |
| • Executive Director Z. Fosler | Present |

**APPROVAL OF AGENDA:** R. Smith asked if there were any changes to be made to the agenda. A. Moore moved to approve the agenda as written, second by C. Hollifield

**Motion passed 4-0**

**APPROVAL OF MINUTES:** R. Smith asked if there were any changes to be made to the meeting minutes of March 16, 2017. V. Brannon noted a typo under “Regulatory, Oversight, and Legal Actions.” C. Hollifield moved to approve the minutes as amended, second by V. Brannon.

**Motion passed 3-0, Abstention 1 (A. Moore)**

**AUDIENCE PARTICIPATION:** None.

**CITY COUNCIL MEMBERS’ COMMENTS AND QUESTIONS:** None.

**RESIDENT COUNCIL REPORT:** None.

### OLD BUSINESS:

- **Change date of June meeting:** The board decided to change the date of the June meeting from June 8 at 6pm to June 7 at 9am.
- **YHC Youth Video Project update:** A. Moore gave an update about the project. A. Moore, Z. Fosler, and Charles Peterson, Project Lead, hosted an event to introduce the project to interested youth from the community. Five youth attended the meeting and expressed interest in applying to participate. A. Moore will work with Z. Fosler to put together a budget to present to the board. A. Moore stated that a community dinner to kick-off the project will take place on Friday, June 2. Invitees will include participating youth, leadership team members, YHC Commissioners, and other notable members of the community. Z. Fosler stated that ASTI Environmental has been working on a historical display and report on Parkridge and will be presenting the finished work at Parkridge Community Center on Friday, May 5.
- **Executive Director workplan:** A. Moore asked if the plan has been approved. A. Moore moved to offer the workplan for discussion, second by C. Hollifield. A. Moore stated that a date is missing on the fourth row down in the priority area labeled “Support Family Empowerment Program & other supportive services for residents” Z. Fosler stated that he will insert the correct date. V. Brannon asked Z. Fosler to clarify the measure: “Achieve 90% of funding for SFF program” under this priority area. Z. Fosler explained that the percentage of funding should be achieved annually and he will amend the plan to state this. V. Brannon asked Z. Fosler to clarify the measure “Establish filter for evaluating development opportunities.” Z. Fosler explained that the YHC aims to establish criteria to determine whether the acquisition of a property will align with YHC’s mission. V. Brannon asked

## Minutes of the Ypsilanti Housing Commission

Thursday, April 13, 2017 – 6:00 p.m.

928 W. Michigan Ave., Ypsilanti, MI 48197

whether the “Quality of Service and Housing” evaluation tool will be used internally or available to the public. Z. Fosler explained that the tool will be internal. A. Moore moved to approve the workplan as amended to include the missing date, second by V. Brannon.

**Motion passed 4-0.**

A. Moore stated that she and Z. Fosler will meet before the next meeting to go over evidence of completion for measures that are due.

- **Executive Director contract renewal:** Z. Fosler informed the board that he was not seeking any changes to his current employment contract this year and asked if there were any questions or concerns about its auto-renewal. There were no questions and no action taken.

### NEW BUSINESS:

- **Naming of New Parkridge Community Center:** Z. Fosler stated that there has been interest in the community for naming the community center after Amos Washington, the first Executive Director of the Ypsilanti Housing Commission and first African-American city councilperson. Z. Fosler stated that he will pass along historical documents (newspaper articles, etc.) about Mr. Washington to the board. V. Brannon asked if Mr. Washington will be included in the historical panels that will be displayed inside the finished building. Z. Fosler replied that he will follow up to see if the inclusion is possible.
- **Resolution #17-03 – Authorization to Deliver Development Agreement with Strong Housing:** Z. Fosler stated that this resolution is required to convert the construction loan on the Strong Housing project loan into a permanent loan. V. Brannon moved to approve Resolution #17-03, second by C. Hollifield.  
**Resolution 17-03 passed 4-0.**

### MONTHLY REPORTS:

- **Regulatory, Oversight, and Legal Actions:** None.
- **RAD Construction Update:** Z. Fosler stated that the six New Parkridge buildings have been completed and occupied. Z. Fosler stated that Towner parking lot drainage work is on-going. A. Moore asked how the parking lot work is being funded. Z. Fosler explained that Strong Housing has a substantial operating reserve to cover costs. V. Brannon asked about the timeline for completion of the parking lot. Z. Fosler stated that the project is in discussions with the City. V. Brannon asked if there are safety concerns about flooding. Z. Fosler stated that safety is more of a concern during the winter months, but whenever the parking lot floods, maintenance is called to pump the water out.

Z. Fosler stated that the taller Sauk Trail Pointe parking lot lights do not work. The lights need to be rewired and retrenched. A. Moore asked if temporary lighting is available. Z. Fosler stated that there are working lights on the ends of the buildings and smaller lights scattered throughout the properties, so the parking lots are not pitch black by any means.

- **Financial Reports:** Z. Fosler and the board reviewed and discussed financial reports. A. Moore asked Z. Fosler to clarify the funding risk for being below 100% occupancy for Strong Housing (94%). Z. Fosler explained that HUD is billed for any vacancies that occur due to abandonment. A. Moore asked why the profit is so large for a non-profit agency and why there is a significant loss under the “Development” section of YHC’s profit/loss statement. Z. Fosler stated that the properties are doing very well because operating costs are lower for new construction. Lower operating costs are attributed to having fewer maintenance issues and having some early

## Minutes of the Ypsilanti Housing Commission

Thursday, April 13, 2017 – 6:00 p.m.

928 W. Michigan Ave., Ypsilanti, MI 48197

expenses tied into the development budget. R. Smith asked if the profit has any correlation to rents for specific units being higher. Z. Fosler stated that Deborah Strong Housing is tied to the same level it received as public housing and rents will not correlate to profit until the 9 market-rate units at New Parkridge are completed. R. Smith asked Z. Fosler to explain the construction draw process. Z. Fosler explained that the developer, contractor, architect, and other County officials meet monthly to review and approve construction payments. Z. Fosler stated that developer fees are expected this month for Strong Housing and New Parkridge.

### DIRECTOR'S REPORT:

- **Meeting with City Manager:** Z. Fosler reported that he had the pleasure of meeting the new city manager, Darwin McClary. He looks forward to getting to know him.
- **MI NAHRO Senior Vice Presidency:** Z. Fosler stated that he has been nominated for Senior Vice President of Michigan NAHRO. Z. Fosler is attending the NAHRO North Central Regional Council Conference in Detroit next month.
- **Cinnaire Visit:** Representatives from Cinnaire and Michaels Development Company came to Sauk Trail Pointe to tour Deborah Strong Housing properties and to learn more about the Family Empowerment Program and Strong Families Fund.
- **CDT Inspection:** The YHC permanent loan lender, CDT, came to do an inspection of completed work.
- **Making Housing More Affordable Event:** Z. Fosler and Marquan Jackson presented the Family Empowerment Program at an affordable housing event hosted by the U of M School of Social Work. Z. Fosler and M. Jackson had the opportunity to meet the new Dean of SSW, whom expressed an interest in touring the YHC's portfolio and learning more about FEP.

### COMMISSIONER COMMENTS:

Commissioner Brannon: "This is my last meeting. I got a job and I am moving to D.C. I have submitted my letter of resignation to the Mayor. Thank you to all of you for the opportunity to be involved. I have really enjoyed the time I've been able to spend with all of you. I feel like we've done really great things and I'm sad to be leaving. Now that we've gotten our properties renovated, we will be able to focus on living the mission that we've been talking about: focusing on people, focusing on services, and focusing on building these communities. Good luck."

Commissioner Hollifield: "Very good meeting."

Commissioner Moore: "You will be most missed. Your value and contributions have been extraordinary. We made such a diverse team. You have kept everything careful and right and have really thought about things in a thoughtful and proactive way. We would not be where we are without you. Otherwise it was a good meeting."

Commissioner Smith: "We're doing an awesome job. Zac is doing a fabulous job. This is a dynamic and diverse team. I hate to see Valerie go. Her attention to detail, her quiet but strong nature. I think the eagle eye that she has, the heart that she has. We're going to miss her, no one will be quite like her. I'm proud of everything that we're doing. We're changing lives. We are going to change the course of many generations of families. I'm proud to be a part of that."

**Minutes of the Ypsilanti Housing Commission**  
**Thursday, April 13, 2017 – 6:00 p.m.**  
928 W. Michigan Ave., Ypsilanti, MI 48197

**ADJOURN:** A. Moore moved to adjourn, second by R. Smith. **Passed 4-0. Meeting adjourned at 7:20pm**

**THEREFORE, BE IT RESOLVED:**  
The Ypsilanti Housing Commission and its Board of Commissioners, of the City of Ypsilanti, Michigan, hereby authorize the Executive Director to sign the approved Board of Commissioners minutes of April 13, 2017.

|                         | YEAS  | NAYS  | ABSENT |
|-------------------------|-------|-------|--------|
| Commissioner (vacant)   | _____ | _____ | _____  |
| Commissioner Hollifield | _____ | _____ | _____  |
| Commissioner Moore      | _____ | _____ | _____  |
| Commissioner Palmer     | _____ | _____ | _____  |
| Commissioner Smith      | _____ | _____ | _____  |

\_\_\_\_\_  
Zachary D. Fosler, Executive Director



## INFORMATION MEMORANDUM

To: City Manager, Mayor, Council, and City Attorney

From: Beth Ernat, Director of Community and Economic Development

Date: June 2, 2017

Subject: Urban County Cooperative Agreement

On May 3<sup>rd</sup>, staff received a letter from Washtenaw County Office of Community and Economic Development (OCED) that our three year cooperative agreement will be automatically renewing for the following three Fiscal Years (2018, 2019, 2020) unless the local unit of government notifies the County and the HUD field office in writing before June 12, 2017 of its intent to withdraw from the agreement.

The County provides fiduciary responsibility, including monitoring and reporting to HUD on the use of program income, record keeping and reporting, and executing essential applications, plans, programs and projects. Conversely, the urban county cooperative eliminates the local jurisdiction from the application and use of state HUD grant money which is an excellent source of grant money especially for downtown redevelopment projects.

The city joined the Urban County in 2006. HUD oversees the partnerships and cooperatives. In the past the City need to provide a resolution to HUD continue within the program. This year HUD is not requiring a resolution to be in the program but rather a resolution to opt-out of the Urban County.

Below is a break-down of how funds were used over the past three years provided by Washtenaw County:

|      | CDBG infrastructure                                      | CDBG home rehab                                                      | CDBG priority                                | HOME                           | Total/year |
|------|----------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------|--------------------------------|------------|
| 2016 | \$55,289                                                 | \$37,554                                                             | \$125,000                                    |                                | \$217,843  |
|      | ADA Ramps, riverside park playground                     | Roof, hot water heater, boiler, furnace replacements (6 households)  | Depot Town platform, returning due to timing |                                |            |
| 2015 | \$57,646                                                 | \$32,218                                                             |                                              | \$15,754                       | \$105,618  |
|      | ADA Ramps, riverside park playground                     | emergency sewer, emergency repairs, roof (6 households)              |                                              | 312 Garland - Habitat DPA      |            |
| 2014 | \$50,000                                                 | \$40,900                                                             |                                              | \$16,500                       | \$107,400  |
|      | park improvements (2 tot lots and exterior beatification | single family rehab, emergency HVAC, roof replacement (5 households) |                                              | 469 N. Mansfield - Habitat DPA |            |

**Staff Comments:**

In general, the CDBG Urban County funds do not provide sufficient revenue to many projects or needs throughout the City. The City could be better served asking for state funds for large redevelopment projects.

However, at this point in time, there are several key factors to allowing automatic renewal of urban county partnership:

- ADA Ramp settlement and City ability to fund yearly requirement.
- Senior weatherization program is providing assistance to low-income seniors to age in place.
- Uncertainty of federal budget especially CDBG funds.

**Staff Recommendation:**

Do Nothing and allow for the automatic renewal of Urban County Cooperative Agreement





Resolution No. 2017-139  
June 6, 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  
CITY COUNCIL MEETING AGENDA  
COUNCIL CHAMBERS - ONE SOUTH HURON STREET  
TUESDAY, June 6, 2017  
7:00 P.M.**

**I. CALL TO ORDER –**

**The meeting was called to order at 7:05 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       | Present |
| Council Member Richardson | (7:08) 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**

**Changes:**

**Move: Section IX, "Ordinance First Reading", following Section XI, "Motions/Resolutions/Discussions".**

**Remove: Resolution No. 2017-137, approving the City of Ypsilanti Social Media Policy**

**Remove: Presentation of the OPRA application for 400 N. River.**

**VII. AUDIENCE PARTICIPATION –**

**VIII. PRESENTATIONS –**

- Resolution No. 2017-140, proclaiming the week of June 18<sup>th</sup> through June 24<sup>th</sup> as Gun Safety week in Ypsilanti.
- Housing Commission Update – Zachary Fosler, Ypsilanti Housing Commission Director.
- Bell/Kramer Environmental Testing Update – Beth Ernat, Economic Development Director.
- Parking System / Administration Hearings Bureau Collections – City Clerk Frances McMullan & Assistant City Attorney Dan DuChene.

1. Resolution No. 2017-123, directing staff to issue a Request for Proposal (RFP) to locate a third party to collect outstanding fines.  
**Offered By: Council Member Robb; Seconded By Council Member Vogt**  
**Approved: Yes – 7; No – 0; Absent – 0**
2. Resolution No. 2017-124, directing staff to issue a Request for Proposal (RFP) to locate a third party capable of supporting the Parking Violations Bureau's need for hardware and software support.  
**Offered By: Council Member Robb; Seconded By Council Member Bashert**  
**Approved: Yes – 7; No – 0; Absent – 0**

**IX. REMARKS FROM THE MAYOR –**

**~~X. ORDINANCE FIRST READING –~~ (Moved and heard following Section XI, Resolutions/Motions/Discussions)**

*~~Ordinance 1289~~*

- ~~1. AN ORDINANCE TO AMEND BUDGET APPROPRIATIONS BY DEPARTMENT AND MAJOR ORGANIZATIONAL UNIT FOR THE FISCAL YEARS 2016 – 2017 AND 2017 – 2018 (Finance)~~

- ~~A. Resolution No. 2017 – 125, determination~~
- ~~B. Public Hearing~~
- ~~C. Resolution No. 2017 – 126, close the public hearing~~

*~~Ordinance 1290~~*

- ~~2. An ordinance entitled, "2017-2018 Tax Levy Ordinance". (Finance)~~

- ~~A. Resolution No. 2017 – 127, determination~~
- ~~B. Public Hearing~~
- ~~C. Resolution No. 2017 – 128, close the public hearing~~

**XI. CONSENT AGENDA –**

Resolution No. 2017-129

1. Resolution No. 2017-130, approving the minutes of May 9<sup>th</sup>, May 11<sup>th</sup>, and May 16<sup>th</sup>, 2017 be approved. (Clerk)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**
2. Resolution No. 2017-131, approving a Special Merchants License for Cool Restaurant Group LLC. (Clerk)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**
3. Resolution No. 2017-132, approving Ordinance 1288, An Ordinance to Repeal Article II of Chapter 114 "TAXICABS" of the Ypsilanti City Code and Replace with "LIMOUSINE, TAXICAB, AND TRANSPORTATION NETWORK COMPANY." (**Second Reading**) (Attorney)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**

4. Resolution No. 2017-133, authorizing the City Clerk to submit a grant application for election equipment on behalf of the City of Ypsilanti. (Clerk)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**
5. Resolution No. 2017-134, authorizing the City Treasurer to levy and assess the unpaid special assessments to the July tax roll. (Treasury)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**
6. Resolution No. 2017-135, approving appointments to Boards and Commissions. (Mayor)  
**Offered By: Council Member Murdock; Seconded By Council Member Richardson**  
**Approved: Yes – 7; No – 0; Absent – 0**

## **XII. MOTIONS, RESOLUTIONS, DISCUSSIONS -**

1. Resolution No. 2017-136A, granting permission for Ypsilanti Heritage Festival and Paratus Air of Ohio and Indiana to use the city's Frog Island Park for a temporary heliport for public helicopter rides as part of the 2017 Heritage Festival event. (City Manager)  
**Offered By: Council Member Vogt; Seconded By Mayor Pro-Tem Brown**  
**Approved as Amended: Yes – 6; No – 1 (Vogt); Absent – 0**
2. Resolution No. 2017-136, requesting support for Cross Street Village residents. (Council)  
**Offered By: Council Member Bashert; Seconded By Council Member Richardson**  
**Approved as Amended: Yes – 7; No – 0; Absent – 0**
- ~~3. Resolution No. 2017-137, approving the City of Ypsilanti Social Media Policy. (City Manager)~~ ***(Removed until June 20<sup>th</sup> Meeting)***
4. Resolution No. 2017-138, approving the Brownfield Plan for 400 N. River. (Economic Development)  
**Offered By: Council Member Vogt; Seconded By Mayor Pro-Tem Brown**  
**Approved: Yes – 7; No – 0; Absent – 0**
- ~~5. Presentation of the OPRA application for 400 N. River. (Economic Development)~~ ***(Removed until June 20<sup>th</sup> Meeting)***

## **XIII. ORDINANCE FIRST READING –**

*Ordinance 1289*

1. AN ORDINANCE TO AMEND BUDGET APPROPRIATIONS BY DEPARTMENT AND MAJOR ORGANIZATIONAL UNIT FOR THE FISCAL YEARS 2016– 2017 AND 2017 – 2018 (Finance)
  - A. Resolution No. 2017 - 125, determination  
**Offered By: Mayor Pro-Tem Brown; Seconded By Council Member Vogt**  
**Approved: Yes – 7; No – 0; Absent – 0**
  - B. Public Hearing
  - C. Resolution No. 2017 – 126, close the public hearing  
**Offered By: Mayor Pro-Tem Brown; Seconded By Council Member Vogt**  
**Approved: Yes – 7; No – 0; Absent – 0**

3. An ordinance entitled, "2017-2018 Tax Levy Ordinance". (Finance)

A. Resolution No. 2017-127, determination

**Offered By: Mayor Pro-Tem Brown; Seconded By Council Member Vogt**

**Approved: Yes – 7; No – 0; Absent – 0**

B. Public Hearing

C. Resolution No. 2017 - 128, close the public hearing

**Offered By: Mayor Pro-Tem Brown; Seconded By Council Member Vogt**

**Approved: Yes – 7; No – 0; Absent – 0**

**XIV. AUDIENCE PARTICIPATION –**

**XV. 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

**XIV. COUNCIL PROPOSED BUSINESS –**

**XV. COMMUNICATIONS FROM THE MAYOR –**

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

**XVII. COMMUNICATIONS –**

- April 13, 2017 Ypsilanti Housing Commission Minutes.
- Community Development Block Grant Information Letter.

**XVIII. REMARKS FROM THE MAYOR –**

**Nominations**

**Board of Ethics**

Evan Dority  
908 Pleasant  
Ypsilanti, MI 48197  
**(Reappointment)**

**XIX. ADJOURNMENT –**

Resolution No. 2017-139, adjourning the City Council Meeting.

**The meeting adjourned at 11:05 p.m.**

**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

***BROWNFIELD PLAN***

Thompson Block Redevelopment  
400 N. River Street  
Ypsilanti, Michigan 48198

Prepared By:

Washtenaw County Brownfield Redevelopment Authority  
415 W. Michigan Avenue  
Ypsilanti, Michigan 48197  
Contact Person: Nathan Voght  
[voghtn@ewashtenaw.org](mailto:voghtn@ewashtenaw.org)  
Phone: 734-544-3055

Triterra  
1375 S. Washington Avenue, Suite 300  
Lansing, Michigan 48910  
Contact Person: Dave Van Haaren  
[dave.vanhaaren@triterra.us](mailto:dave.vanhaaren@triterra.us)  
Phone: 517-853-2152

May 16, 2017

Approved by the City of Ypsilanti DDA on May 18, 2017  
Concurred by the City of Ypsilanti on \_\_\_\_\_  
Approved by the Washtenaw County BRA on \_\_\_\_\_  
Adopted by Washtenaw County on \_\_\_\_\_

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## FIGURES

Figure 1: Property Location Map

Figure 2: Property Boundary Diagram

Figure 3: Soil Boring Map with Analytical Results

## TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

## ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Summary of Known Environmental Conditions

Attachment C: Affidavit of Function Obsolescence

Attachment D: Engineer’s Letter of Structural Conditions

Attachment E: Conceptual Rendering

Attachment F: Site Plan

## **1.0 PROJECT SUMMARY**

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name:</b>              | Thompson Block Redevelopment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Developer:</b>                 | The Original and Only Thompson Block, LLC<br>120 West Washington #G<br>Ann Arbor, MI 48104<br>Jon Carlson<br>734-604-0977                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Property Location:</b>         | 400 N. River Street, Ypsilanti, Michigan 48198                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Parcel Information:</b>        | The property consists of a single parcel;<br>Parcel ID No. 11-11-04-495-024.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Type of Eligible Property:</b> | “Facility”, “Functionally Obsolete”, and “Adjacent and Contiguous”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Project Description:</b>       | <p>A redevelopment of the subject property located at 400 N. River Street on the edge of Ypsilanti’s historic Depot Town commercial center. The project includes the rehabilitation of a 2-3 story 33,470 square foot historic, functionally obsolete, dangerous building situated on a contaminated parcel into a vibrant mixed use property. The mixed-use development includes a 12,000-square foot commercial space on the first floor and portion of the basement, to be occupied by a single restaurant tenant. The upper two floors of the structure will contain 20 high-quality residential apartment units.</p> <p>The developer is currently exploring options for the installation of solar panels onsite. Storm water will be addressed via bio-swales, feeding an underground retention system and reducing site runoff.</p> <p>The project will also encompass improvements to the site, including utility relocation, new and improved entrance, curb and gutter, parking and landscaping within the public right of way.</p> <p>Brownfield eligible activities include environmental assessment, excavation, transport and disposal of contaminated soils, life safety demolition activities, selective building demolition, site demolition, site preparation, and</p> |



public infrastructure improvements and preparation of a Brownfield Plan and Act 381 Work Plan.

|                                  |                                      |
|----------------------------------|--------------------------------------|
| <b>Total Capital Investment:</b> | Property and Building Improvements   |
|                                  | Property Acquisition: \$600,000      |
|                                  | Construction Hard Costs: \$8,166,063 |
|                                  | Construction Soft Costs: \$681,450   |
|                                  | <b>TOTAL INVESTMENT: \$9,447,513</b> |

Estimated at \$9,447,513 of which \$1,332,613 is currently proposed for Developer Brownfield Reimbursement.

**Estimated Job Creation/Retention:** The redevelopment is anticipated to generate 70 new full-time equivalent jobs. In addition, this redevelopment will result in the creation/retention of 75 to 80 temporary construction related jobs.

**Duration of Plan:** 28 years (starting in 2019). The duration of the Plan includes 27 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and 1 full year of TIR capture for deposit into the Washtenaw County Brownfield Redevelopment Authority's Local Brownfield Revolving Fund. The duration of the Plan includes a 12-year Obsolete Property Rehabilitation Act (OPRA) abatement.

**Developer's Reimbursable Costs:** \$1,332,613

| Total Eligible Cost for Reimbursement  |                    |
|----------------------------------------|--------------------|
| <b>Developer Reimbursement</b>         | <b>\$1,332,613</b> |
| State Brownfield Revolving Fund        | \$79,740           |
| BRA Plan Administrative Fees           | \$73,421           |
| Local Brownfield Revolving Fund (LBRF) | \$165,467          |
| <b>Total</b>                           | <b>\$1,651,241</b> |

## **2.0 INTRODUCTION AND PURPOSE**

The Washtenaw County Brownfield Redevelopment Authority (Authority or “WCBRA”), duly established on May 19, 1999 by resolution of the Washtenaw County Board of Commissioners, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within Washtenaw County, Michigan. The purpose of this Brownfield Plan (the “Plan”), to be implemented by the WCBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381

The Plan will allow the WCBRA to use tax increment financing to reimburse The Original and Only Thompson Block, LLC (referred to as the “Developer”) for the costs of eligible activities required to redevelop the eligible property located at 400 N. River Street in the City of Ypsilanti, Michigan. The proposed redevelopment will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein.

### **3.0 ELIGIBLE PROPERTY INFORMATION**

This Brownfield Plan is presented to support the Developer in the redevelopment of a single platted parcel of land, and two proposed parcels located adjacent and contiguous to the single parcel, located in Downtown Ypsilanti, Washtenaw County, Michigan (the “Property”). The platted parcel is privately owned property, commonly referred to as the Thompson Block. The location of the Property is depicted on Figure 1.

A summary of the Property is presented in the table below:

| Eligible Property   |                           |                  |                                 |
|---------------------|---------------------------|------------------|---------------------------------|
| Address             | Associated Addresses      | Tax ID           | Basis of Eligibility            |
| 400 N. River Street | 408 – 412 N. River Street | 11-11-04-495-024 | Facility, Functionally Obsolete |
| NA*                 | Proposed “Parcel A”       | NA               | Adjacent and Contiguous         |
| NA                  | Proposed “Parcel B”       | NA               | Adjacent and Contiguous         |

\* Not Available

It is the Developer’s intent that the City will parcel off portions of the River Street right-of-way (ROW) and Cross Street ROW and deed these “parcels” to the Developer for future improvement as outlined in this Plan. The subject Property includes these parcels identified above and defined in Attachment A as “Parcel A” and “Parcel B”.

The Property consists of approximately 0.47 acres developed with an approximately 33,470-square foot, two- to three-story commercial/industrial building. The remainder of the Property consists of grass and trees. The building on the Property is a vacant, underutilized, functionally obsolete, and blighted structure.

The Property is situated on the edge of the Depot Town commercial district within the City of Ypsilanti, Michigan. The Property is also located within the Ypsilanti Historic District and architectural plans were approved by the Ypsilanti Historic District Commission on February 14, 2017. The western portion of the Property (Lots 422-425), occupied by the building, is located within the City of Ypsilanti’s Downtown Development District, under the jurisdiction of the Downtown Development Authority (DDA). Property layout and boundaries are depicted on Figures 2 and 3. The legal description of the Property is included in Attachment A.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property ; (b) it is located within the City of Ypsilanti, a qualified local governmental unit under MCL 125.2782(k); (c) it has been determined to meet “facility” status as the term is defined by Part 201 of Michigan’s Natural

Resources and Environmental Protection Act (“NREPA”), P.A. 451, as amended; (d) it has been determined to be “functionally obsolete” as defined in Section 2(s) of Act 381; and (e) proposed Parcel A and proposed Parcel B are adjacent and contiguous to the qualifying parcel. Refer to Attachment B, Summary of Known Environmental Conditions and Attachment C, Affidavit of Functional Obsolescence. Figure 3 depicts environmental impact on the Property.

#### **4.0 PROPOSED REDEVELOPMENT**

The Project includes a complete redevelopment of the subject Property including the rehabilitation of the existing structure and improvements to the site and public right of way. The mixed-use development will result in a 12,000-square foot commercial space spanning the first floor and portion of the basement, to be occupied by a single restaurant tenant. The upper two floors of the structure will contain 20 high-quality residential apartment units.

The structure to be restored is a 156 year old building originally constructed as a Civil War Barracks. The Property has seen a wide variety of commercial uses for over 140 years. In 2009, a fire destroyed a majority of the building and multiple efforts to redevelop the Property have failed. As the building is in significant disrepair, thorough construction studies have been underway to determine the best approach to selective demolition and reconstruction of the site. Current plans include bracing and restoration of the historic façade, preserving as much of the historical brick as is feasible; any new wall construction utilizing historically appropriate brick. New fixed building equipment will include heating, ventilation, lighting, mechanical, fixtures, new roof structure, and structural wall and floor replacement. Additional new building materials will match the overall original historic construction when appropriate. A permanent awning will also be installed for use with an outdoor dining area.

The Developer is also exploring options for solar panels to be on the Property. Stormwater will be managed with an underground retention system fed by a system of Bio-swales to reduce stormwater runoff from the site.

The total anticipated investment into the redevelopment project is estimated at \$9,447,513 including \$8,166,063 in hard costs for construction. The development will result in the complete redevelopment of deteriorating, functionally obsolete, contaminated property in the City of Ypsilanti. This development will dramatically improve the appearance of the highly visible stretch of River Street and an important undeveloped corner in Depot Town. The Project will create added density to the area. The creation of the new restaurant to the area will bring additional visitors to Ypsilanti and provide additional support to existing retail establishments, reinforcing Depot Town as an entertainment and dining destination.

The improvements to the Property will be permanent and significantly increase the taxable value of the Property. These improvements will also assist in increasing the property values of the neighborhood. The Project will encourage additional redevelopment in the area by demonstrating that historic buildings are a valuable resource and maintain the heritage and character of a community.

The Project would not be possible without financial support through Brownfield tax increment financing (TIF) and other local, state and federal incentives outlined in Section

6.12 due to the unusually high cost of restoring the existing historic structure. The cost of construction associated with the careful rehabilitation of the structure, including high-quality, historically appropriate building materials, is significantly higher than new construction.

This redevelopment is projected to create 70 new, full time equivalent jobs at an average wage of \$15.00 per hour. The restaurant will hold a job fair to attract Ypsilanti residents and is an equal opportunity employer. Additionally, the Project is estimated to create 75 to 80 temporary construction jobs.

Construction is planned to commence in August/September 2017 following approval of local, state and federal incentives currently being pursued for the Project. Completion of the Project is expected to take 12 months.

## **5.0 BROWNFIELD CONDITIONS**

The current building was constructed in 1861. Since at least 1888, the building has been utilized by various commercial businesses and manufacturers including manufacturers of agricultural implements, wood shops, engine/electric shops, machine shops, printing and painting shops and lumber storage. The Property has been vacant since a fire destroyed a majority of the building in 2009.

Environmental site assessments (i.e. Phase I ESAs, Phase II ESAs) were conducted on the Property in 2014 and 2017. Phase II ESAs identified the presence of arsenic, benzo(a)pyrene, fluoranthene, naphthalene, phenanthrene, and mercury in subsurface fill materials at concentrations greater than the DEQ residential generic cleanup criteria established under Part 201. Impacted subsurface fill material included concrete masonry debris, brick debris, coal pieces, glass, sand, cobbles and gravel at depths of up to 5 feet below surface grade. A summary of known environmental conditions is included in Attachment B. Maps depicting environmental impact within the boundary of the Property is provided as Figure 3.

On February 15, 2017, the City of Ypsilanti Finance Department, Assessing Division formally determined the Property is “functionally obsolete” as the term is defined in Section 2(s), of Act 381. The Assessing Division conducted a site inspection and determined the building suffers severe physical depreciation and “is unable to be used to perform as intended due to substantial loss in value resulting from extreme structural damage and deficiencies and super inadequacies in design and construction.” The Affidavit of Functional Obsolescence is provided in Attachment C.

Additionally, the Structural Engineer of Record (EOR) for the Project determined the fire in 2009 destroyed much of the intermediate floor and roof framing which provided structural integrity to the masonry walls and much of the building has also. The EOR also indicated the building’s exposure to weathering effects have further deteriorated structural components of the building. The EOR concluded there is a high level of uncertainty regarding the ability of the remaining walls to resist wind load and due to the close proximity to public streets and walkways, the threat of danger to public safety is at an unacceptable level. The EOR recommended the immediate installation of a temporary masonry wall bracing system protective of public safety. Refer Attachment D to review a letter of structural conditions and recommendations issued by the EOR on February 7, 2017.

## **6.0 BROWNFIELD PLAN**

### **6.1 Description of Costs to Be Paid With Tax Increment Revenues and Summary of Eligible Activities**

The Developer will be reimbursed for the costs of eligible DEQ and MSF activities necessary to prepare the Property for redevelopment. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381.

DEQ and MSF eligible activities include environmental site assessment activities, Baseline Environmental Assessment activities, due care activities, selective building and site demolition, site preparation, public infrastructure improvements and preparation of the Brownfield Plan and Act 381 Work Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the WCBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”).

The total cost of activities eligible for Developer reimbursement from tax increment revenues is projected to be \$1,332,613.

The eligible activities are summarized below:

#### **STATE AND LOCAL ELIGIBLE ACTIVITIES**

##### **DEQ Eligible Activities**

###### **Department Specific Activities**

|                                                          |                 |
|----------------------------------------------------------|-----------------|
| Phase I Environmental Site Assessment .....              | \$1,800         |
| Phase II Environmental Site Assessment .....             | \$4,450         |
| Baseline Environmental Assessment Activities.....        | \$3,200         |
| Soil Management – Transportation of Impacted Soils ..... | \$6,000         |
| Soil Management – Disposal of Impacted Soils .....       | \$26,250        |
| <b>Total DEQ Eligible Activities.....</b>                | <b>\$41,700</b> |

##### **MSF Eligible Activities**

|                        |           |
|------------------------|-----------|
| Demolition .....       | \$342,000 |
| Site Preparation ..... | \$268,150 |



|                                                       |                    |
|-------------------------------------------------------|--------------------|
| Infrastructure Improvements .....                     | \$185,900          |
| <b>Total MSF Eligible Activities.....</b>             | <b>\$796,050</b>   |
| <b>Total DEQ and MSF Eligible Activities.....</b>     | <b>\$837,750</b>   |
| Contingency (15%)* .....                              | \$124,245          |
| Brownfield Plan / Act 381 Work Plan Preparation ..... | \$13,700           |
| Interest (3%, simple)** .....                         | \$356,917          |
| <b>TOTAL DEVELOPER ELIGIBLE ACTIVITIES.....</b>       | <b>\$1,332,613</b> |

\* Contingency calculation excludes costs for Phase I ESA, Phase II ESA, BEA, Brownfield Plan and Act 381 Work Plan activities.

\*\* Interest is calculated annually at 3% simple interest on Developer unreimbursed eligible activities.

A detailed breakdown in eligible activities costs are provided in Table 1, Brownfield Eligible Activities.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the WCBRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted within DEQ eligible activities and MSF eligible activities after the date this Plan is approved by the Washtenaw County Board of Commissioners.

## 6.2 Estimate of Captured Taxable Value, Tax Increment Revenues and Impact of Tax Increment Financing on Taxing Jurisdictions

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local and school tax revenues generated by the Property redevelopment and captured by the WCBRA. It is the intent of this Plan to include the capture of the School Operating and State Education Tax.

The DDA has the authority to capture tax increment revenues other than the State Education Tax and local or intermediate school district taxes within that portion of the Property located in the DDA. However, it is anticipated that an interlocal agreement will be executed between the DDA and the WCBRA to allow 95% of the DDA's incremental revenue to be passed through to the WCBRA and used for the purposes identified in this Brownfield Plan.

The 2017 taxable value of the Property is \$131,989 which is the initial taxable value for this Plan. A 12 year tax abatement from local taxes only is planned under the Obsolete Property Rehabilitation Act (“OPRA”).

The projected taxable value is phased over 2 years with a final taxable value, at project completion, of \$1,087,500 in 2020. The actual taxable value will be determined by the City’s Assessor after the development is completed.

It is estimated that the WCBRA will capture tax increment revenues from 2019 through 2045 to reimburse the cost of the eligible activities, capture for WCBRA administrative fees and capture for deposits into the State Brownfield Revolving Fund. It is also estimated the WCBRA will capture tax increment revenues in 2045 and 2046 to deposit into the WCBRA’s Local Brownfield Revolving Fund (LBRF). In the last year of Developer reimbursement, the WCBRA will capture tax increment revenues remaining after final Developer reimbursement and deposit remaining revenue into the LBRF. The WCBRA will then capture all available tax increment revenues in the following and last year of the Plan for deposit into the LBRF.

As demonstrated on Table 3, the total impact of incremental tax capture on taxing jurisdictions is estimated at \$1,651,241.

Tax capture for deposits into the State Brownfield Revolving Fund is estimated at \$79,740.

Tax capture for WCBRA administrative fees is estimated at \$73,421.

Tax capture for the WCBRA’s LBRF is estimated at \$165,467.

Impact to specific taxing jurisdictions is presented in Table 2a and 2b, Tax Increment Revenue Capture Estimates and a schedule of tax increment revenue is presented in Table 3, Tax Increment Revenue Allocation Table.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all real and personal taxable improvements on the Property as determined by the City Assessor and the actual millage rates levied by the various taxing jurisdictions during each year of the plan. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and the millage rates set each year by the taxing jurisdictions.

### **6.3 Method of Financing Plan Costs and Description of Advances by the Municipality**

The Developer is ultimately responsible for financing the costs of eligible activities included in this Plan. Neither the WCBRA nor the County of Washtenaw will advance any funds to finance the eligible activities described in this Plan. All Plan financing commitments and activities and cost reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the WCBRA to fund such reimbursements and provide the DDA with relevant information necessary to form and execute an interlocal agreement to fund such reimbursements. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

### **6.4. Maximum Amount of Note or Bonded Indebtedness**

Eligible activities are to be financed by the Developer. The WCBRA and/or Washtenaw County will not incur any note or bonded indebtedness to finance Brownfield eligible activities outlined in this Plan.

### **6.5 Duration of Brownfield Plan**

The duration of this Brownfield Plan for the Property is anticipated to be 28 years total tax capture after the first year of tax capture anticipated as 2019 under this Plan. The duration of the Plan includes 27 years of Tax Increment Revenue (TIR) capture for reimbursement to the Developer and capture for WCBRA administrative fees and deposits into the State Brownfield Revolving Fund and one year of TIR capture for deposit into the WCBRA's LBRF. In the final year of Developer reimbursement, the WCBRA will capture tax increment revenues remaining after final Developer reimbursement and deposit remaining revenue into the LBRF. The WCBRA will then capture all available tax increment revenues in the following and last year of the Plan for deposit into the LBRF. The first 12 years of the Plan includes an Obsolete Property Rehabilitation Act (OPRA) abatement.

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan.

## **6.6 Legal Description, Property Map, Property Characteristics and Personal Property**

The boundary subject to this Brownfield Plan consists of a single parcel of land located in the City of Ypsilanti, Washtenaw County, Michigan.

The Property is situated within an area of downtown commercial development located in the immediate proximity of the historic Depot Town commercial district. The Property is located within the boundaries of the City of Ypsilanti, Michigan. The general Property location is depicted on Figure 1. Property layout and boundaries are depicted on Figures 2 and 3. A legal description for the parcel is included in Attachment A. The subject Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

## **6.7 Estimates of Residents and Displacement of Families**

No occupied residences are involved in the redevelopment, no persons reside at the Property, and no families or individuals will be displaced as a result of this development.

## **6.8 Plan for Relocation of Displaced Persons**

No persons will be displaced as a result of this development. Therefore, a Plan for relocation of displaced persons is not applicable and is not needed for this Plan.

## **6.9 Provisions for Relocation Costs**

No persons will be displaced as result of this development and no relocation costs will be incurred. Therefore, provision for relocation costs is not applicable and is not needed for this Plan.

## **6.10 Strategy for Compliance with Michigan's Relocation Assistance Law**

No persons will be displaced as result of this development. Therefore, no relocation assistance strategy is needed for this Plan.

## **6.11 Description of the Proposed Use of Local Brownfield Revolving Fund**

The WCBRA has established a Local Brownfield Revolving Fund (LBRF). The WCBRA will capture incremental taxes to deposit into the LBRF, to the extent allowed by law and the WCBRA's existing program policies and procedures. However, no LBRF monies will be used to finance or reimburse eligible activities described in this Brownfield Plan.

#### **6.12 Other Material that the Authority or Governing Body Considers Pertinent**

In addition to the 12 year tax abatement outlined herein, the Developer is considering additional financial support through federal and state historic tax credits and an amendment of an existing Brownfield Michigan Business Tax (MBT) Credit previously awarded to the Property by the Michigan Economic Development Corporation (MEDC).

## **FIGURES**

**Figure 1: Property Location Map**

**Figure 2: Eligible Property Boundary Map**

**Figure 3: Soil Boring Map with Analytical Results**





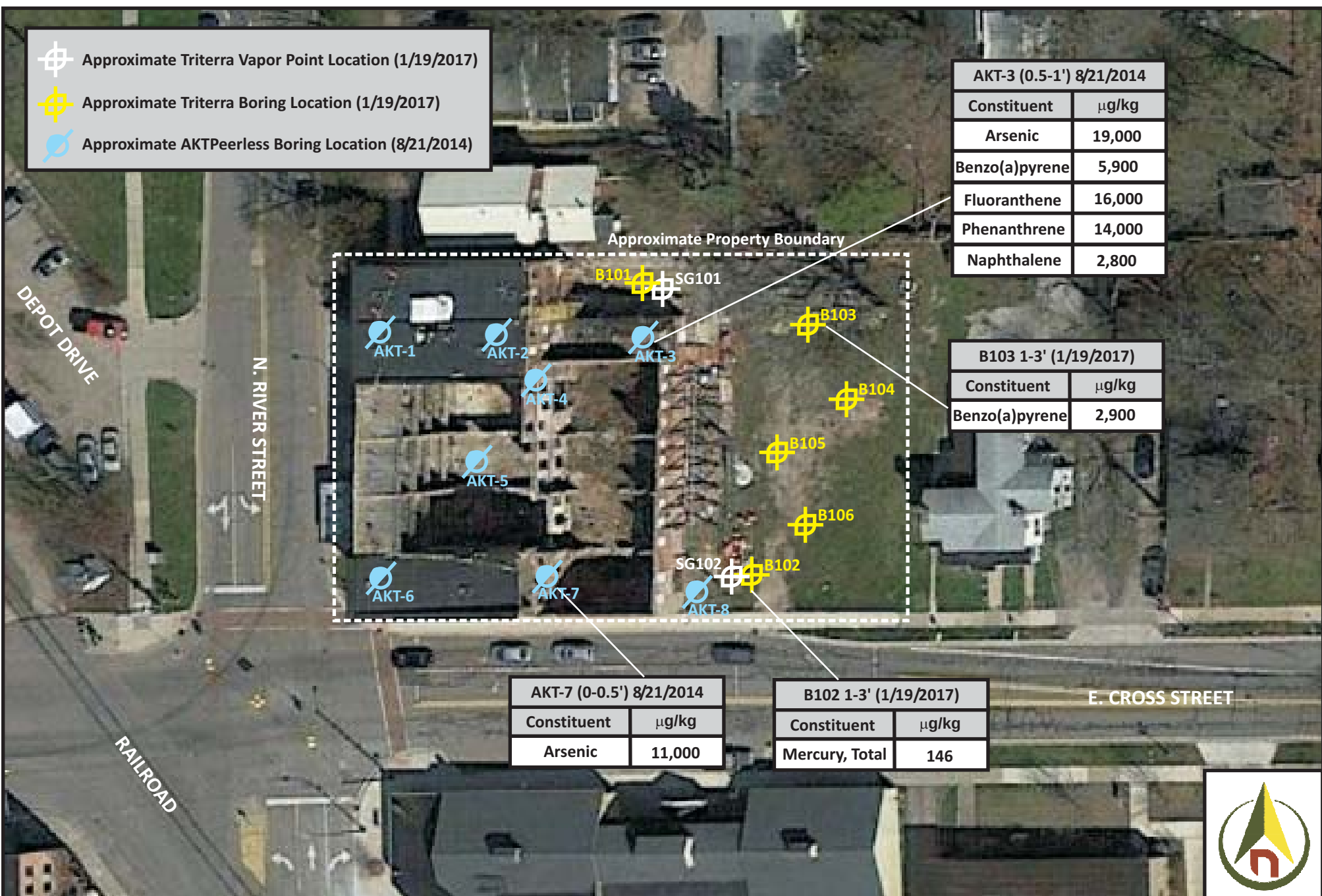




DATE: 11/15/2016



-  Approximate Triterra Vapor Point Location (1/19/2017)
-  Approximate Triterra Boring Location (1/19/2017)
-  Approximate AKTPeerless Boring Location (8/21/2014)



**TRI TERRA**

**FIGURE 3**

**BORING/SAMPLE LOCATIONS & ANALYTICAL RESULTS  
EXCEEDING MDEQ PART 201 GRCC**

PROJECT NUMBER: 16-1663

**400 N. RIVER STREET  
YPSILANTI, MICHIGAN 48198**

DIAGRAM CREATED BY: RD      DATE: 11/15/2016

## **TABLES**

**Table 1: Brownfield Eligible Activities**

**Table 2: Tax Increment Revenue Capture Estimates**

**Table 3: Tax Increment Revenue Reimbursement Allocation Table**

**Table 1**  
**Brownfield Eligible Activities**  
**Thompson Block Redevelopment**  
**400 N. River Street, Ypsilanti, MI**  
**May 16, 2017**

| ELIGIBLE ACTIVITIES                                       | COST                | REIMBURSEMENT ALLOCATION |                     |                          |
|-----------------------------------------------------------|---------------------|--------------------------|---------------------|--------------------------|
|                                                           |                     | DEQ<br>ACTIVITIES        | MSF<br>ACTIVITIES   | LOCAL-ONLY<br>ACTIVITIES |
| <b>DEQ ELIGIBLE ACTIVITIES</b>                            |                     |                          |                     |                          |
| <b>Department Specific Activities</b>                     |                     |                          |                     |                          |
| Phase I Environmental Site Assessment                     | \$ 1,800            | \$ 1,800                 |                     |                          |
| Phase II Environmental Site Assessment                    | \$ 4,450            | \$ 4,450                 |                     |                          |
| Baseline Environmental Assessment                         | \$ 3,200            | \$ 3,200                 |                     |                          |
| Soil Management - Transportation of Impacted Soils        | \$ 6,000            |                          |                     | \$ 6,000                 |
| Soil Management - Disposal of Impacted Soils              | \$ 26,250           |                          |                     | \$ 26,250                |
| <b>DEQ ELIGIBLE ACTIVITIES SUB-TOTAL</b>                  | <b>\$ 41,700</b>    | <b>\$ 9,450</b>          | <b>\$ -</b>         | <b>\$ 32,250</b>         |
| <b>MSF ELIGIBLE ACTIVITIES</b>                            |                     |                          |                     |                          |
| <b>Demolition</b>                                         |                     |                          |                     |                          |
| Life Safety Demolition - Eng. Design, Demo./Shoring Plan  | \$ 12,000           |                          | \$ 12,000           |                          |
| Life Safety Demolition                                    | \$ 175,000          |                          | \$ 175,000          |                          |
| Site Demolition                                           | \$ 5,000            |                          | \$ 5,000            |                          |
| Building Demolition - Interior                            | \$ 120,000          |                          | \$ 120,000          |                          |
| On-Site Demolition Oversight                              | \$ 10,000           |                          | \$ 10,000           |                          |
| Demolition - Bid Specifications and Contractor            | \$ 5,000            |                          | \$ 5,000            |                          |
| Demolition - Project Management                           | \$ 15,000           |                          | \$ 15,000           |                          |
| <b>Subtotal Demolition Activities</b>                     | <b>\$ 342,000</b>   |                          | <b>\$ 342,000</b>   |                          |
| <b>Site Preparation</b>                                   |                     |                          |                     |                          |
| Geotechnical Engineering                                  | \$ 25,000           |                          | \$ 25,000           |                          |
| Clearing and Grubbing                                     | \$ 10,000           |                          | \$ 10,000           |                          |
| Fill - Importing, Backfill & Compaction                   | \$ 114,900          |                          | \$ 114,900          |                          |
| Relocation of Existing/Active Utilities - OH Electric     | \$ 52,000           |                          | \$ 52,000           |                          |
| Replacement of Utilities - Telecom Conduit                | \$ 5,000            |                          | \$ 5,000            |                          |
| Soil Management - Excavation                              | \$ 23,000           |                          | \$ 23,000           |                          |
| Temporary Construction Access                             | \$ 2,500            |                          | \$ 2,500            |                          |
| Temp. Erosion Control - Mud Mat, Silt Fencing, Sed. Bags  | \$ 6,750            |                          | \$ 6,750            |                          |
| Temporary Fencing / Site Control                          | \$ 6,500            |                          | \$ 6,500            |                          |
| Temporary Traffic Control                                 | \$ 5,000            |                          | \$ 5,000            |                          |
| Site Preparation - Bid Specifications and Contractor      | \$ 2,500            |                          | \$ 2,500            |                          |
| Site Preparation - Project Management and Field Oversight | \$ 15,000           |                          | \$ 15,000           |                          |
| <b>Subtotal Site Preparation Activities</b>               | <b>\$ 268,150</b>   |                          | <b>\$ 268,150</b>   |                          |
| <b>Infrastructure Improvements</b>                        |                     |                          |                     |                          |
| Entrance Improvements-Curbs, Gutters, Pavement,           | \$ 9,900            |                          | \$ 9,900            |                          |
| Irrigation in Right of Way                                | \$ 2,500            |                          | \$ 2,500            |                          |
| Landscaping in Right of Way                               | \$ 2,500            |                          | \$ 2,500            |                          |
| Roads - Straightening/Realigning River Street             | \$ 35,000           |                          | \$ 35,000           |                          |
| Sidewalks and Pavers in Right of Way                      | \$ 40,000           |                          | \$ 40,000           |                          |
| Signage in Right of Way                                   | \$ 3,500            |                          | \$ 3,500            |                          |
| USM - Bioswale / Underground Detention System             | \$ 55,000           |                          | \$ 55,000           |                          |
| Utility - 4" and 6" Water Service Upgrades in ROW         | \$ 10,000           |                          | \$ 10,000           |                          |
| Utility - Sanitary Upgraded Connection in ROW             | \$ 10,000           |                          | \$ 10,000           |                          |
| Bid Specs and Contractor Procurement                      | \$ 2,500            |                          | \$ 2,500            |                          |
| Project Management and Field Oversight                    | \$ 15,000           |                          | \$ 15,000           |                          |
| <b>Subtotal Infrastructure Improvement Activities</b>     | <b>\$ 185,900</b>   |                          | <b>\$ 185,900</b>   |                          |
| <b>MSF ELIGIBLE ACTIVITIES SUB-TOTAL</b>                  | <b>\$ 796,050</b>   | <b>\$ -</b>              | <b>\$ 796,050</b>   | <b>\$ -</b>              |
| <b>MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL</b>          | <b>\$ 837,750</b>   | <b>\$ 9,450</b>          | <b>\$ 796,050</b>   | <b>\$ 32,250</b>         |
| Contingency (15%)                                         | \$ 124,246          | \$ -                     | \$ 119,408          | \$ 4,838                 |
| Brownfield & Act 381 Work Plan Preparation                | \$ 13,700           | \$ 6,850                 | \$ 6,850            |                          |
| Interest (3%, simple)                                     | \$ 356,917          | \$ 5,906                 | \$ 334,159          | \$ 16,852                |
| <b>TOTAL ELIGIBLE COST FOR REIMBURSEMENT:</b>             | <b>\$ 1,332,613</b> | <b>\$ 22,206</b>         | <b>\$ 1,256,467</b> | <b>\$ 53,940</b>         |
| State Brownfield Revolving Fund                           | \$ 79,740           |                          |                     |                          |
| BRA Administrative Fees                                   | \$ 73,421           |                          |                     |                          |
| Local Brownfield Revolving Fund (LBRF)                    | \$ 165,467          |                          |                     |                          |
| DDAs Capture                                              | \$ -                |                          |                     |                          |
| <b>GRAND TOTAL</b>                                        | <b>\$ 1,651,241</b> |                          |                     |                          |
|                                                           |                     | 1.67%                    | 94.29%              | 4.05%                    |

**NOTES:**

These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.

Costs for preparation of Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.

**Table 2a**  
**Tax Increment Revenue Capture Estimates - Building Portion Within DDA Boundary (Lots 422-425)**

| Plan Year                                              | 2019<br>1  | 2020<br>2    | 2021<br>3    | 2022<br>4    | 2023<br>5    | 2024<br>6    | 2025<br>7    | 2026<br>8    | 2027<br>9    | 2028<br>10   | 2029<br>11   | 2030<br>12   | 2031<br>13   | 2032<br>14   | 2033<br>15   | 2034<br>16   | 2035<br>17   | 2036<br>18   | 2037<br>19   | 2038<br>20   | 2039<br>21   |
|--------------------------------------------------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Base TV of Land                                        | \$ 37,021  | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    |
| Base TV of Building                                    | \$ 71,989  | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    |
| Estimated New TV of Land                               | \$ 37,391  | \$ 37,765    | \$ 38,143    | \$ 38,524    | \$ 38,909    | \$ 39,298    | \$ 39,691    | \$ 40,088    | \$ 40,489    | \$ 40,894    | \$ 41,303    | \$ 41,716    | \$ 42,133    | \$ 42,554    | \$ 42,980    | \$ 43,410    | \$ 43,844    | \$ 44,282    | \$ 44,725    | \$ 45,172    | \$ 45,624    |
| Estimated New TV of Building                           | \$ 483,181 | \$ 1,026,324 | \$ 1,036,587 | \$ 1,046,953 | \$ 1,057,423 | \$ 1,067,997 | \$ 1,078,677 | \$ 1,089,464 | \$ 1,100,359 | \$ 1,111,363 | \$ 1,122,477 | \$ 1,133,702 | \$ 1,145,039 | \$ 1,156,489 | \$ 1,168,054 | \$ 1,179,735 | \$ 1,191,532 | \$ 1,203,447 | \$ 1,215,481 | \$ 1,227,636 | \$ 1,239,912 |
| Incremental Difference for Land (New TV - Base TV)     | \$ 370     | \$ 744       | \$ 1,122     | \$ 1,503     | \$ 1,888     | \$ 2,277     | \$ 2,670     | \$ 3,067     | \$ 3,468     | \$ 3,873     | \$ 4,282     | \$ 4,695     | \$ 5,112     | \$ 5,533     | \$ 5,959     | \$ 6,389     | \$ 6,823     | \$ 7,261     | \$ 7,704     | \$ 8,151     | \$ 8,603     |
| Incremental Difference for Building (New TV - Base TV) | \$ 411,191 | \$ 954,335   | \$ 964,598   | \$ 974,964   | \$ 985,534   | \$ 996,008   | \$ 1,006,688 | \$ 1,017,475 | \$ 1,028,370 | \$ 1,039,374 | \$ 1,050,488 | \$ 1,061,713 | \$ 1,073,050 | \$ 1,084,500 | \$ 1,096,065 | \$ 1,107,746 | \$ 1,119,543 | \$ 1,131,458 | \$ 1,143,492 | \$ 1,155,647 | \$ 1,167,923 |
| Total Incremental Difference                           | \$ 411,561 | \$ 955,079   | \$ 965,720   | \$ 976,467   | \$ 987,322   | \$ 998,285   | \$ 1,009,358 | \$ 1,020,542 | \$ 1,031,838 | \$ 1,043,247 | \$ 1,054,770 | \$ 1,066,408 | \$ 1,078,162 | \$ 1,090,033 | \$ 1,102,024 | \$ 1,114,135 | \$ 1,126,366 | \$ 1,138,719 | \$ 1,151,196 | \$ 1,163,798 | \$ 1,176,526 |

| School Capture            | Millage Rate |        |    |       |    |        |    |        |  |        |    |        |    |        |    |        |  |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |  |        |    |        |    |        |    |        |    |        |    |        |
|---------------------------|--------------|--------|----|-------|----|--------|----|--------|--|--------|----|--------|----|--------|----|--------|--|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|--|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| School Operating          | 17.9712      |        | \$ | 7,396 | \$ | 17,164 | \$ | 17,355 |  | 17,548 | \$ | 17,743 | \$ | 17,940 | \$ | 18,139 |  | 18,340 | \$ | 18,543 | \$ | 18,748 | \$ | 18,955 |    | 19,165 | \$ | 19,376 | \$ | 19,589 | \$ | 19,805 |  | 20,022 | \$ | 20,242 | \$ | 20,464 | \$ | 20,688 | \$ | 20,915 |    | 21,144 |
| State Education Tax (SET) | 6.0000       |        | \$ | 2,469 | \$ | 5,730  | \$ | 5,794  |  | 5,859  | \$ | 5,924  | \$ | 5,990  | \$ | 6,056  |  | 6,123  | \$ | 6,191  | \$ | 6,259  | \$ | 6,329  | \$ | 6,398  | \$ | 6,469  | \$ | 6,540  | \$ | 6,612  |  | 6,685  | \$ | 6,758  | \$ | 6,832  | \$ | 6,907  | \$ | 6,983  |    | 7,059  |
| School Total:             | 23.9712      | 33.49% | \$ | 9,865 | \$ | 22,894 | \$ | 23,149 |  | 23,407 | \$ | 23,667 | \$ | 23,930 | \$ | 24,195 |  | 24,463 | \$ | 24,734 | \$ | 25,007 | \$ | 25,284 | \$ | 25,563 | \$ | 25,845 | \$ | 26,129 | \$ | 26,417 |  | 26,707 | \$ | 27,000 | \$ | 27,296 | \$ | 27,595 |    | 27,898 | \$ | 28,203 |

| Local Capture     |         | Millage Rate |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |
|-------------------|---------|--------------|----|----|----|----|----|----|----|----|----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| City Operating    | 27.1029 | \$           | 10 | \$ | 20 | \$ | 30 | \$ | 41 | \$ | 51 | \$ | 62  | \$ | 72  | \$ | 83  | \$ | 94  | \$ | 105 | \$ | 116 | \$ | 28,903 | \$ | 29,221 | \$ | 29,543 | \$ | 29,868 | \$ | 30,196 | \$ | 30,528 | \$ | 30,863 | \$ | 31,201 | \$ | 31,542 | \$ | 31,887 |
| Sanitation        | 2.7400  | \$           | 1  | \$ | 2  | \$ | 3  | \$ | 4  | \$ | 5  | \$ | 6   | \$ | 7   | \$ | 8   | \$ | 10  | \$ | 11  | \$ | 12  | \$ | 2,922  | \$ | 2,954  | \$ | 2,987  | \$ | 3,020  | \$ | 3,053  | \$ | 3,086  | \$ | 3,120  | \$ | 3,154  | \$ | 3,189  | \$ | 3,224  |
| Public Transit    | 0.9643  | \$           | -  | \$ | 1  | \$ | 1  | \$ | 1  | \$ | 2  | \$ | 2   | \$ | 3   | \$ | 3   | \$ | 3   | \$ | 4   | \$ | 4   | \$ | 1,028  | \$ | 1,040  | \$ | 1,051  | \$ | 1,063  | \$ | 1,074  | \$ | 1,086  | \$ | 1,098  | \$ | 1,110  | \$ | 1,122  | \$ | 1,135  |
| AAATA             | 0.6943  | \$           | -  | \$ | 1  | \$ | 1  | \$ | 1  | \$ | 1  | \$ | 2   | \$ | 2   | \$ | 2   | \$ | 2   | \$ | 3   | \$ | 3   | \$ | 740    | \$ | 749    | \$ | 757    | \$ | 765    | \$ | 774    | \$ | 782    | \$ | 791    | \$ | 799    | \$ | 808    | \$ | 817    |
| WCC               | 3.4360  | \$           | 1  | \$ | 3  | \$ | 4  | \$ | 5  | \$ | 6  | \$ | 8   | \$ | 9   | \$ | 11  | \$ | 12  | \$ | 13  | \$ | 15  | \$ | 3,664  | \$ | 3,705  | \$ | 3,745  | \$ | 3,787  | \$ | 3,828  | \$ | 3,870  | \$ | 3,913  | \$ | 3,956  | \$ | 3,999  | \$ | 4,043  |
| Washtenaw ISD     | 5.4509  | \$           | 2  | \$ | 4  | \$ | 6  | \$ | 8  | \$ | 10 | \$ | 12  | \$ | 15  | \$ | 17  | \$ | 19  | \$ | 21  | \$ | 23  | \$ | 5,813  | \$ | 5,877  | \$ | 5,942  | \$ | 6,007  | \$ | 6,073  | \$ | 6,140  | \$ | 6,207  | \$ | 6,275  | \$ | 6,344  | \$ | 6,413  |
| Library           | 1.8762  | \$           | 1  | \$ | 1  | \$ | 2  | \$ | 3  | \$ | 4  | \$ | 4   | \$ | 5   | \$ | 6   | \$ | 7   | \$ | 7   | \$ | 8   | \$ | 2,001  | \$ | 2,023  | \$ | 2,045  | \$ | 2,068  | \$ | 2,090  | \$ | 2,113  | \$ | 2,136  | \$ | 2,160  | \$ | 2,184  | \$ | 2,207  |
| County            | 4.5215  | \$           | 2  | \$ | 3  | \$ | 5  | \$ | 7  | \$ | 9  | \$ | 10  | \$ | 12  | \$ | 14  | \$ | 16  | \$ | 18  | \$ | 19  | \$ | 4,822  | \$ | 4,875  | \$ | 4,929  | \$ | 4,983  | \$ | 5,038  | \$ | 5,093  | \$ | 5,149  | \$ | 5,205  | \$ | 5,262  | \$ | 5,320  |
| Depot Town        | 1.8223  | \$           | 1  | \$ | 1  | \$ | 2  | \$ | 3  | \$ | 3  | \$ | 4   | \$ | 5   | \$ | 6   | \$ | 6   | \$ | 7   | \$ | 8   | \$ | 1,943  | \$ | 1,965  | \$ | 1,986  | \$ | 2,008  | \$ | 2,030  | \$ | 2,053  | \$ | 2,075  | \$ | 2,098  | \$ | 2,121  | \$ | 2,144  |
| HCMA              | 0.2146  | \$           | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 229    | \$ | 231    | \$ | 234    | \$ | 236    | \$ | 239    | \$ | 242    | \$ | 244    | \$ | 247    | \$ | 250    | \$ | 252    |
| County Parks      | 0.4690  | \$           | -  | \$ | -  | \$ | 1  | \$ | 1  | \$ | 1  | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 2   | \$ | 2   | \$ | 2   | \$ | 500    | \$ | 506    | \$ | 511    | \$ | 517    | \$ | 523    | \$ | 528    | \$ | 534    | \$ | 540    | \$ | 546    | \$ | 552    |
| County Natural    | 0.2394  | \$           | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -  | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 255    | \$ | 258    | \$ | 261    | \$ | 264    | \$ | 267    | \$ | 270    | \$ | 273    | \$ | 276    | \$ | 279    | \$ | 282    |
| County EECS       | 0.1987  | \$           | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 1   | \$ | 212    | \$ | 214    | \$ | 217    | \$ | 219    | \$ | 221    | \$ | 224    | \$ | 226    | \$ | 229    | \$ | 231    | \$ | 234    |
| County Vet Relief | 0.1000  | \$           | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -  | \$ | -   | \$ | -   | \$ | -   | \$ | -   | \$ | -   | \$ | -   | \$ | 107    | \$ | 108    | \$ | 109    | \$ | 110    | \$ | 111    | \$ | 113    | \$ | 114    | \$ | 115    | \$ | 116    | \$ | 118    |
| Local Total:      | 49.8301 | \$           | 18 | \$ | 36 | \$ | 55 | \$ | 74 | \$ | 92 | \$ | 112 | \$ | 134 | \$ | 154 | \$ | 174 | \$ | 194 | \$ | 213 | \$ | 53,139 | \$ | 53,726 | \$ | 54,317 | \$ | 54,915 | \$ | 55,517 | \$ | 56,128 | \$ | 56,743 | \$ | 57,365 | \$ | 57,993 | \$ | 58,628 |

| Local Capture by DDA (5%, as applicable*) |        |    |      |      |      |      |      |      |      |      |      |      |      |      |    | Millage Rate |          |          |          |          |          |          |          |          |       |  |  |
|-------------------------------------------|--------|----|------|------|------|------|------|------|------|------|------|------|------|------|----|--------------|----------|----------|----------|----------|----------|----------|----------|----------|-------|--|--|
| City Operating                            | 1.3551 | \$ |      | 1 \$ | 1 \$ | 2 \$ | 2 \$ | 3 \$ | 3 \$ | 4 \$ | 4 \$ | 5 \$ | 5 \$ | 6 \$ | \$ | 1,445 \$     | 1,461 \$ | 1,477 \$ | 1,493 \$ | 1,510 \$ | 1,526 \$ | 1,543 \$ | 1,560 \$ | 1,577 \$ | 1,594 |  |  |
| Sanitation                                | 0.1370 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1 \$ | 1 \$ | \$ | 146 \$       | 148 \$   | 149 \$   | 151 \$   | 153 \$   | 154 \$   | 156 \$   | 158 \$   | 159 \$   | 161   |  |  |
| Public Transit                            | 0.0482 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 51 \$        | 52 \$    | 53 \$    | 53 \$    | 54 \$    | 54 \$    | 55 \$    | 55 \$    | 56 \$    | 57    |  |  |
| AAATA                                     | 0.0347 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 37 \$        | 37 \$    | 38 \$    | 38 \$    | 39 \$    | 39 \$    | 40 \$    | 40 \$    | 40 \$    | 41    |  |  |
| WCC                                       | 0.1718 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1 \$ | 1 \$ | 1 \$ | 1 \$ | \$ | 183 \$       | 185 \$   | 187 \$   | 189 \$   | 191 \$   | 194 \$   | 196 \$   | 198 \$   | 200 \$   | 202   |  |  |
| Washtenaw ISD*                            | 0.0000 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | - \$         | - \$     | - \$     | - \$     | - \$     | - \$     | - \$     | - \$     | - \$     | -     |  |  |
| Library                                   | 0.0938 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 100 \$       | 101 \$   | 102 \$   | 103 \$   | 105 \$   | 106 \$   | 107 \$   | 108 \$   | 109 \$   | 110   |  |  |
| County                                    | 0.2261 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | 1 \$ | 1 \$ | 1 \$ | 1 \$ | 1 \$ | 1 \$ | \$ | 241 \$       | 244 \$   | 246 \$   | 249 \$   | 252 \$   | 255 \$   | 257 \$   | 260 \$   | 263 \$   | 266   |  |  |
| Depot Town                                | 0.0911 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 97 \$        | 98 \$    | 99 \$    | 100 \$   | 101 \$   | 103 \$   | 104 \$   | 105 \$   | 106 \$   | 107   |  |  |
| HCMA                                      | 0.0107 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 11 \$        | 12 \$    | 12 \$    | 12 \$    | 12 \$    | 12 \$    | 12 \$    | 12 \$    | 12 \$    | 13    |  |  |
| County Parks                              | 0.0235 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 25 \$        | 25 \$    | 26 \$    | 26 \$    | 26 \$    | 26 \$    | 27 \$    | 27 \$    | 27 \$    | 28    |  |  |
| County Natural                            | 0.0120 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 13 \$        | 13 \$    | 13 \$    | 13 \$    | 13 \$    | 14 \$    | 14 \$    | 14 \$    | 14 \$    | 14    |  |  |
| County EECS                               | 0.0099 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 11 \$        | 11 \$    | 11 \$    | 11 \$    | 11 \$    | 11 \$    | 11 \$    | 11 \$    | 12 \$    | 12    |  |  |
| County Vet Relief                         | 0.0050 | \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | - \$ | \$ | 5 \$         | 5 \$     | 5 \$     | 6 \$     | 6 \$     | 6 \$     | 6 \$     | 6 \$     | 6 \$     | 6     |  |  |
| Local Total:                              | 2.2189 | \$ |      | 1 \$ | 1 \$ | 2 \$ | 2 \$ | 3 \$ | 4 \$ | 5 \$ | 6 \$ | 7 \$ | 8 \$ | 9 \$ | \$ | 2,365 \$     | 2,392 \$ | 2,418 \$ | 2,444 \$ | 2,473 \$ | 2,500 \$ | 2,528 \$ | 2,554 \$ | 2,581 \$ | 2,611 |  |  |

| Local Capture by BRA (95%, as applicable*) |         |         |       |    |        |    |        |    |        |    |        |    |        | Millage Rate |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |    |        |
|--------------------------------------------|---------|---------|-------|----|--------|----|--------|----|--------|----|--------|----|--------|--------------|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| City Operating                             | 25.7478 | \$      | 10    | \$ | 19     | \$ | 29     | \$ | 39     | \$ | 49     | \$ | 59     | \$           | 69     | \$ | 79     | \$ | 89     | \$ | 100    | \$ | 110    | \$ | 27,458 | \$ | 27,760 | \$ | 28,066 | \$ | 28,375 | \$ | 28,687 | \$ | 29,001 | \$ | 29,320 | \$ | 29,641 | \$ | 29,965 | \$ | 30,293 |
| Sanitation                                 | 2.6030  | \$      | 1     | \$ | 2      | \$ | 3      | \$ | 4      | \$ | 5      | \$ | 6      | \$           | 7      | \$ | 8      | \$ | 9      | \$ | 10     | \$ | 11     | \$ | 2,776  | \$ | 2,806  | \$ | 2,837  | \$ | 2,869  | \$ | 2,900  | \$ | 2,932  | \$ | 2,964  | \$ | 2,997  | \$ | 3,029  | \$ | 3,062  |
| Public Transit                             | 0.9161  | \$      | -     | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 2      | \$ | 2      | \$           | 2      | \$ | 3      | \$ | 3      | \$ | 4      | \$ | 4      | \$ | 977    | \$ | 988    | \$ | 999    | \$ | 1,010  | \$ | 1,021  | \$ | 1,032  | \$ | 1,043  | \$ | 1,055  | \$ | 1,066  | \$ | 1,078  |
| AAATA                                      | 0.6596  | \$      | -     | \$ | -      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 2      | \$           | 2      | \$ | 2      | \$ | 2      | \$ | 3      | \$ | 3      | \$ | 703    | \$ | 711    | \$ | 719    | \$ | 727    | \$ | 735    | \$ | 743    | \$ | 751    | \$ | 759    | \$ | 768    | \$ | 776    |
| WCC                                        | 3.2642  | \$      | 1     | \$ | 2      | \$ | 4      | \$ | 5      | \$ | 6      | \$ | 7      | \$           | 9      | \$ | 10     | \$ | 11     | \$ | 13     | \$ | 14     | \$ | 3,481  | \$ | 3,519  | \$ | 3,558  | \$ | 3,597  | \$ | 3,637  | \$ | 3,677  | \$ | 3,717  | \$ | 3,758  | \$ | 3,799  | \$ | 3,840  |
| Washtenaw ISD*                             | 5.4509  | \$      | 2     | \$ | 4      | \$ | 6      | \$ | 8      | \$ | 10     | \$ | 12     | \$           | 15     | \$ | 17     | \$ | 19     | \$ | 21     | \$ | 23     | \$ | 5,813  | \$ | 5,877  | \$ | 5,942  | \$ | 6,007  | \$ | 6,073  | \$ | 6,140  | \$ | 6,207  | \$ | 6,275  | \$ | 6,344  | \$ | 6,413  |
| Library                                    | 1.7824  | \$      | 1     | \$ | 1      | \$ | 2      | \$ | 3      | \$ | 3      | \$ | 4      | \$           | 5      | \$ | 5      | \$ | 6      | \$ | 7      | \$ | 8      | \$ | 1,901  | \$ | 1,922  | \$ | 1,943  | \$ | 1,964  | \$ | 1,986  | \$ | 2,008  | \$ | 2,030  | \$ | 2,052  | \$ | 2,074  | \$ | 2,097  |
| County                                     | 4.2954  | \$      | 2     | \$ | 3      | \$ | 5      | \$ | 6      | \$ | 8      | \$ | 10     | \$           | 11     | \$ | 13     | \$ | 15     | \$ | 17     | \$ | 18     | \$ | 4,581  | \$ | 4,631  | \$ | 4,682  | \$ | 4,734  | \$ | 4,786  | \$ | 4,838  | \$ | 4,891  | \$ | 4,945  | \$ | 4,999  | \$ | 5,054  |
| Depot Town                                 | 1.7312  | \$      | 1     | \$ | 1      | \$ | 2      | \$ | 3      | \$ | 3      | \$ | 4      | \$           | 5      | \$ | 5      | \$ | 6      | \$ | 7      | \$ | 7      | \$ | 1,846  | \$ | 1,867  | \$ | 1,887  | \$ | 1,908  | \$ | 1,929  | \$ | 1,950  | \$ | 1,971  | \$ | 1,993  | \$ | 2,015  | \$ | 2,037  |
| HCMA                                       | 0.2039  | \$      | -     | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$           | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 217    | \$ | 220    | \$ | 222    | \$ | 225    | \$ | 227    | \$ | 230    | \$ | 232    | \$ | 235    | \$ | 237    | \$ | 240    |
| County Parks                               | 0.4456  | \$      | -     | \$ | -      | \$ | -      | \$ | 1      | \$ | 1      | \$ | 1      | \$           | 1      | \$ | 1      | \$ | 2      | \$ | 2      | \$ | 2      | \$ | 475    | \$ | 480    | \$ | 486    | \$ | 491    | \$ | 496    | \$ | 502    | \$ | 507    | \$ | 513    | \$ | 519    | \$ | 524    |
| County Natural                             | 0.2274  | \$      | -     | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$ | 1      | \$           | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 243    | \$ | 245    | \$ | 248    | \$ | 251    | \$ | 253    | \$ | 256    | \$ | 259    | \$ | 262    | \$ | 265    | \$ | 268    |
| County EECS                                | 0.1888  | \$      | -     | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$           | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 1      | \$ | 201    | \$ | 204    | \$ | 206    | \$ | 208    | \$ | 210    | \$ | 213    | \$ | 215    | \$ | 217    | \$ | 220    | \$ | 222    |
| County Vet Relief                          | 0.0950  | \$      | -     | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$           | -      | \$ | -      | \$ | -      | \$ | -      | \$ | -      | \$ | 101    | \$ | 102    | \$ | 104    | \$ | 105    | \$ | 106    | \$ | 107    | \$ | 108    | \$ | 109    | \$ | 111    | \$ | 112    |
| Local Total:                               | 47.6113 | 66.51%  | 18    | \$ | 33     | \$ | 53     | \$ | 71     | \$ | 88     | \$ | 108    | \$           | 129    | \$ | 146    | \$ | 165    | \$ | 187    | \$ | 203    | \$ | 50,773 | \$ | 51,332 | \$ | 51,899 | \$ | 52,471 | \$ | 53,046 | \$ | 53,629 | \$ | 54,215 | \$ | 54,811 | \$ | 55,411 | \$ | 56,016 |
| Total Capturable Taxes:                    | 71.5825 | 100.00% | 9,883 | \$ | 22,927 | \$ | 23,202 | \$ | 23,478 | \$ | 23,755 | \$ | 24,038 | \$           | 24,324 | \$ | 24,609 | \$ | 24,899 | \$ | 25,194 | \$ | 25,487 | \$ | 76,336 | \$ | 77,177 | \$ | 78,028 | \$ | 78,888 | \$ | 79,753 | \$ | 80,629 | \$ | 81,511 | \$ | 82,406 | \$ | 83,309 | \$ | 84,219 |

[illegible]

**Notes:**

Period of 12-year OPRA (2018-2029); Local Capture during OPRA is based on Estimated Captured TV of the Land only

- \* Washtenaw ISD Millage is Not Captured by DDA

Table 2a  
Tax Increment Revenue Capture Estimates - Building Portion Within DDA Boundary (Lots 422-425)  
Thompson Block Redevelopment  
400 N. River Street, Ypsilanti, MI  
May 16, 2017

| Estimated Taxable Value (TV) Increase Rate:            |           |            |              |              |              |              |              |              |  |
|--------------------------------------------------------|-----------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--|
|                                                        | Plan Year | 2040<br>22 | 2041<br>23   | 2042<br>24   | 2043<br>25   | 2044<br>26   | 2045<br>27   | 2046<br>28   |  |
| Base TV of Land                                        | \$        | 37,021     | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    | \$ 37,021    |  |
| Base TV of Building                                    | \$        | 71,989     | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    | \$ 71,989    |  |
| Estimated New TV of Land                               | \$        | 46,080     | \$ 46,541    | \$ 47,006    | \$ 47,476    | \$ 47,951    | \$ 48,431    | \$ 48,915    |  |
| Estimated New TV of Building                           | \$        | 1,252,311  | \$ 1,264,834 | \$ 1,277,482 | \$ 1,290,257 | \$ 1,303,160 | \$ 1,316,192 | \$ 1,329,354 |  |
| Incremental Difference for Land (New TV - Base TV)     | \$        | 9,059      | \$ 9,520     | \$ 9,985     | \$ 10,455    | \$ 10,930    | \$ 11,410    | \$ 11,894    |  |
| Incremental Difference for Building (New TV - Base TV) | \$        | 1,180,322  | \$ 1,192,845 | \$ 1,205,493 | \$ 1,218,268 | \$ 1,231,171 | \$ 1,244,203 | \$ 1,257,365 |  |
| Total Incremental Difference                           | \$        | 1,189,381  | \$ 1,202,365 | \$ 1,215,478 | \$ 1,228,723 | \$ 1,242,101 | \$ 1,255,613 | \$ 1,269,259 |  |

| School Capture            |         | Millage Rate |        |    |        |    |        |    |        |    |        |    |        |    |        |
|---------------------------|---------|--------------|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| School Operating          | 17.9712 | \$           | 21,375 | \$ | 21,608 | \$ | 21,844 | \$ | 22,082 | \$ | 22,322 | \$ | 22,565 | \$ | 22,810 |
| State Education Tax (SET) | 6.0000  | \$           | 7,136  | \$ | 7,214  | \$ | 7,293  | \$ | 7,372  | \$ | 7,453  | \$ | 7,534  | \$ | 7,616  |
| School Total:             | 23.9712 | \$           | 28,511 | \$ | 28,822 | \$ | 29,137 | \$ | 29,454 | \$ | 29,775 | \$ | 30,099 | \$ | 30,426 |

| Local Capture     |         | Millage Rate |        |    |        |    |        |    |        |    |        |    |        |    |        |
|-------------------|---------|--------------|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| City Operating    | 27.1029 | \$           | 32,236 | \$ | 32,588 | \$ | 32,943 | \$ | 33,302 | \$ | 33,665 | \$ | 34,031 | \$ | 34,401 |
| Sanitation        | 2.7400  | \$           | 3,259  | \$ | 3,294  | \$ | 3,330  | \$ | 3,367  | \$ | 3,403  | \$ | 3,440  | \$ | 3,478  |
| Public Transit    | 0.9643  | \$           | 1,147  | \$ | 1,159  | \$ | 1,172  | \$ | 1,185  | \$ | 1,198  | \$ | 1,211  | \$ | 1,224  |
| AAATA             | 0.6943  | \$           | 826    | \$ | 835    | \$ | 844    | \$ | 853    | \$ | 862    | \$ | 872    | \$ | 881    |
| WCC               | 3.4360  | \$           | 4,087  | \$ | 4,131  | \$ | 4,176  | \$ | 4,222  | \$ | 4,268  | \$ | 4,314  | \$ | 4,361  |
| Washtenaw ISD     | 5.4509  | \$           | 6,483  | \$ | 6,554  | \$ | 6,625  | \$ | 6,698  | \$ | 6,771  | \$ | 6,844  | \$ | 6,919  |
| Library           | 1.8762  | \$           | 2,232  | \$ | 2,256  | \$ | 2,280  | \$ | 2,305  | \$ | 2,330  | \$ | 2,356  | \$ | 2,381  |
| County            | 4.5215  | \$           | 5,378  | \$ | 5,436  | \$ | 5,496  | \$ | 5,556  | \$ | 5,616  | \$ | 5,677  | \$ | 5,739  |
| Depot Town        | 1.8223  | \$           | 2,167  | \$ | 2,191  | \$ | 2,215  | \$ | 2,239  | \$ | 2,263  | \$ | 2,288  | \$ | 2,313  |
| HCMA              | 0.2146  | \$           | 255    | \$ | 258    | \$ | 261    | \$ | 264    | \$ | 267    | \$ | 269    | \$ | 272    |
| County Parks      | 0.4690  | \$           | 558    | \$ | 564    | \$ | 570    | \$ | 576    | \$ | 583    | \$ | 589    | \$ | 595    |
| County Natural    | 0.2394  | \$           | 285    | \$ | 288    | \$ | 291    | \$ | 294    | \$ | 297    | \$ | 301    | \$ | 304    |
| County EECS       | 0.1987  | \$           | 236    | \$ | 239    | \$ | 242    | \$ | 244    | \$ | 247    | \$ | 249    | \$ | 252    |
| County Vet Relief | 0.1000  | \$           | 119    | \$ | 120    | \$ | 122    | \$ | 123    | \$ | 124    | \$ | 126    | \$ | 127    |
| Local Total:      | 49.8301 | \$           | 59,268 | \$ | 59,913 | \$ | 60,567 | \$ | 61,228 | \$ | 61,894 | \$ | 62,567 | \$ | 63,247 |

| Local Capture by DDA (5%, as applicable*) |        | Millage Rate |       |    |       |    |       |    |       |    |       |    |       |    |       |
|-------------------------------------------|--------|--------------|-------|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|
| City Operating                            | 1.3551 | \$           | 1,612 | \$ | 1,629 | \$ | 1,647 | \$ | 1,665 | \$ | 1,683 | \$ | 1,701 | \$ | 1,720 |
| Sanitation                                | 0.1370 | \$           | 163   | \$ | 165   | \$ | 167   | \$ | 168   | \$ | 170   | \$ | 172   | \$ | 174   |
| Public Transit                            | 0.0482 | \$           | 57    | \$ | 58    | \$ | 59    | \$ | 59    | \$ | 60    | \$ | 61    | \$ | 61    |
| AAATA                                     | 0.0347 | \$           | 41    | \$ | 42    | \$ | 42    | \$ | 43    | \$ | 43    | \$ | 44    | \$ | 44    |
| WCC                                       | 0.1718 | \$           | 204   | \$ | 207   | \$ | 209   | \$ | 211   | \$ | 213   | \$ | 216   | \$ | 218   |
| Washtenaw ISD*                            | 0.0000 | \$           | -     | \$ | -     | \$ | -     | \$ | -     | \$ | -     | \$ | -     | \$ | -     |
| Library                                   | 0.0938 | \$           | 112   | \$ | 113   | \$ | 114   | \$ | 115   | \$ | 117   | \$ | 118   | \$ | 119   |
| County                                    | 0.2261 | \$           | 269   | \$ | 272   | \$ | 275   | \$ | 278   | \$ | 281   | \$ | 284   | \$ | 287   |
| Depot Town                                | 0.0911 | \$           | 108   | \$ | 110   | \$ | 111   | \$ | 112   | \$ | 113   | \$ | 114   | \$ | 116   |
| HCMA                                      | 0.0107 | \$           | 13    | \$ | 13    | \$ | 13    | \$ | 13    | \$ | 13    | \$ | 13    | \$ | 14    |
| County Parks                              | 0.0235 | \$           | 28    | \$ | 28    | \$ | 29    | \$ | 29    | \$ | 29    | \$ | 30    | \$ | 30    |
| County Natural                            | 0.0120 | \$           | 14    | \$ | 14    | \$ | 15    | \$ | 15    | \$ | 15    | \$ | 15    | \$ | 15    |
| County EECS                               | 0.0099 | \$           | 12    | \$ | 12    | \$ | 12    | \$ | 12    | \$ | 12    | \$ | 12    | \$ | 13    |
| County Vet Relief                         | 0.0050 | \$           | 6     | \$ | 6     | \$ | 6     | \$ | 6     | \$ | 6     | \$ | 6     | \$ | 6     |
| Local Total:                              | 2.2189 | \$           | 2,639 | \$ | 2,669 | \$ | 2,699 | \$ | 2,726 | \$ | 2,755 | \$ | 2,786 | \$ | 2,817 |

| Local Capture by BRA (95%, as applicable*) |         | Millage Rate |        |    |        |    |        |    |        |    |        |    |        |    |        |
|--------------------------------------------|---------|--------------|--------|----|--------|----|--------|----|--------|----|--------|----|--------|----|--------|
| City Operating                             | 25.7478 | \$           | 30,624 | \$ | 30,958 | \$ | 31,296 | \$ | 31,637 | \$ | 31,981 | \$ | 32,329 | \$ | 32,681 |
| Sanitation                                 | 2.6030  | \$           | 3,096  | \$ | 3,130  | \$ | 3,164  | \$ | 3,198  | \$ | 3,233  | \$ | 3,268  | \$ | 3,304  |
| Public Transit                             | 0.9161  | \$           | 1,090  | \$ | 1,101  | \$ | 1,113  | \$ | 1,126  | \$ | 1,138  | \$ | 1,150  | \$ | 1,163  |
| AAATA                                      | 0.6596  | \$           | 785    | \$ | 793    | \$ | 802    | \$ | 810    | \$ | 819    | \$ | 828    | \$ | 837    |
| WCC                                        | 3.2642  | \$           | 3,882  | \$ | 3,925  | \$ | 3,968  | \$ | 4,011  | \$ | 4,054  | \$ | 4,099  | \$ | 4,143  |
| Washtenaw ISD*                             | 5.4509  | \$           | 6,483  | \$ | 6,554  | \$ | 6,625  | \$ | 6,698  | \$ | 6,771  | \$ | 6,844  | \$ | 6,919  |
| Library                                    | 1.7824  | \$           | 2,120  | \$ | 2,143  | \$ | 2,166  | \$ | 2,190  | \$ | 2,214  | \$ | 2,238  | \$ | 2,262  |
| County                                     | 4.2954  | \$           | 5,109  | \$ | 5,165  | \$ | 5,221  | \$ | 5,278  | \$ | 5,335  | \$ | 5,393  | \$ | 5,452  |
| Depot Town                                 | 1.7312  | \$           | 2,059  | \$ | 2,082  | \$ | 2,104  | \$ | 2,127  | \$ | 2,150  | \$ | 2,174  | \$ | 2,197  |
| HCMA                                       | 0.2039  | \$           | 243    | \$ | 245    | \$ | 248    | \$ | 251    | \$ | 253    | \$ | 256    | \$ | 259    |
| County Parks                               | 0.4456  | \$           | 530    | \$ | 536    | \$ | 542    | \$ | 548    | \$ | 553    | \$ | 560    | \$ | 566    |
| County Natural                             | 0.2274  | \$           | 270    | \$ | 273    | \$ | 276    | \$ | 279    | \$ | 282    | \$ | 286    | \$ | 289    |
| County EECS                                | 0.1888  | \$           | 225    | \$ | 227    | \$ | 229    | \$ | 232    | \$ | 235    | \$ | 237    | \$ | 240    |
| County Vet Relief                          | 0.0950  | \$           | 113    | \$ | 114    | \$ | 115    | \$ | 117    | \$ | 118    | \$ | 119    | \$ | 121    |
| Local Total:                               | 47.6113 | \$           | 56,629 | \$ | 57,246 | \$ | 57,869 | \$ | 58,502 | \$ | 59,136 | \$ | 59,781 | \$ | 60,433 |
| Total Capturable Taxes:                    | 71.5825 | \$           | 85,140 | \$ | 86,068 | \$ | 87,006 | \$ | 87,956 | \$ | 88,911 | \$ | 89,880 | \$ | 90,859 |

| Non-Capturable Millages - New Tax Revenue |         | Millage Rate |       |    |       |    |       |    |       |    |       |    |        |    |        |
|-------------------------------------------|---------|--------------|-------|----|-------|----|-------|----|-------|----|-------|----|--------|----|--------|
| Street Bond                               | 2.7189  | \$           | 3,234 | \$ | 3,269 | \$ | 3,305 | \$ | 3,341 | \$ | 3,377 | \$ | 3,414  | \$ | 3,451  |
| School Debt                               | 8.0000  | \$           | 9,515 | \$ | 9,619 | \$ | 9,724 | \$ | 9,830 | \$ | 9,937 | \$ | 10,045 | \$ | 10,154 |
| City Library Debt                         | 0.9048  | \$           | 1,076 | \$ | 1,088 | \$ | 1,100 | \$ | 1,112 | \$ | 1,124 | \$ | 1,136  | \$ | 1,148  |
| ST 2001 RFD 2010                          | 2.3064  | \$           | 2,743 | \$ | 2,773 | \$ | 2,803 | \$ | 2,834 | \$ | 2,865 | \$ | 2,896  | \$ | 2,927  |
| County Roads                              | 0.5000  | \$           | 595   | \$ | 601   | \$ | 608   | \$ | 614   | \$ | 621   | \$ | 628    | \$ | 635    |
| Total Non-Capturable Taxes:               | 14.4301 |              |       |    |       |    |       |    |       |    |       |    |        |    |        |

Table 2b  
Tax Increment Revenue Capture Estimates - Portion Outside DDA Boundary (Lot 431)  
Thompson Block Redevelopment  
400 N. River Street, Ypsilanti, MI  
May 16, 2017

| Estimated Taxable Value (TV) Increase Rate:            |           | 1% per year |           |           |           |           |           |           |           |            |            |            |            |            |            |  |
|--------------------------------------------------------|-----------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|--|
| Plan Year                                              | 2019<br>1 | 2020<br>2   | 2021<br>3 | 2022<br>4 | 2023<br>5 | 2024<br>6 | 2025<br>7 | 2026<br>8 | 2027<br>9 | 2028<br>10 | 2029<br>11 | 2030<br>12 | 2031<br>13 | 2032<br>14 | 2033<br>15 |  |
| Base TV of Land                                        | \$ 22,979 | \$ 22,979   | \$ 22,979 | \$ 22,979 | \$ 22,979 | \$ 22,979 | \$ 22,979 | \$ 22,979 | \$ 22,979 | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  |  |
| Base TV of Building                                    | \$ -      | \$ -        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |
| Estimated New TV of Land                               | \$ 23,209 | \$ 23,441   | \$ 23,675 | \$ 23,912 | \$ 24,151 | \$ 24,393 | \$ 24,637 | \$ 24,883 | \$ 25,132 | \$ 25,383  | \$ 25,637  | \$ 25,893  | \$ 26,152  | \$ 26,414  | \$ 26,678  |  |
| Estimated New TV of Building                           | \$ -      | \$ -        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |
| Incremental Difference for Land (New TV - Base TV)     | \$ 230    | \$ 462      | \$ 696    | \$ 933    | \$ 1,172  | \$ 1,414  | \$ 1,658  | \$ 1,904  | \$ 2,153  | \$ 2,404   | \$ 2,658   | \$ 2,914   | \$ 3,173   | \$ 3,435   | \$ 3,699   |  |
| Incremental Difference for Building (New TV - Base TV) | \$ -      | \$ -        | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |
| Total Incremental Difference                           | \$ 230    | \$ 462      | \$ 696    | \$ 933    | \$ 1,172  | \$ 1,414  | \$ 1,658  | \$ 1,904  | \$ 2,153  | \$ 2,404   | \$ 2,658   | \$ 2,914   | \$ 3,173   | \$ 3,435   | \$ 3,699   |  |

| School Capture            | Millage Rate   |      |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|---------------------------|----------------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| School Operating          | 17.9712        | \$ 4 | \$ 8  | \$ 13 | \$ 17 | \$ 21 | \$ 25 | \$ 30 | \$ 34 | \$ 39 | \$ 43 | \$ 48 | \$ 52 | \$ 57 | \$ 62 | \$ 66 |
| State Education Tax (SET) | 6.0000         | \$ 1 | \$ 3  | \$ 4  | \$ 6  | \$ 7  | \$ 8  | \$ 10 | \$ 11 | \$ 13 | \$ 14 | \$ 16 | \$ 17 | \$ 19 | \$ 21 | \$ 22 |
| School Total:             | 23.9712 32.48% | \$ 5 | \$ 11 | \$ 17 | \$ 23 | \$ 28 | \$ 33 | \$ 40 | \$ 45 | \$ 52 | \$ 57 | \$ 64 | \$ 69 | \$ 76 | \$ 83 | \$ 88 |

| Local Capture           | Millage Rate    |       |       |       |       |       |        |        |        |        |        |        |        |        |        |        |
|-------------------------|-----------------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| City Operating          | 27.1029         | \$ 6  | \$ 13 | \$ 19 | \$ 25 | \$ 32 | \$ 38  | \$ 45  | \$ 52  | \$ 58  | \$ 65  | \$ 72  | \$ 79  | \$ 86  | \$ 93  | \$ 100 |
| Sanitation              | 2.7400          | \$ 1  | \$ 1  | \$ 2  | \$ 3  | \$ 3  | \$ 4   | \$ 5   | \$ 5   | \$ 6   | \$ 7   | \$ 7   | \$ 8   | \$ 9   | \$ 9   | \$ 10  |
| Public Transit          | 0.9643          | \$ -  | \$ -  | \$ 1  | \$ 1  | \$ 1  | \$ 1   | \$ 2   | \$ 2   | \$ 2   | \$ 3   | \$ 3   | \$ 3   | \$ 3   | \$ 3   | \$ 4   |
| AAATA                   | 0.6943          | \$ -  | \$ -  | \$ -  | \$ 1  | \$ 1  | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 2   | \$ 2   | \$ 2   | \$ 2   | \$ 2   | \$ 3   |
| WCC                     | 3.4360          | \$ 1  | \$ 2  | \$ 2  | \$ 3  | \$ 4  | \$ 5   | \$ 6   | \$ 7   | \$ 7   | \$ 8   | \$ 9   | \$ 10  | \$ 11  | \$ 12  | \$ 13  |
| Washtenaw ISD           | 5.4509          | \$ 1  | \$ 3  | \$ 4  | \$ 5  | \$ 6  | \$ 8   | \$ 9   | \$ 10  | \$ 12  | \$ 13  | \$ 14  | \$ 16  | \$ 17  | \$ 19  | \$ 20  |
| Library                 | 1.8762          | \$ -  | \$ 1  | \$ 1  | \$ 2  | \$ 2  | \$ 3   | \$ 3   | \$ 4   | \$ 4   | \$ 5   | \$ 5   | \$ 5   | \$ 6   | \$ 6   | \$ 7   |
| County                  | 4.5215          | \$ 1  | \$ 2  | \$ 3  | \$ 4  | \$ 5  | \$ 6   | \$ 7   | \$ 9   | \$ 10  | \$ 11  | \$ 12  | \$ 13  | \$ 14  | \$ 16  | \$ 17  |
| Depot Town              | 1.8223          | \$ -  | \$ 1  | \$ 1  | \$ 2  | \$ 2  | \$ 3   | \$ 3   | \$ 3   | \$ 4   | \$ 4   | \$ 5   | \$ 5   | \$ 6   | \$ 6   | \$ 7   |
| HCMA                    | 0.2146          | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   |
| County Parks            | 0.4690          | \$ -  | \$ -  | \$ -  | \$ -  | \$ 1  | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 2   | \$ 2   |
| County Natural          | 0.2394          | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   |
| County EECS             | 0.1987          | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ 1   | \$ 1   | \$ 1   | \$ 1   | \$ 1   |
| County Vet Relief       | 0.1000          | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   | \$ -   |
| Local Total:            | 49.8301 67.52%  | \$ 10 | \$ 23 | \$ 33 | \$ 46 | \$ 57 | \$ 70  | \$ 82  | \$ 94  | \$ 106 | \$ 120 | \$ 133 | \$ 145 | \$ 158 | \$ 171 | \$ 186 |
| Total Capturable Taxes: | 73.8013 100.00% | \$ 15 | \$ 34 | \$ 50 | \$ 69 | \$ 85 | \$ 103 | \$ 122 | \$ 139 | \$ 158 | \$ 177 | \$ 197 | \$ 214 | \$ 234 | \$ 254 | \$ 274 |

| Non-Capturable Millages - New Tax Revenue | Millage Rate |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |
|-------------------------------------------|--------------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Street Bond                               | 2.7189       | \$ 1 | \$ 1 | \$ 2 | \$ 3 | \$ 3 | \$ 4  | \$ 5  | \$ 5  | \$ 6  | \$ 7  | \$ 7  | \$ 8  | \$ 9  | \$ 9  | \$ 10 |
| School Debt                               | 8.0000       | \$ 2 | \$ 4 | \$ 6 | \$ 7 | \$ 9 | \$ 11 | \$ 13 | \$ 15 | \$ 17 | \$ 19 | \$ 21 | \$ 23 | \$ 25 | \$ 27 | \$ 30 |
| City Library Debt                         | 0.9048       | \$ - | \$ - | \$ 1 | \$ 1 | \$ 1 | \$ 1  | \$ 2  | \$ 2  | \$ 2  | \$ 2  | \$ 2  | \$ 3  | \$ 3  | \$ 3  | \$ 3  |
| ST 2001 RFD 2010                          | 2.3064       | \$ 1 | \$ 1 | \$ 2 | \$ 2 | \$ 3 | \$ 3  | \$ 4  | \$ 4  | \$ 5  | \$ 6  | \$ 6  | \$ 7  | \$ 7  | \$ 8  | \$ 9  |
| County Roads                              | 0.5000       | \$ - | \$ - | \$ - | \$ - | \$ 1 | \$ 1  | \$ 1  | \$ 1  | \$ 1  | \$ 1  | \$ 1  | \$ 1  | \$ 2  | \$ 2  | \$ 2  |
| Total Non-Capturable Taxes:               | 14.4301      |      |      |      |      |      |       |       |       |       |       |       |       |       |       |       |

Notes:

Period of 12-year OPRA (2018-2029); Local Capture during OPRA is based on Estimated Captured TV of the Land only  
\* Washtenaw ISD Millage is Not Captured by DDA

Table 2b  
Tax Increment Revenue Capture Estimates - Portion Outside DDA Boundary (Lot 431)  
Thompson Block Redevelopment  
400 N. River Street, Ypsilanti, MI  
May 16, 2017

| Estimated Taxable Value (TV) Increase Rate:            |           |              |            |            |            |            |            |            |            |            |            |            |            |            |  |  |
|--------------------------------------------------------|-----------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--|--|
|                                                        | Plan Year | 2034<br>16   | 2035<br>17 | 2036<br>18 | 2037<br>19 | 2038<br>20 | 2039<br>21 | 2040<br>22 | 2041<br>23 | 2042<br>24 | 2043<br>25 | 2044<br>26 | 2045<br>27 | 2046<br>28 |  |  |
| Base TV of Land                                        | \$        | 22,979       | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  | \$ 22,979  |  |  |
| Base TV of Building                                    | \$        | -            | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |  |
| Estimated New TV of Land                               | \$        | 26,945       | \$ 27,214  | \$ 27,486  | \$ 27,761  | \$ 28,039  | \$ 28,319  | \$ 28,602  | \$ 28,888  | \$ 29,177  | \$ 29,469  | \$ 29,764  | \$ 30,062  | \$ 30,363  |  |  |
| Estimated New TV of Building                           | \$        | -            | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |  |
| Incremental Difference for Land (New TV - Base TV)     | \$        | 3,966        | \$ 4,235   | \$ 4,507   | \$ 4,782   | \$ 5,060   | \$ 5,340   | \$ 5,623   | \$ 5,909   | \$ 6,198   | \$ 6,490   | \$ 6,785   | \$ 7,083   | \$ 7,384   |  |  |
| Incremental Difference for Building (New TV - Base TV) | \$        | -            | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |  |  |
| Total Incremental Difference                           | \$        | 3,966        | \$ 4,235   | \$ 4,507   | \$ 4,782   | \$ 5,060   | \$ 5,340   | \$ 5,623   | \$ 5,909   | \$ 6,198   | \$ 6,490   | \$ 6,785   | \$ 7,083   | \$ 7,384   |  |  |
| School Capture                                         |           | Millage Rate |            |            |            |            |            |            |            |            |            |            |            |            |  |  |
| School Operating                                       | 17.9712   | \$ 71        | \$ 76      | \$ 81      | \$ 86      | \$ 91      | \$ 96      | \$ 101     | \$ 106     | \$ 111     | \$ 117     | \$ 122     | \$ 127     | 133        |  |  |
| State Education Tax (SET)                              | 6.0000    | \$ 24        | \$ 25      | \$ 27      | \$ 29      | \$ 30      | \$ 32      | \$ 34      | \$ 35      | \$ 37      | \$ 39      | \$ 41      | \$ 42      | 44         |  |  |
| School Total:                                          | 23.9712   | \$ 95        | \$ 101     | \$ 108     | \$ 115     | \$ 121     | \$ 128     | \$ 135     | \$ 141     | \$ 148     | \$ 156     | \$ 163     | \$ 169     | 177        |  |  |
| Local Capture                                          |           | Millage Rate |            |            |            |            |            |            |            |            |            |            |            |            |  |  |
| City Operating                                         | 27.1029   | \$ 107       | \$ 115     | \$ 122     | \$ 130     | \$ 137     | \$ 145     | \$ 152     | \$ 160     | \$ 168     | \$ 176     | \$ 184     | \$ 192     | 200        |  |  |
| Sanitation                                             | 2.7400    | \$ 11        | \$ 12      | \$ 12      | \$ 13      | \$ 14      | \$ 15      | \$ 15      | \$ 16      | \$ 17      | \$ 18      | \$ 19      | \$ 19      | 20         |  |  |
| Public Transit                                         | 0.9643    | \$ 4         | \$ 4       | \$ 4       | \$ 5       | \$ 5       | \$ 5       | \$ 5       | \$ 6       | \$ 6       | \$ 6       | \$ 7       | \$ 7       | 7          |  |  |
| AAATA                                                  | 0.6943    | \$ 3         | \$ 3       | \$ 3       | \$ 3       | \$ 4       | \$ 4       | \$ 4       | \$ 4       | \$ 4       | \$ 5       | \$ 5       | \$ 5       | 5          |  |  |
| WCC                                                    | 3.4360    | \$ 14        | \$ 15      | \$ 15      | \$ 16      | \$ 17      | \$ 18      | \$ 19      | \$ 20      | \$ 21      | \$ 22      | \$ 23      | \$ 24      | 25         |  |  |
| Washtenaw ISD                                          | 5.4509    | \$ 22        | \$ 23      | \$ 25      | \$ 26      | \$ 28      | \$ 29      | \$ 31      | \$ 32      | \$ 34      | \$ 35      | \$ 37      | \$ 39      | 40         |  |  |
| Library                                                | 1.8762    | \$ 7         | \$ 8       | \$ 8       | \$ 9       | \$ 9       | \$ 10      | \$ 11      | \$ 11      | \$ 12      | \$ 12      | \$ 13      | \$ 13      | 14         |  |  |
| County                                                 | 4.5215    | \$ 18        | \$ 19      | \$ 20      | \$ 22      | \$ 23      | \$ 24      | \$ 25      | \$ 27      | \$ 28      | \$ 29      | \$ 31      | \$ 32      | 33         |  |  |
| Depot Town                                             | 1.8223    | \$ 7         | \$ 8       | \$ 8       | \$ 9       | \$ 9       | \$ 10      | \$ 10      | \$ 11      | \$ 11      | \$ 12      | \$ 12      | \$ 13      | 13         |  |  |
| HCMA                                                   | 0.2146    | \$ 1         | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 2       | 2          |  |  |
| County Parks                                           | 0.4690    | \$ 2         | \$ 2       | \$ 2       | \$ 2       | \$ 2       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | 3          |  |  |
| County Natural                                         | 0.2394    | \$ 1         | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 2       | \$ 2       | \$ 2       | 2          |  |  |
| County EECS                                            | 0.1987    | \$ 1         | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | 1          |  |  |
| County Vet Relief                                      | 0.1000    | \$ -         | \$ -       | \$ -       | \$ -       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | \$ 1       | 1          |  |  |
| Local Total:                                           | 49.8301   | \$ 198       | \$ 212     | \$ 222     | \$ 238     | \$ 252     | \$ 267     | \$ 279     | \$ 294     | \$ 308     | \$ 323     | \$ 339     | \$ 353     | 366        |  |  |
| Total Capturable Taxes:                                | 73.8013   | \$ 293       | \$ 313     | \$ 330     | \$ 353     | \$ 373     | \$ 395     | \$ 414     | \$ 435     | \$ 456     | \$ 479     | \$ 502     | \$ 522     | 543        |  |  |
| Non-Capturable Millages - New Tax Revenue              |           | Millage Rate |            |            |            |            |            |            |            |            |            |            |            |            |  |  |
| Street Bond                                            | 2.7189    | \$ 11        | \$ 12      | \$ 12      | \$ 13      | \$ 14      | \$ 15      | \$ 15      | \$ 16      | \$ 17      | \$ 18      | \$ 18      | \$ 19      | 20         |  |  |
| School Debt                                            | 8.0000    | \$ 32        | \$ 34      | \$ 36      | \$ 38      | \$ 40      | \$ 43      | \$ 45      | \$ 47      | \$ 50      | \$ 52      | \$ 54      | \$ 57      | 59         |  |  |
| City Library Debt                                      | 0.9048    | \$ 4         | \$ 4       | \$ 4       | \$ 4       | \$ 5       | \$ 5       | \$ 5       | \$ 5       | \$ 6       | \$ 6       | \$ 6       | \$ 6       | 7          |  |  |
| ST 2001 RFD 2010                                       | 2.3064    | \$ 9         | \$ 10      | \$ 10      | \$ 11      | \$ 12      | \$ 12      | \$ 13      | \$ 14      | \$ 14      | \$ 15      | \$ 16      | \$ 16      | 17         |  |  |
| County Roads                                           | 0.5000    | \$ 2         | \$ 2       | \$ 2       | \$ 2       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 3       | \$ 4       | 4          |  |  |
| Total Non-Capturable Taxes:                            | 14.4301   |              |            |            |            |            |            |            |            |            |            |            |            |            |  |  |



Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
Thompson Block Redevelopment  
400 N. River Street, Ypsilanti, MI  
May 16, 2017

| Developer Projected Reimbursement | Proportionality | School & Local Taxes | Local-Only Taxes | Total        |
|-----------------------------------|-----------------|----------------------|------------------|--------------|
| State                             | 32.5%           | \$ 561,140           |                  | \$ 561,140   |
| Local                             | 67.5%           | \$ 717,533           | \$ 53,940        | \$ 771,473   |
| TOTAL                             |                 | \$ 1,278,673         | \$ 53,940        | \$ 1,332,613 |
| DEQ                               | 1.7%            | \$ 22,206            |                  |              |
| MSF                               | 98.3%           | \$ 1,256,467         |                  |              |

|                                |    |
|--------------------------------|----|
| Estimated Total Years of Plan: | 28 |
|--------------------------------|----|

| Administrative Fees, Loan Funds & DDA Capture* |            |
|------------------------------------------------|------------|
| State Brownfield Revolving Fund                | \$ 79,740  |
| BRA Administrative Fees                        | \$ 73,421  |
| Local Brownfield Revolving Fund                | \$ 165,467 |

\* During the life of the Plan

|                                                                       | 2019     | 2020      | 2021      | 2022      | 2023      | 2024      | 2025      | 2026      | 2027      | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      | 2034      | 2035      |
|-----------------------------------------------------------------------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|                                                                       | 1        | 2         | 3         | 4         | 5         | 6         | 7         | 8         | 9         | 10        | 11        | 12        | 13        | 14        | 15        | 16        | 17        |
| Available Tax Increment Revenue (TIR)                                 |          |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Total State Tax Capture Available                                     | \$ 9,870 | \$ 22,905 | \$ 23,166 | \$ 23,430 | \$ 23,695 | \$ 23,963 | \$ 24,235 | \$ 24,508 | \$ 24,786 | \$ 25,064 | \$ 25,348 | \$ 25,632 | \$ 25,921 | \$ 26,212 | \$ 26,505 | \$ 26,802 | \$ 27,101 |
| Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs) | \$ 1,235 | \$ 2,867  | \$ 2,899  | \$ 2,933  | \$ 2,966  | \$ 2,999  | \$ 3,033  | \$ 3,067  | \$ 3,102  | \$ 3,137  | \$ 3,173  | \$ 3,208  | \$ 3,244  | \$ 3,281  | \$ 3,317  | \$ 3,355  | \$ 3,392  |
| State TIR Available for Reimbursement to Developer                    | \$ 8,635 | \$ 20,038 | \$ 20,267 | \$ 20,497 | \$ 20,729 | \$ 20,964 | \$ 21,202 | \$ 21,441 | \$ 21,684 | \$ 21,927 | \$ 22,175 | \$ 22,424 | \$ 22,677 | \$ 22,931 | \$ 23,188 | \$ 23,447 | \$ 23,709 |
|                                                                       |          |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Total Local Tax Capture Available                                     | \$ 28    | \$ 59     | \$ 88     | \$ 120    | \$ 149    | \$ 182    | \$ 216    | \$ 248    | \$ 280    | \$ 314    | \$ 346    | \$ 53,284 | \$ 53,884 | \$ 54,488 | \$ 55,101 | \$ 55,715 | \$ 56,340 |
| DDA Capture (5%)                                                      | \$ 1     | \$ 1      | \$ 2      | \$ 2      | \$ 3      | \$ 4      | \$ 5      | \$ 6      | \$ 7      | \$ 8      | \$ 9      | \$ 2,365  | \$ 2,392  | \$ 2,418  | \$ 2,444  | \$ 2,473  | \$ 2,500  |
| Capture for BRA Administrative Fees (5% of total available increment) | \$ -     | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ -      | \$ 3,946  | \$ 3,990  | \$ 4,035  | \$ 4,080  | \$ 4,126  | \$ 4,172  |
| Local TIR Available for Reimbursement to Developer                    | \$ 27    | \$ 58     | \$ 86     | \$ 118    | \$ 146    | \$ 178    | \$ 211    | \$ 242    | \$ 273    | \$ 306    | \$ 337    | \$ 46,973 | \$ 47,502 | \$ 48,035 | \$ 48,577 | \$ 49,116 | \$ 49,668 |
|                                                                       |          |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |           |
| Total State & Local TIR Available for Reimbursement to Developer      | \$ 8,662 | \$ 20,096 | \$ 20,353 | \$ 20,615 | \$ 20,875 | \$ 21,142 | \$ 21,413 | \$ 21,683 | \$ 21,957 | \$ 22,233 | \$ 22,512 | \$ 69,397 | \$ 70,179 | \$ 70,966 | \$ 71,765 | \$ 72,563 | \$ 73,377 |

| DEVELOPER                              | Beginning Balance |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
|----------------------------------------|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|------------|------------|------|--|--|
|                                        | \$ 1,332,613      | \$ 1,323,951 | \$ 1,303,855 | \$ 1,283,502 | \$ 1,262,887 | \$ 1,242,012 | \$ 1,220,870 | \$ 1,199,457 | \$ 1,177,774 | \$ 1,155,817 | \$ 1,133,584 | \$ 1,111,072 | \$ 1,041,675 | \$ 971,496 | \$ 900,530 | \$ 828,765 | \$ 756,202 | \$ 682,825 |      |  |  |
|                                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| MSF Eligible Activities                | \$ 922,308        | \$ 913,793   | \$ 894,039   | \$ 874,032   | \$ 853,767   | \$ 833,246   | \$ 812,463   | \$ 791,414   | \$ 770,099   | \$ 748,516   | \$ 726,661   | \$ 704,532   | \$ 636,315   | \$ 567,330 | \$ 497,571 | \$ 427,026 | \$ 355,697 | \$ 283,567 |      |  |  |
| State Tax Reimbursement                | \$ 443,475        | \$ 8,488     | \$ 19,697    | \$ 19,922    | \$ 20,149    | \$ 20,377    | \$ 20,608    | \$ 20,842    | \$ 21,077    | \$ 21,315    | \$ 21,554    | \$ 21,798    | \$ 22,043    | \$ 22,291  | \$ 22,541  | \$ 22,794  | \$ 23,048  | \$ 23,306  |      |  |  |
| Local Tax Reimbursement                | \$ 478,833        | \$ 27        | \$ 57        | \$ 85        | \$ 116       | \$ 144       | \$ 175       | \$ 207       | \$ 238       | \$ 268       | \$ 301       | \$ 331       | \$ 46,174    | \$ 46,694  | \$ 47,218  | \$ 47,751  | \$ 48,281  | \$ 48,824  |      |  |  |
| Interest Reimbursement - MSF           | \$ 334,159        | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159   | \$ 334,159 | \$ 334,159 | \$ 334,159 | \$ 334,159 | \$ 334,159 |      |  |  |
| State Tax Portion                      | \$ 107,973        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
| Local Tax Portion                      | \$ 226,186        | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
|                                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| DEQ Eligible Activities                | \$ 16,300         | \$ 16,153    | \$ 15,811    | \$ 15,465    | \$ 15,115    | \$ 14,761    | \$ 14,402    | \$ 14,038    | \$ 13,670    | \$ 13,296    | \$ 12,918    | \$ 12,535    | \$ 11,355    | \$ 10,161  | \$ 8,954   | \$ 7,734   | \$ 6,500   | \$ 5,253   |      |  |  |
| State Tax Reimbursement                | \$ 7,783          | \$ 147       | \$ 341       | \$ 345       | \$ 348       | \$ 352       | \$ 356       | \$ 360       | \$ 364       | \$ 369       | \$ 373       | \$ 377       | \$ 381       | \$ 386     | \$ 390     | \$ 394     | \$ 399     | \$ 403     |      |  |  |
| Local Tax Reimbursement                | \$ 8,517          | \$ -         | \$ 1         | \$ 1         | \$ 2         | \$ 2         | \$ 3         | \$ 4         | \$ 4         | \$ 5         | \$ 5         | \$ 6         | \$ 799       | \$ 808     | \$ 817     | \$ 826     | \$ 835     | \$ 844     |      |  |  |
| Interest Reimbursement - DEQ           | \$ 5,906          | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906     | \$ 5,906   | \$ 5,906   | \$ 5,906   | \$ 5,906   | \$ 5,906   |      |  |  |
| State Tax Portion                      | \$ 1,909          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
| Local Tax Portion                      | \$ 3,997          | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
|                                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| LOCAL-ONLY Activities                  | \$ 37,088         | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088    | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  |      |  |  |
| Local-Only Tax Reimbursement           | \$ 37,088         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
| Interest Reimbursement - Local-Only    | \$ 16,852         | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852    | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  |      |  |  |
| Local Tax Portion                      | \$ 16,852         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       |      |  |  |
|                                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| TOTAL ANNUAL DEVELOPER REIMBURSEMENT   |                   | \$ 8,662     | \$ 20,096    | \$ 20,353    | \$ 20,615    | \$ 20,875    | \$ 21,142    | \$ 21,413    | \$ 21,683    | \$ 21,957    | \$ 22,233    | \$ 22,512    | \$ 69,397    | \$ 70,179  | \$ 70,966  | \$ 71,765  | \$ 72,563  | \$ 73,377  |      |  |  |
|                                        |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| LOCAL BROWNFIELD REVOLVING FUND (LBRF) |                   |              |              |              |              |              |              |              |              |              |              |              |              |            |            |            |            |            |      |  |  |
| State                                  |                   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ - |  |  |
| Local                                  |                   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ - |  |  |



Table 3  
Tax Increment Revenue Reimbursement Allocation Table  
Thompson Block Redevelopment  
400 N. River Street, Ypsilanti, MI  
May 16, 2017

|                                                                       | 2036       | 2037       | 2038       | 2039       | 2040       | 2041       | 2042       | 2043      | 2044      | 2045      | 2046      | TOTALS       |
|-----------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|-----------|-----------|--------------|
|                                                                       | 18         | 19         | 20         | 21         | 22         | 23         | 24         | 25        | 26        | 27        | 28        |              |
| Available Tax Increment Revenue (TIR)                                 |            |            |            |            |            |            |            |           |           |           |           |              |
| Total State Tax Capture Available                                     | \$ 27,404  | \$ 27,710  | \$ 28,019  | \$ 28,331  | \$ 28,646  | \$ 28,963  | \$ 29,285  | \$ 29,610 | \$ 29,938 | \$ 30,268 | \$ 30,603 |              |
| Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs) | \$ 3,430   | \$ 3,468   | \$ 3,507   | \$ 3,546   | \$ 3,585   | \$ 3,625   | \$ 3,665   | \$ 3,706  |           |           |           | \$ 79,740    |
| State TIR Available for Reimbursement to Developer                    | \$ 23,974  | \$ 24,242  | \$ 24,512  | \$ 24,785  | \$ 25,061  | \$ 25,338  | \$ 25,620  | \$ 25,904 | \$ 29,938 | \$ 30,268 | \$ 30,603 |              |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| Total Local Tax Capture Available                                     | \$ 56,965  | \$ 57,603  | \$ 58,245  | \$ 58,895  | \$ 59,547  | \$ 60,207  | \$ 60,875  | \$ 61,551 | \$ 62,233 | \$ 62,920 | \$ 63,613 |              |
| DDA Capture (5%)                                                      | \$ 2,528   | \$ 2,554   | \$ 2,581   | \$ 2,611   | \$ 2,639   | \$ 2,669   | \$ 2,699   | \$ 2,726  | \$ 2,755  | \$ 2,786  | \$ 2,817  |              |
| Capture for BRA Administrative Fees (5% of total available increment) | \$ 4,218   | \$ 4,266   | \$ 4,313   | \$ 4,361   | \$ 4,410   | \$ 4,459   | \$ 4,508   | \$ 4,558  | \$ 4,609  | \$ 4,659  | \$ 4,711  | \$ 73,421    |
| Local TIR Available for Reimbursement to Developer                    | \$ 50,219  | \$ 50,783  | \$ 51,351  | \$ 51,923  | \$ 52,498  | \$ 53,079  | \$ 53,668  | \$ 54,267 | \$ 54,869 | \$ 55,475 | \$ 56,085 |              |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| Total State & Local TIR Available for Reimbursement to Developer      | \$ 74,193  | \$ 75,025  | \$ 75,863  | \$ 76,708  | \$ 77,559  | \$ 78,417  | \$ 79,288  | \$ 80,171 | \$ 84,807 | \$ 85,743 | \$ 86,688 |              |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| DEVELOPER                                                             |            |            |            |            |            |            |            |           |           |           |           |              |
|                                                                       | \$ 608,632 | \$ 533,607 | \$ 457,744 | \$ 381,036 | \$ 303,477 | \$ 225,060 | \$ 145,772 | \$ 65,601 | \$ 6,964  | \$ -      | \$ -      |              |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| MSF Eligible Activities                                               | \$ 210,636 | \$ 136,886 | \$ 62,313  | \$ -       |            |            |            |           |           |           |           |              |
| State Tax Reimbursement                                               | \$ 23,566  | \$ 23,830  | \$ 24,095  | \$ 20,134  | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ 443,475   |
| Local Tax Reimbursement                                               | \$ 49,365  | \$ 49,920  | \$ 50,478  | \$ 42,179  | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ 478,833   |
| Interest Reimbursement - MSF                                          | \$ 334,159 | \$ 334,159 | \$ 334,159 | \$ 321,480 | \$ 245,239 | \$ 168,155 | \$ 90,215  | \$ 11,407 | \$ -      | \$ -      | \$ -      |              |
| State Tax Portion                                                     | \$ -       | \$ -       | \$ -       | \$ 4,097   | \$ 24,635  | \$ 24,907  | \$ 25,184  | \$ 25,464 | \$ 3,686  | \$ -      | \$ -      | \$ 107,973   |
| Local Tax Portion                                                     | \$ -       | \$ -       | \$ -       | \$ 8,582   | \$ 51,606  | \$ 52,177  | \$ 52,756  | \$ 53,344 | \$ 7,721  | \$ -      | \$ -      | \$ 226,186   |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| DEQ Eligible Activities                                               | \$ 3,991   | \$ 2,716   | \$ 1,426   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      |              |
| State Tax Reimbursement                                               | \$ 408     | \$ 412     | \$ 417     | \$ 461     | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ 7,783     |
| Local Tax Reimbursement                                               | \$ 854     | \$ 863     | \$ 873     | \$ 965     | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ -      | \$ -      | \$ 8,517     |
| Interest Reimbursement - DEQ                                          | \$ 5,906   | \$ 5,906   | \$ 5,906   | \$ 5,616   | \$ 4,298   | \$ 2,965   | \$ 1,617   | \$ 254    | \$ -      | \$ -      | \$ -      |              |
| State Tax Portion                                                     | \$ -       | \$ -       | \$ -       | \$ 94      | \$ 426     | \$ 431     | \$ 436     | \$ 440    | \$ 82     | \$ -      | \$ -      | \$ 1,909     |
| Local Tax Portion                                                     | \$ -       | \$ -       | \$ -       | \$ 196     | \$ 892     | \$ 902     | \$ 912     | \$ 923    | \$ 172    | \$ -      | \$ -      | \$ 3,997     |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| LOCAL-ONLY Activities                                                 | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088  | \$ 37,088 | \$ -      | \$ -      | \$ -      |              |
| Local-Only Tax Reimbursement                                          | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      | \$ 37,088 | \$ -      | \$ -      | \$ 37,088    |
| Interest Reimbursement - Local-Only                                   | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852  | \$ 16,852 | \$ 6,964  | \$ -      | \$ -      |              |
| Local Tax Portion                                                     | \$ -       | \$ -       | \$ -       | \$ -       |            |            |            | \$        | 9,888     | \$ 6,964  |           | \$ 16,852    |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| TOTAL ANNUAL DEVELOPER REIMBURSEMENT                                  | \$ 74,193  | \$ 75,025  | \$ 75,863  | \$ 76,708  | \$ 77,559  | \$ 78,417  | \$ 79,288  | \$ 80,171 | \$ 58,637 | \$ 6,964  | \$ -      |              |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           |              |
| LOCAL BROWNFIELD REVOLVING FUND (LBRF)                                |            |            |            |            |            |            |            |           |           |           |           |              |
| State                                                                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ 30,268 | \$ 30,603 | \$ 60,871    |
| Local                                                                 | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -      | \$ -      | \$ 48,511 | \$ 56,085 | \$ 104,596   |
|                                                                       |            |            |            |            |            |            |            |           |           |           |           | \$ 1,651,241 |

**ATTACHMENT A**

**Legal Description of the Property**

#### LEGAL DESCRIPTION

Lots 422, 423, 424, 425, 431 AND THE North/South 17 feet wide vacated alley lying adjacent thereto, M. Norris addition, a subdivision as recorded in Liber N of Deeds, Page(s) 162, Washtenaw County Records, being more particularly described as beginning at the Southwest corner of said Lot 422, being also the intersection of the East line of N. River St., 100 feet wide, with the North line of E. Cross St., 66 feet wide; thence North 01 degrees 00' 30" East, 132.00 feet along the West line of said Lots 422 through 425, inclusive; thence South 89 degrees 53' 38" East 184.65 feet along the North line of said Lots 425 and 431 and their extension across said vacated alley, thence South 00 degrees 13' 20" West, 131.64 feet along the East line of said 431; thence due West 186.46 feet along the South line of said Lots 425 and 431 and their extension across said vacated alley, to the POINT of BEGINNING. Bearings based on the North line of said E. Cross Street as due East/West.

Also:

Being more particularly described as Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records.

thence N 00°44'12" W 129.75 feet measured, (128.00 feet recorded) along the West line of Lots 422 through 425 of said Mark Norris Addition and the East line of River St., 99 feet wide,

thence N 88°26'24" E 182.50 feet along the North line of Lot 425 and 431 and their extension across a vacated alley (16.5 feet wide).

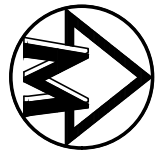
thence S 00°44'15" E 129.87 feet measured, (128.00 feet recorded) along the East line of said Lot 431,

thence S 88°28'42" W 182.50 feet along the South line of Lots 431 and 422 and their extension along a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide to the Point of Beginning.

Commonly known as: 400 N. River St., Ypsilanti, MI 48198.

SURVEY FOR A PARCEL OF LAND IN THE SE 1/4  
OF SECTION 4, T3S, R7E, CITY OF YPSILANTI,  
WASHTENAW COUNTY, MICHIGAN

|       |                 |
|-------|-----------------|
| o FIR | FOUND IRON ROD  |
| o F   | FOUND IRON PIPE |
| o S   | SET IRON ROD    |



BEARINGS ARE BASED ON  
LIBERTY TITLE COMMITMENT  
NO. CM24913, DATED  
OCTOBER 17, 2016 FOR  
PARCEL 11-11-04-495-024.

S26°44'12"E 10.61'  
 N89°15'48"E 17.35'  
 N00°44'12"W 3.00'  
 S00°44'12"E 113.67'  
 22.00'  
 S89°15'48"W  
 PROPOSED PARCEL 'A'  
 2688 SF. (0.06 AC.)  
 123.20'  
 N00°44'12"W 129.75'M (128.00'R)  
 E. LINE OF RIVER ST.  
 400 N. RIVER ST.  
 11-11-04-495-024  
 422  
 423  
 424  
 425  
 3,472.92.88N  
 414 N. RIVER ST.  
 11-11-04-495-012  
 182.50'  
 W, 24,82.88S  
 N. LINE OF CROSS ST.  
 VACATED ALLEY—L.5015, P.952  
 (16.5' WIDE)  
 MARK NORRIS ADDITION  
 DEED LIBER N, PAGE 162,  
 WASHTENAW COUNTY RECORDS  
 431  
 S00°44'15"E 129.87'M (128.00'R)  
 3.00'  
 S00°44'15"E  
 66.00' R.O.W.  
 182.50' W, 24,82.88S  
 (66' WIDE)  
 CROSS STREET  
 PROPOSED PARCEL 'B'  
 SF. (0.01 AC.)  
 (M&W), 05.281  
 (M&W), 05.281

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| CLIENT: THOMPSON BLOCK PARTNERS, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                | DATE: 4/25/17       |
| JOB NO.: <b>16277</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SHEET 1 OF 2        |
| SECTION: 4      TWN: 3S      RANGE: 7E                                                                                                                                                                                                                                                                                                                                                                                                                                              | SCALE: 1in.= 30 ft. |
| CITY OF YPSILANTI                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | BOOK: 468           |
| WASHTENAW COUNTY, MICHIGAN                                                                                                                                                                                                                                                                                                                                                                                                                                                          | BY: WAJ             |
|  <div> <p><b>M I D W E S T E R N</b></p> <p><b>C O N S U L T I N G</b></p> <p>3815 Plaza Drive Ann Arbor, Michigan 48108<br/>           (734) 995-0200 • <a href="http://www.midwesternconsulting.com">www.midwesternconsulting.com</a></p> <p>Land Development • Land Survey • Institutional • Municipal<br/>           Wireless Communications • Transportation • Landfill Services</p> </div> |                     |

# 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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--|
| CLIENT: THOMPSON BLOCK PARTNERS, LLC                                                                                                                                                                                                                                                                                                                                                                                                                           | DATE: 4/25/17                                                                                 |  |
| JOB NO.: <b>16277</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | SHEET 2 OF 2                                                                                  |  |
| SECTION: 4      TWN: 3S      RANGE: 7E                                                                                                                                                                                                                                                                                                                                                                                                                         | SCALE: 1in.= NA ft.                                                                           |  |
| CITY OF YPSILANTI                                                                                                                                                                                                                                                                                                                                                                                                                                              |  BOOK: 468 |  |
| WASHTENAW COUNTY, MICHIGAN                                                                                                                                                                                                                                                                                                                                                                                                                                     | BY: WAJ                                                                                       |  |
| <div><div><div>M I D W E S T E R N</div><div>C O N S U L T I N G</div><div>3815 Plaza Drive Ann Arbor, Michigan 48108<br/>(734) 995-0200 • <a href="http://www.midwesternconsulting.com">www.midwesternconsulting.com</a><br/>Land Development • Land Survey • Institutional • Municipal<br/>Wireless Communications • Transportation • Landfill Services</div></div></div> |                                                                                               |  |

## **ATTACHMENT B**

### **Summary of Environmental Conditions**

**ATTACHMENT B**  
**Summary of Known Environmental Conditions**  
**400 N. River Street**  
**Ypsilanti, Michigan 48198**

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The current Property building was constructed in 1861 for retail and residential use, with additions built between 1888 and 1909. Since at least 1888, the building has been utilized by various commercial businesses and manufacturers, including manufacturers of agricultural implements, wood shops, engine/electric shops, machine shops, printing/painting shops and lumber storage. Petroleum products and various chemicals were used on the Property in association with these former operations. Prior to 1888, it is likely that the building was used for commercial and residential purposes, including as an infantry barracks between 1862 and 1863. The building has been vacant since approximately 2009.

The following environmental documents are known in connection with the Property:

- Phase I Environmental Site Assessment, 400 N. River Street, Ypsilanti, Michigan, completed by AKT Peerless, dated July 8, 2014.
- Phase II Environmental Site Assessment, 400 N. River Street, Ypsilanti, Michigan, completed by AKT Peerless, dated September 18, 2014.
- Phase I Environmental Site Assessment, 400 N. River Street, Ypsilanti, Michigan, completed by Triterra, dated January 4, 2017.
- Baseline Environmental Assessment, 400 N. River Street, Ypsilanti, Michigan, completed by Triterra, dated February 8, 2017.

According to the historical documents, the Property meets the definition of a “facility”, as defined by Section 20101 of PA 451, Part 201, as amended, due to the presence of arsenic, benzo(a)pyrene, fluoranthene, naphthalene, phenanthrene, and mercury in soil above the DEQ Part 201 GRCC.

On August 21, 2014, AKTPeerless advanced eight soil borings (AKT-1 through AKT-8) on the Property utilizing hand auger and direct-push Geoprobe® methods. Eight soil samples were collected and submitted to Fibertec Environmental Services (Fibertec) for analyses of the following chemical parameters: Volatile organic compounds (VOC), polynuclear aromatic compounds (PAHs), Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc), and/or select metals. Groundwater was encountered at depths ranging between two to eight feet below grade during subsurface investigation activities but was not sampled.

On January 19, 2017, Triterra completed a subsurface investigation on the Property. Triterra, in conjunction with North American Probing Services (NAPS), advanced a total of six soil borings (B101 through B106) utilizing a hydraulic-driven direct-push sampling methods (i.e. Geoprobe®) to maximum boring depths of 5 to 15 feet below ground level (bgl). Triterra collected soil samples for visual classification, field screening and for evidence of contamination. The soil boring locations were placed in areas of former residential structures for the purpose of evaluating potential impact from potential fill materials and historical heating sources and in proximity to the building to assess for potential impact from historical manufacturing operations/heating sources (i.e. heating oil and coal).

Triterra collected and submitted four soil samples and one groundwater sample to Merit Laboratories, Inc. (Merit) for analysis of the following target parameters: VOCs, PAHs, and/or Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, selenium, silver, zinc, and mercury). The target parameters were selected to evaluate for petroleum and hazardous constituents reasonably expected to be present based on historical uses of the Property.

In addition, Triterra installed two deep vapor points (SG101 and SG102) on the Property in order to evaluate for potential vapor encroachment conditions (VECs). The soil-gas samples were collected from a vapor sampling point using a laboratory prepared BottleVac and submitted to Merit for laboratory analysis of VOCs using EPA Method TO-15.

The following table summarizes target parameters detected above the MDEQ Part 201 Residential GCC in either September 2014 or February 2017.

| Soil Analytical Results that Exceed MDEQ Part 201 GRCC & Screening Levels |                                      |                                  |                                     |                   |
|---------------------------------------------------------------------------|--------------------------------------|----------------------------------|-------------------------------------|-------------------|
| CONSTITUENT/<br>CAS NUMBER                                                | AKT PEERLESS 2014<br>SAMPLE LOCATION | TRITERRA 2017<br>SAMPLE LOCATION | MAXIMUM<br>CONCENTRATION<br>(µg/kg) | CRITERIA EXCEEDED |
| Arsenic<br>7440382                                                        | AKT-3 (0.5-1'),<br>AKT-7 (0-0.5')    | NA                               | 19,000                              | DWP, GSIP, DCC    |
| Benzo(a)pyrene<br>50328                                                   | AKT-3 (0.5-1')                       | B103 1-3'                        | 5,900                               | DCC               |
| Fluoranthene<br>206440                                                    | AKT-3 (0.5-1')                       | NA                               | 16,000                              | GSIP              |
| Naphthalene<br>91201                                                      | AKT-3 (0.5-1')                       | NA                               | 2,800                               | GSIP              |
| Phenanthrene<br>85018                                                     | AKT-3 (0.5-1')                       | NA                               | 14,000                              | GSIP              |
| Mercury, Total<br>Varies                                                  | NA                                   | B102 1-3'                        | 146                                 | GSIP              |

Note: DCC = Direct Contact Criteria, DWP = Drinking Water Protection Criteria, GSIP = Groundwater-Surface Water Interface Criteria. SI = Soil Inhalation to Indoor Air. Concentrations reported in ppb (parts per billion or µg/kg).

Groundwater analytical results for VOCs, PAHs, and Michigan 10 Metals were reported below laboratory reporting limits.

Soil-gas analytical results indicated the presence of VOCs. However, target parameters were detected at concentrations below respective Residential Vapor Intrusion Deep Soil Gas Screening Levels (SG<sub>VI-res</sub>) in the MDEQ Guidance Document for the Vapor Intrusion Pathway, May 2013.



**ATTACHMENT C**

**Affidavit of Functional Obsolescence**



## City of Ypsilanti

Finance Department  
Assessment Division

### AFFIDAVIT OF DOUGLAS SHAW

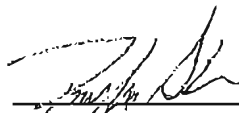
STATE OF MICHIGAN    )  
                                  ) SS:  
COUNTY OF WASHTENAW)

Douglas Shaw, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn, as a witness, I am competent to testify hereto.
2. I am the City Assessor, Level III, for the City of Ypsilanti in the State of Michigan.

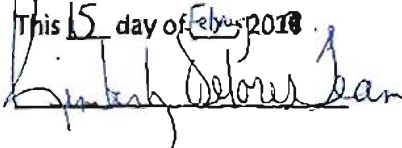
I have inspected the specific property located at 400 N. River. The Property suffers from severe physical depreciation and is currently vacant.

3. On the basis of my physical inspection of the specific aforementioned property, I have determined that this property is "functionally obsolete" and is unable to be used to perform as intended due to substantial loss in value resulting from extreme structural damage and deficiencies and super inadequacies in design and construction.
4. Further affiant sayeth not.

  
\_\_\_\_\_  
Douglas Shaw

Subscribed and sworn to before me

This 15 day of Feb, 2018.

  
KIMBERLY DELORES TEAMER  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires 09-05-2019  
Acting in the County of Washtenaw

Notary Public, Washtenaw County, MI

My commission expires: Acting in Washtenaw County, Michigan

September 5, 2019

**ATTACHMENT D**

**Engineer's Letter of Structural Conditions**



March 20, 2017

Beth Ernat

City of Ypsilanti

One South Huron

Ypsilanti, MI 48197

Dear Ms. Ernat,

Thompson Block Redevelopment project located at 400 North River Street requires immediate emergency safety activities to stabilize the building. In addition, these activities are required to make the building safer for passing pedestrians and engineers working on the project.

Attached is a letter from Todd Dailey, the Structural Engineer of Record for the project that states a third party opinion of the health and safety of the property.

The buildings walls will be braced internally and a temporary bracing system on part of the exterior will be installed to secure the building for the 3-4 week period this stabilization will be occurring. In addition, unstable debris will be removed to allow the structural engineers to continue their studies to finalize the construction plans.

These activities do not mark the start of the project's construction, but are Due Care Activities necessary to make the property safe enough to complete the design process. The project will still need state and local support to have a financially viable project that is able to move forward.

Please contact me with any questions.

Sincerely,

Marilyn Crowley

Development Services Leader

(517)-803-0634

M.crowley@kincaidhenry.com

---

934 Clark St., Lansing MI 48906 517-332-8210

**Leaders Partners Innovators**

**DAILEY ENGINEERING INC**

**Todd A. Dailey, PE**  
**8485 Stephenson Rd.**  
**Onsted, Michigan 49265**  
**Phone: (517) 467-9000**  
**Fax: (517) 467-9010**

---

February 7, 2017

Chris Rau  
Kincaid Henry  
934 Clark St.  
Lansing, MI 48906

RE: Thompson Block Structural Condition

Dear Mr. Rau:

I have been functioning as the Structural Engineer of Record (EOR) for a proposed project to renovate the abandoned building known as "Thompson Block" located in Depot Town, Ypsilanti, Michigan.

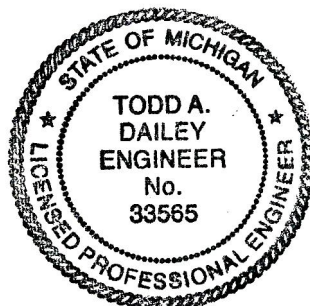
In that capacity, I have had the opportunity to walk through the building and see its dilapidated condition. While I believe the building is quite capable of preservation and restoration, I also have concerns about potential danger to the public.

I am attaching two photos of the existing building that are representative of the current state of disrepair. The building experienced a fire several years ago (2009), which destroyed much of the intermediate floor and roof framing (which provided structural integrity to the masonry walls). Since then, much of the building has also been exposed to weathering effects, which have a further deteriorating effect on structural components.

There is a high level of uncertainty regarding the ability of the remaining walls to resist wind loads. With some of the walls located quite close to public streets and walkways, the threat of danger to public safety is at an unacceptable level. Until the building is restored, I recommend that a temporary masonry wall bracing system be designed and installed.



Todd Dailey  
TAD/kw



Attachments: Photos (2)











**ATTACHMENT E**

**Conceptual Rendering**







**ATTACHMENT F**

**Site Plan**



THOMPSON BLOCK  
SECTION 4, T3S, R7E  
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN  
SITE PLAN

OWNER/DEVELOPER

THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC  
116 W. WASHINGTON  
SUITE F  
ANN ARBOR, MI 48104  
PH: (734) 661-4720  
ATTN: JON A. CARLSON

ENGINEER/SURVEYOR/  
LANDSCAPE ARCHITECT

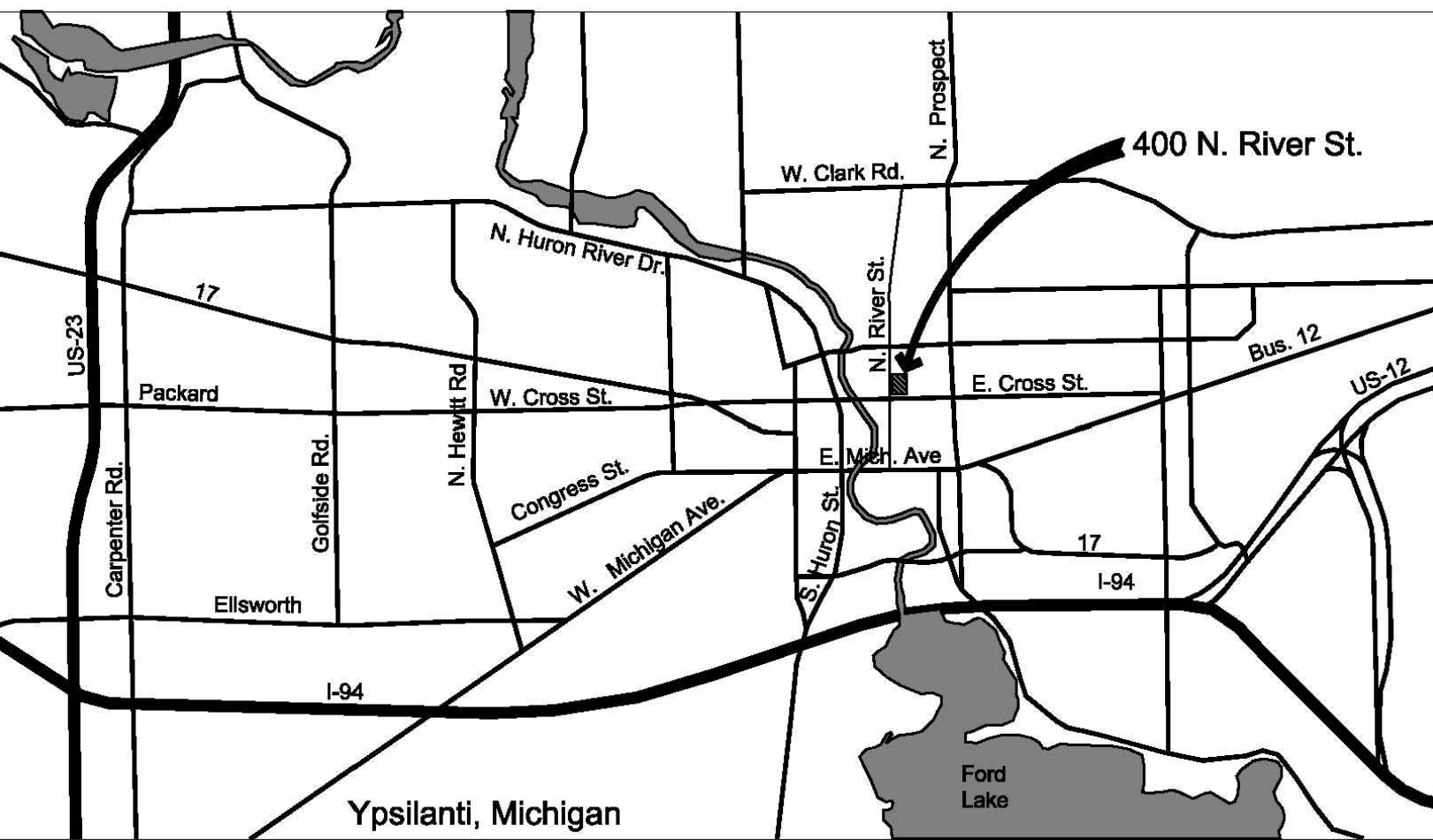
MIDWESTERN CONSULTING, LLC  
3815 PLAZA DR.  
ANN ARBOR, MI 48108  
PH. (734) 995-0200  
ATTN: ROBERT WAGNER  
E-MAIL: RCW@MIDWESTERNCONSULTING.COM

ARCHITECT

MITCHELL AND MOUAT ARCHITECTS  
113 S. FOURTH AVE.  
ANN ARBOR, MI 48104  
(734) 662-6070  
ATTN: RICHARD MITCHELL

CONSTRUCTION MANAGER

KINCAID HENRY  
934 CLARK ST.  
LANSING, MI 48906  
(517) 332-8210  
ATTN: MARILYN CROWLEY



VICINITY MAP  
NOT TO SCALE



400 N. River Street  
Ypsilanti, Michigan



IMAGE BY MITCHELL AND MOUAT ARCHITECTS

DEVELOPMENT SUMMARY AND COMPARISON CHART

|                                                                | Existing                  | Required / Permitted                                                                                                                                                                    | Proposed                                                         |
|----------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Site Area:                                                     | 23,688sf / 0.54 acres     | 60,000sf                                                                                                                                                                                | 23,688sf / 0.54 acres                                            |
| Lot Width:                                                     | 129.75 ft                 | 60ft min; 120ft max                                                                                                                                                                     | 129.75 ft                                                        |
| Lot Depth:                                                     | 182.50 ft                 | 500ft max                                                                                                                                                                               | 182.50 ft                                                        |
| Setbacks:                                                      |                           |                                                                                                                                                                                         |                                                                  |
| Front                                                          | River Street              | 0 ft min; 15ft max                                                                                                                                                                      | 0.15ft - River Street                                            |
| Side Street yard                                               | Cross Street              | 0 ft min; 15ft max                                                                                                                                                                      | -2.92 - Cross Street                                             |
| Side                                                           |                           | 0 ft min                                                                                                                                                                                | 5.64ft to north;                                                 |
| Rear                                                           |                           | 10 ft. min                                                                                                                                                                              | 82ft to east                                                     |
| Frontage Buildout                                              | 95%                       | 90% min; 100% max                                                                                                                                                                       | 95%                                                              |
| Zoning:                                                        | C - Center                | C - Center                                                                                                                                                                              | C - Center                                                       |
| Historic District                                              | Existing Building Shell   | Yes                                                                                                                                                                                     | Historic Reconstruction proposed                                 |
| Land Use                                                       | Vacant                    | Apartments above ground floor of non-residential uses (principal use)                                                                                                                   | Apartments above ground floor of non-residential uses (principal |
|                                                                |                           | Sit-down restaurant                                                                                                                                                                     | Sit-down restaurant                                              |
|                                                                |                           | Outdoor cafe (accessory)                                                                                                                                                                | Outdoor cafe (accessory)                                         |
| Building Type                                                  | Existing Commercial Shell | Commercial/Mixed Use - Medium                                                                                                                                                           | Commercial/Mixed Use - Medium                                    |
| Proposed Building                                              |                           |                                                                                                                                                                                         |                                                                  |
| Principal Building Height                                      |                           | 2 floor min; 5 floor max                                                                                                                                                                | 3 floors                                                         |
| Min. first floor height                                        |                           | 12 feet                                                                                                                                                                                 | 13'-1"                                                           |
| Max. first floor height                                        |                           | 14 feet residential;<br>20 feet non-residential                                                                                                                                         | 13'-1"                                                           |
| Second floor height                                            |                           | 10 foot min; 12 foot max                                                                                                                                                                | 11'-2"                                                           |
| Vehicular Parking:                                             |                           |                                                                                                                                                                                         |                                                                  |
| Location                                                       | None                      | Side and Rear Yards                                                                                                                                                                     | Rear yard                                                        |
| Quantity Required<br>(fee in lieu potential within C district) |                           | Upper-story residential in C:<br>1 space per dwelling unit<br>(20 required)                                                                                                             | 20 provided                                                      |
|                                                                |                           | Restaurant - 1 per 100sf usable floor area (9,788sf/100 = 98 spaces) OR<br>1 per 3 persons allowed within maximum occupancy load, whichever is greater (670 occupants / 3 = 224 spaces) | 3 provided<br>Variance requested                                 |
| Bicycle Parking:                                               |                           | 1 space per 5 vehicular spaces, min. of 2 spaces = 5 spaces                                                                                                                             | 5 tenant spaces<br>5 restaurant spaces                           |
| Loading Spaces                                                 |                           | Not required in C district                                                                                                                                                              | None proposed                                                    |
| Signs                                                          | Size                      | Building mounted - varies based on location/type<br>Ground signs prohibited; building mounted signs require permit                                                                      | See architectural plans<br>Historic sign relocation              |

PERMITS/APPROVALS

| Approval/Permit               | Agency                                                                                                                                                                               | Submitted              | Plans Approved | Permit/Approval Issued | Comment                                                                |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------|------------------------|------------------------------------------------------------------------|
| Site Plan                     | City of Ypsilanti Planning & Development Department<br>Bonnie Wessler, City Planner<br>(734) 483-9646<br>bwessler@cityofypsilanti.com<br>1 South Huron Street<br>Ypsilanti, MI 48197 | 2/17/2017<br>4/13/2017 |                | No                     |                                                                        |
| Variance                      | City of Ypsilanti Planning & Development Department<br>Bonnie Wessler, City Planner<br>(734) 483-9646<br>bwessler@cityofypsilanti.com<br>1 South Huron Street<br>Ypsilanti, MI 48197 | 4/13/2017              |                | No                     | Parking Spaces -<br>See Development Summary                            |
| Soil Erosion Control (Waiver) | Washtenaw County Water Resources Commissioner<br>Katie Lee, Program Supervisor<br>(734) 222-3978<br>leek@ewashtenaw.org<br>705 North Zeeb Road, P.O. Box 8645<br>Ann Arbor, MI 48107 |                        |                | No                     |                                                                        |
| Water/Sanitary Services       | Ypsilanti Community Utilities Authority<br>Scott Westover, Engineering Manager<br>(734) 484-4600 ext. 220<br>swestover@ycua.org<br>2777 State Road<br>Ypsilanti, MI 48198            | 3/7/2017<br>4/13/2017  |                | No                     | Review/Tap/Inspection Fees = \$14,942.31<br>(Per YCUA estimate 3-1-17) |
| Storm Water Management        | City of Ypsilanti: OHM Advisors<br>Marcus J. McNamara<br>(734)-466-4553<br>marcus.mcnamara@ohm-advisors.com<br>34000 Plymouth Road<br>Livonia, Michigan 48150                        | 2/17/2017              |                | No                     |                                                                        |
| Engineering Plans             | City of Ypsilanti: OHM Advisors<br>Marcus J. McNamara<br>(734)-466-4553<br>marcus.mcnamara@ohm-advisors.com<br>34000 Plymouth Road<br>Livonia, Michigan 48150                        |                        |                | No                     |                                                                        |

PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS REGISTERED WITH THE STATE AS AN HISTORIC SITE. IT IS THE ORIGINAL SITE OF A COMMERCIAL BUILDING (CALLED "THE NORRIS BLOCK") WHICH BECAME A POPULAR SHORT-TERM LODGING LOCATION FOR CIVIL WAR ENLISTEES WAITING TO BE SENT OFF TO BATTLE. THE ORIGINAL BUILDING, WHICH DATES BACK TO 1861, HAS DETERIORATED OVER TIME DUE TO NATURAL CAUSES AND CONSTRUCTION-RELATED INCIDENTS. IN 2007, THE OWNER AT THAT TIME BEGAN RENOVATIONS TO THE BUILDING AND THE PROPERTY TO PROVIDE A PLANNED UNIT DEVELOPMENT. IN 2009, A FIRE DESTROYED MOST OF THE INTERIOR OF THE BUILDING AND EVENTUALLY LEAD TO THE TERMINATION OF THE PROJECT. HOWEVER, THE ORIGINAL MASONRY BUILDING SHELL STILL REMAINS.

THE PROPERTY NOW HAS A NEW OWNER/DEVELOPER THAT PROPOSES TO PROVIDE A MIXED-USE BUILDING THAT WILL INCLUDE A RESTAURANT/WHISKEY BAR ON THE GROUND FLOOR AND APARTMENT UNITS ON THE SECOND AND THIRD FLOORS. THE BUILDING WILL BE RENOVATED WHILE UTILIZING THE EXISTING EXTERIOR WALLS TO MAINTAIN THE HISTORIC NATURE OF THE SITE/BUILDING. TWO HISTORIC LIGHT POSTS AND ONE HISTORIC SIGN WILL BE SALVAGED AND RELOCATED AS WELL. THE ENTIRE PROJECT INCLUDES BUILDING RENOVATIONS, A SMALL ADDITION TO THE NORTHEAST CORNER OF THE BUILDING, AND A NEW ASPHALT PARKING LOT.

SHEET INDEX

| SHEET NO. | SHEET TITLE                          |
|-----------|--------------------------------------|
| 1         | COVER SHEET                          |
| 2         | EXISTING CONDITIONS                  |
| 3         | DIMENSIONAL SITE PLAN                |
| 4         | PROPOSED DRAINAGE PLAN               |
| 5         | UTILITY PLAN                         |
| 6         | LANDSCAPE PLAN                       |
| 7         | LANDSCAPE DETAILS                    |
| 8         | MISCELLANEOUS SITE DETAILS           |
| 1 OF 1    | PHOTOMETRIC SITE PLAN                |
| A1.0      | FLOOR PLAN - BASEMENT                |
| A1.1      | FLOOR PLAN - FIRST FLOOR             |
| A1.2      | FLOOR PLAN - SECOND FLOOR            |
| A1.3      | FLOOR PLAN - THIRD FLOOR             |
| A1.4      | ROOF PLAN                            |
| A3.0      | EXTERIOR ELEVATIONS - WEST AND SOUTH |
| A3.1      | EXTERIOR ELEVATIONS - EAST AND NORTH |

THOMPSON BLOCK

|                          |          |                  |
|--------------------------|----------|------------------|
| JOB No. <b>16277</b>     |          | DATE: 02/17/2017 |
| REVISIONS:               |          | SHEET 1 OF 8     |
| REV. DATE                |          |                  |
| PER CITY REVIEW COMMENTS | 04/13/17 | CADD: DAG        |
|                          |          | ENG: TPH         |
|                          |          | PM: RCW          |
|                          |          | TECH:            |
|                          |          | 16277CV1.DWG     |
|                          |          | FB#468           |



MIDWESTERN  
CONSULTING

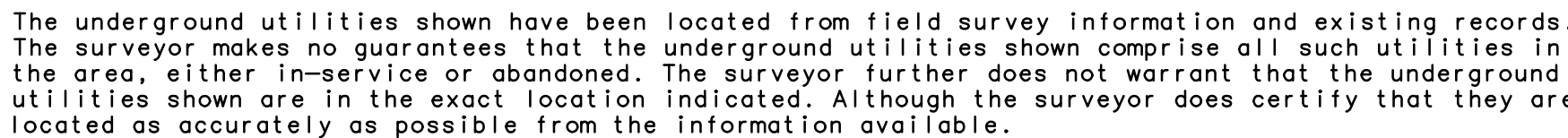
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DATE

P.E. #





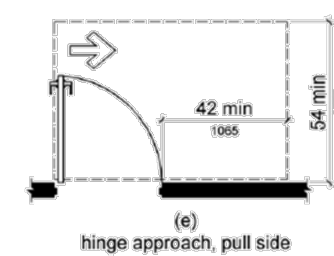
**Know what's below.  
Call before you dig.**

thence S 88°28'42" W 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 to the Point of Beginning.

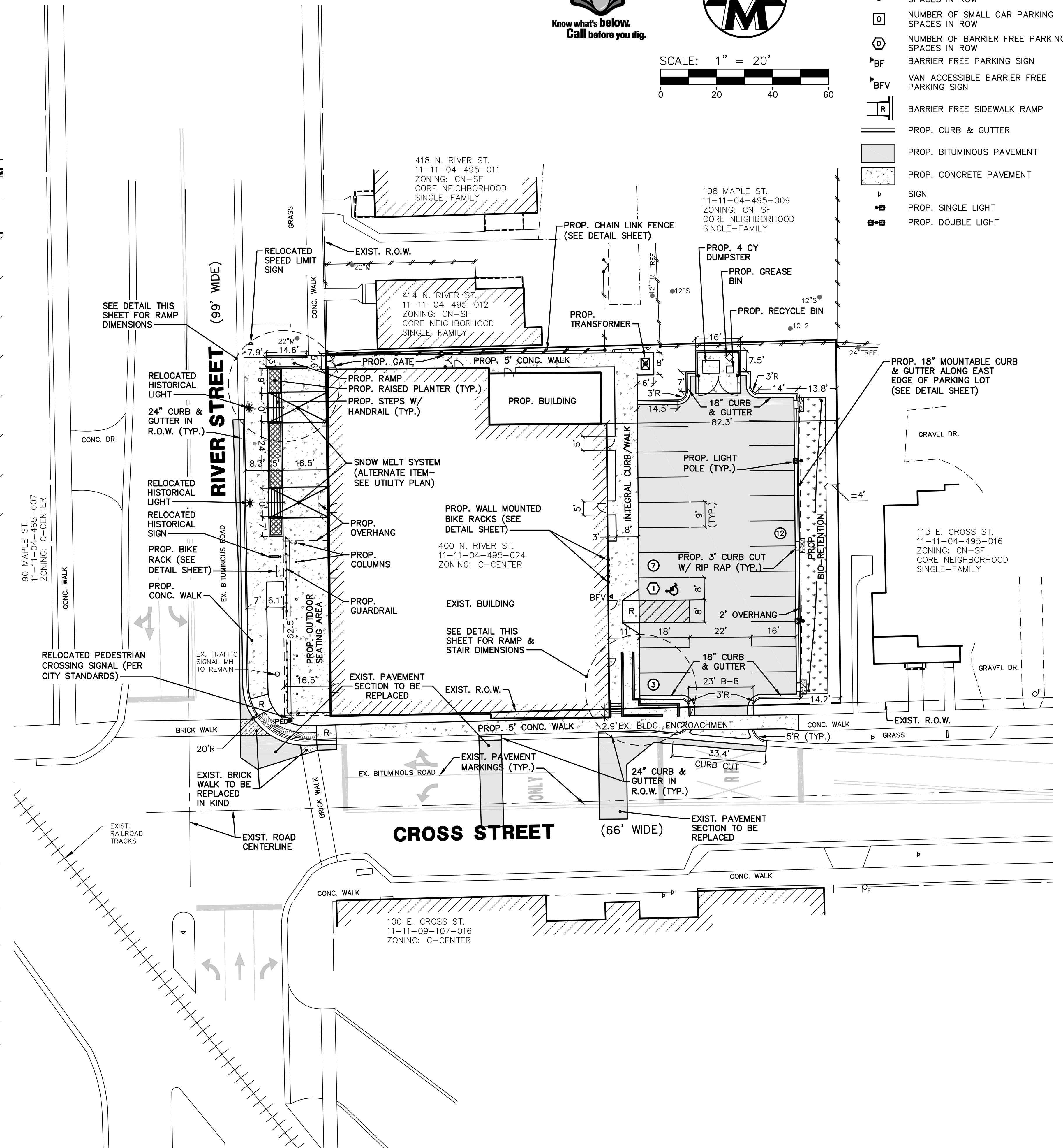
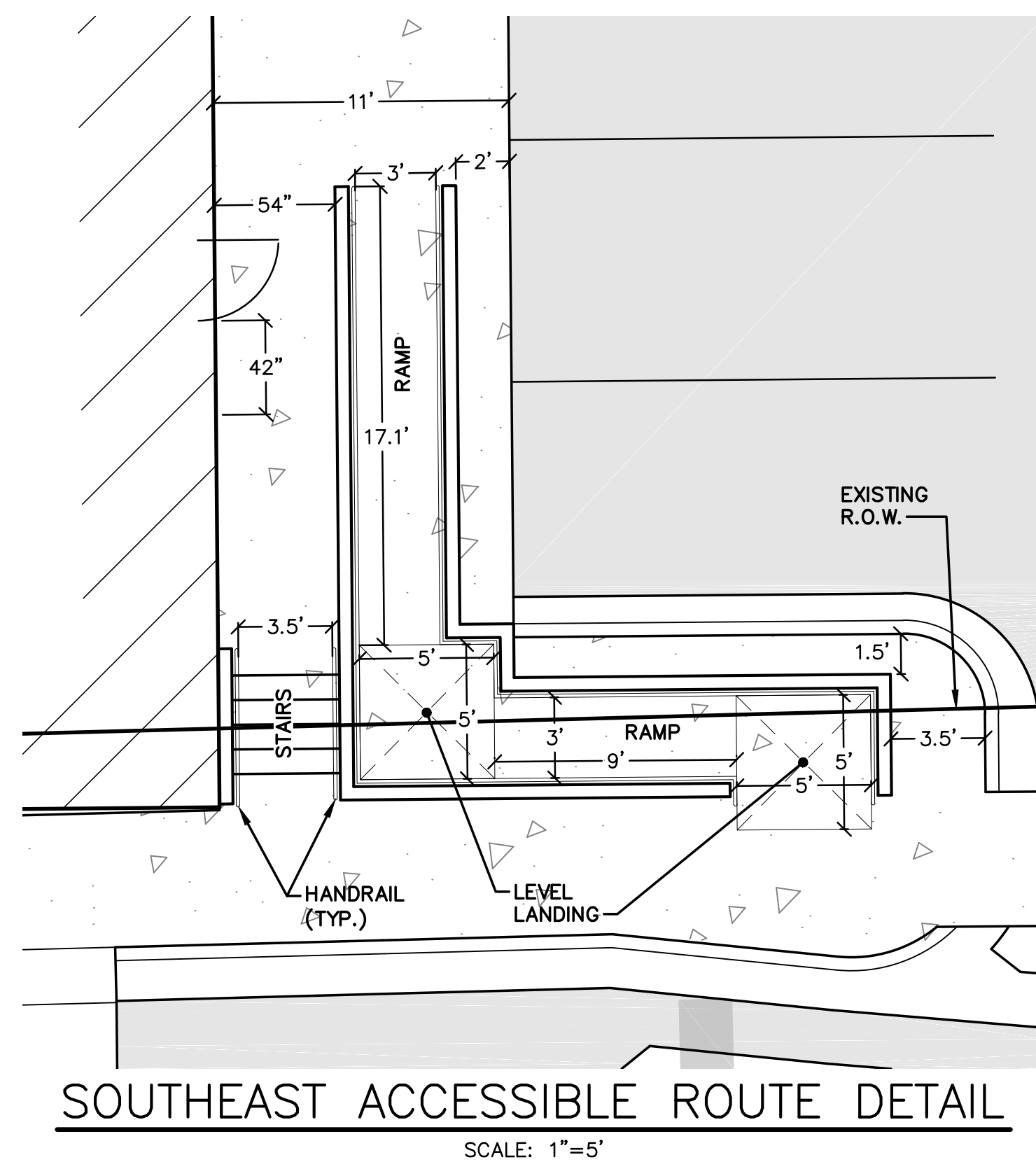
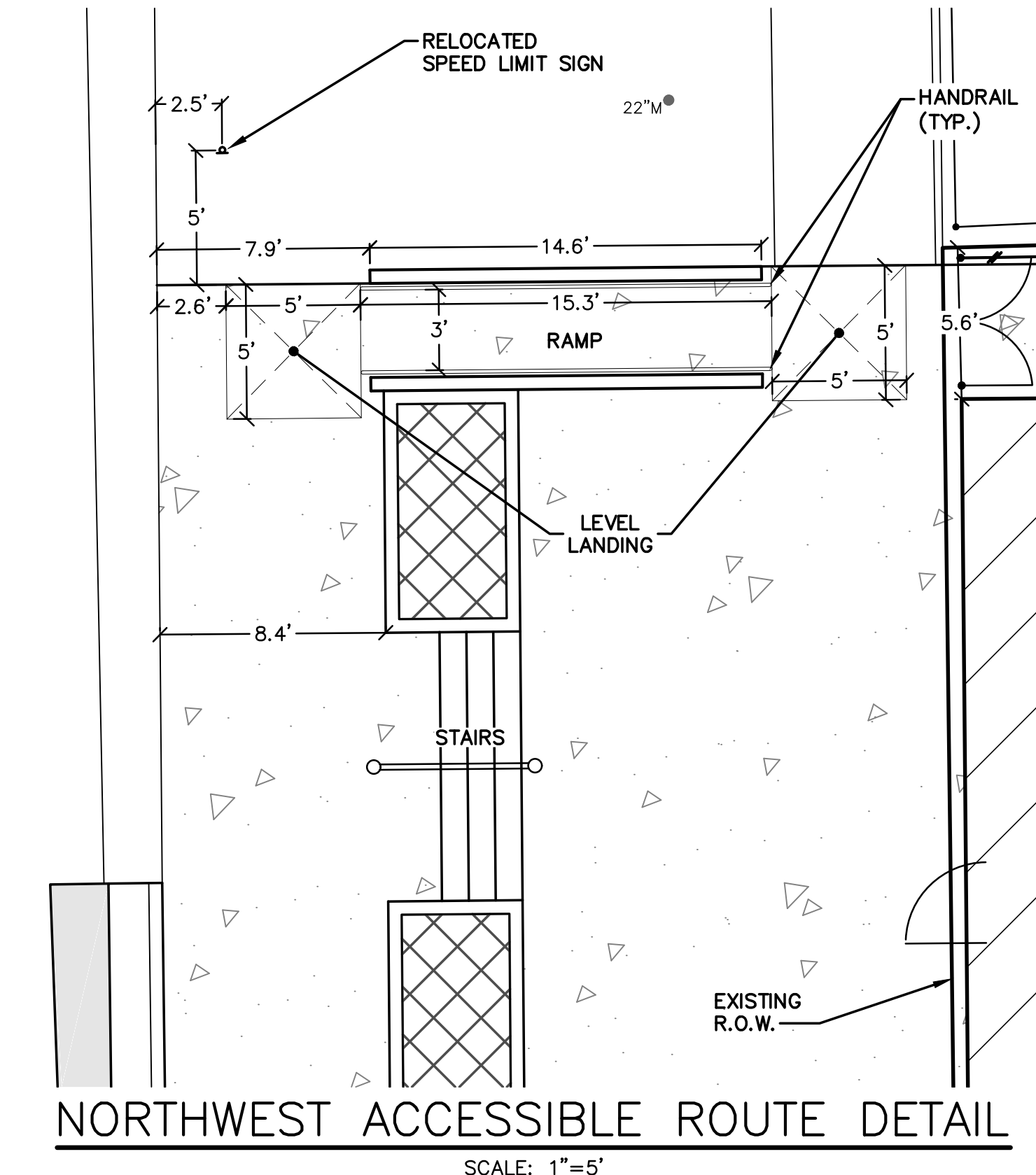




| Type of Use        |                   | Minimum Maneuvering Clearance    |                                                      |
|--------------------|-------------------|----------------------------------|------------------------------------------------------|
| Approach Direction | Door or Gate Side | Perpendicular to Doorway         | Parallel to Doorway (beyond latch side unless noted) |
| From front         | Pull              | 60 inches (1525 mm)              | 18 inches (455 mm)                                   |
| From front         | Push              | 48 inches (1220 mm)              | 0 inches (0 mm) <sup>2</sup>                         |
| From hinge side    | Pull              | 60 inches (1525 mm)              | 36 inches (915 mm)                                   |
| From hinge side    | Pull              | 54 inches (1370 mm)              | 42 inches (1065 mm)                                  |
| From hinge side    | Push              | 42 inches (1065 mm) <sup>2</sup> | 22 inches (560 mm) <sup>2</sup>                      |
| From latch side    | Pull              | 48 inches (1220 mm) <sup>1</sup> | 24 inches (610 mm)                                   |
| From latch side    | Push              | 42 inches (1065 mm) <sup>1</sup> | 24 inches (610 mm)                                   |



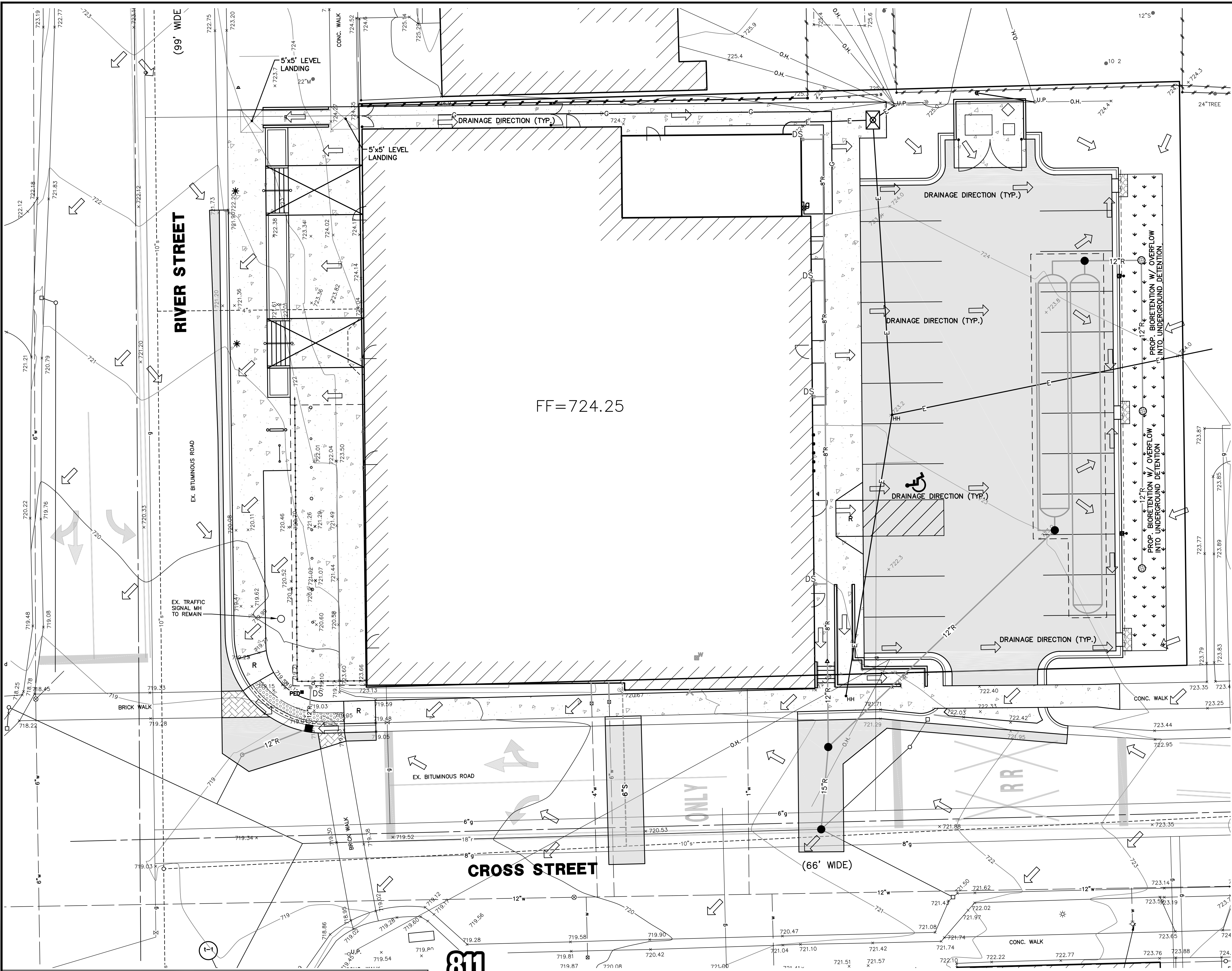
# ADA STANDARDS FOR CLEAR WIDTH OF DOORWAYS



- # LEGEND
- |                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | NUMBER OF STANDARD PARKING SPACES IN ROW     |
|  | NUMBER OF SMALL CAR PARKING SPACES IN ROW    |
|  | NUMBER OF BARRIER FREE PARKING SPACES IN ROW |
|  | BARRIER FREE PARKING SIGN                    |
|  | VAN ACCESSIBLE BARRIER FREE PARKING SIGN     |
|  | BARRIER FREE SIDEWALK RAMP                   |
|  | PROP. CURB & GUTTER                          |
|  | PROP. BITUMINOUS PAVEMENT                    |
|  | PROP. CONCRETE PAVEMENT                      |
|  | SIGN                                         |
|  | PROP. SINGLE LIGHT                           |
|  | PROP. DOUBLE LIGHT                           |



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SCALE: 1" = 10'

0 10 20 30

LEGEND

|                   |                               |
|-------------------|-------------------------------|
| 838               | EXIST. CONTOUR                |
| 838               | PROP. CONTOUR                 |
| 836.2             | EXIST. SPOT ELEVATION         |
| 36.60             | PROP. SPOT ELEVATION          |
| U.P.              | EXIST. UTILITY POLE           |
| U.P.              | EXIST. UTILITY POLE W/ TRANS. |
| GUY WIRE          | GUY WIRE                      |
| ELEC. TRANSFORMER | ELEC. TRANSFORMER             |
| OH                | EXIST. OVERHEAD UTILITY LINE  |
| *                 | EXIST. LIGHT POLE             |
| *                 | PROP. LIGHT POLE              |
| e                 | EXIST. TELEPHONE LINE         |
| e                 | EXIST. ELECTRIC LINE          |
| g                 | EXIST. GAS LINE               |
| g                 | EXIST. GAS VALVE              |
| f.o.              | EXIST. FIBER OPTIC LINE       |
| w                 | EXIST. WATER MAIN             |
| w                 | PROP. WATER MAIN              |
| +                 | EXIST. HYDRANT                |
| +                 | PROP. HYDRANT                 |
| +                 | EXIST. GATE VALVE IN BOX      |
| +                 | PROP. GATE VALVE IN BOX       |
| +                 | EXIST. GATE VALVE IN WELL     |
| +                 | PROP. GATE VALVE IN WELL      |
| +                 | EXIST. CURB STOP & BOX        |
| +                 | PROP. CURB STOP & BOX         |
| +                 | REDUCER                       |
| +                 | EXIST. BLOW-OFF               |
| +                 | PROP. BLOW-OFF                |
| +                 | POST INDICATOR VALVE          |
| +                 | THRUST BLOCK                  |
| +                 | PROP. KNOXBOX                 |
| +                 | EXIST. STORM SEWER            |
| +                 | PROP. STORM SEWER             |
| +                 | EXIST. CATCH BASIN OR INLET   |
| +                 | PROP. CATCH BASIN OR INLET    |
| +                 | EXIST. BEEHIVE INLET          |
| +                 | PROP. BEEHIVE INLET           |
| +                 | PROP. ROOF DRAIN              |
| +                 | END SECTION                   |
| +                 | HEAD WALL                     |
| +                 | CULVERT                       |
| +                 | EXIST. DOWNSPOUT              |
| +                 | PROP. DOWNSPOUT               |
| +                 | EXIST. SANITARY SEWER         |
| +                 | PROP. SANITARY SEWER          |
| +                 | EXIST. CLEANOUT               |
| +                 | PROP. CLEANOUT                |
| +                 | C/L OF DITCH                  |
| +                 | PROP. DRAINAGE DIRECTION      |
| +                 | SIGN                          |
| +                 | SINGLE TREE                   |
| +                 | TREE OR BRUSH LIMIT           |
| +                 | FENCE                         |
| +                 | SILT FENCE                    |
| +                 | LIMITS OF DISTURBANCE         |
| +                 | CONSTRUCTION FENCE            |
| +                 | FINISH FLOOR ELEVATION        |

**NOTE**

NO PROPOSED CONTOURS OR SPOT ELEVATIONS ARE SHOWN ON THIS PLAN. DETAILED GRADING AND SOIL EROSION CONTROL MEASURES WILL BE INCLUDED ON DETAILED ENGINEERING DRAWINGS.

THIS PLAN SHOWS EXISTING CONTOURS, EXISTING SPOT ELEVATIONS, AND PROPOSED DRAINAGE PATTERNS.

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116 W. WASHINGTON, SUITE F  
ANN ARBOR, MI 48104  
JON CARLSON  
(734) 661-4720

**THOMPSON BLOCK**

**SITE PLAN**

**PROPOSED DRAINAGE PLAN**

**16277**

DATE: 02/17/2017  
SHEET 4 OF 8  
REV. DATE: 05/13/17  
CADD: DAG  
ENG: TPH  
FAC: RCW  
TECH: JWG  
FBI/268

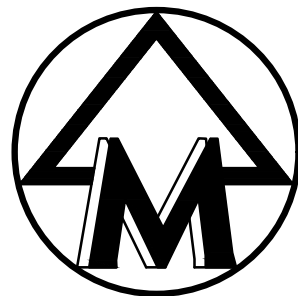
**4**







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SCALE: 1" = 10'

## LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (RIGHT-OF-WAY SCREEN)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES/PERENNIALS
- PROPOSED LAWN AREA
- PROPOSED EDGING

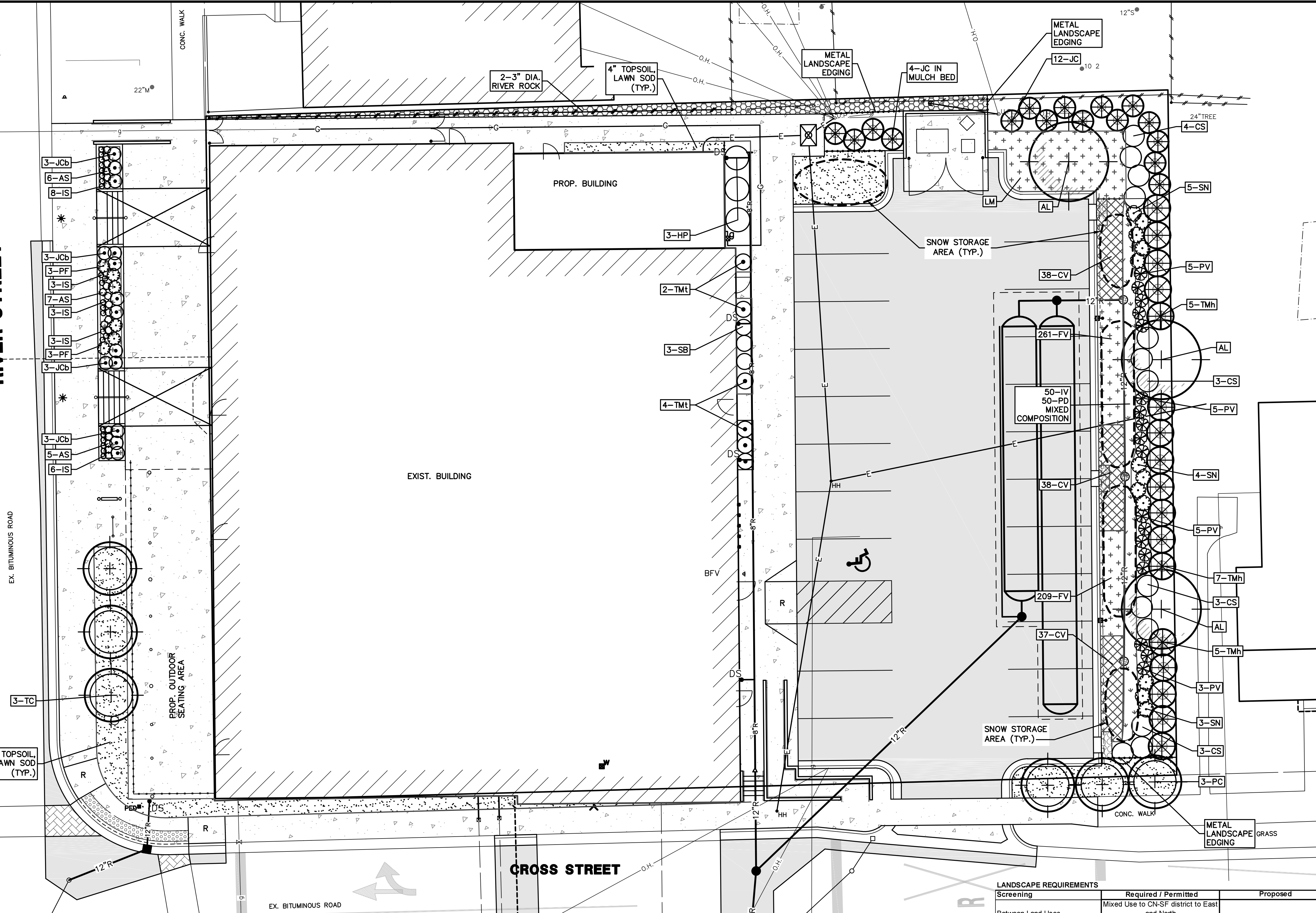
### LANDSCAPE NOTES

- Plant materials shall be selected and installed in accordance with standards established by the City of Ypsilanti.
- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
- All plant material shall be maintained in good condition so as to present a healthy, neat and orderly appearance and must be trimmed or pruned in such a manner as to not alter their natural growth potential.
- Water outlets shall be provided within 150 feet of all required plantings.
- The owner of property shall maintain required landscaping in a strong and healthy condition, free from physical damage or injury arising from lack of water, chemical damage, insects, disease, blight, or other causes. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced within six months of damage or death or the next appropriate planting period, whichever comes first.
- Restore disturbed areas with a minimum of four (4) inches of topsoil and then sod/seed/fertilize/mulch.
- All disturbed areas not to be planting beds shall be lawn areas planted with sod. Sod shall consist of a sun and partial shade mix with Kentucky bluegrass, minimum of three cultivars. Sod shall be Certified, Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted.
- Sod shall be harvested, delivered, stored, and handled according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in Turfgrass Producers International's "Guideline Specifications to Turfgrass Sodding." Deliver sod in time for planting within 24 hours of harvesting. Protect sod from breakage and drying. Landscape contractor is responsible to keep newly installed sod watered. Install sod per sod manufacturers recommendations.
- After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
- Bioswale plantings (plugs) shall be installed as specified on the Landscape Plan. Native plugs shall be planted between March 1 and June 1 or mid-September through Mid-October. If planting outside specified time period, irrigation is required for plant establishment. Contractor shall contact nursery early in construction process to allow necessary time for nursery to grow/stock appropriate quantities of plants.
- All planting beds are to receive four (4) inches of shredded bark mulch. Bioswale planting area to receive two (2) inches of shredded bark mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Proposed trees will be planted a minimum of 15 feet apart.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
  - Ratio of Loose Compost to Topsoil by Volume: 1:4.
  - Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
  - Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
  - Volume of Sand: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
  - Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

RIVER STREET

(99' WIDE)



### PLANT SCHEDULE

| Total | Parking Lot | Screening | Street Trees | Site        |             | Code | Scientific Name                   | Common Name                  | Root    | Size       | Spacing   |
|-------|-------------|-----------|--------------|-------------|-------------|------|-----------------------------------|------------------------------|---------|------------|-----------|
|       |             |           |              | Landscaping | Landscaping |      |                                   |                              |         |            |           |
| 3     | 3           |           |              |             |             | AL   | Amelanchier laevis 'Snowcloud'    | Snowcloud Serviceberry       | B&B     | 2" cal.    | As Shown  |
| 13    |             |           |              | 13          |             | CS   | Cornus stolonifera 'Farrow'       | Arctic Fire Red Twig Dogwood | #5 Cont | 24-30" ht  | 4' o.c.   |
| 3     |             |           |              | 3           |             | HP   | Hydrangea paniculata 'Jane'       | Little Lime Hydrangea        | #3 Pot  | 24-30" ht  | 4.5' o.c. |
| 18    |             |           |              |             |             | JC   | Juniperus chinensis 'Spearmint'   | Chinese Juniper 'Spearmint'  | B&B     | 24" spread | 4' o.c.   |
| 18    |             |           |              | 18          |             | PV   | Panicum virgatum 'Shenandoah'     | Shenandoah Switch Grass      | #1 Cont |            | 30" o.c.  |
| 3     |             |           |              |             |             | PC   | Prunus cerasifera 'Crimson Point' | Crimson Point Plum           | B&B     | 2" cal.    | 12' o.c.  |
| 3     |             |           |              | 3           |             | SB   | Spiraea betuliflora 'Tor'         | Tor Birchleaf Spirea         | #3 Pot  | 18-24" ht  | 3' o.c.   |
| 17    |             |           |              |             |             | TMh  | Taxus x media 'Hicksii'           | Hick's Yew                   | B&B     | 24-30" ht  | 5' o.c.   |
| 6     |             |           |              | 6           |             | TMt  | Taxus x media 'tauntonii'         | Taunton Yew                  | B&B     | 18-24" ht  | 3' o.c.   |
| 3     |             |           |              | 3           |             | TC   | Tilia cordata 'Halka'             | Summer Sprite Linden         | B&B     | 2" cal.    | 12' o.c.  |
| 19    |             |           |              | 19          |             | AS   | Agastache x 'Blue Fortune'        | Blue Fortune Anise Hyssop    | #1 Cont |            | 1.5' o.c. |
| 113   |             |           |              | 113         |             | CV   | Carex vulpinoidea                 | Brown Fox Sedge              | plug    |            | 18" o.c.  |
| 470   |             |           |              | 470         |             | FV   | Fragaria virginiana               | Wild Strawberry              | plug    |            | 8" o.c.   |
| 23    |             |           |              | 23          |             | IS   | Iberis sempervirens               | Candytuft                    | #1 Cont |            | 12" o.c.  |
| 50    |             |           |              | 50          |             | IV   | Iris virginica                    | Blue Flag Iris               | plug    |            | 18" o.c.  |
| 15    |             |           |              | 15          |             | JCb  | Juniperus chinensis 'Blue Vase'   | Blue Vase Juniper            | #3 Pot  | 24" spread | 2.5' o.c. |
| 155   |             |           |              | 155         |             | LM   | Liriope muscari 'Silver Sunproof' | Silvery Sunproof Lilyturf    | #1 Cont |            | 18" o.c.  |
| 50    |             |           |              | 50          |             | PD   | Penstemon digitalis               | White Beardtongue            | plug    |            | 18" o.c.  |
| 6     |             |           |              | 6           |             | PF   | Potentilla fruticosa 'Happy Face' | Happy Face Yellow Potentilla | #1 Cont |            | 2.5' o.c. |
| 12    |             |           |              | 12          |             | SN   | Sorghastrum nutans 'Sioux Blue'   | Sioux Blue Indian Grass      | #1 Cont |            | 30" o.c.  |

### LANDSCAPE REQUIREMENTS

| Screening               | Required / Permitted                                                                                                                                                                 | Proposed                                                               |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Between Land Uses       | Mixed Use to CN-SF district to East and North                                                                                                                                        | North - existing fence, evergreen trees<br>West - evergreen trees      |
| Exterior equipment      | wall, fence (80% opaque), or landscape buffer (80% opaque/4ft width/left height)                                                                                                     | Evergreen shrubs                                                       |
| Trash enclosure         | Screening with enclosure or plantings                                                                                                                                                |                                                                        |
| Location                | Rear yard                                                                                                                                                                            | Rear yard                                                              |
| Screening               | enclosure 1ft taller than dumpster, brick/masonry wall on 3 sides and 80% opacity swing door                                                                                         | Brick/Masonry Wall                                                     |
| Street Trees            | 1 per 30 linear feet                                                                                                                                                                 |                                                                        |
|                         | 129ft River Street = 5 trees;<br>182.5ft Cross Street = 7 trees                                                                                                                      | River Street - 3 trees;<br>Cross Street - 3 trees;<br>Waiver Requested |
| Parking Lot Landscaping | 1 tree per 8 spaces = 3 trees<br>1 island per 16 spaces in row                                                                                                                       | 3 trees                                                                |
| Site Landscaping        | 10% of the site = 2,369sf                                                                                                                                                            | 2,707 sf (11.4%)                                                       |
| Lighting                | min. 0.3fc where to be illuminated;<br>0.5fc average over entire area 5 ft above surface<br>not to exceed 0.5fc at lot line<br>dark sky compliant fixtures<br>not to exceed 30 ft ht | See Photometric Plan                                                   |

JOB No. 16277

REVISIONS: 1

PER CITY REVIEW COMMENTS

DATE: 02/17/2017

SHEET 6 OF 8

REV. DATE: 04/13/17

CADD: TRF

ENG: TRH

PLN: RCW

TECH: JFW

DATE: 02/17/2017

THOMPSON BLOCK

SITE PLAN  
LANDSCAPE PLAN

CLIENT

THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC

116 W. WASHINGTON, SUITE F

ANN ARBOR, MI 48104

JON CARLSON

(734) 661-4720

MIDWESTERN

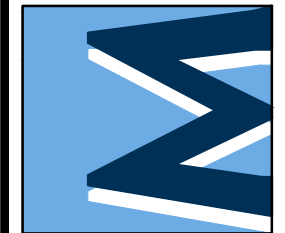
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108

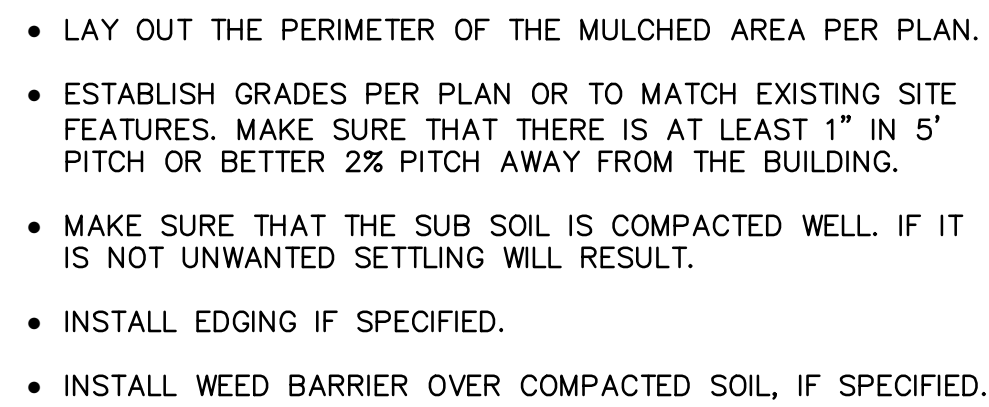
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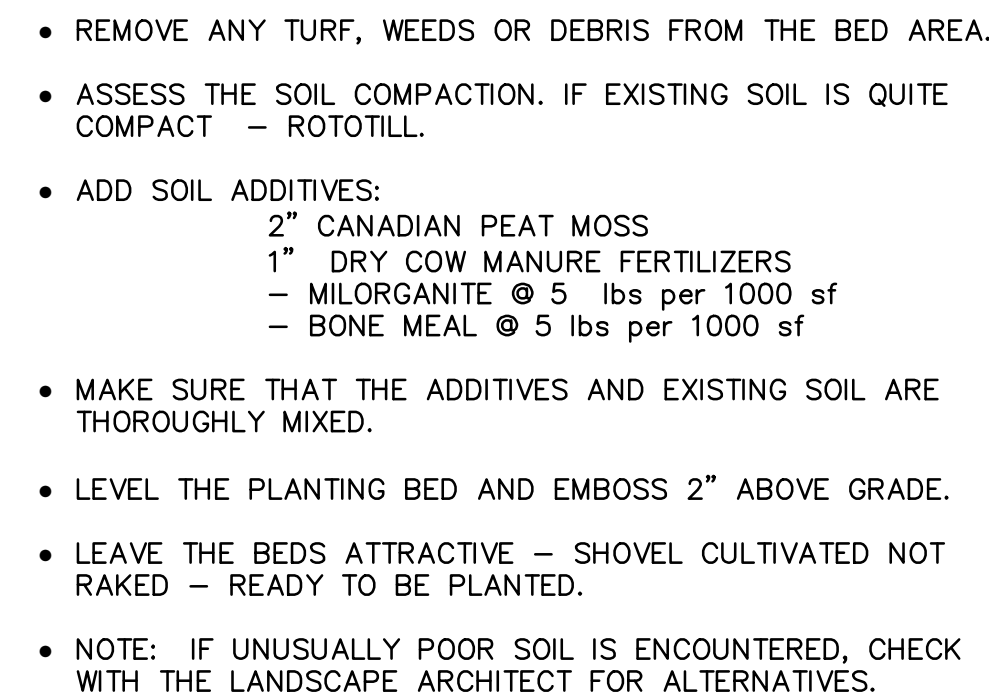
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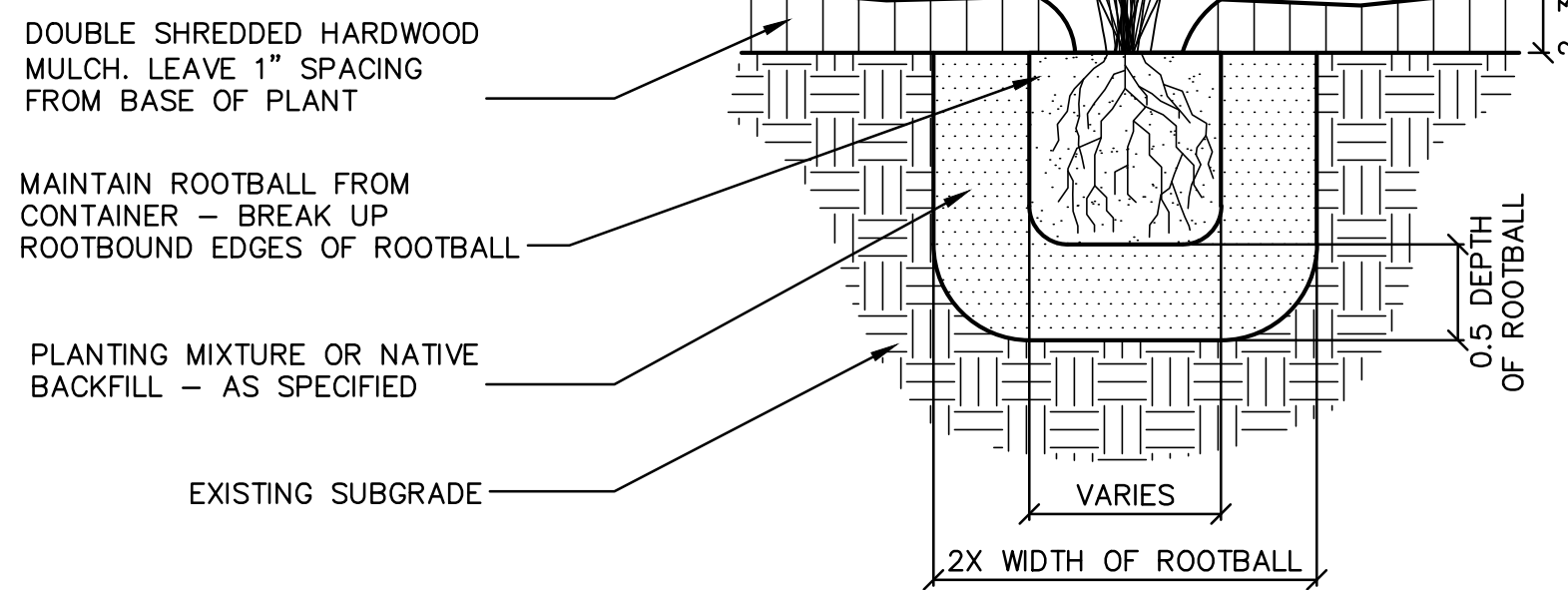




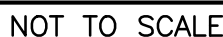
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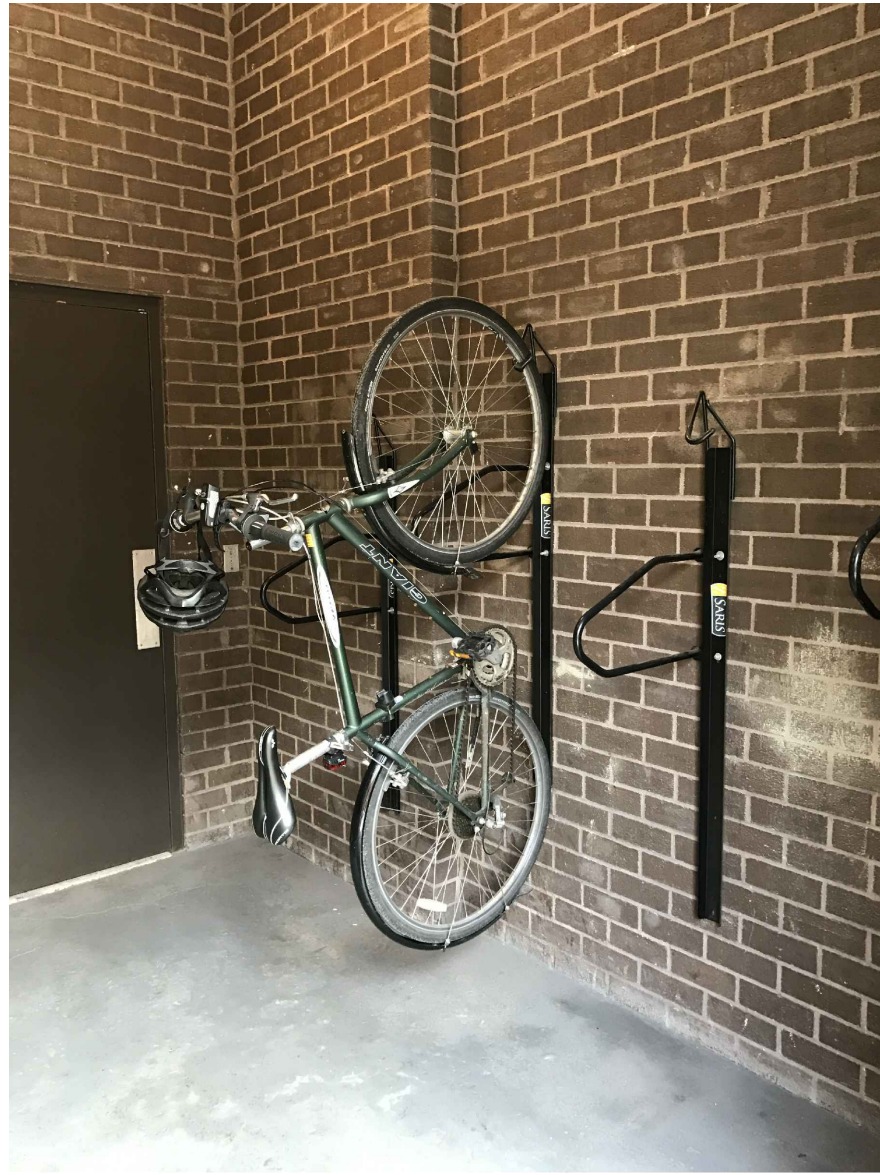
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M:\Civil\134\_Pros\16277\Site Plan\1627701.dwg, 4/13/2017 8:57 AM, Ted P. Hirsch, None  
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FINALLY – A  
COMPANY THAT  
LOVES BIKES AS  
MUCH AS YOU DO.

Chances are, your bikes are just like  
ours – your most valued possessions.  
And if it has the Saris name on it,  
nothing we build goes out the door  
unless it's worth putting those  
possessions on. Call it obsessive. Call  
it eccentric. We just chalk it up to  
caring a hell of a lot about creating  
the last rack you'll ever need.

### Bike Trac Parking System

Model # 6003 Mounting Instructions

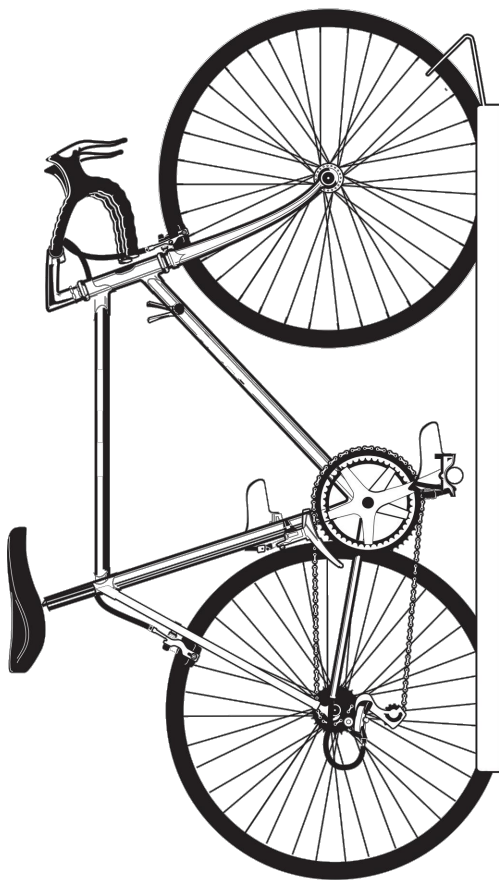
#### Mounting Bike Trac

Bike Trac can be mounted to any wall, corner, pillar, or post strong enough to hold the bikes. Use mounting holes as shown in illustration.  
**Note:** To protect wheel, slide rubber sleeve onto wheel hook of Bike Trac.

#### Bike Trac Placement

- Option 1:** Stagger tops of the Bike Tracs ( High, Low, High).  
Approx. space between each 12-15".
- Option 2:** Level tops of Bike Tracs, hanging every other bike by rear tire.  
Approx. space between each 15-18".
- Option 3:** Level tops of Bike Tracs, hanging all bikes by front tire.  
Approx. space between each 18-21".

**Note:** Be sure to leave enough room between each Bike Trac so that the bike's handlebars do not interfere with each other. Optimum distance between Tracs will depend on make and model of bike.



#### Warranty

We warrant this product to the first consumer to be free from defect in material and workmanship for a period of one year from date of purchase. (Please retain your sales slip for your records.) Any product or part thereof found to be defective within that period will be replaced without charge provided that: (1) the product was not misused; (2) no alterations or modifications were made; (3) its failure resulted from a defect in material or workmanship and not from normal wear expected in the use of the product; (4) the product or part is delivered, freight prepaid, to Graber Products. Manufactures only obligation shall be to replace such products or parts proved to be defective.

#### Parts List

| Part# | Qty | Description              |
|-------|-----|--------------------------|
| 17105 | 5   | Bike Trac Assembly       |
| 17371 | 5   | Wheel Hook Rubber Sleeve |

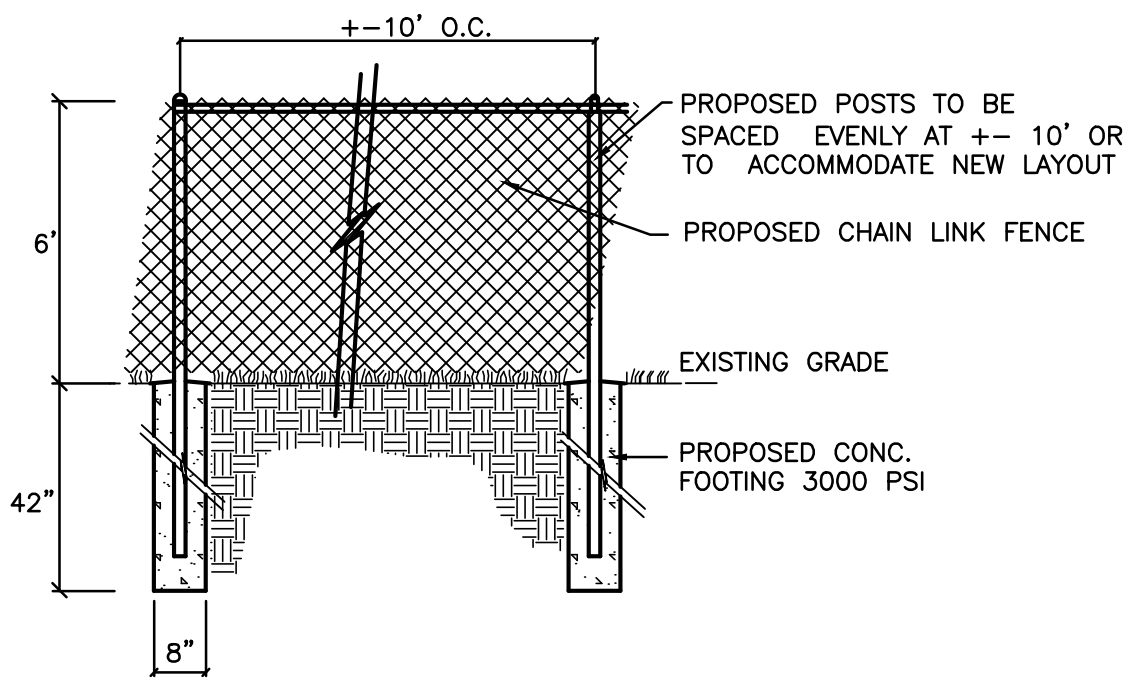
### 3-Loop Wave Style Bike Rack - 5 Bike Capacity

SIZE (LxWxH): 43"x2.5"x39"  
WEIGHT: 56 LBS  
COLOR: BLACK, GREEN, OR GALVANIZED



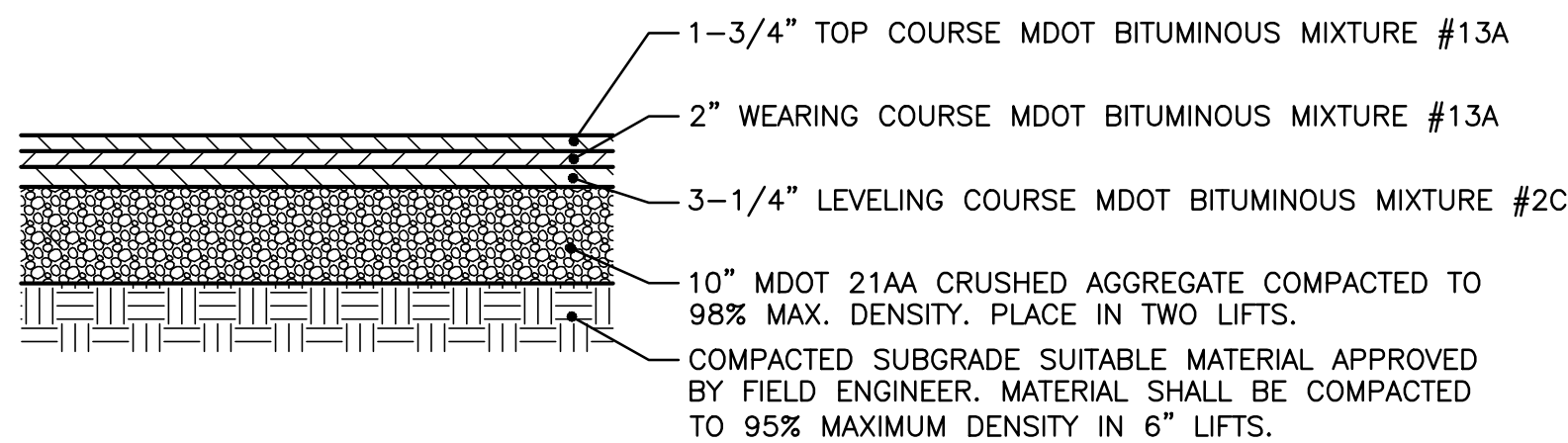
#### WAVE STYLE BIKE RACK DETAIL

NOT TO SCALE



#### FENCE INSTALLATION DETAIL

NOT TO SCALE

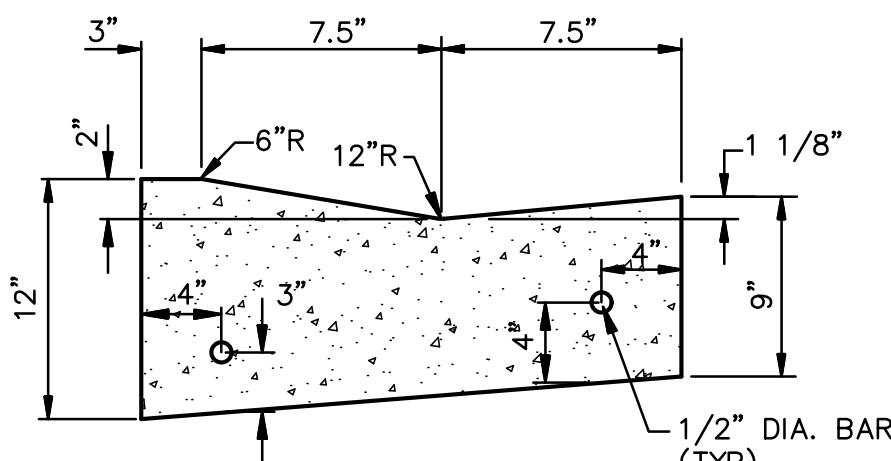


#### BITUMINOUS PATCH DETAIL (FOR USE IN CROSS STREET)

NOT TO SCALE

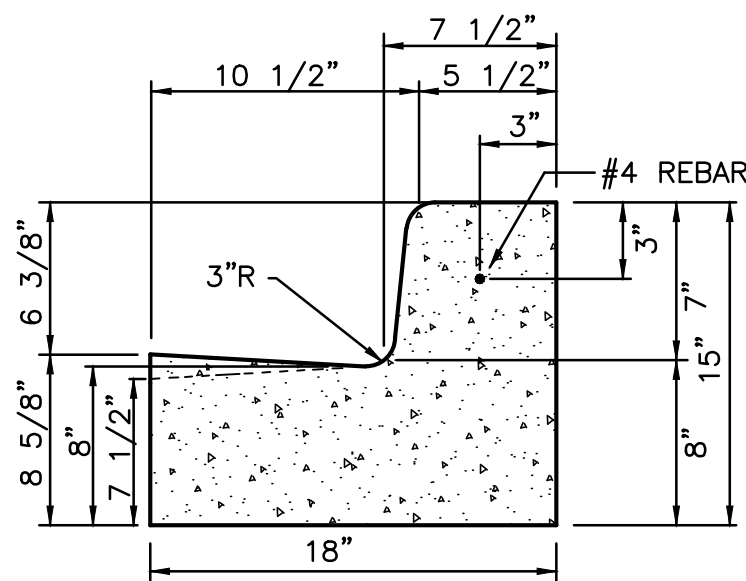
#### WALL MOUNTED BIKE RACK DETAIL

NOT TO SCALE



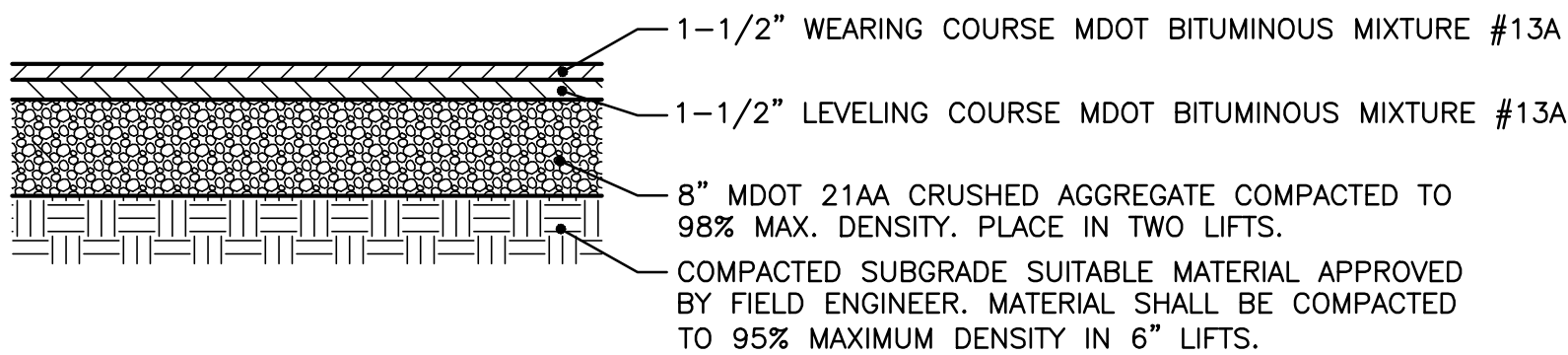
#### MOUNTABLE CONCRETE CURB & GUTTER

NOT TO SCALE



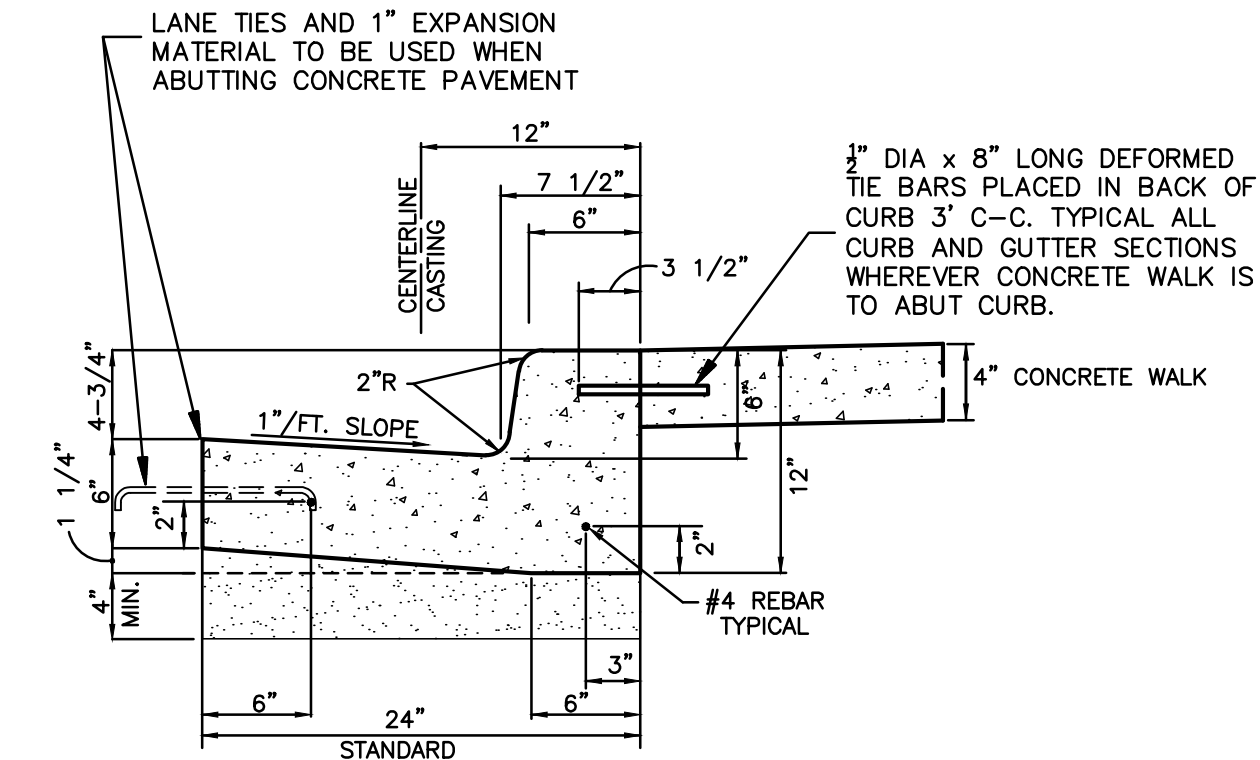
#### STANDARD 18" WIDE CURB AND GUTTER SECTION (OR STANDARD SPILLOUT CURB)

NOT TO SCALE



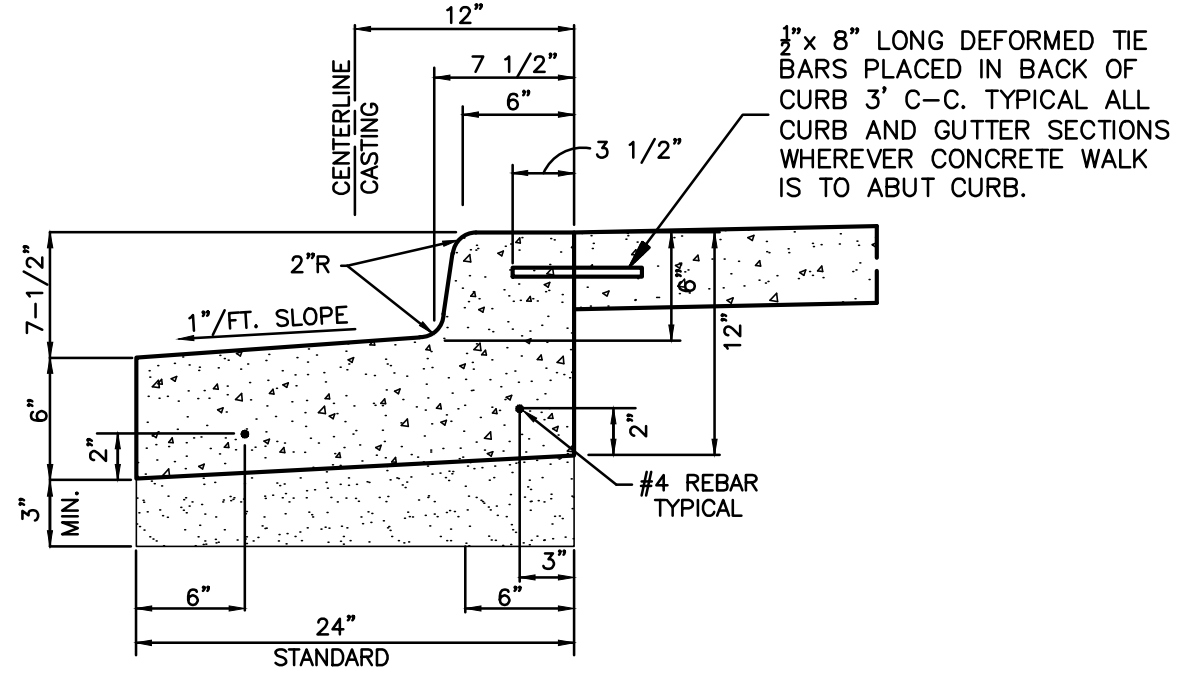
#### BITUMINOUS PAVEMENT DETAIL (FOR USE IN PARKING AREAS)

NOT TO SCALE



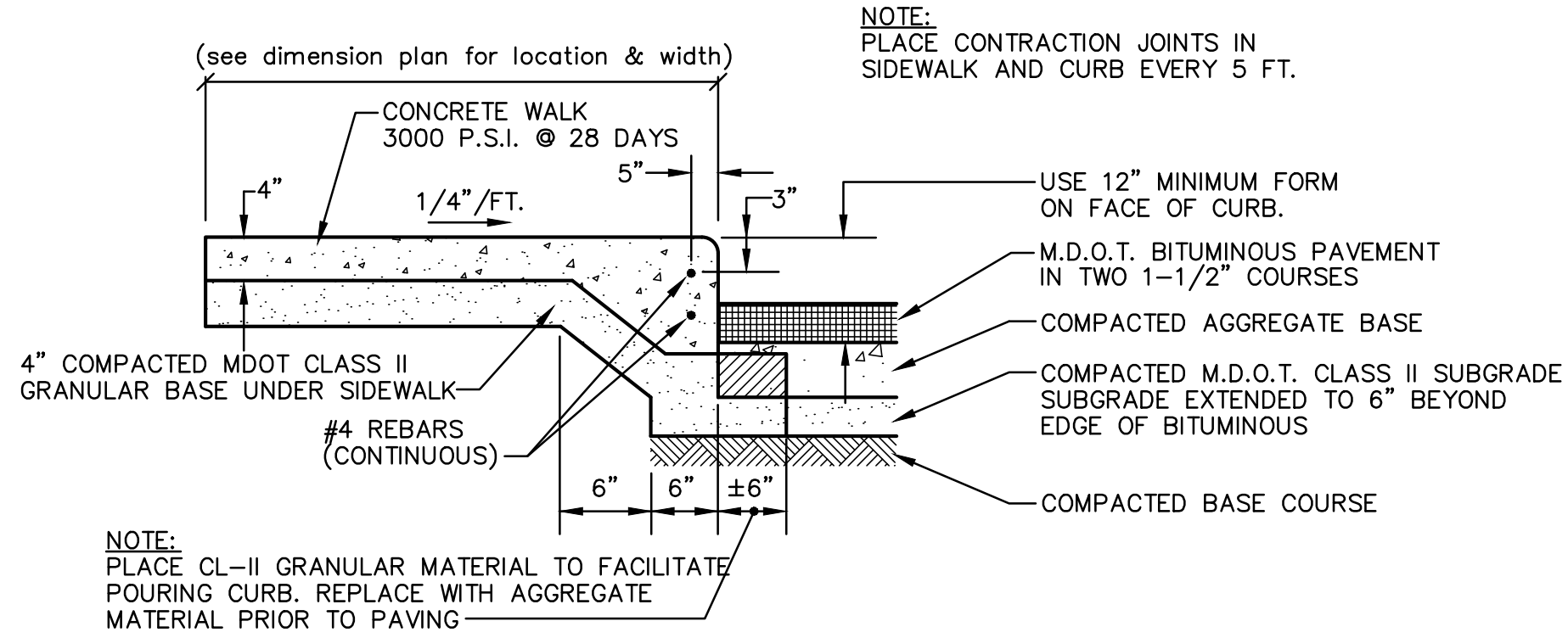
#### 24" SPILL-IN CURB AND GUTTER

NOT TO SCALE



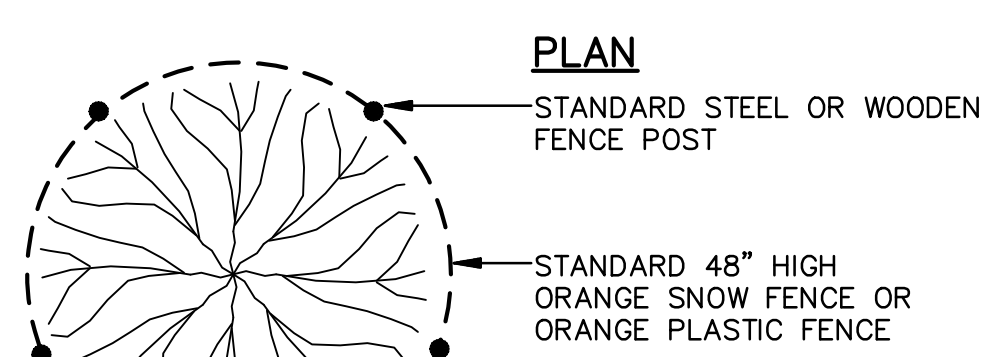
#### 24" SPILL-OUT CURB AND GUTTER

NOT TO SCALE



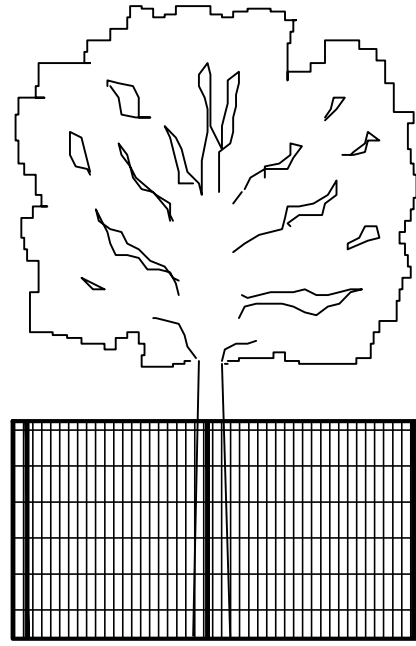
#### TYPICAL INTEGRAL WALK & CURB

NOT TO SCALE



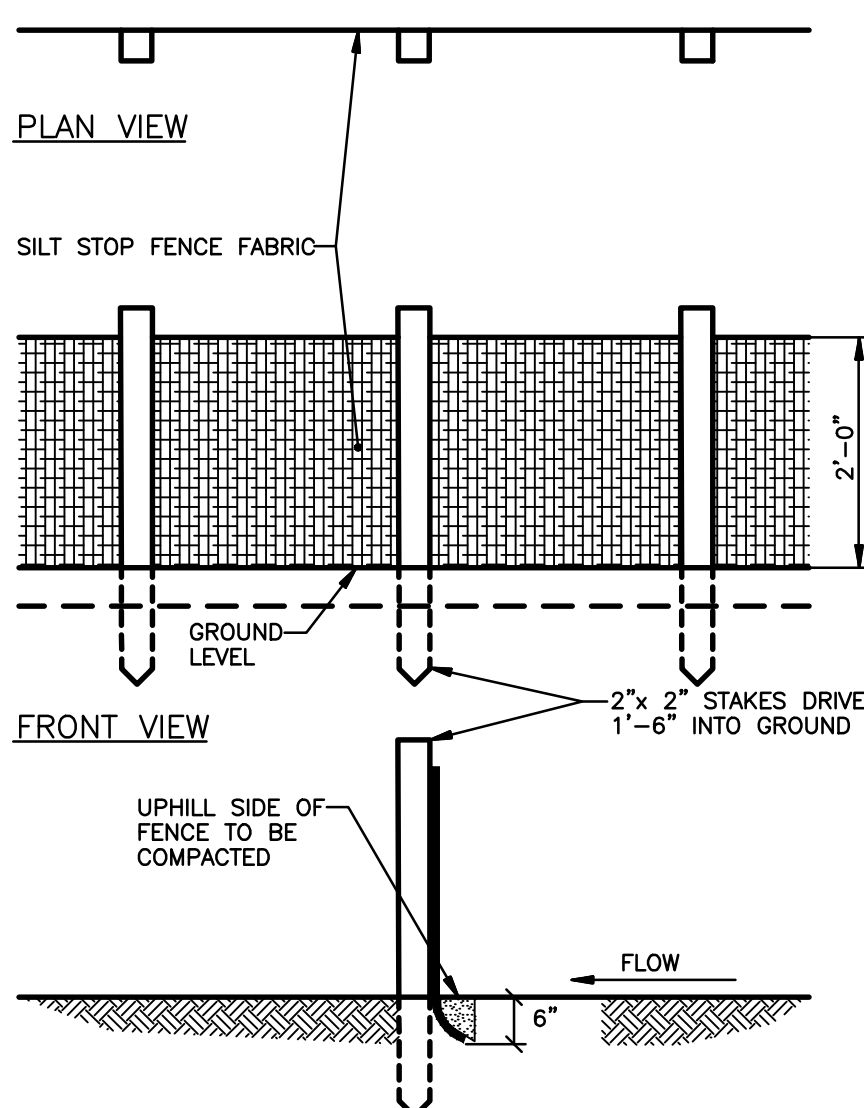
#### ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE SPREAD OF THE BRANCHES, OR CLOSER ONLY AT THE DIRECTION OF THE ENGINEER.



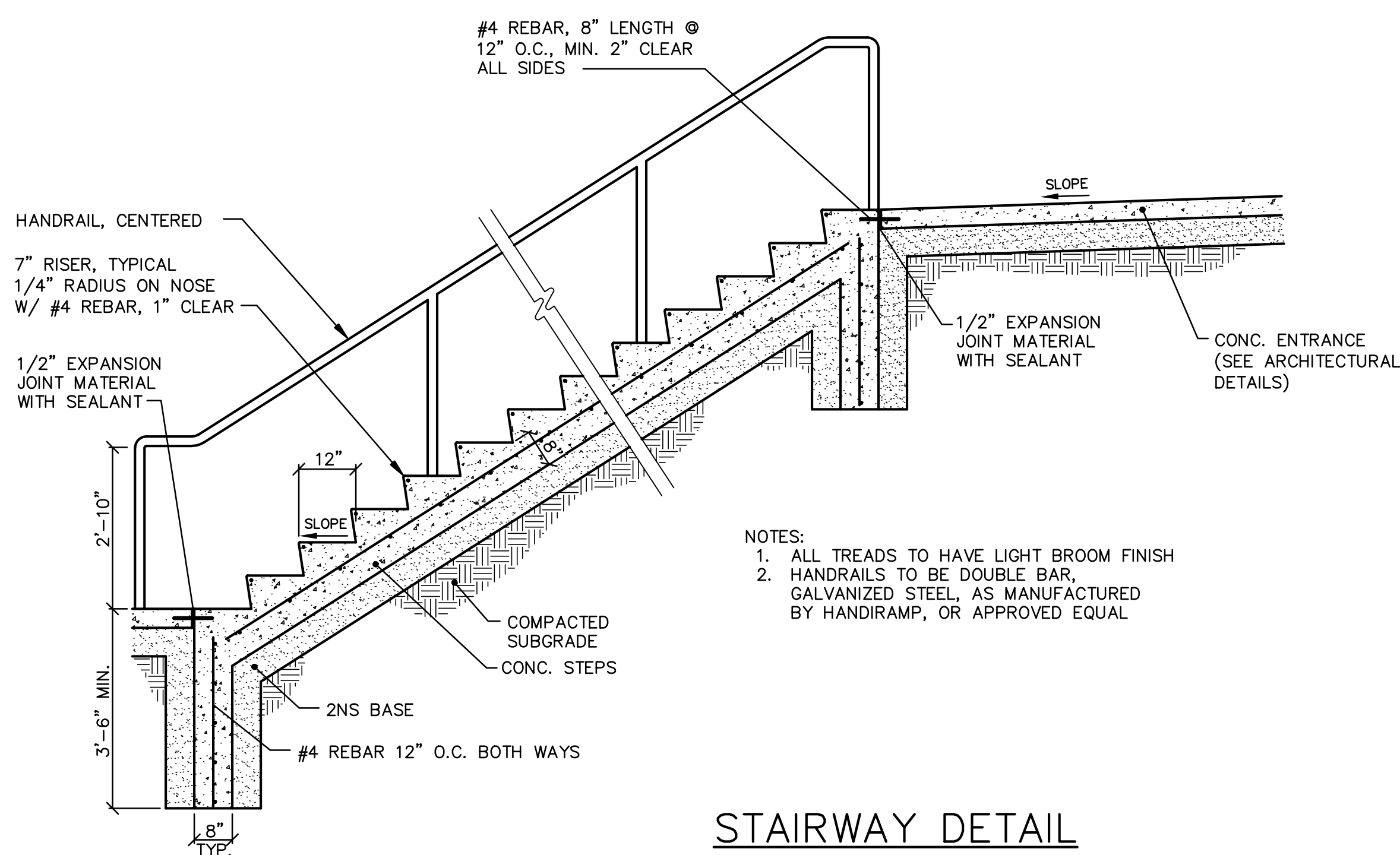
#### TREE PROTECTION DETAIL

NOT TO SCALE



#### SILT FENCE DETAIL

NOT TO SCALE



- NOTES:
1. ALL TREADS TO HAVE LIGHT BROOM FINISH
  2. HANDRAILS TO BE DOUBLE BAR, GALVANIZED STEEL, AS MANUFACTURED BY HANDIRAMP, OR APPROVED EQUAL

#### STAIRWAY DETAIL

NOT TO SCALE

**MIDWESTERN CONSULTING**

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com  
Land Development • Land Survey • Institutional • Municipal  
Wireless Communications • Transportation • Landfill Services

**THOMPSON BLOCK**

SITE PLAN  
MISCELLANEOUS SITE DETAILS

**8**

JOB No. **16277**

REVISIONS: SHEET 8 OF 8

DATE: 02/17/2017

REV. DATE: 04/13/17

PER CITY REVIEW COMMENTS

ADD: DAG

ENG: TPH

FIN: RCW

TECH: JMT

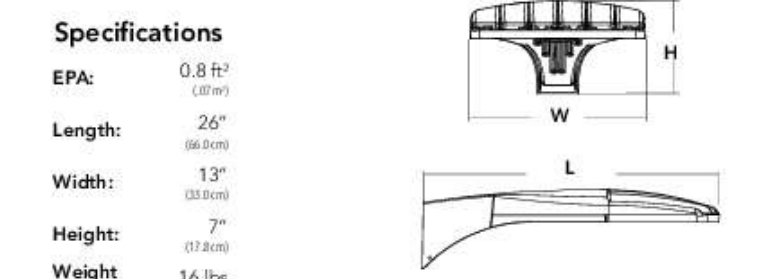
DATE: 02/17/2017

FILE: 16277.dwg

CLIENT

THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC  
116 W. WASHINGTON, SUITE F  
ANN ARBOR, MI 48104  
JON CARLSON  
(734) 661-4720



[illegible]

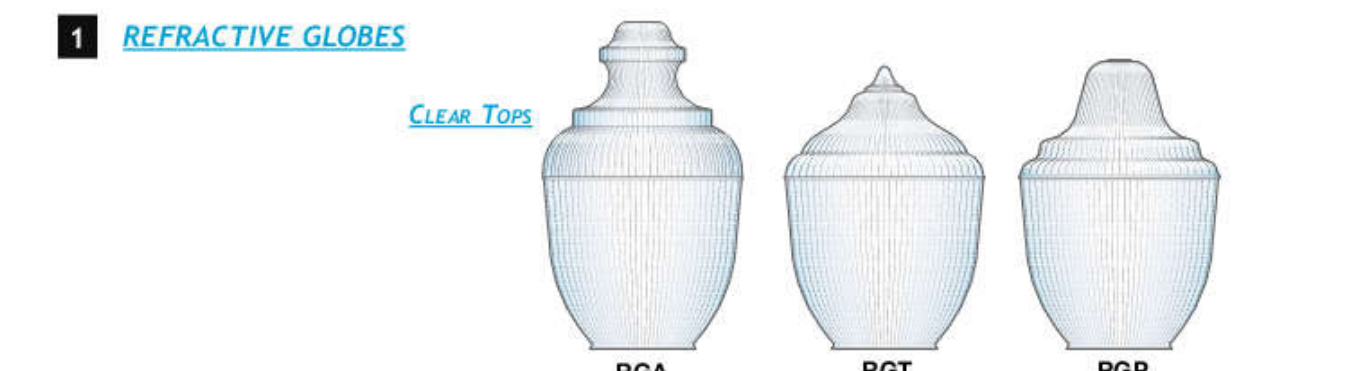
10. DMG option for 347V or 480V requires 1000mA.

11. Requires minimum 10 to be specified with HPLC option. Unwired and shipped as a separate line item from Acuity Brands Controls.

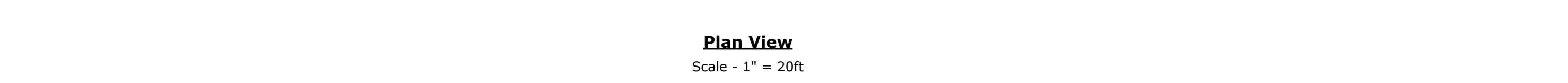
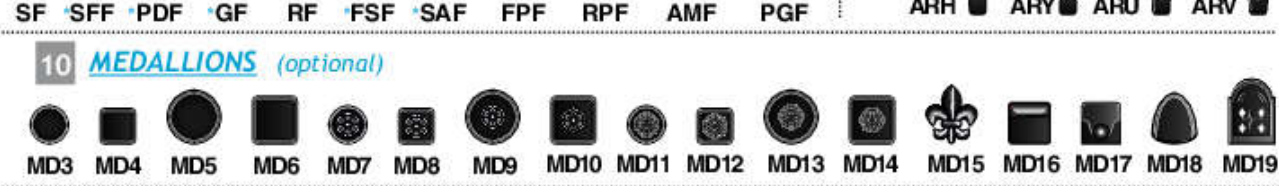
**LITHONIA LIGHTING**

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • [www.lithonia.com](http://www.lithonia.com)  
© 2011-2015 Acuity Brands Lighting, Inc. All rights reserved.

DSXO LED  
Rev. 10/27/15  
Page 1 of 4



## 8

[illegible]

Scale - 1" = 20ft

[illegible]1 of 1



1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR RIGIDITY & PARTITION LOCATIONS & REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GLASS, PARTITION HOOKS AND OTHER ITEMS BOUND ON DRAWING
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINISH LOCATION OF ACCESSORIES WITH INSTALLER.

1. ALL SPACES ON THIS FLOOR ARE WHITEBOXED IN BPI AND FINISHED IN BPI.
2. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
3. ALL MASONRY RESTORATION AND STABILIZATION OF EXISTING FOUNDATION WALLS IS BPI.

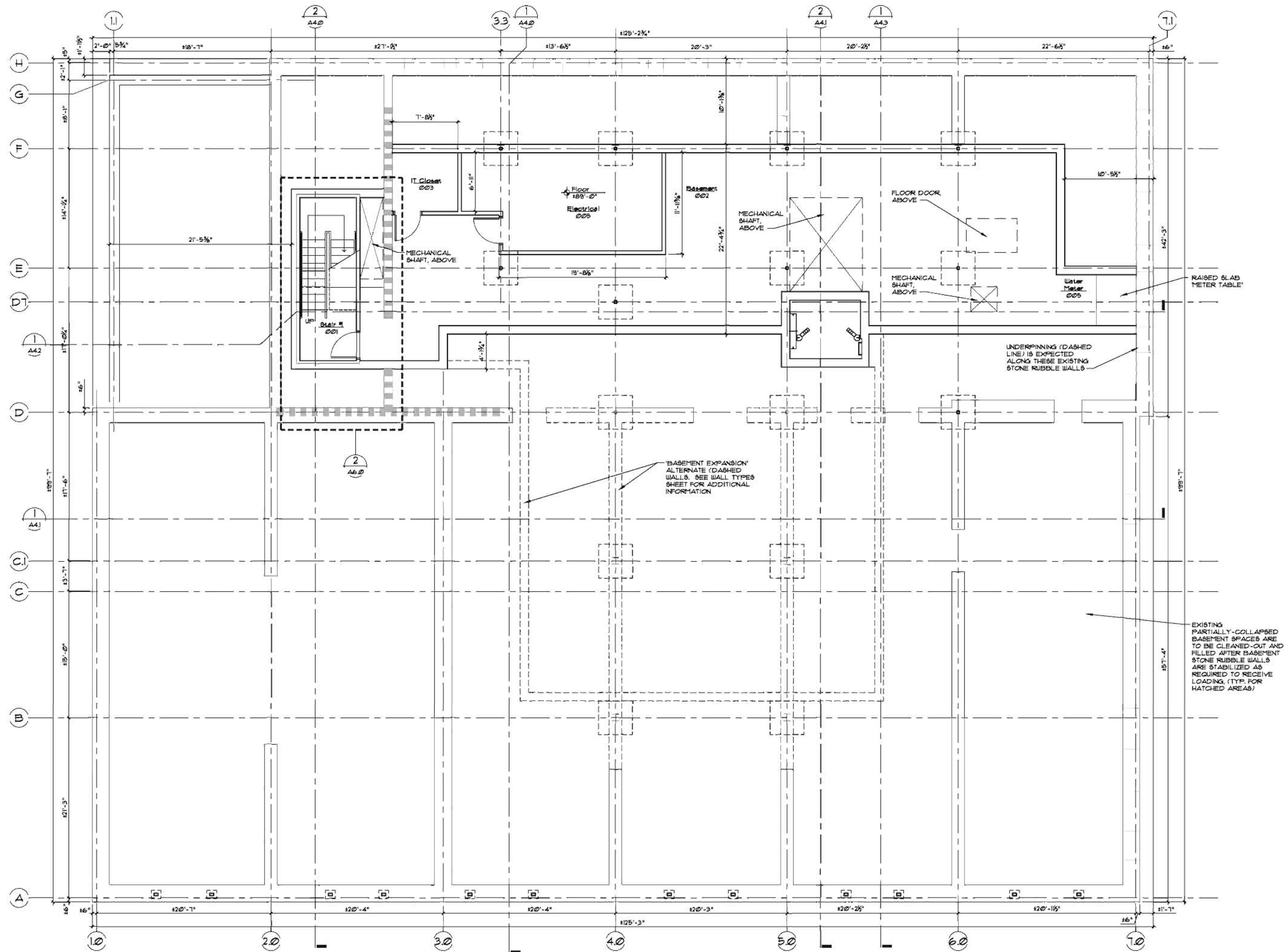
**Mitchell  
and Mout  
architects**  
1130 Route 100, Suite 100, New York, NY 10017  
Tel: 212-697-4070 Fax: 212-697-4071 [info@mmarchitects.com](mailto:info@mmarchitects.com)

|          |                    |          |                 |
|----------|--------------------|----------|-----------------|
| 12/01/16 | Review             | 01/03/17 | SD Estimate     |
| 12/07/16 | Review             | 02/02/17 | HDC evaluation  |
| 12/14/16 | Prelim. HDC Review | 02/07/17 | HDC Application |
| 12/29/16 | Window Assessment  | 03/03/17 | DD Estimate     |

400 N. River Street  
Ypsilanti, Michigan  
Project Number: 1620

Floor Plan - BASEMENT

A1.0 )




 Floor Plan - Basement  
 SCALE: 3/16" = 1'-0"

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- KEY NOTES**
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
  3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
  4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
  5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
  6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
  8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:**
1. ALL STAIRS AND APARTMENT LOBBY 107 SPACES, INCLUDING ANCILLARY SPACES ASSOCIATED WITH SAME, ARE FINISHED IN BPI.
  2. ALL VESTIBULES ARE BPI.
  3. ALL OTHER SPACES ON THIS FLOOR ARE UNITS/BOXED IN BPI AND FINISHED IN BPI.
  4. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
  5. ALL SHAFTS ARE BPI.
  6. THE ELEVATOR IS BPI.
  7. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.

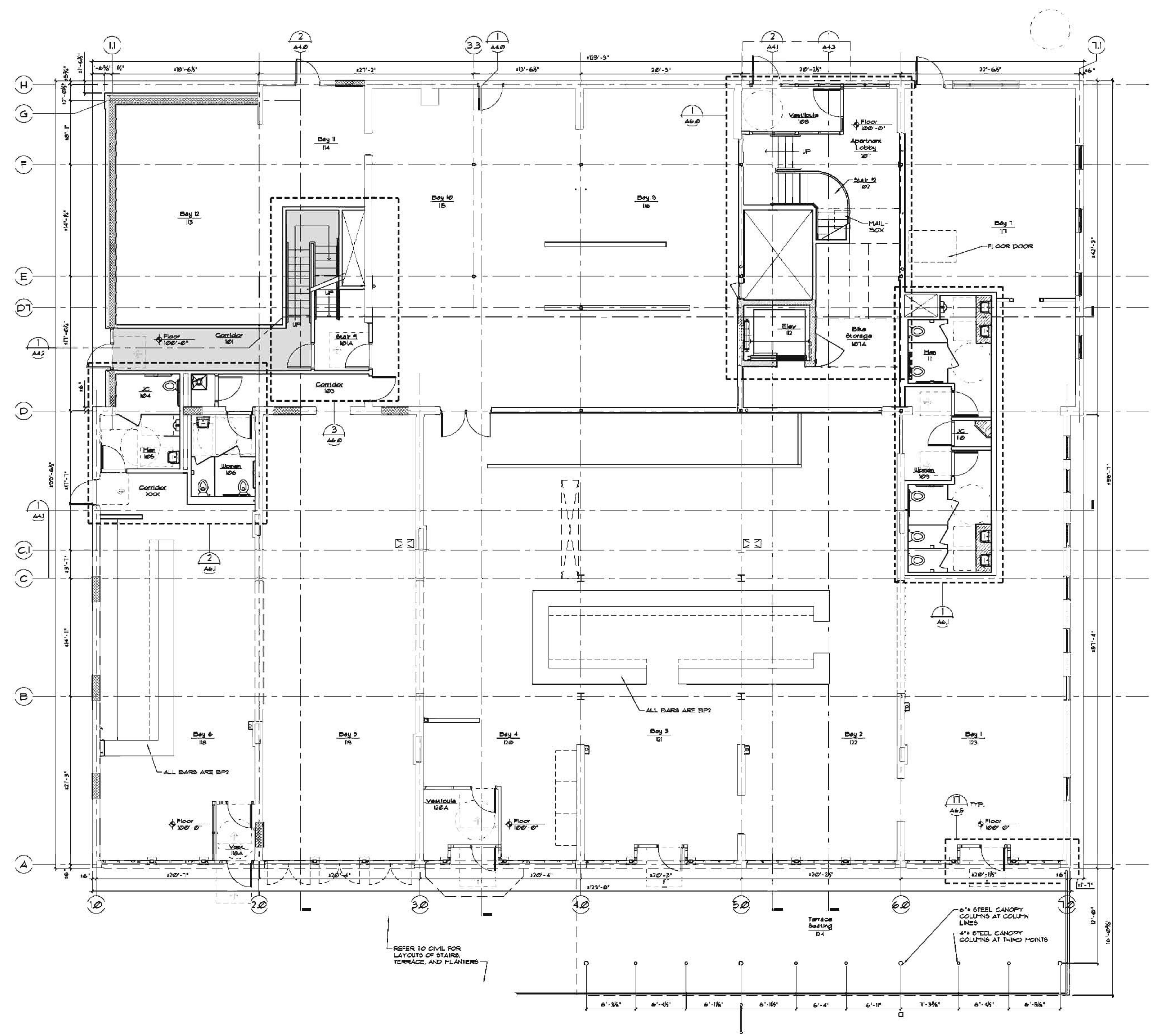
**Mitchell and Mount Architects**  
 1000 N. River Street  
 Ypsilanti, Michigan 48197  
 Phone: 313.487.1000  
 Fax: 313.487.1001  
 Email: info@mitchellandmount.com

| Date     | Issued For | Review   | SD Estimate | HDC Estimate | HDC Approval | DD Estimate |
|----------|------------|----------|-------------|--------------|--------------|-------------|
| 12/21/16 | 12/21/16   | 12/21/16 | 01/03/17    | 02/02/17     | 02/07/17     | 03/03/17    |
| 12/21/16 | 12/21/16   | 12/21/16 | 01/03/17    | 02/02/17     | 02/07/17     | 03/03/17    |
| 12/21/16 | 12/21/16   | 12/21/16 | 01/03/17    | 02/02/17     | 02/07/17     | 03/03/17    |

**Thompson Block**  
 400 N. River Street  
 Ypsilanti, Michigan  
 Project Number: 1620

**Floor Plan - FIRST**

**A1.1**



**1 Floor Plan - First**  
 SCALE: 3/16" = 1'-0"



1. USE DIMENSIONS PROVIDED. DO NOT SCALE DIMENSIONS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PROVIDED AND 2008 INTERNATIONAL BUILDING CODES FOR FIXTURES / PARTITION LOCATIONS / REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GLASS, PARTITIONS, DOORS AND OTHER ITEMS SHOWN ON DRAWING.
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

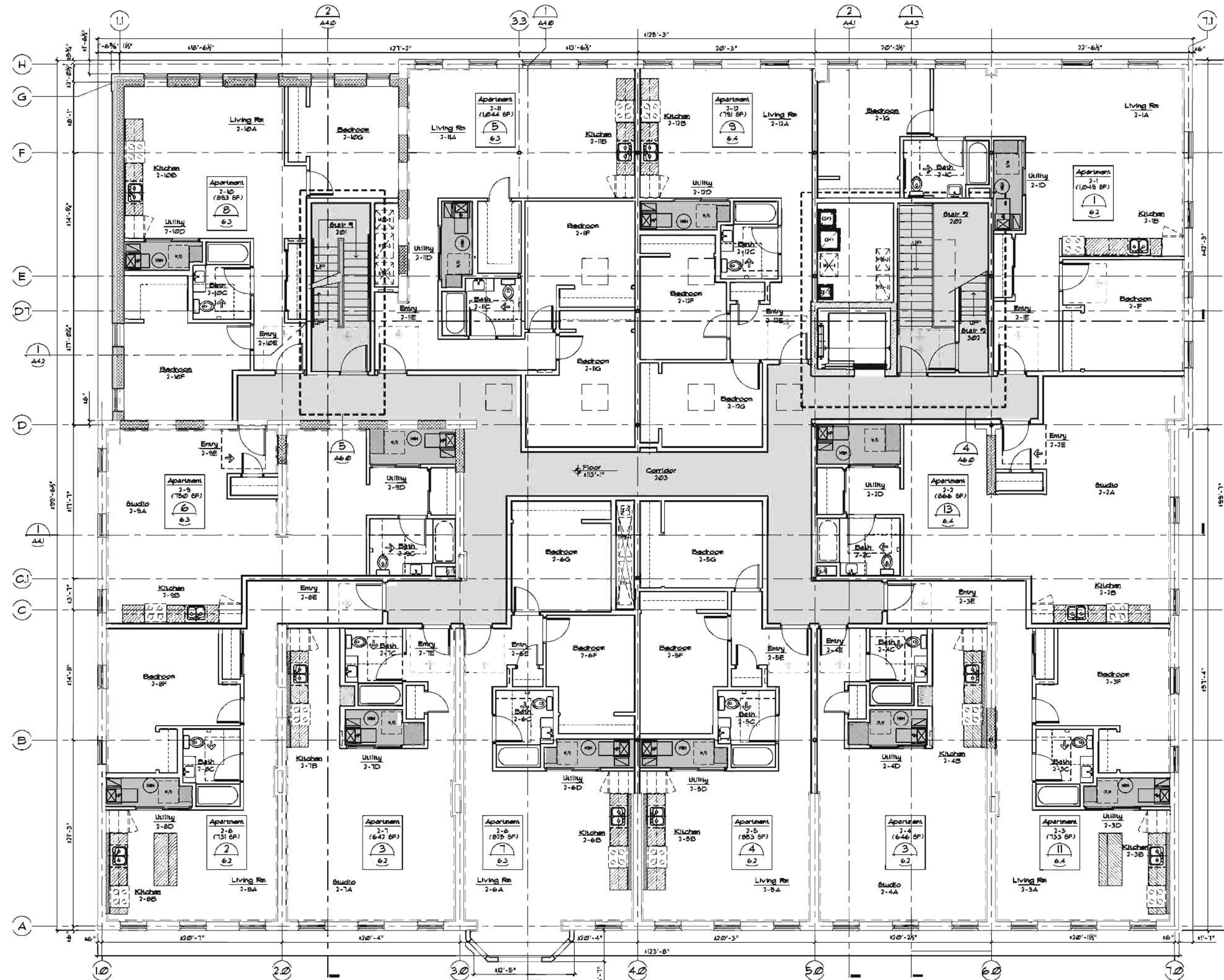
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPL
2. ALL MASONRY RESTORATION AND STABILIZATION IS BPL

**Mitchell  
and Mouat  
architects**  
112 Elmwood, Princeton, NJ 08540, 201-991-2000, 201-991-2001  
704-662-9870 FAX 704-662-3802 [info@mmarchitects.com](mailto:info@mmarchitects.com)

400 N. River Street  
Ypsilanti, Michigan  
Project Number: 1620

Floor Plan - SECOND

A1.2 )



 Floor Plan - Second  
SCALE: 3/16" = 1'-0"

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- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
  3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
  4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
  5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
  6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
  8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPL.
  2. ALL MASONRY RESTORATION AND STABILIZATION IS BPL.
  3. UNLESS OTHERWISE NOTED, PROVIDE FULLY-ADHERED TWO SINGLE-PERFORATE ROOFING OVER RIGID INSULATION OVER PLYWOOD ROOF SHEATHING FOR ALL ROOF AREAS (NEW AND EXISTING).

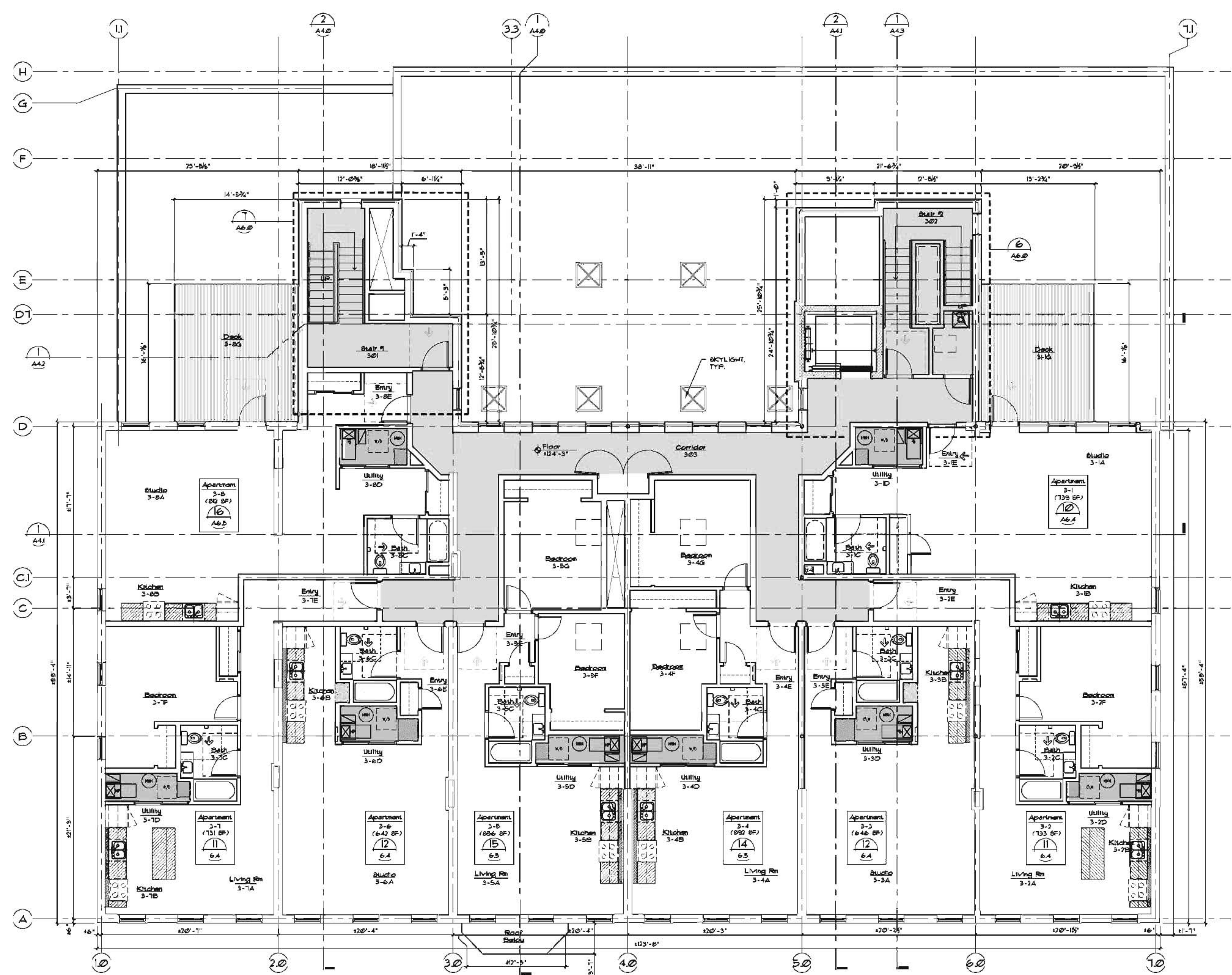
Mitchell and Mount Architects  
1100 S. State Street, Suite 200  
Ann Arbor, MI 48106  
Tel: 734.769.1234  
Fax: 734.769.1235  
www.mitchellandmount.com

| Date     | Issued For | Review   | SD Estimate | HDC Estimate | HDC Approval | DD Estimate |
|----------|------------|----------|-------------|--------------|--------------|-------------|
| 12/07/16 | 12/07/16   | 12/07/16 | 01/03/17    | 02/02/17     | 02/07/17     | 02/03/17    |
| 12/07/16 | 12/07/16   | 12/07/16 | 01/03/17    | 02/02/17     | 02/07/17     | 02/03/17    |
| 12/07/16 | 12/07/16   | 12/07/16 | 01/03/17    | 02/02/17     | 02/07/17     | 02/03/17    |

Thompson Block  
400 N. River Street  
Ypsilanti, Michigan  
Project Number: 1620

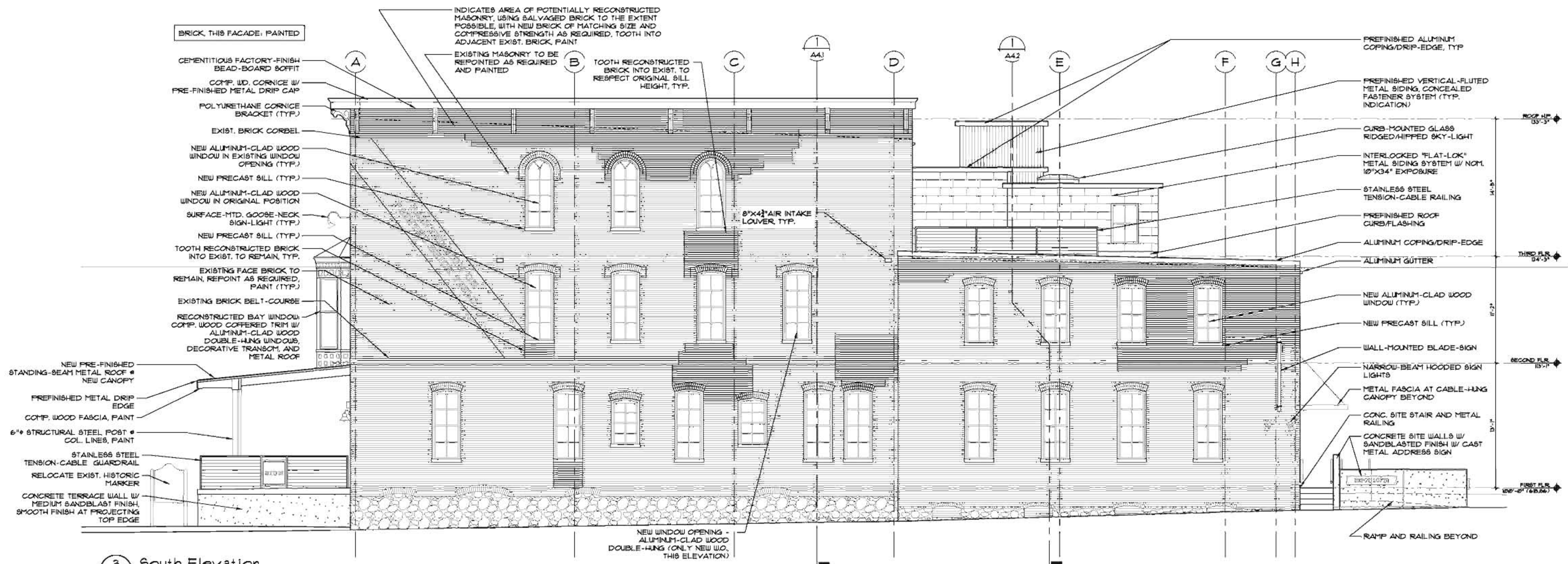
Floor Plan - THIRD

A1.3

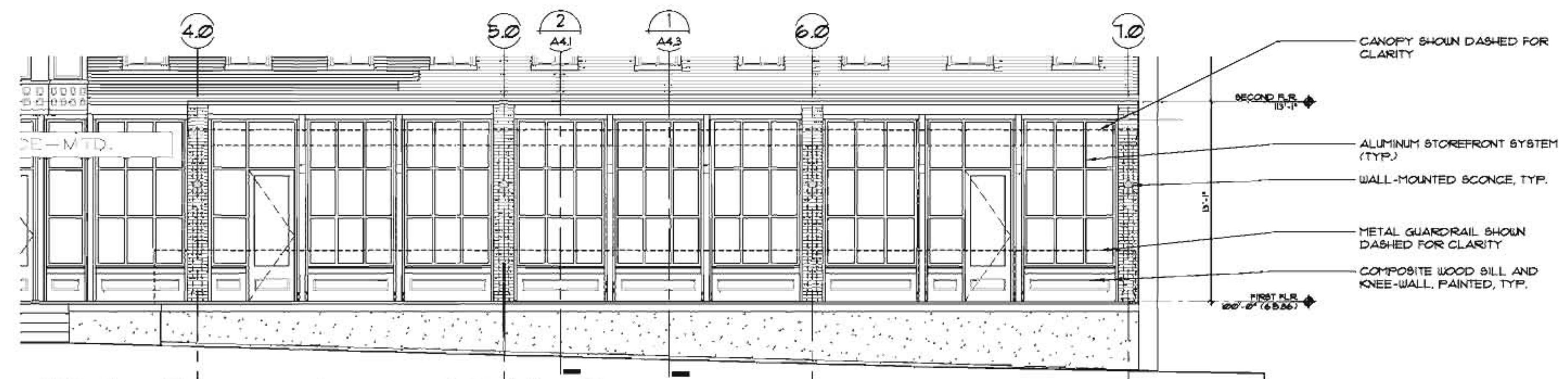


1 Floor Plan - Third  
SCALE: 3/16" = 1'-0"





3 South Elevation  
A3.0 SCALE: 3/16" = 1'-0"

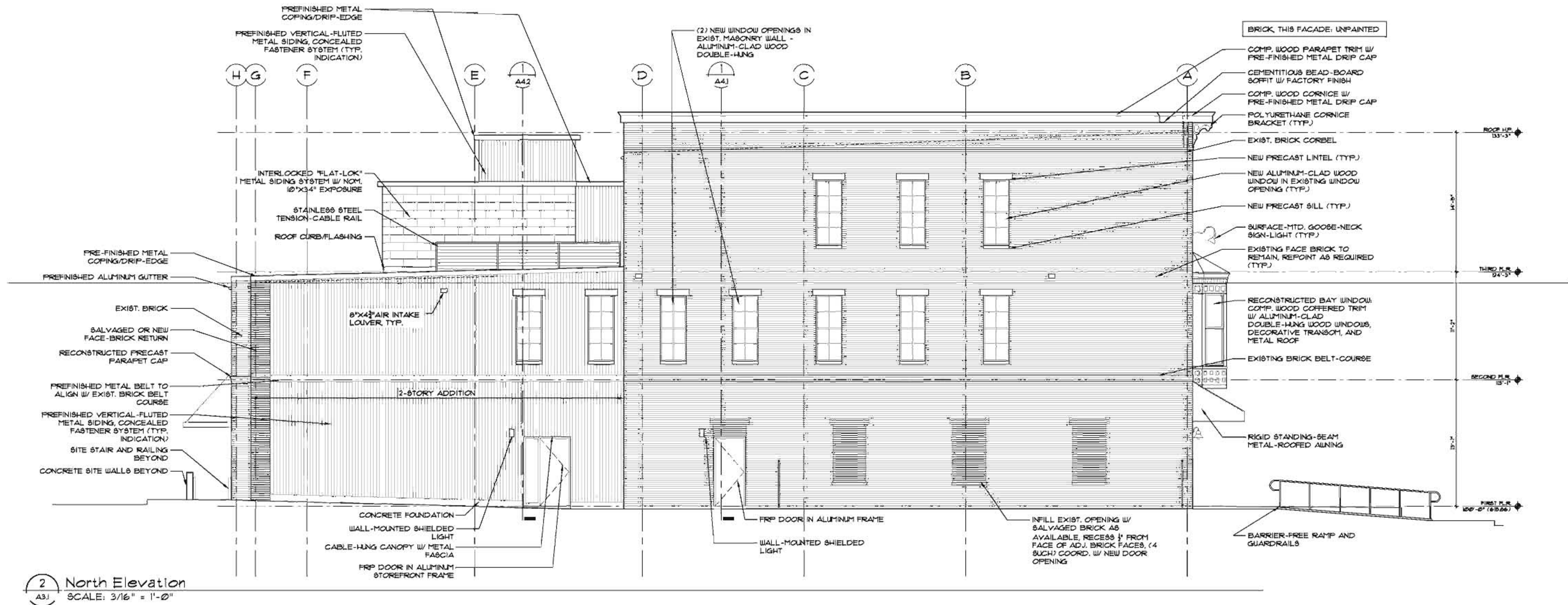


2 West Elevation - Canopy and Rail Not Shown  
A3.0 SCALE: 3/16" = 1'-0"

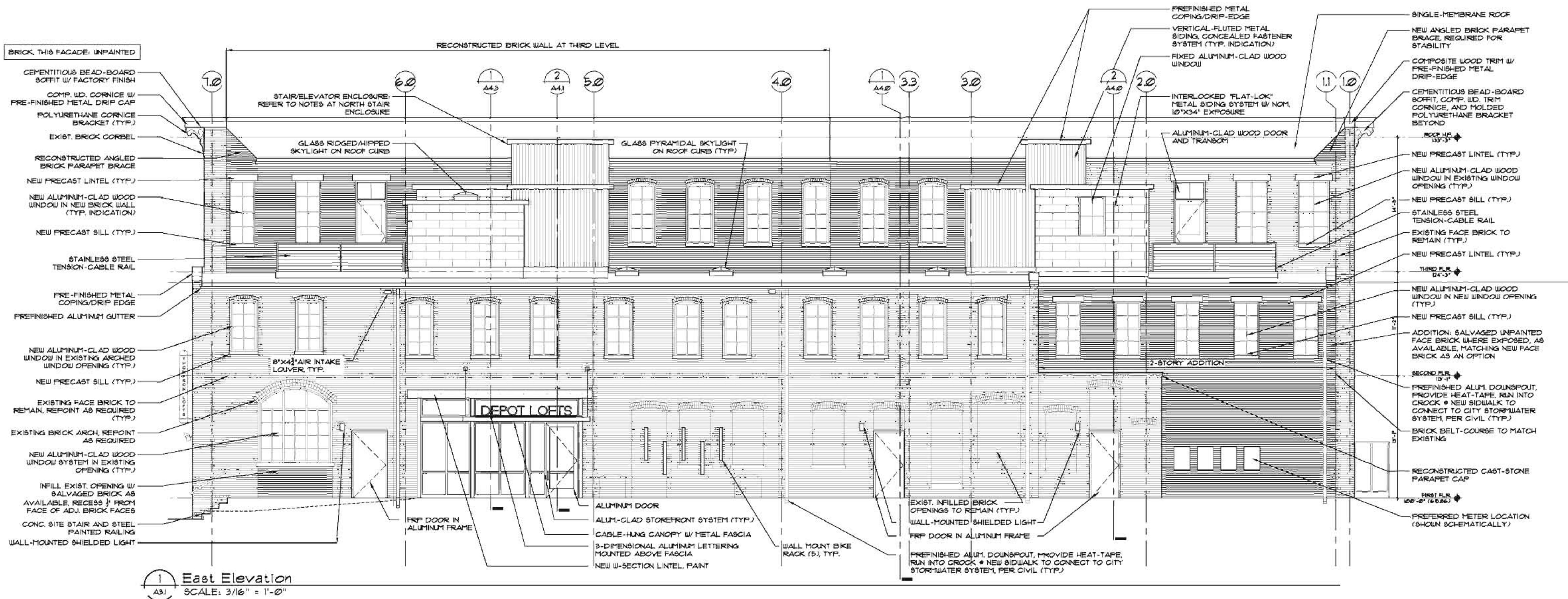


1 West Elevation  
A3.0 SCALE: 3/16" = 1'-0"





2 North Elevation  
SCALE: 3/16" = 1'-0"



1 East Elevation  
SCALE: 3/16" = 1'-0"



**INTERLOCAL AGREEMENT TO USE LOCAL TAX INCREMENT  
REVENUES FOR THE THOMPSON BLOCK BROWNFIELD REDEVELOPMENT  
PROJECT (Agreement)**

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the City of Ypsilanti Downtown Development Authority (DDA) was duly established pursuant to PA 197 of 1975, as amended; and

WHEREAS, the Washtenaw County Brownfield Redevelopment Authority (WCBRA) was duly established pursuant to PA 381 of 1996, as amended (Act 381); and

WHEREAS, the WCBRA and DDA are considered a “public agency” under Act 7; and

WHEREAS, the WCBRA has the authority to pay for “eligible activities” and capture tax increment revenues generated by the levy of certain taxes via approved brownfield plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay for certain eligible activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Development Plan and Tax Increment Financing Plan for the Depot Town Downtown Development Authority District, adopted November 17, 2015 (the DDA Plan); and

WHEREAS, the DDA Plan supports the Redevelopment of brownfield properties within the Depot Town Downtown Development Authority District; and

WHEREAS, the DDA and the WCBRA enter into this Interlocal Agreement to transfer 95% of the DDA tax increment revenues to the WCBRA to reimburse the Act 381 Eligible Activities, pursuant to the approved Thompson Block Brownfield Redevelopment Plan (Brownfield Plan), 400 N. River Street, Ypsilanti, MI 48198; and

THEREFORE, the DDA and WCBRA agree as follows:

1. **Transfer and Use of Tax Increment Revenue.** Only upon affirmative vote by the City of Ypsilanti (City), WCBRA and the Washtenaw County Board of Commissioners (BOC) approving the Brownfield Plan, shall 95% of the TIF Annual Revenue captured by the DDA on the subject property, as specified in the Brownfield Plan, be transferred to the WCBRA to reimburse approved eligible activities for the project, WCBRA Administrative Fees and the Local Brownfield Revolving Fund, estimated to not exceed \$944,400 over the 28 year life of the Plan.
2. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the WCBRA the tax increment revenues generated by the eligible



property to reimburse for approved costs identified in the approved Brownfield Plan, and as authorized by Act 381. Upon completion or termination of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

3. **DDA Obligation subordinate to Existing Bonds.** The DDA's obligation to transfer tax revenues to the WCBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its Downtown Development Authority District other than the eligible property to pay its annual debt service obligations on bonds and other obligations issued by the DDA. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its Downtown Development Authority District other than the eligible property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment financing revenues generated from the eligible property to pay its annual debt service obligations. In such instances where the DDA uses tax increment revenues from the eligible property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the eligible property will continue until eligible activities are reimbursed, the Brownfield Plan expires, or the obligations under this Agreement expire, whichever occurs first.
4. **WCBRA as Agent under This Agreement.** The parties designate the WCBRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time all obligations of the approved Plan have been satisfied.
5. **WCBRA as Agent under Reimbursement Agreements.** The parties agree to designate the WCBRA as agent to develop and enforce the terms of any Reimbursement Agreement executed with outside parties pursuant to the approved Plan.
6. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the Ypsilanti DDA and WCBRA and duly executed by their authorized representatives and filed with the Washtenaw County Clerk and Secretary of State of the State of Michigan as required by Act 7.
7. **Severability.** To the extent that any provisions contained in this Agreement is deemed enforceable, to the extent possible, the remaining terms shall remain in effect.

The City of Ypsilanti DDA and WCBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by the City of Ypsilanti Downtown Development Authority. The Chairman and Treasurer were authorized to sign this Agreement on the 18th day of May, 2017 and was executed by the Chairman and Treasurer on the \_\_\_\_ day of \_\_\_\_\_, 2017.

Witnesses

CITY OF YPSILANTI DOWNTOWN  
DEVELOPMENT AUTHORITY

\_\_\_\_\_

\_\_\_\_\_  
Chair, Mark Teachout

\_\_\_\_\_

\_\_\_\_\_  
Treasurer, Adam Gainsley

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, Washtenaw County  
My commission expires:\_\_\_\_\_

This agreement was approved by the Washtenaw County Brownfield Redevelopment Authority. The Chairman was authorized to sign this Agreement on the 1<sup>st</sup> day of June, 2017 and was executed by the Chairperson on the \_\_\_\_ day of \_\_\_\_\_, 2017.

Witnesses

WASHTENAW COUNTY BROWNFIELD  
REDEVELOPMENT AUTHORITY

\_\_\_\_\_

\_\_\_\_\_  
Chairman, Doug McClure

Subscribed and sworn before me on this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public, Washtenaw County  
My commission expires:\_\_\_\_\_



## **Obsolete Property Rehabilitation Act (OPRA) (PA 146)**

### **Tax Exemption Application Packet**

January 10, 2017

#### **Table of Contents**

Section A – OPRA Tax Exemption Certificate Application Guidelines

Section B – Criteria for Granting OPRA Tax Exemption Certificates

Section C – OPRA Application Process

Section D – OPRA Tax Exemption Certificates Applicant Checklist of Documents and Attachments

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#### **Section A - OPRA Tax Exemption Certificate Application Guidelines**

##### **Introduction**

The intent of this document is to outline the policies and procedures adopted by the City of Ypsilanti regarding the rehabilitation of properties considered obsolete through the Obsolete Property Rehabilitation Act (PA 146 of 2000).

The City of Ypsilanti's urban environment, heritage and culture present the community with a unique opportunity to encourage and support sustainable economic development. The City is committed to working closely with entrepreneurs, business owners and developers to provide a business-friendly climate while meeting the needs of the Ypsilanti community.

##### **OPRA Facts**

This incentive is designed to assist in the redevelopment of older buildings in which the facility is contaminated, blighted, or functionally obsolete. Certificates may be given for eligible projects that take place on an obsolete property and result in a commercial or commercial housing building project.

The community freezes the existing taxable value on a designated facility no less than 1 year and no more than 12 years. This creates an incentive for the property owner which allows the rehabilitation to be property-tax free, with the exception of school taxes.

Through application materials, applicants must demonstrate that completion of the rehabilitation will lead to increased commercial activity, the creation or retention of jobs, or an increase in residency. It must also be demonstrated by the applicant that "but for" the exemption, the rehabilitation would not occur.

The City of Ypsilanti, in an ongoing spirit of cooperation and collaboration, expects all applicants to be current in their property tax payments, hold no liens against their property, have no outstanding fines, and be in compliance with all city codes.

The period of time for OPRA certificates is determined by City Council.

Ypsilanti City Council retains discretionary power for final determination and is not bound to using the information included in this packet when acting on a request for OPRA Certificates.

The city will forward the application to the State Tax Commission for final approval or disapproval.

### **Eligible facilities**

A granted exemption covers only the specific project that is the subject of the application.

A facility eligible for OPRA must be a commercial property or a commercial housing property, located within the boundaries of the City of Ypsilanti, that meet the definition of “blighted” or “functionally obsolete” as defined by the Brownfield Redevelopment Financing Act of 1996.

“Blighted”, as defined by the Brownfield Redevelopment Financing Act of 1996 means that the structure:

- 1) Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- 2) Is a fire hazard or is otherwise dangerous to the safety of persons or property.
- 3) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- 4) Is a tax reverted property owned by the City of Ypsilanti, Washtenaw County, or the State of Michigan.
- 5) The current state of the property makes it unfit for its intended use

A building that is “functionally obsolete” is unable to be used for what it was originally intended due to a loss in value. Factors responsible for the loss in value include overcapacity, changes in technology, or other similar factors that affect the property itself or the property's relationship with other surrounding property.

### **Application Process**

- 1) The project is located within the City of Ypsilanti OPRA District (see attached map)
- 2) The Ypsilanti DDA has reviewed or is reviewing the application presented to the City.
- 3) Filing of application for Certificate of Exemption by the building owner
  - Application and supporting materials are submitted to the City Clerk's office.
  - City Council holds a public hearing for the Tax Exemption Certificate application.
  - City Council takes action on the application.

- Once the application is approved, it is sent to the State Tax Commission, and is acted upon within 60 days (either approved or disapproved).

### **Revocation**

If at any time during the abatement period the terms and conditions are violated, the exemption may be revoked. The abatement holder is required to keep all property taxes current to receive tax abatement. This shall include real and personal property assessed to the abatement holder at all locations within the City of Ypsilanti.

### **Questions?**

Contact the Planning and Development Department at (734) 483-9646 with further questions regarding OPRA certificates.

### **Section B – Criteria for Granting OPRA Tax Exemption Certificates**

Priority will be given to applicants whose proposed projects can meet or exceed the City's criteria for granting tax abatements. Supporting evidence for any application must demonstrate that:

- 1) No outstanding back taxes, fines, or liens are owed to the city.
- 2) Upon completion of the project, a Certificate of Occupancy has been obtained.
- 3) The new business being proposed will offer employees a living wage (currently \$14.43/ hour without health benefits and \$12.93/hour with health benefits) or better salary with opportunities for development and advancement.
- 4) The applicant, contactors, sub-contractors and tenants will make a concerted effort to employ primarily residents of the city of Ypsilanti.
- 5) The project will use context sensitive design in building development with special attention to storm water management and energy efficient design.
- 6) The proposed project will represent new economy businesses, green technology, and/or innovative business models.
- 7) The implementation of a project has not begun prior to tax abatement approval.
- 8) The applicant is an equal opportunity employer.
- 9) The project is in compliance with Historic District Commission guidelines, if applicable
- 10) The tax abatement is required for the success of the project. This evidence will be in the form of a written statement addressed to City Council as well as a pro forma submitted with application materials.

Applications will further be considered in light of the following general economic development/redevelopment goals of the City of Ypsilanti:



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

Any portion of this policy or the procedures outlined may be waived by the City Council if it is in the best interest of the City and in accordance with State law. The City of Ypsilanti also reserves the right to consider additional goals and criteria that are consistent with the interests of the City.

### **Section C – OPRA Application Process**

- 1) The project is located within the City of Ypsilanti OPRA District (see attached map)
- 2) The Ypsilanti DDA has reviewed or is reviewing the application presented to the City.
- 3) Filing of application for Certificate of Exemption by the building owner
  - Application and supporting materials are submitted to the City Clerk's office.
  - City Council holds a public hearing for the Tax Exemption Certificate application.
  - City Council takes action on the application.
  - Once the application is approved, it is sent to the State Tax Commission, and is acted upon within 60 days (either approved or disapproved).

### **Section D – OPRA Tax Exemption Certificates Applicant Checklist of Documents and Attachments**

Four copies of each of the following materials should be submitted to the City:

- ☐ Statement that the Ypsilanti DDA has reviewed or is reviewing the application

- ☐ Complete OPRA application submitted to City Clerk's Office.
- ☐ A complete list of renovation costs.
- ☐ A detailed statement outlining why OPRA is needed for the project. The statement should address the project in relation to the City criteria for granting OPRA certificates and economic development goals (found in this packet), as well as why you feel that the project is eligible for this exemption.
- ☐ A pro forma for the proposed project.

**It is the burden of the applicant to provide sufficient materials to support an application. The City of Ypsilanti holds no responsibility in the submission of an application or supporting materials. Incomplete applications will not be considered.**

-----  
City Clerk sign when complete

|            |
|------------|
| Date Stamp |
|------------|

## Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                |                                                                                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Applicant (Company) Name (applicant must be the OWNER of the facility)<br><b>The Original and Only Thompson Block, LLC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                |                                                                                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)<br><b>120 West Washington #G, Ann Arbor, MI 48104</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                |                                                                                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Location of obsolete facility (No. and street, City, State, ZIP Code)<br><b>400 North River Street</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                |                                                                                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| City, Township, Village (indicate which)<br><b>Ypsilanti</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                | County<br><b>Washtenaw</b>                                                                                          |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)<br><b>09/30/2017</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Planned date of Completion of Rehabilitation (mm/dd/yyyy)<br><b>09/01/2018</b> | School District where facility is located (include school code)<br><b>81020</b>                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Estimated Cost of Rehabilitation<br><b>\$8,247,225</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Number of years exemption requested<br><b>12</b>                               | Attach Legal description of Obsolete Property on separate sheet                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Expected project likelihood (check all that apply):<br><table><tr><td><input checked="" type="checkbox"/> Increase Commercial activity</td><td><input type="checkbox"/> Retain employment</td><td><input checked="" type="checkbox"/> Revitalize urban areas</td></tr><tr><td><input checked="" type="checkbox"/> Create employment</td><td><input type="checkbox"/> Prevent a loss of employment</td><td><input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated</td></tr></table><br>Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____ |                                                                                |                                                                                                                     | <input checked="" type="checkbox"/> Increase Commercial activity | <input type="checkbox"/> Retain employment | <input checked="" type="checkbox"/> Revitalize urban areas | <input checked="" type="checkbox"/> Create employment | <input type="checkbox"/> Prevent a loss of employment | <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| <input checked="" type="checkbox"/> Increase Commercial activity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> Retain employment                                     | <input checked="" type="checkbox"/> Revitalize urban areas                                                          |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| <input checked="" type="checkbox"/> Create employment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Prevent a loss of employment                          | <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.<br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                |                                                                                                                     |                                                                  |                                            |                                                            |                                                       |                                                       |                                                                                                                     |

### APPLICANT'S CERTIFICATION

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

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

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

|                                                                                                                                            |                                           |                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------|
| Name of Company Officer (no authorized agents)<br><b>Jon Carlson</b>                                                                       | Telephone Number<br><b>(734) 604-0977</b> | Fax Number                               |
| Mailing Address<br><b>120 West Washington #G, Ann Arbor, MI 48104</b>                                                                      |                                           | Email Address<br><b>jon@2mission.com</b> |
| Signature of Company Officer (no authorized agents)<br> |                                           | Title<br><b>Managing Member</b>          |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

|           |                           |
|-----------|---------------------------|
| Signature | Date application received |
|-----------|---------------------------|

### FOR STATE TAX COMMISSION USE

|                    |               |           |
|--------------------|---------------|-----------|
| Application Number | Date Received | LUCI Code |
|--------------------|---------------|-----------|

## LOCAL GOVERNMENT ACTION

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

### PART 1: ACTION TAKEN

|                                                                                                                 |           |             |
|-----------------------------------------------------------------------------------------------------------------|-----------|-------------|
| Action Date: _____                                                                                              |           |             |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) |           |             |
| <input type="checkbox"/> Denied                                                                                 |           |             |
| Date District Established                                                                                       | LUCI Code | School Code |

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### PART 3: ASSESSOR RECOMMENDATIONS

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

| Taxable Value             | State Equalized Value (SEV)                                                                                                                                                                       |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building(s)               |                                                                                                                                                                                                   |
| Name of Governmental Unit | <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Date of Action on application</div> <div style="width: 45%;">Date of Statement of Obsolescence</div> </div> |

### PART 4: CLERK CERTIFICATION

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

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

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

If you have any questions, call (517) 373-2408.

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

(a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage);

The Thompson Block Redevelopment, located at 400 N River Street, Ypsilanti will take a dilapidated 2-3 story 30,000 square foot historic structure on the edge of Ypsilanti's historic Depot Town commercial center and restore it to a vibrant mixed use facility.

The property is a 160 year old building, originally constructed as a Civil War Barracks and has seen a wide variety of commercial uses for 140+/- years. It experienced a fire in 2009 and has since has multiple redevelopment efforts. It is currently blighted, contaminated and a dangerous building.

(b) General description of the proposed use of the rehabilitated facility

The project proposes a single restaurant tenant to occupy the entire 12,000 square feet on the first floor and a partial basement for storage and administrative use. The restaurant will be similar in concept to other restaurants managed by Mission Management Services, Inc., a Michigan corporation and highly skilled and experienced restaurant management Services Company that currently operates several other restaurants throughout the State of Michigan. More information on Mission Management Services, Inc., can be found in attachment A. The upper two floors will contain 20 high-quality residential apartments.

(c) Description of the general nature and extent of the rehabilitation to be undertaken

As the building is in significant disrepair, thorough structural studies will be completed to determine the best reconstruction method. A steel frame will be built within the existing historic façade to support the redevelopment. The existing façade will be restored with the intent to salvage as much as the historic brick as possible. Where walls need to be rebuilt, a historically appropriate brick will be used. Where the brick is currently painted, the brick will be repainted. The roof cornice of the three-story building will be reconstructed using cementitious bead-board and trim boards with molded polyurethane brackets. All punched opening windows will be metal clad wood. The west facing storefronts will be aluminum framed with clear glazing, similar to historic documentation of the large original storefronts. A permanent awning will be installed to match the original historic construction. The restaurant tenant anticipates to use this space for outdoor dining. The development is currently exploring options for solar panels to be installed on the site. Storm water will be addressed by Bio-swales that will feed an underground retention system that will reduce the storm water runoff from the site.

The project received support from the Ypsilanti Historic District Commission on February 14, 2017.



(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

Rehabilitation activities will include:

- Selective interior demolition,
- New interior construction of (20) residential living units and approximately 12,000 square feet of restaurant space on first floor
- All new fixed building equipment, including heating, ventilation, lighting, mechanical, and fixtures, new roof structure, structural wall and floor replacement, etc.
- Physical upgrades to the building exterior, and
- Site improvements including utility relocation, new and improved entrance, curb and gutter, parking and landscaping.

Equipment associated with the restaurant tenant is anticipated to include:

- Refrigerators
- Coolers
- Ice Machines
- Underbar equipment (Drain board, Glass Rack, Bottle Display, etc)
- Freezers
- Sinks
- Mixers
- Slicers
- Refrigerated prep stations
- Charbroiler
- Cooking Range
- Fryer
- Hood
- Dishwasher
- Stainless steel prep stations and shelving
- Ovens

(e) A time schedule for undertaking and completing the rehabilitation of the facility

2017

March- ~~Wdzyś~~ Local Approvals

May-September – State and Federal Incentive Approvals

August/September - Start Construction

2018

August/September- Complete Construction

(f) A statement of the economic advantages expected from the exemption.

The completed Thompson Block project will dramatically improve a highly visible stretch of River

Street and an important undeveloped corner in Depot Town, adding density with the creation of an exciting new restaurant that is anticipated to create 70 FTE jobs with an average hourly wage of \$15.00 an hour. The Restaurant will hold a job fair to attract Ypsilanti residents and is an equal opportunity employer. The creation of a new restaurant concept will bring additional visitors to Ypsilanti and helping to support existing restaurant and retail establishments by reinforcing Depot Town as an entertainment and dining destination.

The improvements to this currently vacant and blighted property will be permanent, and will increase the taxable value many many times the existing taxable value. In addition, surrounding buildings value will increase, significantly benefit the surrounding community immediately and on a long term basis.

The project will encourage additional re-development in the area by demonstrating that historic buildings are valuable to restore and maintain the heritage and character of a community.

The project is anticipated to create 75-80 construction jobs in the city of Ypsilanti at an average hourly wage of \$25.00 per hour. The construction management company, Kincaid Henry, is dedicated to supporting local trades when selecting sub-contractors.

The project would be unable to move forward without local support of an OPRA, Brownfield TIF and state/federal incentives because of unusually high cost of restoring the existing historic structure. The construction associated with the careful rehabilitation of the structure and high- quality, historically appropriate materials is anticipated to cost approximately \$75 per square foot more than new construction. In addition, the market rate for residential apartments is not currently strong enough to support the operating expenses associated with the full millage rate. The project is anticipated to cost approximately \$ Million in hard and soft costs and is expected to raise the taxable value of the property many times over. The project cannot move forward without the support of local/state/federal incentives.

## **Appendix A- Owner Bios and Company Background**

### **Jon Carlson**

Jon was the first developer to deliver New York–inspired lofts to Ann Arbor. Since his 1994 conversion of West Washington Street in Ann Arbor he has worked together with Greg Lobdell to develop more than 200,000 sf of mixed-use property and transacted more than \$70 million in real estate business. All projects, to date, have been or are currently going through the approval process of The Department of Interiors Historic Designation. He has owned and developed fourteen restaurants in several cities throughout Michigan. Together, Jon and Greg have also developed and grown Northern United Brewing Company to its current sales level of \$14 million annually. Jon is a Michigan native and earned an undergraduate degree in sociology from the University of Michigan. He is in the process of finishing his Evening MBA from the University of Michigan.

### **Greg Lobdell**

Greg has worked together with Jon Carlson to develop more than 200,000 sf of mixed-use property and transacted more than \$70 million in real estate business. All projects, to date, have been or are currently going through the approval process of The Department of Interior’s Historic Designation. Greg owns and has developed fourteen restaurants in several cities throughout Michigan. Together, Greg and Jon have also developed and grown Northern United Brewing Company to its current sales level of \$14 million annually. Greg earned an undergraduate degree in fine arts and a master’s degree in Architecture from the University of Michigan as well as a masters’ degree in real-estate development from Columbia University in New York City. Greg worked as a designer for KMD in San Francisco where he led international design teams to success. Collaborating with developers, government officials and other design professionals, Greg worked on projects that ranged in size from 60,000 square feet to 1.4 million square feet. This work includes a broad range of building types, including residential, office, entertainment retail, and health care. Many of these projects have won awards and have been published in places including Architectural Record. Greg’s experience working on Architecture and Real Estate Development projects in many cities in the United States, Europe, Central America and South America gives him a unique ability to add value to the Company.

Since joining forces in 2mission Design and Development, Greg Lobdell and Jon Carlson have amplified their productivity and increased idea-generation through a new collaborative process.

Founded by **Jon Carlson** and **Greg Lobdell**, **2mission design and development** employs a dedicated, creative, and industrious group of employees and consultants. 2mission works collaboratively on all its projects; its members teach and learn from one another and extend to their clients a multitude of skills and resources acquired from many walks of life. Currently, 2mission is working on mixed-use, urban infill projects in Traverse City, Dexter, Royal Oak, Detroit and Traverse City, Michigan. Their current hospitality businesses have around 1000 employees and produce \$50,000,000 in annual revenue.

## ***Restaurant Operations***



Mission Management Services, Inc., is a Michigan corporation and highly skilled and experienced restaurant management services company that currently operates several other restaurants throughout the State of Michigan. The Company's Mission Statement and Philosophy is set forth below:

### **MISSION STATEMENT**

Mission Management Services will operate restaurants creating a high level of guest satisfaction, rewarding all team members for their contributions and providing an excellent return on investment for their restaurant owners and investors.

Mission Management Services will provide accounting services to restaurant and brewery operations as well as related real estate operations which utilize state of the art software and techniques and will stress honesty and integrity in all of its accounting procedures and reports.

In all activities, Mission Management staff members will act with the highest degree of both personal and professional ethics and honesty in our dealings with each other, our team members, our business partners and the owners and investors of the restaurants we operate.

A simple and unwavering "recipe for success" will fuel our restaurants' growth in the future:

**"Excellence and Integrity in everything we do."**

### **MISSION MANAGEMENT OFFICIALS**

Mission Management Services, Inc. officers are:

- Scott Joling: President & CEO
- Linda Kreutzfeldt: VP of Finance & Administration

- Cindy Meeker: VP of Training

The principals of Mission Management have many years of experience in the creation of and operation of casual upscale restaurant operations and provide complete operational expertise, accounting and marketing support for the restaurant operations that contract for their services.

Scott Joling has over 40 years of experience in the restaurant industry during which he has managed both individual restaurants and groups of restaurants. Scott has been an integral part of many differing restaurant concepts, from steakhouses to brewpubs to fine dining. He is adept and experienced in developing menus, controlling costs, creating service systems and maintaining standards of operational excellence. He has opened over thirty restaurants, and currently supervises seven high-volume, award-winning properties.

Linda Kreutzfeldt was previously the Controller for a company that operated successful restaurants throughout Michigan, and she has been involved in the financial and administrative aspects of the restaurant industry for forty years. Linda majored in Accounting at Davenport University and graduated magna cum laude with a B.A. degree from Alma College. In a volunteer capacity, she has served on various charitable and education committees and as President of the School Board for her children's primary school.

Cindy Meeker came to Michigan from upstate New York to study at Calvin College in Grand Rapids, Michigan where her love for the restaurant industry and her passion to teach led to a successful career in the hospitality industry. Cindy is a veteran of over thirty-five years in the industry and her commitment to creating a culture where staff learns caring service for guests and respect for each other has enabled her to successfully head up the training of staff and management for more than 30 restaurant openings. In her current position, she is responsible for the development of all training materials, the supervision of all training personnel and the evaluation of all management staff. Cindy is a developer of people, a relationship builder and a good ambassador for Mission Management Services.

## **CURRENT RESTAURANT OPERATIONS**

Mission Management Services, Inc. operates a group of highly successful restaurants located throughout Michigan. Collectively, it serves more than two million guests a year. Its corporate administration headquarters are located in Grand Rapids, Michigan, and operations headquarters are based out of Ann Arbor, Michigan.

Current restaurant operations are:

### ***MISSION TABLE & JOLLY PUMPKIN & PENINSULA ROOM***

Mission Table is located at Bowers Harbor Inn Estate, 13512 Peninsula Drive in Traverse City. It was originally built in the 1880's as a family mansion. In 1960 it was converted to a restaurant. Bowers Harbor Restaurants, LLC purchased the Inn in March of 2006 and subsequently transformed it into Mission Table. The farm to table culinary experience, local artisan cocktails, beer and wine are among the highlights that bring customers from all over the country. It is well known across the Midwest for its locavore cuisine, outstanding local wines, artisan spirits, mixology cocktails, an organic garden, its own vineyard and grand views.



The Peninsula Room is a separate private room available for up to 150 guests with customized menus available for any occasion. It has proven itself to be a popular destination for wedding receptions and other special events.

The Jolly Pumpkin is located at Bowers Harbor Inn Estate in the former servants' quarters. Dining is casual here, and the atmosphere is focused on the artisan beer, wine and spirits that are created in the adjacent brewery and distillery. The Jolly Pumpkin of Traverse City, is historically situated among the generous cherry orchards and distinguished lakes of northern Michigan.

[www.missiontable.net](http://www.missiontable.net)  
[www.jollypumpkin.com](http://www.jollypumpkin.com)

### ***GRIZZLY PEAK BREWING COMPANY & THE GRIZZLY DEN and THE OLD GERMAN***

Grizzly Peak Brewing Company is located at 120 West Washington Street in Ann Arbor. Grizzly Peak opened in August of 1995. This concept is owned by GPBC, Inc. and is operated by Mission Management Services under a management contract. The restaurant has gathered many favorable reviews and was named "Restaurant of the Year" by AAA Magazine in its first year of operation. Its menu is varied and features popular foods served in a unique and interesting manner. The brewery features hand-crafted ales and always has something new and unique on tap for lounge and dining room guests.

The Old German, which closed in 1994 after more than 80 years of operations, was reopened in 2013 below Grizzly Peak. The charm and atmosphere of the Original Old German was brought back but with a modern interpretation of a German beer hall.

[www.grizzlypeak.net](http://www.grizzlypeak.net)  
[www.oldgerman.net](http://www.oldgerman.net)

### ***NORTH PEAK BREWING COMPANY & KILKENNY'S IRISH PUBLIC HOUSE***

North Peak Brewing Company is located at 400 West Front Street in Traverse City. North Peak opened in September of 1997 and is owned by NPBC, Inc. North Peak Brewing Co. was originally a candy factory, and the atmosphere retains an industrial look and feel. It serves a menu of hand-made pizzas, tasty sandwich creations and interesting and unique entrée selections. The beers are hand-crafted in the brewery and are predominately English-style ales.

The opening of Kilkenney's in June of 2007 has been a great addition to North Peak! It is a place that takes fun, excitement and people-watching to the next level. It is known for its beer, Irish whiskey and its lively night scene. The Irish inspired décor, pool tables, the live music, televisions and Irish and American fare add to its popularity.

[www.northpeak.net](http://www.northpeak.net)  
[www.kilkennyspub.com](http://www.kilkennyspub.com)

### ***JOLLY PUMPKIN CAFÉ AND BREWERY***

The Jolly Pumpkin Ann Arbor is located at 311 South Main Street in Ann Arbor, Mi. This is the

largest Jolly Pumpkin with around 200 seats inside and a beautiful rooftop deck facing the alley. It has a full menu serving casual farm to table food. JP also is a multi-tap serving 30 + beers made by their parent company in Dexter, MI. They also serve Northern Michigan Wines and Artisan Michigan Distilled Spirits.

[www.jollypumpkin.com](http://www.jollypumpkin.com)

### ***BASTONE, MONK, CRAFT & VINOTECCA***

Bastone is located at 419 South Main in Royal Oak, Michigan. Bastone opened in April of 2004 with a combination of three different concepts. It now houses four different concepts with the addition of Vinoteca in April of 2005. The main restaurant is a unique Belgian brewpub featuring Belgium beers and foods such as mussels and frites (a unique French fry served with various mayonnaises). It seats approximately 160 people and occupies the center of the building.

A companion concept with 65 seats is called Monk and serves a variety of foods influenced by cuisine from the Belgium. Pomme Frites, Moules and Belgian Blue Beef Burgers are the specialties

Downstairs is the ultra-lounge called Craft. This cozy, basement club setting serves a full range of Belgium beer, wine and mixology cocktails. Craft is one of the most popular lounge destinations in the greater Detroit area and is frequented by an eclectic mix of guests.

Vinoteca adds a wine bar to this multi-themed complex. Known for an outstanding selection of wines gathered from around the world, it is consistently voted as the top wine bar in the Detroit area.

[www.monkbeerbar.com](http://www.monkbeerbar.com)

[www.bastonebrewery.com](http://www.bastonebrewery.com)

<http://www.vinoteca.com/vt/vinoteca>

[www.craftbar.net](http://www.craftbar.net)

### ***BLUE TRACTOR COOK SHOP & THE SHED***

The Blue Tractor Cook Shop opened on July 2, 2006 at 423 South Union Street in Traverse City, Michigan. The theme of the restaurant is a return to old time values when people worked hard and sought out a place to relax, eat good food and enjoy life. Food items utilize local products and are “made from scratch” to ensure freshness and quality. An on-premise smoker provides fresh smoked briskets, chicken and BBQ specialties. Service is casual and comfortable in an atmosphere created to bring back memories of farm and families.

[www.bluetractor.net](http://www.bluetractor.net)

### ***BLUE TRACTOR BBQ & BREWERY and MASH***

The Blue Tractor BBQ and Brewery is located at 207 E. Washington St. in Ann Arbor. The

historic building has been renovated by owners - Jon Carlson and Greg Lobdell. The theme of the restaurant is a return to old time values when people worked hard and sought out a place to relax, eat good food and enjoy life. Food items utilize local products and are “made from scratch” to ensure freshness and quality. An on premise smoker provides fresh smoked briskets, chicken and BBQ specialties. All of the beers are hand-crafted on site by the brew master. Service is casual and comfortable in an atmosphere created to bring back memories of farm and families.

[www.mashbar.net](http://www.mashbar.net)  
[www.bluetractor.net](http://www.bluetractor.net)

### ***JOLLY PUMPKIN PIZZERIA AND BREWERY DETROIT***

The Jolly Pumpkin Detroit is located at 441 West Canfield in the formers Willy’s Jeep Auto Showroom. The dynamic location in Midtown Detroit or as we like to call it, The Cass Corridor, is also home to the most exciting retail brand in America, called Shinola. While primarily focused on Pizzas, JP does serve its famous truffle fries and an excellent selection of fresh salads and sandwiches. JP also is a multi-tap serving 30 + beers made by their parent company in Dexter, MI. They also serve Northern Michigan Wines and Artisan Michigan Distilled Spirits.

[www.jollypumpkin.com](http://www.jollypumpkin.com)

### ***PRETZEL BELL***

Located at 226 South Main St. in Ann Arbor, MI. The historic building was renovated by developers Jon Carlson and Greg Lobdell. Operating in 7000 sq. ft. and a soon to open rooftop deck, “P-Bell” is a reincarnation of a fabled restaurant that operated for 50 years in Ann Arbor but closed in 1985. This restaurant has a retro gastropub menu and is built and designed on the traditions of the University Of Michigan.

[www.thepretzelbell.com](http://www.thepretzelbell.com)

Kincaid Henry Building Group, Inc.

CASH FLOW WITHOUT OPRA AND BROWNFIELD TIF

400 North River, Ypsilanti, MI- Thompson Block Redevelopment

5/8/17

| Year                                            | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      |
|-------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Gross Revenue</b>                            |         |         |         |         |         |         |         |         |         |         |         |         |
| Commercial                                      | 165,261 | 166,087 | 166,918 | 167,752 | 168,591 | 169,434 | 170,281 | 171,133 | 171,988 | 172,848 | 173,712 | 174,581 |
| Residential                                     | 286,800 | 288,234 | 289,675 | 291,124 | 292,579 | 294,042 | 295,512 | 296,990 | 298,475 | 299,967 | 301,467 | 302,974 |
| <b>Vacancy &amp; Collection Allowance</b>       |         |         |         |         |         |         |         |         |         |         |         |         |
| Vacancy Commercial                              | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Vacancy Residential                             | 43,020  | 28,823  | 28,968  | 29,112  | 29,258  | 29,404  | 29,551  | 29,699  | 29,847  | 29,997  | 30,147  | 30,297  |
| <b>Effective Gross Income</b>                   | 409,041 | 425,498 | 427,625 | 429,764 | 431,912 | 434,072 | 436,242 | 438,423 | 440,616 | 442,819 | 445,033 | 447,258 |
| <b>Operating Expenses</b>                       |         |         |         |         |         |         |         |         |         |         |         |         |
| Replacement Reserves                            | 12,271  | 12,765  | 12,829  | 12,893  | 12,957  | 13,022  | 13,087  | 13,153  | 13,218  | 13,285  | 13,351  | 13,418  |
| Management                                      | 28,748  | 29,335  | 29,934  | 30,532  | 31,143  | 31,766  | 32,401  | 33,049  | 33,710  | 34,385  | 35,072  | 35,774  |
| Cleaning                                        | 11,525  | 11,760  | 12,000  | 12,240  | 12,485  | 12,734  | 12,989  | 13,249  | 13,514  | 13,784  | 14,060  | 14,341  |
| Landscaping                                     | 5,762   | 5,880   | 6,000   | 6,120   | 6,242   | 6,367   | 6,495   | 6,624   | 6,757   | 6,892   | 7,030   | 7,171   |
| Snow Removal                                    | 9,124   | 9,310   | 9,500   | 9,690   | 9,884   | 10,081  | 10,283  | 10,489  | 10,699  | 10,913  | 11,131  | 11,353  |
| Trash                                           | 4,322   | 4,410   | 4,500   | 4,590   | 4,682   | 4,775   | 4,871   | 4,968   | 5,068   | 5,169   | 5,272   | 5,378   |
| Elevator Maintenance                            | 1,729   | 1,764   | 1,800   | 1,836   | 1,873   | 1,910   | 1,948   | 1,987   | 2,027   | 2,068   | 2,109   | 2,151   |
| Building Utilities                              | 6,308   | 6,437   | 6,568   | 6,700   | 6,834   | 6,970   | 7,110   | 7,252   | 7,397   | 7,545   | 7,696   | 7,850   |
| Insurance                                       | 8,644   | 8,820   | 9,000   | 9,180   | 9,364   | 9,551   | 9,742   | 9,937   | 10,135  | 10,338  | 10,545  | 10,756  |
| Professional                                    | 5,282   | 5,390   | 5,500   | 5,610   | 5,722   | 5,837   | 5,953   | 6,072   | 6,194   | 6,318   | 6,444   | 6,573   |
| Anticipated Taxes without OPRA                  | 78,533  | 79,318  | 80,111  | 80,912  | 81,722  | 82,539  | 83,364  | 84,198  | 85,040  | 85,890  | 86,749  | 87,617  |
| <b>Total Operating Expenses</b>                 | 172,248 | 175,189 | 177,742 | 180,304 | 182,907 | 185,554 | 188,244 | 190,979 | 193,759 | 196,586 | 199,459 | 202,381 |
| <b>Net Operating Income</b>                     | 236,793 | 250,309 | 249,883 | 249,460 | 249,005 | 248,518 | 247,998 | 247,445 | 246,856 | 246,233 | 245,573 | 244,877 |
| <b>Debt Service</b>                             |         |         |         |         |         |         |         |         |         |         |         |         |
| Bank Payment                                    | 258,756 | 258,756 | 258,756 | 258,756 | 258,756 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 |
| <b>Cash Flow without OPRA or Brownfield TIF</b> | -21,963 | -8,447  | -8,873  | -9,296  | -9,751  | -37,782 | -38,302 | -38,856 | -39,444 | -40,067 | -40,727 | -41,423 |

**Kincaid Henry Building Group, Inc.**

**CASH FLOW WITHOUT OPRA AND BROWNFIELD TIF**

400 North River, Ypsilanti, MI- Thompson Block Redevelopment

5/8/17

| Year                                            | 13      | 14      | 15      | 16      | 17      | 18      | 19      | 20      |
|-------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>Gross Revenue</b>                            |         |         |         |         |         |         |         |         |
| Commercial                                      | 175,454 | 176,331 | 177,213 | 178,099 | 178,989 | 179,884 | 180,784 | 181,688 |
| Residential                                     | 304,489 | 306,012 | 307,542 | 309,079 | 310,625 | 312,178 | 313,739 | 315,308 |
| <b>Vacancy &amp; Collection Allowance</b>       |         |         |         |         |         |         |         |         |
| Vacancy Commercial                              | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Vacancy Residential                             | 30,449  | 30,601  | 30,754  | 30,908  | 31,062  | 31,218  | 31,374  | 31,531  |
| <b>Effective Gross Income</b>                   | 449,494 | 451,742 | 454,000 | 456,270 | 458,552 | 460,845 | 463,149 | 465,464 |
| <b>Operating Expenses</b>                       |         |         |         |         |         |         |         |         |
| Replacement Reserves                            | 13,485  | 13,552  | 13,620  | 13,688  | 13,757  | 13,825  | 13,894  | 13,964  |
| Management                                      | 36,489  | 37,219  | 37,963  | 38,723  | 39,497  | 40,287  | 41,093  | 41,915  |
| Cleaning                                        | 14,628  | 14,920  | 15,219  | 15,523  | 15,834  | 16,150  | 16,473  | 16,803  |
| Landscaping                                     | 7,314   | 7,460   | 7,609   | 7,762   | 7,917   | 8,075   | 8,237   | 8,401   |
| Snow Removal                                    | 11,580  | 11,812  | 12,048  | 12,289  | 12,535  | 12,786  | 13,041  | 13,302  |
| Trash                                           | 5,485   | 5,595   | 5,707   | 5,821   | 5,938   | 6,056   | 6,178   | 6,301   |
| Elevator Maintenance                            | 2,194   | 2,238   | 2,283   | 2,328   | 2,375   | 2,423   | 2,471   | 2,520   |
| Building Utilities                              | 8,007   | 8,167   | 8,330   | 8,497   | 8,667   | 8,840   | 9,017   | 9,197   |
| Insurance                                       | 10,971  | 11,190  | 11,414  | 11,642  | 11,875  | 12,113  | 12,355  | 12,602  |
| Professional                                    | 6,704   | 6,839   | 6,975   | 7,115   | 7,257   | 7,402   | 7,550   | 7,701   |
| Anticipated Taxes without OPRA                  | 88,493  | 89,378  | 90,271  | 91,174  | 92,086  | 93,007  | 93,937  | 94,876  |
| <b>Total Operating Expenses</b>                 | 205,351 | 208,371 | 211,441 | 214,563 | 217,737 | 220,965 | 224,246 | 227,584 |
| <b>Net Operating Income</b>                     | 244,143 | 243,371 | 242,559 | 241,708 | 240,815 | 239,880 | 238,902 | 237,881 |
| <b>Debt Service</b>                             |         |         |         |         |         |         |         |         |
| Bank Payment                                    | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 | 286,300 |
| <b>Cash Flow without OPRA or Brownfield TIF</b> | -42,157 | -42,929 | -43,741 | -44,593 | -45,485 | -46,420 | -47,398 | -48,419 |





**Design Development Budget- 5/5/2017**

Owner: The Original and Only Thompson Block, LLC

Estimator: Kincaid Henry

Total Building Square Feet: 33,470

Location: 400 N River- Ypsilanti, MI Architect: Mitchell and Mouat

Project Description: Mixed-Use Historic Redevelopment

|                                                          |                    |
|----------------------------------------------------------|--------------------|
| Division 1- Builder Profit/Overhead General Requirements | \$1,166,414        |
| Division 2- Demo and Site                                | \$170,000          |
| Division 3- Concrete                                     | \$285,361          |
| Division 4- Masonry                                      | \$688,800          |
| Division 5- Metals                                       | \$436,535          |
| Division 6- Woods, Plastics and Composites               | \$717,113          |
| Division 7- Thermal and Moisture Protection              | \$238,000          |
| Division 8- Openings                                     | \$401,931          |
| Division 9- Finishes                                     | \$858,220          |
| Division 10- Specialties                                 | \$84,100           |
| Division 11- Equipment                                   | \$54,834           |
| Division 14- Conveying Equipment                         | \$128,500          |
| Division 21- Fire Suppression                            | \$112,000          |
| Division 22- Plumbing                                    | \$187,000          |
| Division 23- HVAC                                        | \$630,000          |
| Division 26- Electrical                                  | \$477,406          |
| Division 31- Earthwork                                   | \$115,400          |
| Division 32- Exterior Improvements                       | \$52,595           |
| Division 33- Utilities                                   | \$153,600          |
| Contingency                                              | \$173,742          |
| Tenant Improvements/Energy Efficiency                    | \$1,115,674        |
| <b>Total Hard Costs</b>                                  | <b>\$8,247,225</b> |

934 Clark St., Lansing MI 48906 517-332-8210

**Leaders Partners Innovators**

#### LEGAL DESCRIPTION

Lots 422, 423, 424, 425, 431 AND THE North/South 17 feet wide vacated alley lying adjacent thereto, M. Norris addition, a subdivision as recorded in Liber N of Deeds, Page(s) 162, Washtenaw County Records, being more particularly described as beginning at the Southwest corner of said Lot 422, being also the intersection of the East line of N. River St., 100 feet wide, with the North line of E. Cross St., 66 feet wide; thence North 01 degrees 00' 30" East, 132.00 feet along the West line of said Lots 422 through 425, inclusive; thence South 89 degrees 53' 38" East 184.65 feet along the North line of said Lots 425 and 431 and their extension across said vacated alley, thence South 00 degrees 13' 20" West, 131.64 feet along the East line of said 431; thence due West 186.46 feet along the South line of said Lots 425 and 431 and their extension across said vacated alley, to the POINT of BEGINNING. Bearings based on the North line of said E. Cross Street as due East/West.

Also:

Being more particularly described as Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records.

thence N 00°44'12" W 129.75 feet measured, (128.00 feet recorded) along the West line of Lots 422 through 425 of said Mark Norris Addition and the East line of River St., 99 feet wide,

thence N 88°26'24" E 182.50 feet along the North line of Lot 425 and 431 and their extension across a vacated alley (16.5 feet wide).

thence S 00°44'15" E 129.87 feet measured, (128.00 feet recorded) along the East line of said Lot 431,

thence S 88°28'42" W 182.50 feet along the South line of Lots 431 and 422 and their extension along a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide to the Point of Beginning.

Commonly known as: 400 N. River St., Ypsilanti, MI 48198.

## 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.



## City of Ypsilanti

Finance Department  
Assessment Division

### AFFIDAVIT OF DOUGLAS SHAW

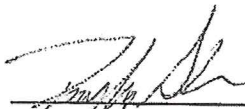
STATE OF MICHIGAN )  
 ) SS:  
COUNTY OF WASHTENAW)

Douglas Shaw, being sworn, says:

1. I have personal knowledge of the facts stated in this affidavit and, if sworn, as a witness, I am competent to testify hereto.
2. I am the City Assessor, Level III, for the City of Ypsilanti in the State of Michigan.

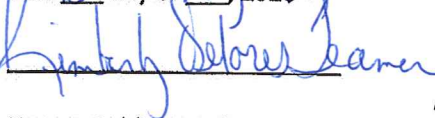
I have inspected the specific property located at 400 N. River. The Property suffers from severe physical depreciation and is currently vacant.

3. On the basis of my physical inspection of the specific aforementioned property, I have determined that this property is "functionally obsolete" and is unable to be used to perform as intended due to substantial loss in value resulting from extreme structural damage and deficiencies and super inadequacies in design and construction.
4. Further affiant sayeth not.

  
Douglas Shaw

Subscribed and sworn to before me

This 15 day of February, 2019



KIMBERLY DELORES TEAMER  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires 09-05-2019  
Acting in the County of Washtenaw

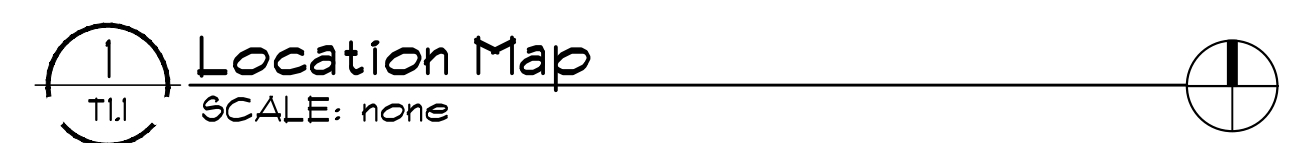
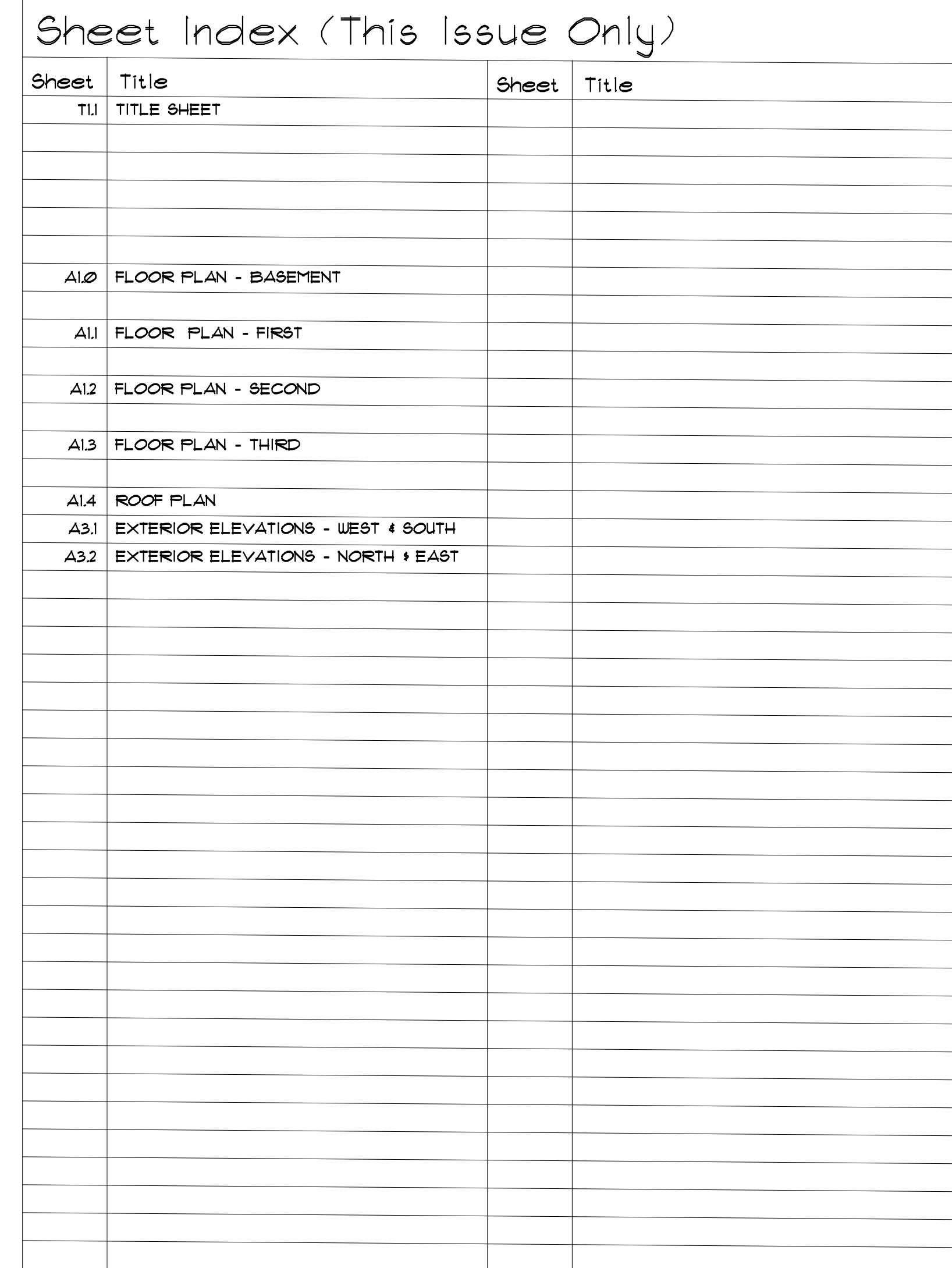
Notary Public, Washtenaw County, MI

My commission expires: Acting in Washtenaw County, Michigan

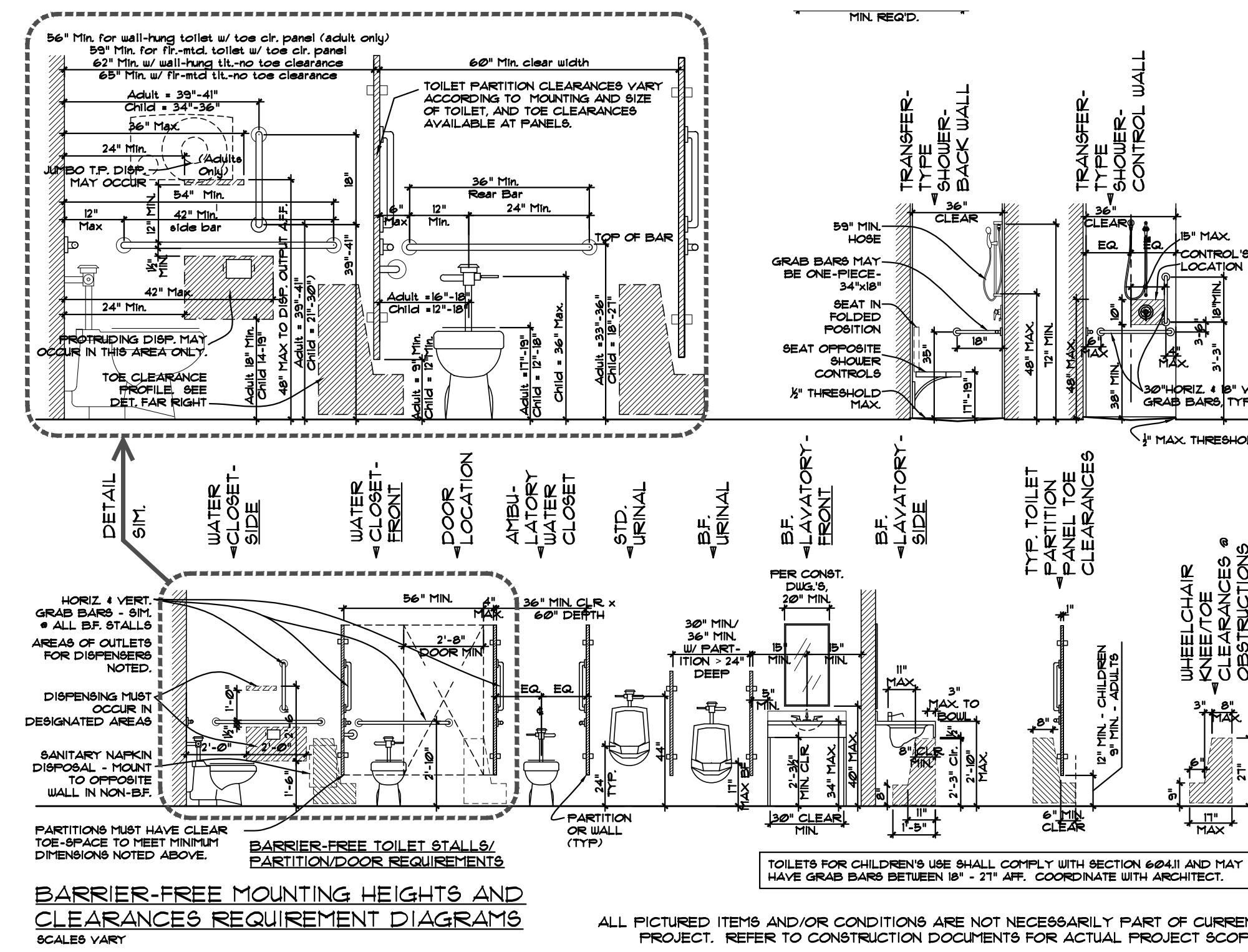
September 5, 2019



400 N. River Street  
Ypsilanti, Michigan



|                                |                    |
|--------------------------------|--------------------|
| BUILDING FLOOR AREA:           | xxxx S.F. EXISTING |
| BUILDING FLOOR AREA RENOVATED: | xxxx S.F.          |
| SPRINKLERED BUILDING           |                    |
| USE GROUP:                     | ASSEMBLY (A-2)     |
| CONSTRUCTION TYPE:             | IIIB               |



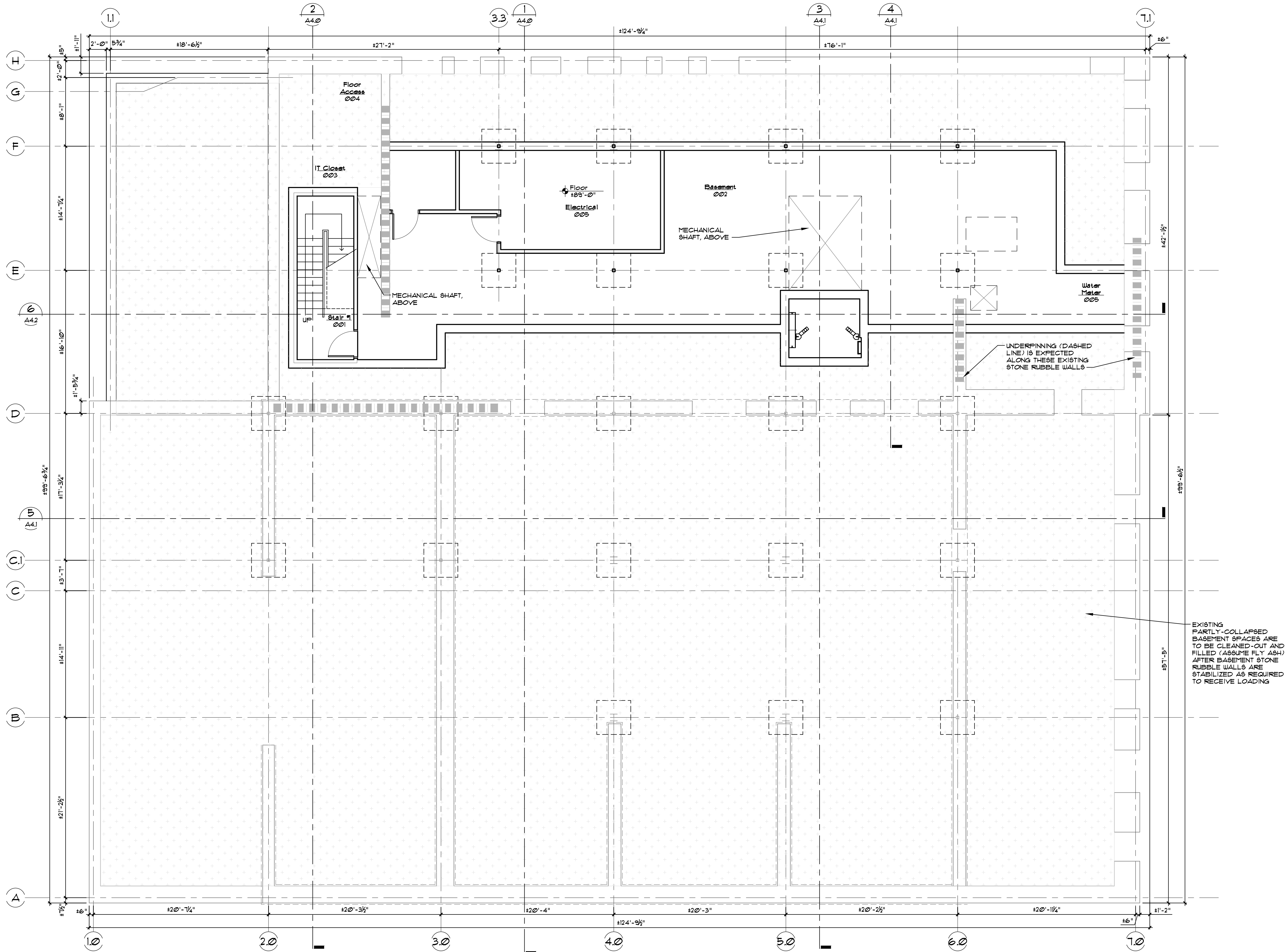
ALL PICTURED ITEMS AND/OR CONDITIONS ARE NOT NECESSARILY PART OF CURRENT PROJECT. REFER TO CONSTRUCTION DOCUMENTS FOR ACTUAL PROJECT SCOPE.

**Mompson Block**  
400 N. River Street  
Yonkers, NY 10590

TITLE SHEET

T1.1





1 Floor Plan - Basement  
SCALE: 3/16" = 1'-0"

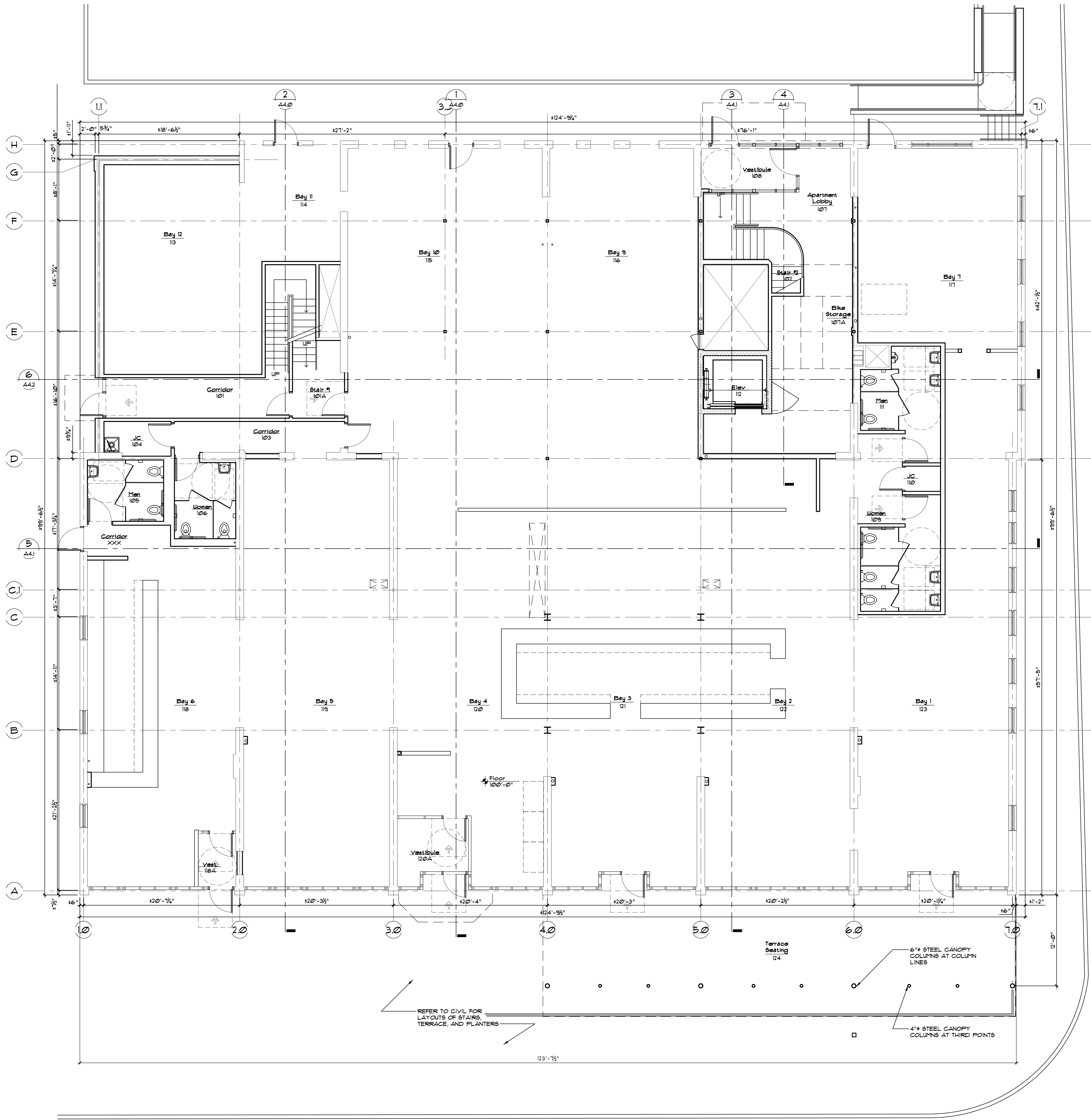
KEY NOTES

1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T11 FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTORS AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

NOTES:

1. ALL SPACES ON THIS FLOOR ARE WHITEBOXED IN BPI AND FINISHED IN BPI.
2. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
3. ALL MASONRY RESTORATION AND STABILIZATION OF EXISTING FOUNDATION WALLS IS BPI.





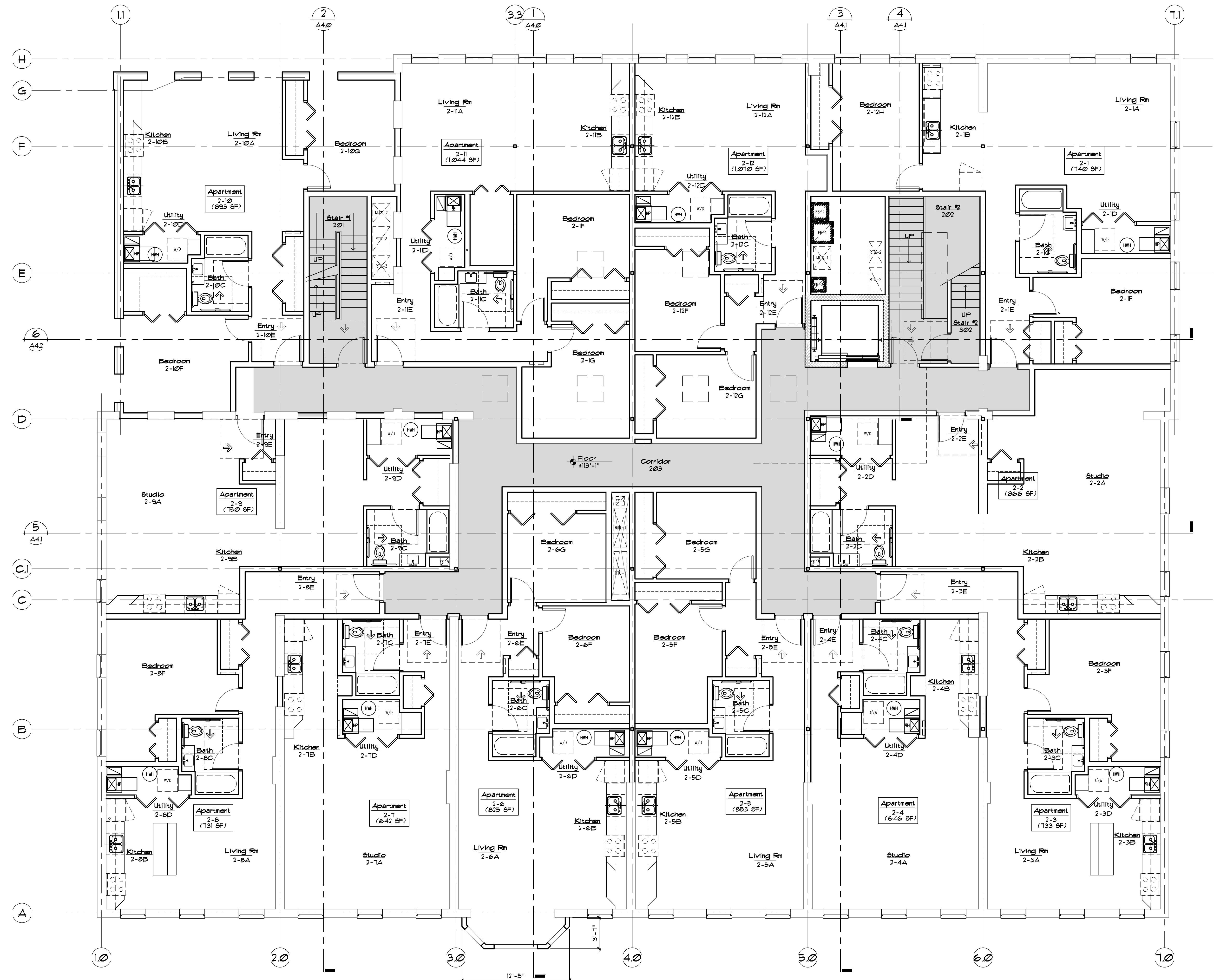
1 Floor Plan - First  
SCALE: 3/16" = 1'-0"

- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
  3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
  4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
  5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
  6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
  8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL STAIR 101 AND APARTMENT LOBBY 101 SPACES, INCLUDING ANCILLARY SPACES ASSOCIATED WITH SAME, ARE FINISHED IN BPI.
  2. ALL OTHER SPACES ON THIS FLOOR ARE WHITEBOXED IN BPI AND FINISHED IN BP2.
  3. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
  4. ALL SHAFTS ARE BPI.
  5. THE ELEVATOR IS BPI.
  6. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.



- ### KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
  3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
  4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
  5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
  6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND HAVE NOTATION ON SHEET T11 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GLASS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
  8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

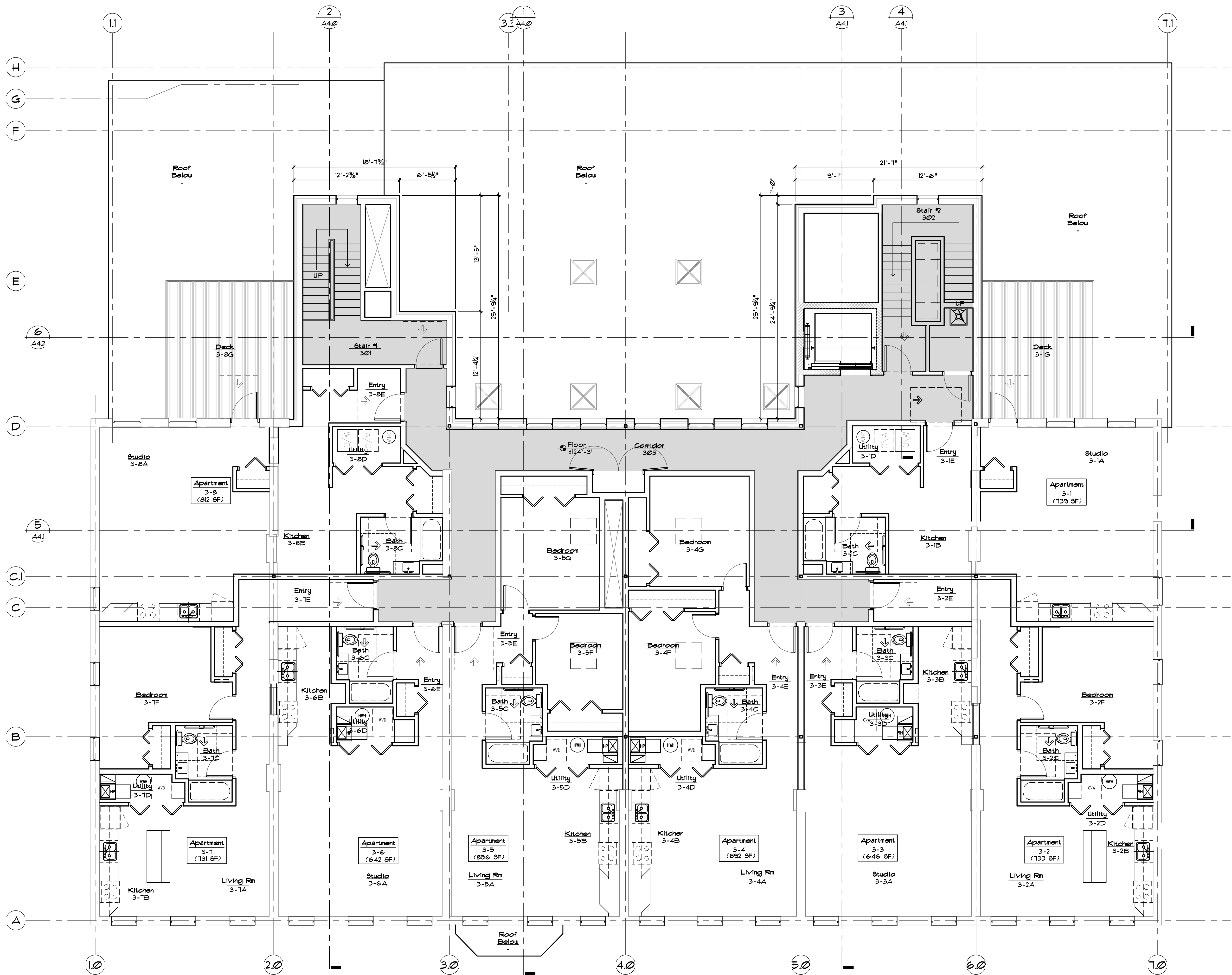


NOTES:

1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPI.
2. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.



- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
  3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
  4. REFER TO ROOF FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
  5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
  6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T11 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
  8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.



- NOTES:
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BFI.
  2. ALL MASONRY RESTORATION AND STABILIZATION IS BFI.

1 Floor Plan - Third  
SCALE: 3/16" = 1'-0"



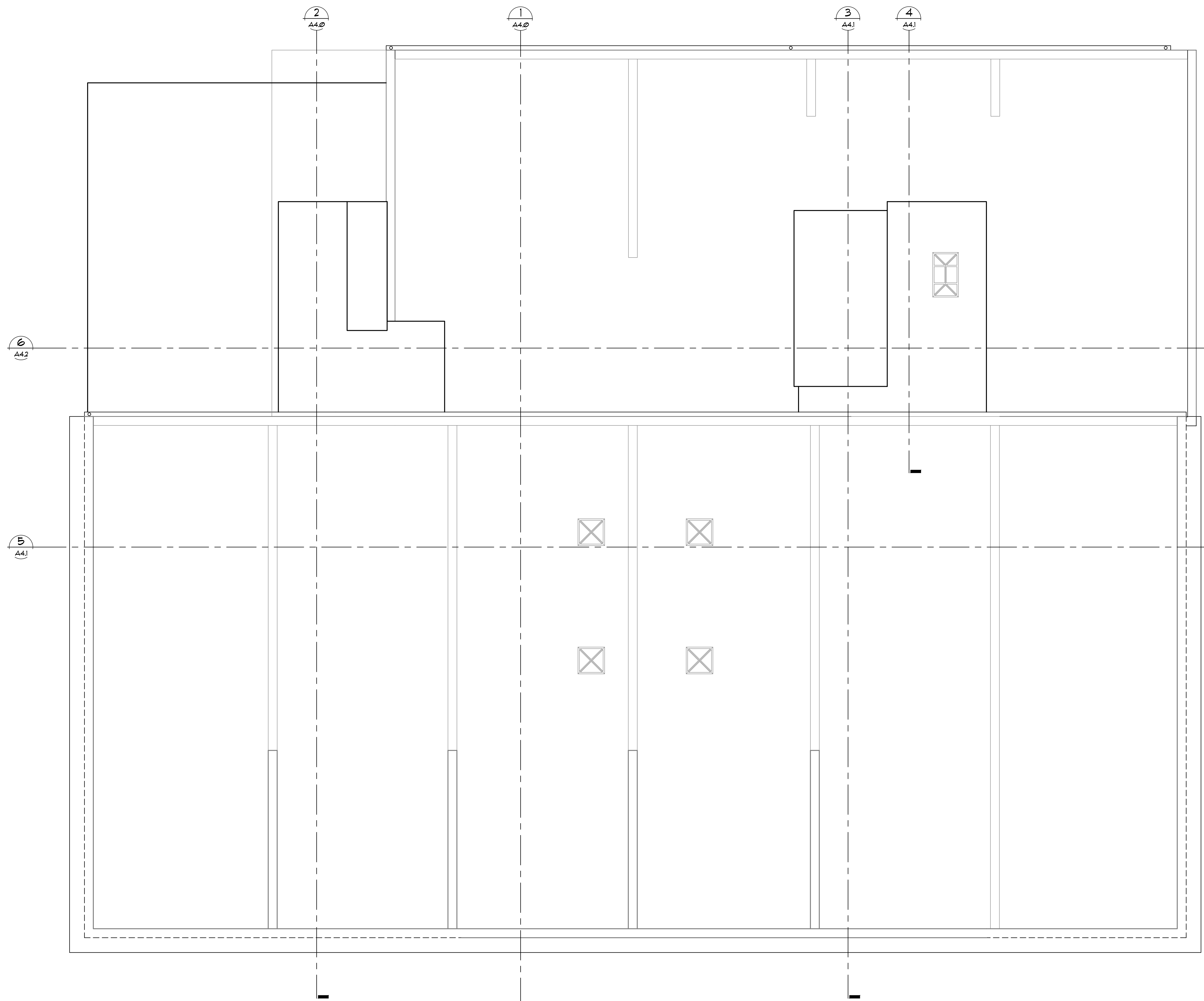
1. ALL ROOF SURFACES ARE BPI.
2. ALL PARAPET MASONRY RESTORATION AND STABILIZATION IS BPI.
3. ALL ROOFS SHALL BE TWO MEMBRANE WITH MIN R-38 RIGID INSULATION THROUGHOUT

[illegible]

**THOMPSON BLOCK**  
400 N. River Street  
Ypsilanti, Michigan  
Project Number: 1620

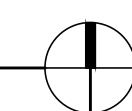
## Roof Plan

A1.4 )

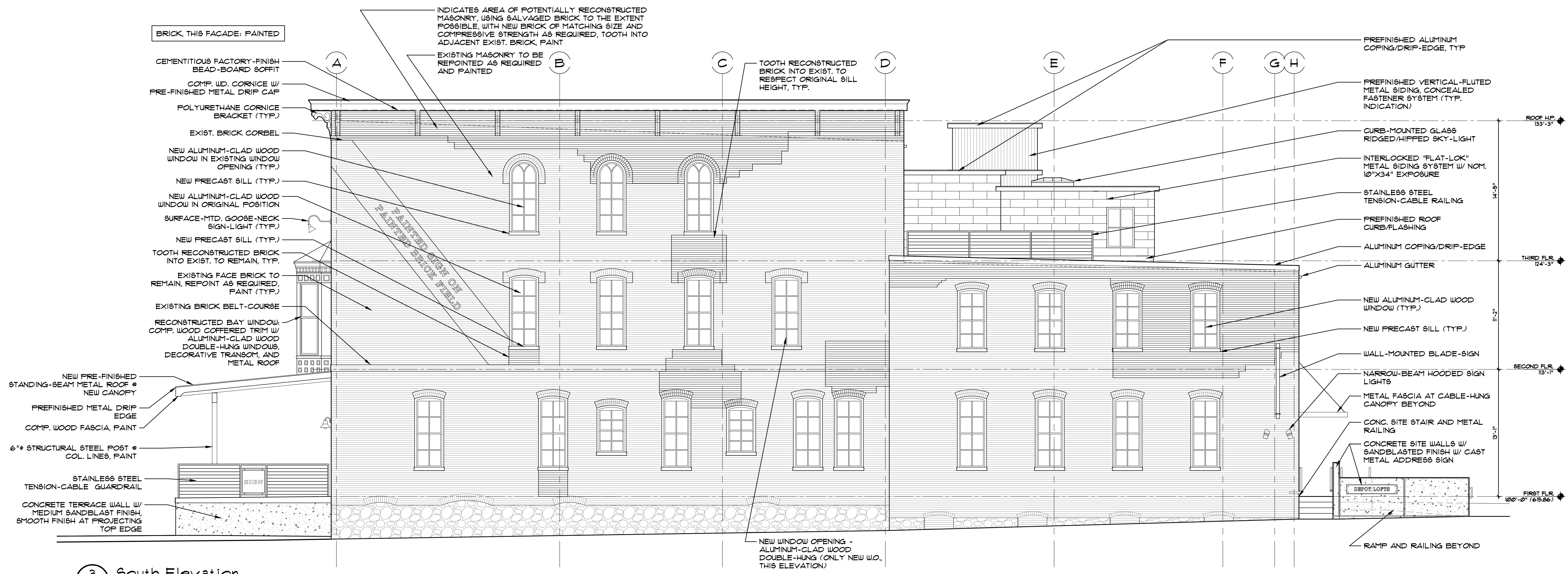


NOTES:

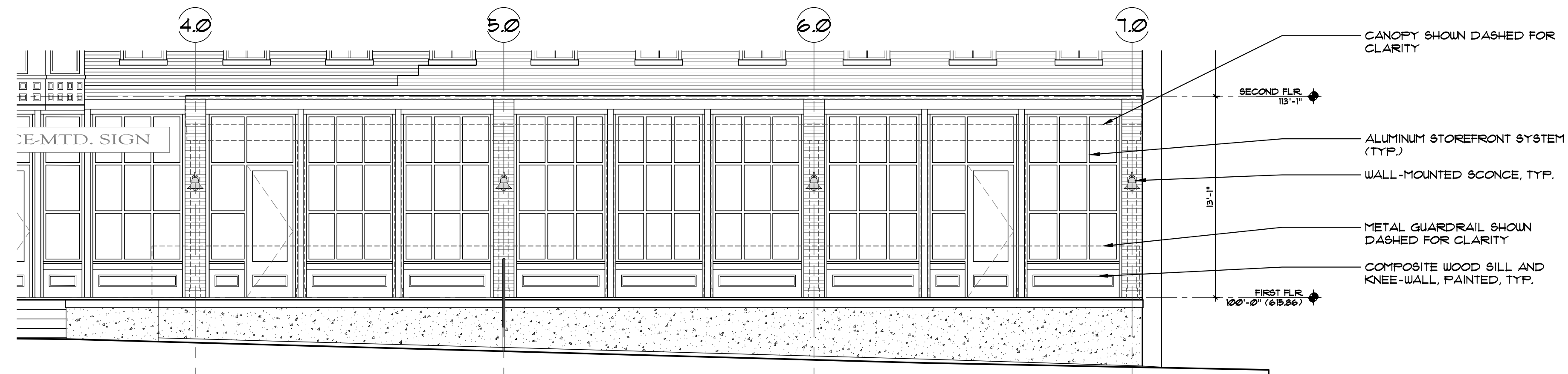
 **Roof Plan**  
SCALE: 3/16" = 1'-0"







3 South Elevation  
SCALE: 3/16" = 1'-0"

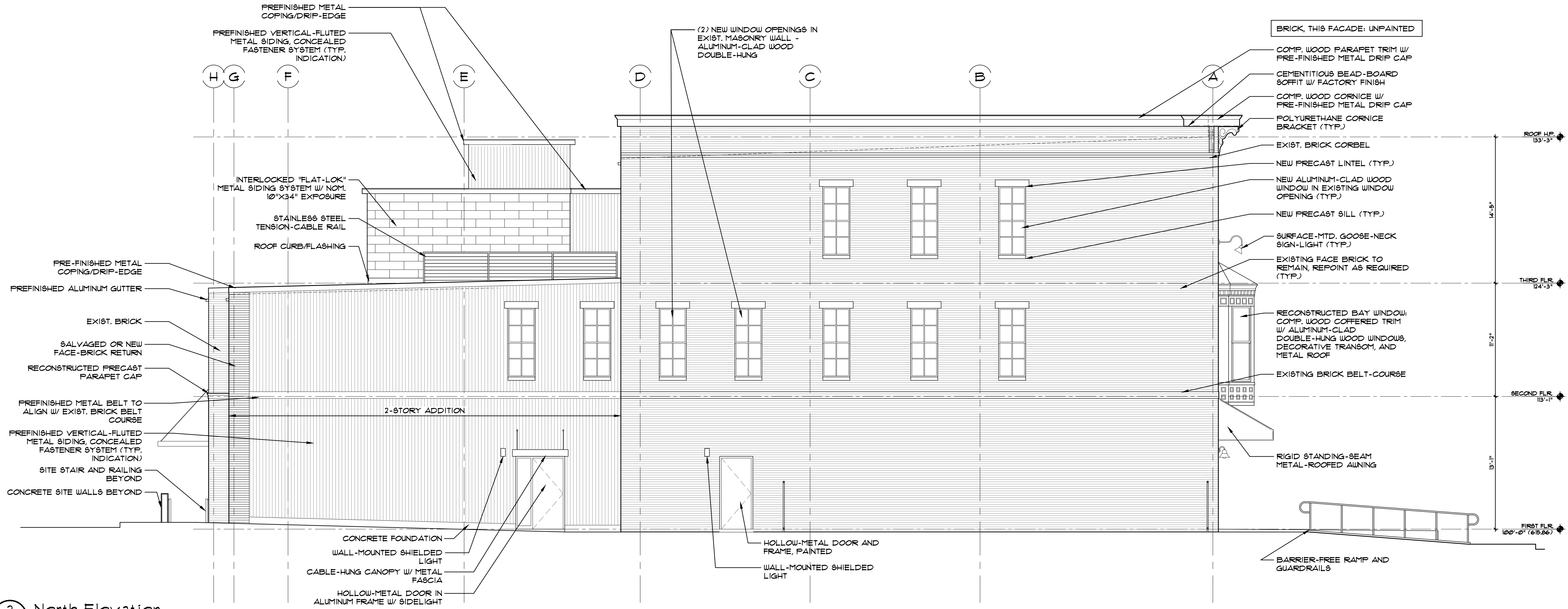


2 West Elevation - Canopy and Rail Not Shown  
SCALE: 3/16" = 1'-0"

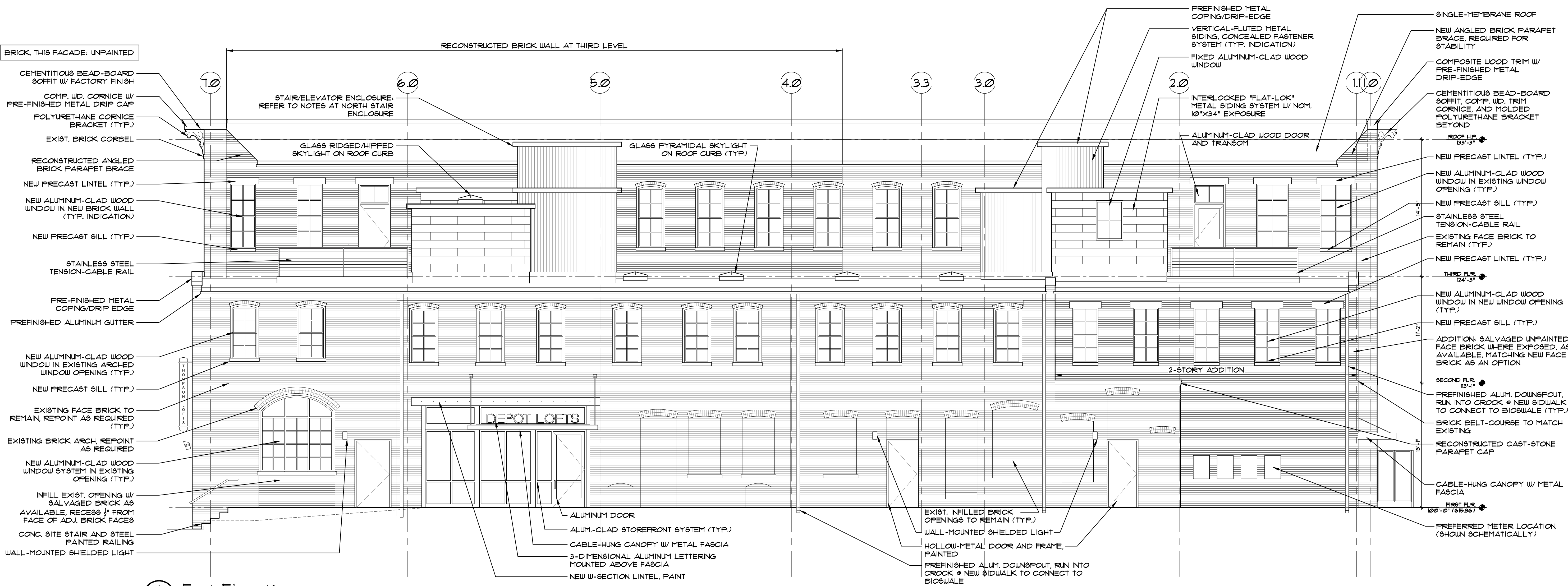


1 West Elevation  
SCALE: 3/16" = 1'-0"





2 North Elevation  
SCALE: 3/16" = 1'-0"



1 East Elevation  
SCALE: 3/16" = 1'-0"



## Perspective Views

Thompson Block Renovation  
Project  
400 North River Street

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HDC Ypsilanti  
Submission Date: 02.07.17





South-west Corner



South-east Corner





North-east Corner



North-west Corner



East Apartment Entry



Toward Terrace  
Canopy, West Facade



circa 1890





circa 1890





circa 1916

O.E. Thompson & Sons, Ypailanti



**Pre-2009 fire**





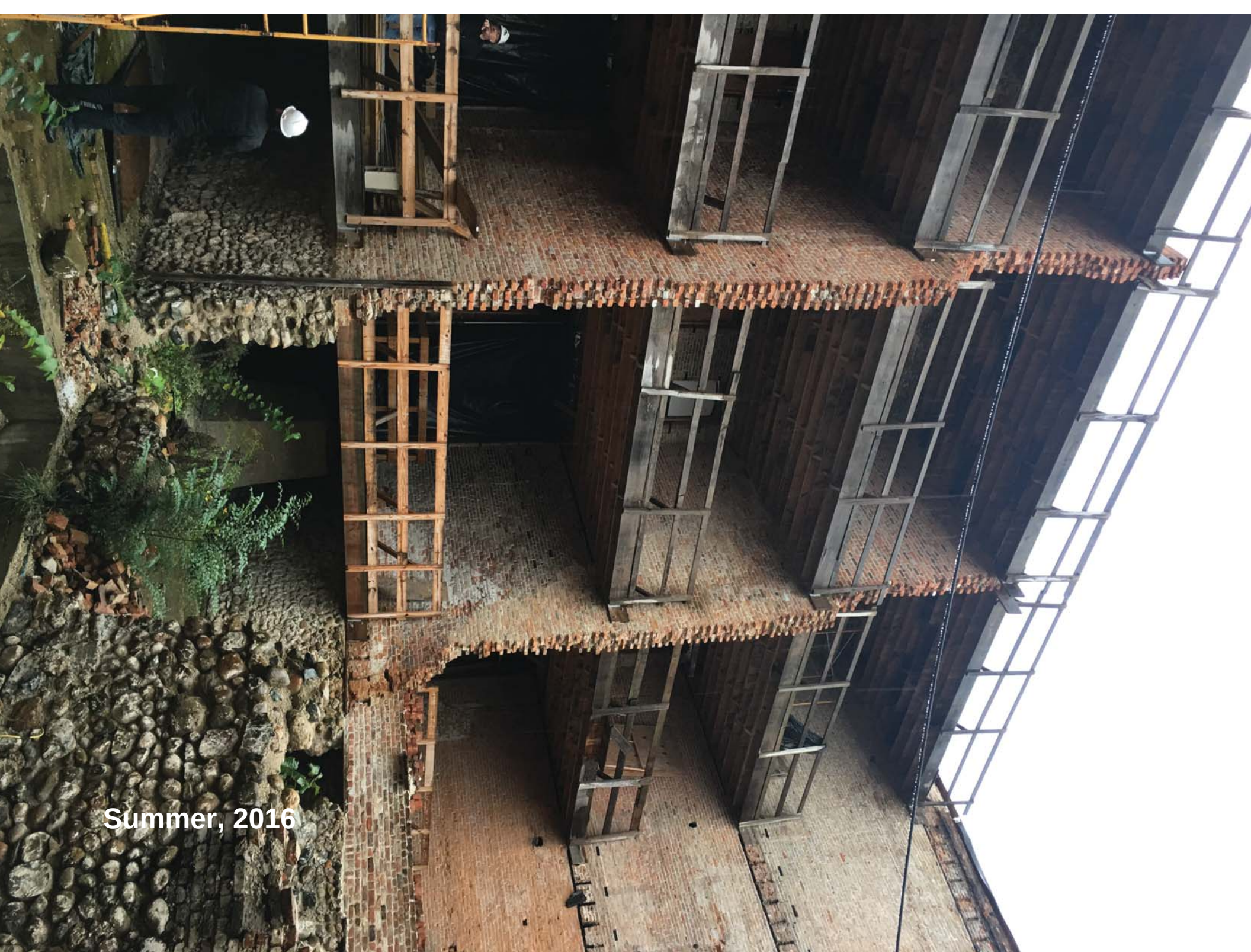
Post 2009 fire





Summer, 2016





Summer, 2016





Summer, 2016





Summer, 2018





Summer, 2016





Summer, 2016





## City of Ypsilanti

Community and Economic Development

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February 16, 2017

RICHARD MITCHELL  
113 S FOURTH AVE  
ANN ARBOR, MI 48104

### RE: HDC Work Permit Application for 400 N RIVER

Dear RICHARD MITCHELL,

On February 14, 2017 the Historic District Commission (HDC) reviewed your request for work at 400 N RIVER. Your application was **approved** to include:

All work as submitted.

In the commission's decision, the following Secretary of the Interior Standards were cited:

- #4 - Preserve significant changes acquired over time.
- #5 - Preserve distinctive features.

**Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments.** Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me at 734-483-9646 or [hintern@cityofypsilanti.com](mailto:hintern@cityofypsilanti.com) with any questions.

Sincerely,

Yasmin Ruiz  
Historic District Assistant  
Community & Economic Development Department

CC: Property Owner - THOMPSON BLOCK PARTNERS LLC MI 48103  
File  
Building Department