

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE APRIL 20, 2010 WORK SESSION**

Supervisor Brenda L. Stumbo called the meeting to order at approximately 6:00 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Jean Hall Currie, Stan Eldridge, Mike Martin and Dee Sizemore

Members Absent: None

Legal Counsel: John Hancock and Wm. Douglas Winters

Supervisor Stumbo explained the Demattia Group would arrive at approximately 5:15 p.m. and the Executive Session would begin after their agenda item. She reviewed the agenda with further discussion on the following items:

REVIEW AGENDA

3. REQUEST TO ALLOW THREE FULL-TIME OFFICIALS, UPON THE RECOMMENDATION OF THE OFFICE OF COMMUNITY STANDARDS, TO AUTHORIZE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCES WHICH PRESENT AN IMMEDIATE HEALTH, SAFETY OR WELFARE DANGER

Supervisor Stumbo explained the request was similar to what the Board approved for the open basements. She said this would allow the Township to proceed more quickly when it came to health, safety and welfare. She reminded them it would be brought back to the Board for a formal vote.

Trustee Eldridge stated he would have to think about it but that he also understood the immediate need.

Supervisor Stumbo said it would eliminate the need to call a special meeting, which Trustee Martin did not like. She stressed these types of issues needed to be addressed as quickly as possible.

Treasurer Doe said it was important to move quickly because all properties eligible for NSP funds had to be identified and through the court process by the end of September. He stated anything that delayed the process could cause the Township to lose funding.

Trustee Eldridge said he understood but felt he was abdicating what he was suppose to do.

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Clerk Lovejoy Roe stated the NSP funds were approximately \$200,000. She stressed this would allow them to get to court faster and that could not be done without authorization. Clerk Lovejoy Roe said it would save weeks of time and eliminate the need for a special meeting

4. REQUEST TO ALLOW THREE FULL-TIME OFFICIALS TO AUTHORIZE PROCEEDING WITH RFPS ON DEMOLITION OF PROPERTIES THAT QUALIFY FOR NEIGHBORHOOD STABILIZATION PROJECT (NSP) FUNDS WHICH MUST FOLLOW SPECIFIC HUD AND COUNTY BIDDING PROCESS

Clerk Lovejoy Roe stated HUD's bidding process was extensive and the Township was required to use their qualified bid list. A lot of time would be lost if they had to come to the Board before the County could start the HUD process. She explained there were several required steps before going to bid. Clerk Lovejoy Roe said this would allow the Township to move ahead but the award of the bid would be brought back to the Board.

Trustee Eldridge stated he needed to think about it.

Supervisor Stumbo stated the two agenda items were distinctly different and she explained the differences.

Trustee Currie asked if the Supervisor realized it took time to go through the process. She felt they did not need a Board if the three full-time officials were going to take over.

Supervisor Stumbo and Clerk Lovejoy Roe tried to explain awarding of the bid would come before the Board for approval.

Supervisor Stumbo stated it was a Board decision and a special meeting could be called when necessary. She said this was just a way to expedite the public nuisances.

6. WHITTAKER ROAD BIKE PATH EASEMENT AGREEMENTS

Supervisor Stumbo explained there were three parcels but the Township did not have approval on one of the parcels. She stated the owner closest to the library did not want to give the easement.

Trustee Eldridge questioned if the Township would want to go ahead without getting approval from the owner of the third parcel.

Supervisor Stumbo said yes because they would have all but one and she hoped he would reconsider.

1. DISCUSS RETAINING THE DEMATTIA GROUP TO BROKER AND MARKET TOWNSHIP OWNED PROPERTY

Supervisor Stumbo stated they had met with Demattia approximately three weeks earlier regarding the possibility of marketing and brokering the Township property

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adjacent to their development. The request was to authorize Attorney Winters to enter into negotiations and prepare an agreement with Demattia.

Gary Roberts, Demattia Group said his goal at this meeting was to introduce a concept to the Board. He explained Demattia Group owned Washtenaw Business Park and the Township property was immediately adjacent to their property. Mr. Roberts clarified that they were not brokers but had listings with brokers. He stated they had a marketing machine that marketed the Washtenaw Business Park and it would be very nominal to incorporate the Township property into their concept. Mr. Roberts explained how their marketing would include providing a site plan and budgeting. Their concept was to make the Township property (Seaver Farm), part of the Washtenaw Business Park, not legally but from a marketing standpoint. He said this would allow Demattia to rebrand the property, remove brush, add signage and list with a broker. The cost would include commission to the broker and some type of performance based fee for Demattia. Mr. Roberts stated the Township property had front footage on Huron street that would appeal to commercial users. He stated if the Board was interested in their marketing concept, they would like to draft a proposal to be presented at a later date.

Supervisor Stumbo stated that because the Township did not have a broker, the Township did not automatically show up on the availability list.

Mr. Roberts assured the Board that their broker would list the Township property on all the appropriate lists available. Discussion followed.

The Board agreed to authorize the attorney to work with Demattia to prepare an agreement that would be brought back to the Board for consideration.

A motion by Clerk Lovejoy Roe, supported by Treasurer Doe to go into Executive Session to discuss Firefighter Negotiations specifically related to Gabriel Roeder Smith & Company Supplemental Actuarial Report. The motion carried as follows:

Martin:	Yes	Eldridge:	Yes	Currie:	Yes	Sizemore:	Yes
Roe:	Yes	Doe:	Yes	Stumbo:	Yes		

The Board went into Executive Session at approximately 5:33 P.M.

ADJOURNMENT

The meeting adjourned at approximately 6:56 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti