

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE MAY 18, 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 Stan Eldridge, Jean Hall Currie, Mike Martin and Dee Sizemore

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters

**REVIEW AGENDA**

Supervisor Stumbo reviewed the agenda and

**PUBLIC HEARING**

**A. REQUEST OF FORD MOTOR COMPANY (RAWSONVILLE PLANT), LOCATED AT 10300 TEXTILE ROAD IN YPSILANTI TOWNSHIP, FOR EXEMPTION OF NEW PERSONAL PROPERTY, RESOLUTION NO. 2010-8**

Supervisor Stumbo stated a Ford Motor Company representative would be at the board meeting. She explained the approximate \$9 million dollar investment would retain about 40 employees. Supervisor Stumbo further stated the Township traditionally approved 198 tax exemptions for personal property that abated 50% of personal property taxes for twelve (12) years but the 398 tax exemption would abate 100% of the taxes on the personal property for six (6) years.

Clerk Lovejoy Roe stated the exemption would abate 100% of the personal property tax on any equipment placed in the plant for six years, not for just this new line. She said the 398 exemption was different from the traditional 198 exemption that covered specific equipment, with a specific new manufacturing process.

Attorney Winters said this was the first 398 exemption to come before the Board and hopefully the exemption, along with Ford's investment would help balance out the jobs. He stated the exemption was another tool to help with economic development.

Supervisor Stumbo said that Pittsfield Township and the City of Ann Arbor had given 398 abatements but it was the first for Ypsilanti Township.

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Clerk Lovejoy Roe explained the Rawsonville Plant was eligible for the abatement because Ford Motor Company was considered a distressed company under State guidelines.

Supervisor Stumbo stated that Ford Motor Company was moving the battery pack assembly from Mexico to the Rawsonville Plant.

**CLERK REPORT**

Clerk Lovejoy Roe introduced Aaron Dietz, an intern from the Public Administration Program and Eastern Michigan University.

**ATTORNEY REPORT**

Attorney Winters provided an update on the Tuscan Creek Apartment Complex where 33 units were significantly damaged in a September 2009 fire. He indicated the \$108,000 held in escrow by the Township could be used to demolish the building once ownership became clear. Attorney Winters reported the units had been vacated and secured and hoped the building would be repaired or demolished before the end of the summer.

Attorney Winters provided an update on the River's Edge Apartment Complex that was also involved in a fire. He explained that reaching a resolution was more complicated because the complex had four different insurers. He further explained that once an agreement was reached, the Township would receive funds from the insurance companies that would be held in escrow until repairs were complete. Attorney Winters stressed the importance of keeping a focus on the complex because the condition of some of the units that could lead to increased vandalism, police calls and risk to Township residents.

**OLD BUSINESS**

- 1. 2ND READING RESOLUTION NO. 2010-05, ORDINANCE NO. 2010-404 – AMENDING THE TOWNSHIP'S ZONING CODE, ORDINANCE 74, ARTICLE II, SECTION 201 (DEFINITIONS) AND ARTICLE XII LIGHT INDUSTRIAL DEFINE MEDICAL MARIHUANA DISPENSARIES, MEDICAL MARIHUANA NURSERIES, AND REGULATE THEIR LOCATION (1ST READING AT THE MAY 5, 2010 SPECIAL MEETING)**

Supervisor Stumbo indicated she received approximately 10 calls from residents that were angry because the Township was not allowing dispensaries in residential areas. She said the ordinance may not be perfect but it would not allow dispensaries in residential neighborhoods where currently, a caregiver could grow 72 plants in their home.

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Supervisor Stumbo said she was contacted by the Michigan Townships Association who wanted to have a symposium at Ypsilanti Township to help other communities face the challenges with the Medical Marijuana Law, its application and impact on municipalities.

**NEW BUSINESS**

**1. BUDGET AMENDMENT #6**

Supervisor Stumbo explained the first amendment was to deal with the Governmental Consultant Service, Inc. (GCSI) contract.

She explained amendment two (2) was to authorize a budget amendment to purchase tax foreclosure land located between Glenwood Ave. and Harris Road. She explained the tax foreclosure process and the township's rights of first refusal to purchase the property from the County Treasurer. Supervisor Stumbo said land was appraised at \$96,000 and the Township could purchase with funds from the Parks and Recreation Fund for \$59,245.

Trustee Martin questioned the intent of the township for the parcel.

Supervisor Stumbo said the intent would be to keep it as a park.

Arola Kaiser, Township Resident indicated her disapproval of the purchase and questioned where Township would get the money.

Supervisor Stumbo explained the dollars would come from the Parks And Recreation Millage Fund, which was passed by the residents specifically for parks, recreation and land purchase for parks.

Treasurer Doe stated this was an older neighborhood that was developed before the Township had the foresight to ask developers for open space and parklands. He stressed this was a great parcel at a low price and great opportunity to provide parkland for the families and children in that area.

Trustee Martin shared there was nowhere for the children to play in that area of the community. He said someone suggested a dog park for that area which could generate revenue. Trustee Martin stated the cost to the Township was approximately \$6,700 an acre, which would be a great deal.

Clerk Lovejoy Roe stated the Parks and Recreation Millage was designed for capital and land purchases and could not be used for operations. She shared that to provide open space and a park to long-time residents who had paid into the millage for years, would be great. Clerk Lovejoy Roe further stated the parcel was close to major bike paths and could easily be connected.

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Treasurer Doe stated the Township could possibly sell the three buildable lots on Glenwood to recoup some of the cost of the purchase.

**2. RESOLUTION NO. 2010-9 AUTHORIZING RECEIVING BOARD FOR ELECTIONS**

Clerk Lovejoy Roe stated the State required a Receiving Board when electronic poll books are used.

**3. RESOLUTION NO. 2010-10 CHANGE IN BOARD MEETING DATES**

Clerk Lovejoy Roe explained the additional board meetings were being proposed to help alleviate the problems associate with scheduling special meetings.

**4. REQUEST TO APPOINT DOUG LAMPE AS ALTERNATE ON THE WATER CONSERVATION ADVISORY COMMISSION**

Supervisor explained the request for an alternate on the Commission was received by Mark Clancy.

**DISCUSS EXTENSION OF CONTRACT WITH GOVERNMENTAL CONSULTANT SERVICES, INC.**

Supervisor Stumbo welcomed Kirk Profit, GCSI, representing Ypsilanti Township in Lansing. She asked Mr. Profit to give an update regarding Township projects in which his company was involved.

Mr. Profit began by explaining the negative impact the State budget issue had on local government and stated one of his tasks was to work to protect revenue sharing, which he hoped would be maintained at the current rates. He pointed out that the State of Michigan would have a new government next year with a new Governor, Lt. Governor, Attorney General, Secretary of State, 30 new Senators and 58 new House Representatives.

Mr. Profit stated he was working with Ypsilanti Township to support Willow Run Airport, which had incredible opportunity for growth. He said that he was hopeful that National Air Cargo would be moving their headquarters from Buffalo to Willow Run and Eagle Flight had worked with the Township for assistance in bringing their company to Willow Run. He also reported on the success of the Eastern Leaders Group that worked throughout the county on economic development.

Mr. Profit said on behalf of the Township, he was involved in leveraging funds for the Ford Lake Boathouse Project; the Huron River Restoration Project to clean up the river and reduce the algae in Ford Lake and had worked directly with the Township Attorney, writing legislation to provide better inspection opportunities for daycare operations. He

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concluded with issues surrounding the need to restructure the transportation system and to provide funding to meet the need.

Supervisor Stumbo added that Mr. Profit had assisted with the mobile home rental inspection legal changes which allowed the Township to conduct inspections; the MDOT improvements on Michigan Avenue due to fatalities that have occurred; was working on allowing townships to put the costs incurred by townships for maintaining blighted properties on the tax rolls; provided contact information for the Wayne County Airport Authority and assisted with several other economic development issues.

Supervisor Stumbo also stated when we had these issues Kirk brought the state leaders to the township to work on the problems together resulting in legislative changes and obtaining funding for projects

Trustee Martin inquired how Aerotropolis could be moved from a conceptual idea to reality.

Mr. Profit explained it would take a major marketing effort and Aerotropolis continued to be a high economic development priority.

**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