

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 23, 2012 WORK SESSION**

The meeting was called to order by Supervisor Brenda L. Stumbo 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, Mike Martin and Scott Martin

Members Absent: Trustee Jean Hall Currie

Legal Counsel: Wm. Douglas Winters

1. PART-TIME BUILDING ATTENDANTS

Supervisor Stumbo explained the request to fill the part-time Building Attendant position vacated by Aaron Dietz, who posted for a clerical position in the Community Economic Development Department. The request was for authorization to post two openings, not to exceed 24 hours, for Building Attendants.

The Board agreed with the request.

2. RECITAL CONTRACT

Art Serafinski, Recreation Director provided a brief overview of the issues faced with previous locations used for the Annual Dance Recital. He said they had researched several locations since September. He reported he had received an agreement from Huron Public Schools and was requesting the Board to approve the use of that facility, contingent upon a few details to be worked out.

The Board agreed to place the item under Other Business.

3. GREENBRIAR ESTATES

Attorney Winters gave an update on the court order the park has been under. He reported on the rapid rate of deterioration bringing many serious health and safety issues to light. He shared the owner had verbally agreed to remove all vacant units from the site, however he felt a second review was needed to address units that were unsafe but still inhabited.

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Ron Fulton, Building Director reported the park was serviced by two individual 2-inch water mains and spoke to the issues faced by monitoring those vacant units. He felt he had enough rapport with the owner to resolve the matter without court action.

Supervisor Stumbo asked Mr. Fulton to provide an overview of River's Edge.

Mr. Fulton explained River's Edge was another area that had been issued a Notice of Violation. He believed the apartment complex had been sold to someone living in New York who had hoped to sell it for a quick profit but had yet to make any improvements. Mr. Fulton listed the violations and said there had been no compliance, therefore it needed to be brought to the Board at the next meeting to seek authorization for court action.

4. LIBERTY SQUARE

Mike Radzik, OCS Director gave an overview of conditions at Liberty Square. He reported many of the previously boarded up units had been damaged further and the street lights had stripped. Mr. Radzik asked the Board to consider a request for authorization to seek three bids for additional board ups and explained that they would be done differently in order to keep the boards from being ripped off again. He said Ron Fulton was in the process of attempting to assemble proposals to address the asbestos survey and they planned to request authorization at the February meeting.

Trustee Eldridge asked why nothing had been done since the 2010 court order concerning Greenbriar.

Mr. Radzik said the intention was not to reinstate the Notice of Violation process at Greenbriar but rather document violations of the court's order directly back to the court, asking for enforcement.

Mr. Fulton explained that when a violation was found, it would be written and served upon both the owner of the park and his attorney.

Trustee Eldridge asked if Judge Shelton had given an order to demolish Liberty Square immediately and if it was in appeal, would it be wise to demolish it now.

Attorney Winters responded that wisdom wasn't necessarily the question but rather if we could get any federal assistance that would be needed in order to demolish this complex.

Trustee Eldridge asked if it was wise to come back with a proposal for an asbestos survey when we may not have funds to demolish it.

Attorney Winters explained there were two parallel courses going on at this time, one that Mr. Radzik, Mr. Fulton and Attorney McLain had been following to prepare as best they could for Judge Shelton's order and the other that he, Supervisor Stumbo, Treasurer Doe and Clerk Lovejoy Roe were trying to secure funding to

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accomplish this task. He said it could even have more courses if the County and YCUA became involved and it would be a massive project.

Supervisor Stumbo said the questions were the same ones they had discussed internally. She said the township had prevailed in court with Judge Shelton's decision to demolish the complex, however there had been a handful of actual homeowners that appealed the decision. The Supervisor said the Judge said finances could not be used as a reason to not fulfill the order and she felt it must be boarded to keep worse things from happening and the costs the township incurred could be placed as a lien on the property.

Mr. Radzik agreed with the Supervisor, since the Judge had ordered the Township to demolish the complex and the appeal was filed. There was however, no Stay of Execution of the Order filed and the Judge had recently indicated he was expecting some action toward the order. Mr. Radzik said the first step was to see what type of asbestos was present in order to deal with it correctly.

Supervisor Stumbo added that an asbestos survey was necessary in order to obtain grants.

Mr. Radzik said that in addition to talking with Congressman Dingell's office concerning federal opportunities, he was meeting next week with Mary Jo Callan, the Director of County Economic Development trying to find out what might be available at the state level.

Supervisor Stumbo agreed to add the board up issue to the agenda under Other Business.

Trustee Eldridge voiced his concern of liability, since the court had ordered it to be taken down.

Supervisor Stumbo said that they thought at first, that they couldn't, since an appeal had been filed, but were now working toward that end.

Clerk Lovejoy Roe asked if the asbestos survey could be brought back to the February 13th meeting?

Mr. Radzik said he would prepare three written quotes, with the Board's approval, for the board ups and then hire the lowest bidder to do the job. Clerk Lovejoy Roe reminded him to add the line item number.

5. PARK & RIDE

Clerk Lovejoy Roe said lights could be installed at the Park & Ride area by North Bay Park if the Township agreed to do the maintenance. She asked if the Board would agree to let MDOT move ahead and the contract would then be brought back to the Board for approval.

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Trustee Eldridge said he didn't understand the process.

Clerk Lovejoy Roe explained that she had contacted MDOT after seeing the darkened entrance and discussed the situation with Supervisor Stumbo, Treasurer Doe, Mr. Allen and Mr. Radzik. MDOT said they had an opportunity now to install the lights if the Township would maintain them.

The Board agreed to move forward.

6. REVIEW AGENDA

A. Consent Agenda

B. Treasurer Report

Treasurer Doe said his office had been working with the Office of Community Standards to rewrite the ordinance to change dog licenses from just a one year to a one year and a three year license which would coincide with vaccinations.

C. Trustee Report

Trustee Eldridge reported he had met twice with Mr. Radzik and Mr. Allen and would bring their findings back to the next meeting.

D. Attorney Report

Attorney Winters provided an overview of the successful resolutions to 3360 Grove Road, 1240 Davis, 1416 Blossom and upcoming demolition of 254 Kansas. He reported the 2972 Roundtree address had been cleaned and was no longer condemned. The management of River's Edge had been contacted in the hope of bringing that property into compliance.

Mr. Winters mentioned that Matt Lane, the intern in the Supervisor's Office, had done a tremendous job in assembling the data and photos gathered over the last three years into a presentation documenting the impact of the housing crisis on the Township.

Mr. Winters also mentioned the good things that had occurred at the three properties on East Michigan Avenue because of the aggressive action of the Board. He added that they still needed to look to all avenues of resources available to bring Liberty Square to a successful conclusion.

E. New Business.

1. Supervisor Stumbo reviewed the request for the acceptance of assistance to the Firefighter's Grant in the amount of \$70,560, with a required 20% matching fund of \$17,640.

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2. Supervisor Stumbo explained the request for the extension of the current Teamster contract for 60 days due to the absence of Karen Wallin, Human Resource Department.

ADJOURNMENT

The meeting adjourned at approximately 6:58 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk