

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE APRIL 22, 2013 WORK SESSION**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 5:10 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, and Mike Martin

**Members Absent:** Trustee Scott Martin

**Legal Counsel:** None

**1. YANKEE AIR MUSEUM PRESENTATION (see attached) – DENNIS NORTON**

Dennis Norton, founder of the Yankee Air Museum in 1981 and current President of the Michigan Aerospace Foundation, the sister organization of the museum. He introduced Ray Hunter, Chairman of the Board of the Yankee Air Museum (YAM), Mike Montgomery, fundraising consultant and Simon Baisley, Board of the Michigan Aerospace Foundation. He thanked Mark Perry, Township Economic Development Consultant and Bruce Rasher from RACER Trust for their assistance with the YAM presentation.

Mr. Norton explained their current location was on the east side of Willow Run Airport, in Van Buren Township. He explained work on the museum had been underway for over thirty-two years but the original building was lost to a fire a number of years ago. He shared that YAM had struggled to reconstruct the building and now YAM had two buildings to use in Van Buren Township. He explained YAM could not expand at the current location and the Willow Run GM Bomber Plant site would be a great new location for YAM.

Mr. Norton said he began discussions a couple of years ago with Elliot Laws and Bruce Rasher from Racer Trust on the possibility of Yankee Air Museum acquiring a small section of the old Bomber Plant to restore and preserve the history of the Bomber Plant, the workers and the community.

Mr. Norton reviewed the YAM slide presentation regarding the proposed new location. He explained one of the slides was a historic photo of the Bomber Plant from 1943 depicting the area YAM wanted to preserve.

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Mr. Norton explained the remaining slides depicting two concepts that YAM was considering. He stated the cost for redeveloping the Bomber Plant would be 50% less than new construction for the same square footage for a new museum.

Additionally, after talking to Mary Kerr of the Ann Arbor Convention and Visitor Bureau, Mr. Norton said he felt they could build a convention center and meeting room facilities to host 1,000 guests at the site, making the future YAM Convention Center Complex on the Willow Run GM Bomber Plant site the largest such facility in Washtenaw County.

Mr. Norton said they had signed a Letter of Intent with RACER, and the next step was to work on a Development Agreement with the Township. He explained they were working against an August 1, 2013 deadline.

Mr. Norton provided copies of the DVD, "The Story of Willow Run" and said it was a fascinating movie produced in 1945 by Ford Motor Company showing the building of the Bomber Plant and the manufacturing of the B-24 bomber planes. He reported PBS had broadcast it over the last few months.

Mark Perry, Economic Development Consultant introduced two key individuals supporting the YAM project team, Bill Kinley and Bryce Kelly.

Supervisor Stumbo said it was going to take a team effort for YAM to move forward and she stated she was very thankful that RACER was in support of YAM. She also said it was a great opportunity for economic development, tourism and for preservation of a part of the history of Ypsilanti Township and the United States. She offered Ypsilanti Township's help to do whatever was needed to make the new Yankee Air Museum a reality.

Mr. Norton said there were roughly 8,700 B-24s built at Willow Run during World War II, one every 55 minutes. He said that today there were only four known B-24s built at Willow Run remaining in the world. He stated that only one of the four was in the United States at an air base in Louisiana. He explained the Yankee Air Museum was a Smithsonian affiliate and then asked Ray Hunter to come to the microphone.

Ray Hunter, Chairman of the YAM Board, explained he had gone to a meeting of air museum directors and administrators in Dayton, Ohio where he was asked if YAM would like to have a Ford built the B-24 at their museum. Mr. Hunter stated he was confident that with a proper facility YAM would be able to have the B-24 in Louisiana relocated here in Ypsilanti Township where it was originally built.

Mr. Norton estimated financing needs for the YAM project to between \$8,000,000 and \$6,000,000. He shared that YAM was working with U.S. Congressman John Dingell and U.S. Senator Carl Levin. He asked for help in identifying others that would support the project and enable YAM to preserve a part of the "Arsenal of Democracy".

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Bruce Rasher, redevelopment manager for RACER, said the Trust was formed in March of 2011 out of the bankruptcy of former General Motors. He stated the mission of the Trust was to help the communities impacted by the closing of GM facilities, through undertaking safe and environmental cleanups and working closely with communities to find new buyers that would make investments and create jobs. He shared RACER had been working very closely with Supervisor Stumbo, Clerk Lovejoy Roe and Treasurer Doe and was very pleased to attend the board meeting and share remarks regarding the Yankee Air Museum. Mr. Rasher explained the Trust's job was to find capable buyers and that the last thing RACER wanted to do was sell one of these facilities, which were important assets to the community, to a buyer who promised one thing and did not follow through. As part of that commitment, the RACER Trust required buyers that wanted to reuse the GM buildings to demonstrate an understanding of the cost involved to renovate, the requirements to bring the buildings up to code and finally, to be able to demonstrate the financial capacity to accomplish all those things. He said the Trust believed the Yankee Air Museum had gone through all the steps required to evaluate the building and the costs. He said YAM had engaged competent and experienced architects, engineers, and RACER had provided YAM with access to the buildings and they had conducted the necessary studies. They had reviewed the cost estimates with them. He said the RACER Trust was supporting this very important initiative because they had met certain criteria.

**2. AUGUST 2013 MILLAGE ELECTION RECOMMENDATION**

Treasurer Doe stated the Millage Committee met on several occasions to review the 35.5% loss of taxable value in Ypsilanti Township and the impact of the resulting revenue losses on all the millages and operations. He said Ypsilanti Township had lost approximately \$ 6.5 million in revenues from 2007 to 2012. Treasurer Doe shared the Millage Committee was recommending a combined 1.75 millage increase for Police, Fire and Environmental Services. He shared that the materials distributed in the board packets reviewing the projections for all funds did not include any capital improvements. He also indicated the committee worked to make a recommendation to the board with the smallest possible millage increase in view of the tremendous loss of revenues. He said the recommendation would result in fund balances of 15% of expenditures or slightly more. He explained that a 15% fund balance in all funds was necessary to maintain Ypsilanti Township's AA rating with Standard & Poor's.

Trustee Mike Martin said that through the review and millage process the committee looked at different options and millage levels. He indicated the committee's recommendation was based upon an assumption that the taxable values had hopefully bottomed out and the reductions in revenue would end. Trustee agreed with Treasurer Doe that no one liked to raise a millage unnecessarily.

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Trustee Stan Eldridge said that no committee members enjoyed requesting a millage increase but it was necessary to keep Ypsilanti Township stable. He also stated the millage request represented bare bones expenditures hoping the residents would support the millage proposals. Trustee Eldridge and Treasurer Doe thanked Javonna Neel, Accounting Director for her work on the committee.

Javonna Neel, Accounting Director said the committee had done a lot of work forecasting, making conservative assumptions and projections that did not include wage increases or capital improvements. She said they felt comfortable with recommending the 1.75 millage increase.

Treasurer Doe said the more we can save the better off we are going to be when we get out to 2017, and stated that we must continue to figure out how to do things more cost effectively.

Supervisor Stumbo said the financial information was in the packet, the backup, the forecasting numbers as well as a memo explaining how many millions of dollars we had lost due to the decrease in taxable value of township properties. She explained the township had cut thirty-one positions through attrition and eight firefighters had retired and the township had not filled those positions. She also said that eleven police officers had been reduced and the township had cut salaries and health care costs. She added the township had lost a lot of revenues due to the loss of taxable value and yet continued to provide excellent services such as brush pick-up, yard waste, recycling and the police had done an outstanding job. She said Ypsilanti Township was at a point where the loss of revenues cannot be substantiated by further cuts and explained the township must continue pursuing economic development, which was the key to expanding the tax base. She stated economic development would take at least one to two years for new businesses to make a difference in the taxes collected. She stated it was necessary to ask the residents if they would be willing to support increasing the millage rates to provide the services that we have now. She stated that even with the millage increases most residents would not pay as much in taxes as they did in 2007.

Clerk Lovejoy Roe shared that if the millages all passed, the total amount of taxes paid by most Township property owners would still be substantially below the total taxes paid in 2007 or 2008, before the taxable values began to drop. She reported the overall taxable value in Ypsilanti Township was reduced by 35.5%. She said that the reduction in taxable values had required the adjustment in the millage rates for the upcoming millage election. Clerk Lovejoy Roe expressed caution regarding the proposed millage rates. She said that even if the millages were all passed that it would take most of the fund balances in the millage funds to provide services over the next four years. She said it was very rare for the Township to utilize fund balances for operations and it was mandatory to remain vigilant in finding ways to reduce costs and increase revenues to continue to provide services to Township residents.

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Supervisor Stumbo stated the Township would do a mailing educating and informing residents regarding the ballot language. She said the Township would not ask for this if was not necessary.

**3. REVIEW PORTABLE BASKET BALL DEVICE ORDINANCE  
ADMINISTRATIVE POLICY & PROCEDURE FOR ENFORCEMENT**

Supervisor Stumbo explained the ordinance was the result of a discussion with the Washtenaw County Sheriff's Department regarding basketball hoops in the road and their lack of ability to enforce removal. Angela King, Township Attorney had drafted the ordinance and Mike Radzik, OCS Director had drafted the enforcement policy.

Mr. Radzik said the goal was voluntary compliance but when necessary, the Township would take the least invasive method of enforcement. He explained that enforcement would be complaint generated and every effort would be made to identify the owner. Mr. Radzik stated the basketball hoop would be tagged with a specialized placard stating required removal within 24 hours. He further stated if the basketball hoop were not removed from the road right-of-way within 24 hours, it would be confiscated and retained for no less than 30 days. If retrieved, there would be a \$50 fee and a citation would be issued. Any unclaimed items would be disposed after 30 days. Mr. Radzik said the plan was to have Residential Services pick up the basketball hoops in violation but there may be a need to contract with an outside company that had the ability to respond immediately. He explained that municipal civil infractions ranged between \$100 and \$500. Mr. Radzik said immediate action would be taken with repeat offenders. He asked if the Board would like him to investigate hiring a local company.

**REVIEW AGENDA**

The Board of Trustees reviewed the agenda as follows:

**TRUSTEE REPORT**

Trustee Eldridge, at Trustee Scott Martin's request, read at letter from the Washtenaw County Road Commission into the record regarding the Whittaker Road issue where several fatalities had occurred (see attached).

- **NEIGHBORHOOD VIDEO CAMERAS**

Trustee Eldridge stated he and Jeff Allen, RSD Director were directed by the Board to research neighborhood video cameras. He said Mr. Allen had obtained some rough cost numbers and this was not a cheap project. Trustee Eldridge

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said there would need to be a lot more discussion on how to proceed and who would be responsible for the cost of installing and annual maintenance. He provided a very rough estimate of \$11,000 for one camera, with an additional annual maintenance cost of approximately \$2,000. He further provided a breakdown of the cost. Trustee Eldridge questioned if the Board wanted to approach Neighborhood Watch Groups about a special assessment or did the Board want the Township to fund the project. He said based on the earlier millage discussion, he was not sure the Township could fund the project.

Supervisor Stumbo stated she would like to see a more enhanced camera system for the safety and security of the Township residents. She said she had also discussions with the Sheriff's Department regarding the cameras on traffic lights.

Trustee Eldridge explained he was aware that a lot of residents would like to have the cameras but the question of funding would need to be decided. He stressed there was great value in a camera system.

Arloa Kaiser, Township Resident agreed it would be nice to have the cameras but felt the Township's money should be reserved in case of an emergency.

Supervisor Stumbo explained there may be the possibility of obtaining a grant but before it could be presented to Neighborhood Watch Groups, it would be necessary to have the cost.

**NEW BUSINESS**

**1. BUDGET AMENDMENT #6**

Clerk Lovejoy Roe reviewed the budget amendment.

**2. APPOINTMENT OF JASON IACOANGELI TO THE ZONING BOARD OF APPEALS WITH TERM ENDING DECEMBER 13, 2013**

Supervisor Stumbo explained that Roberta Schrock a long time member of the Zoning Board of Appeals had passed away and, if approved, Mr. Iacoangeli would be the new appointment.

**3. REQUEST OF LARRY DOE, TREASURER FOR AUTHORIZATION TO PAY OFF US BANK GENERAL OBLIGATION LIMITED TAX CAPITAL IMPROVEMENT BOND SERIES 2005A TAX EXEMPT DTD 2-17-2005 PRIOR TO JUNE 1, 2013, IN THE AMOUNT OF \$261,647.50, BUDGETED IN LINE ITEM #396.000.000697.000**

Treasurer Doe explained that paying the bond off early would save the Township \$32,382.50.

**4. REQUEST OF ART SERAFINSKI, RECREATION DIRECTOR TO FILL  
VACANT BUILDING ATTENDANT POSITIONS**

Supervisor Stumbo stated the vacancies were existing part-time positions at the Community Center.

Art Serafinski, Recreation Director said the request was the fill vacancies, would provide coverage for all hours of operation at the Community Center. He indicated he would like to keep three part-time building attendants.

**5. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE AND FILL  
PART-TIME ORDINANCE ENFORCEMENT ASSISTANT POSITION**

Mike Radzik explained this was a new position in the framework of the Teamster's Labor Agreement. He said he had asked Bill Elling, President of the Teamster's Local to be here to answer any questions the Board might have. He said Human Resources had worked with Bill Elling and the Teamsters' have preliminarily agreed to the creation of this position. He said the request was to create a part-time, up to 24 hours a week, Ordinance Enforcement Assistant position. He said this would help the Office of Community Standards expedite the number of rental inspections and provide the ability to handle more ordinance complaints. He indicated the position was funded strictly through revenue generated by the rental inspection program.

Supervisor Stumbo asked if the plan was to fill this position with the trained and experienced person that was currently in the full time position and Mr. Radzik agreed.

**6. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO APPROVE AND FILL  
WEB CONTENT & DESIGN MANAGER POSITION**

Supervisor Stumbo stated this item was discussed at the last Work Session and was on the agenda again to answer questions raised by the Board.

Trustee Eldridge expressed his concern that a new and attractive website would not necessarily draw new business to the Township. He wanted reassurance that there would be value to the Township by the creation of a new position. Trustee Eldridge questioned how the Township would know that a more attractive website had attracted new business.

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Supervisor Stumbo stated the position was encouraged by the Economic Development Consultant to attract new business but that was not the only purpose. She further stated the website would help residents conduct business with the Township. Supervisor Stumbo said the website was currently controlled by Washtenaw County and this would provide the Township total control over all aspects of the site.

Clerk Lovejoy Roe said the new website would have the ability to measure the use of online services such as, FOIA requests, building permits and dog licenses. She said residents want to be able to conduct business with the Township online.

Mike Radzik, OCS Director provided in-depth description of the position. He further explained there were several ways to analysis how the website was viewed. Mr. Radzik added the website could also benefit Human Recourse by providing employee services through an internal portal that is currently done manually.

Trustee Eldridge questioned is the position would require 40-hours a week once the new design was complete and if there had been any discussion about making it a consultant position versus a union position.

Karen Wallin, Human Resource stated the intent was to hire the person that had worked on the website development for the past seven months. She explained she was hired part-time through Manpower and had done an excellent job. Ms. Wallin said other options were discussed and it was decided an internal position would best suit the needs of the Township.

Mr. Radzik explained the position would have a great deal of responsibility and would require a reliable, trusted and confidential employee. He further explained the person would answer directly to him.

**7. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO FILL FULL-TIME FLOATER/CLERK III POSITION IN THE OCS DEPARTMENT**

Mike Radzik, OCS Director provided a brief summary of the position. He explained the employee currently in the position had posted on another position, creating a vacancy in his department. Mr. Radzik said the position was funded in the Planning budget but would also service Ordinance/Rental Inspection.

Clerk Lovejoy Roe said the posting may also create a vacancy in another department and asked the Board to allow Human Resource to post any positions that may be created as a result and to post externally if necessary.

Trustee Eldridge stated that Karen Wallin did not know he was going to discuss the Human Resource Department, so he apologized in advance for putting her

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on the spot. He said he felt a part-time or contract position was needed in the Human Resource Department. Trustee Eldridge said the Township was getting ready to make a major healthcare change and he did not know how one person could handle all the Human Resource needs. He asked if there were other employees that could help. Trustee Eldridge stated he was not opposed to filling the OCS position but he felt they need to get some help in the Human Resource Department. He said the Township was filling all the other position but they were asking one person to oversee all the Township benefit programs and all the EAP issues.

Treasurer Doe agreed with Trustee Eldridge but stated there was a need to fill the current vacant position.

Trustee Eldridge reiterated that he did not object to filling the position but stressed that the Board needed to discuss providing help to the Human Resource Department.

**OTHER BUSINESS**

Treasurer Doe said that a few meetings ago he had mentioned about recognizing past officials, residents and employees that contributed to Ypsilanti Township. Treasurer Doe asked for direction regarding whether a committee should be established to review future community recognitions. The board informally agreed that Treasurer Doe could chair such a committee for the board.

Supervisor Stumbo reported Leon Jackson was officially retiring. He “retired” three years ago but had continued to work seasonally and that April 26, 2013 would be his last day working for the township. She said Mr. Jackson had a lot of history in the township and had been an icon at the Green Oaks Golf Course for forty-one years. She shared that she wanted to give him a special recognition and had asked permission to have a get together for him but he did not want that. She said his service to Ypsilanti Township and Green Oaks Golf Course and our residents had been perfect and that he was one of the best public servants she had ever met in her entire life.

Supervisor Stumbo briefly reported on the Washtenaw County Road Commission meeting with Township residents on Thursday, April 18, 2013 regarding the proposed road diet on Michigan Avenue. She said Trustee Hall Currie had attended the meeting with about ten residents and they were not supportive of the project. Supervisor Stumbo said she asked for more information from the Road Commission regarding the proposal. She shared that the Washtenaw County Road Commission had done a five year study, from 2006 – 2010 and found there were 135 crashes, mostly having to do with left hand turns.

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She said the purpose of the proposed road diet, going from four lanes to three with a center turn lane was for safety and the Road Commission had received funds to change the lanes on Michigan Ave.

**ADJOURNMENT**

The meeting adjourned at approximately 6:48 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk

*Presented by Stan  
from Scott  
at 4/22/13  
80 mi/h*

-----Original Message-----  
From: Townsend, Roy [mailto:[townsendr@wcroads.org](mailto:townsendr@wcroads.org)]  
Sent: Monday, April 15, 2013 7:45 AM  
To: Scott D. Martin  
Subject: FW: Whittaker Road

Scott,  
  
Doug let me know I sent this to your old e-mail address.  
  
Sorry about that.  
  
Roy

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From: Townsend, Roy  
Sent: Thursday, April 11, 2013 10:49 AM  
To: Scott D. Martin (SMartin@twb.scio.mi.us)  
Cc: Fuller, Douglas  
Subject: Whittaker Road

Scott,  
  
As follow up to our conversation this morning on Whittaker Road. The Road Commission has met with the property owners and the grieving families regarding the tree removals, and the tree are scheduled to be removed next week.  
  
We are also going to do a safety audit of the roadway to review signs, pavement markings and other road features. At Whittaker and Merritt we do have federal funds programed for 2017 to do an intersection improvement project, which we are looking at constructing a roundabout, which was proposed 5 - 7 years ago by developers.  
  
If have other questions please give me a call (327-6662).

Roy  
  
Roy Townsend, P.E.  
Managing Director  
Washtenaw County Road Commission

April 22, 2013

## The *New* Yankee Air Museum:

A campus for historical, educational and community activities.

Spring 2013



**MICHIGAN  
AEROSPACE  
FOUNDATION**

## The New Yankee Air Museum

The Yankee Air Museum and the Michigan Aerospace Foundation are partnering with Ypsilanti Township, the RACER Trust and Wayne County Airport Authority to create a new campus home for the Museum on the WEST side of Willow Run Airport. While some details still await resolution, this project will:

- Preserve a portion of the historic Willow Run Bomber Plant that played such a critical role in winning World War II and developing this region.
- Provide an exciting first project to help stimulate new, future-oriented redevelopment at Willow Run.
- Reunite the Museum’s flyable historic aircraft with its ground-based exhibits and programs at a single site. Because the flyable aircraft and associated maintenance and restoration activities are our most compelling and educational exhibits, this will recreate the energy and excitement of the original (pre-2004, pre-fire) Yankee Air Museum.
- Support a broader Museum storyline including content on the role Willow Run played in changing the American workforce, initiating “just in time” manufacturing and shaping the economic and social development of this region.
- Build upon the Bomber Plant’s important role in the World War II “Arsenal of Democracy” story to create a place at which to recognize Michigan’s important continuing role in the aerospace industry and national defense.
- Add STEM – Science, Technology, Engineering and Mathematics – content to the visitor experience and educational offerings in order to inspire young people to pursue education and career opportunities in those fields.
- Create a compelling, large new venue for corporate, family and community events with capacity for 1,000 or more.
- Be “green” in the sense of a project that reuses existing buildings and infrastructure and does not add “hardscape” or otherwise worsen this region’s storm water runoff challenge.

This plan replaces the “Hangar Campaign” through which the Museum was to build a hangar for the flyable aircraft and “village” of smaller structures at its current location on the east side. That plan would have not only been substantially more expensive than the one outlined here but also more complex and would have taken longer to implement as it included extension of the airport’s AOA and the construction of additional public infrastructure in the areas of potable water, sanitary sewer and storm water handling through projects that (as of spring 2013) remain largely unfunded. NOTE: The Museum will seek a buyer or, failing that a tenant, for its current facility.

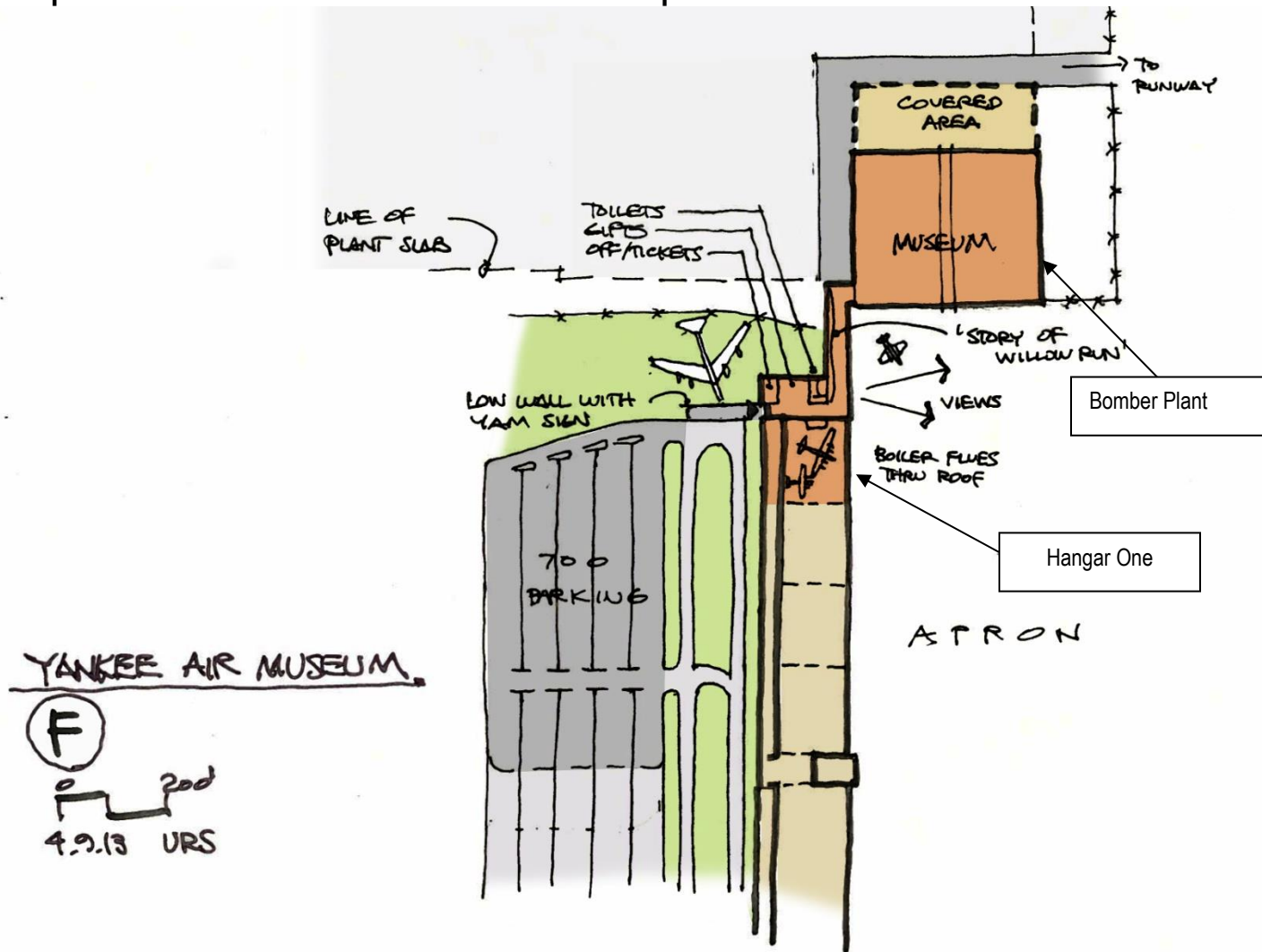


**The World Famous Willow Run Bomber Plant was the most visible piece of the “Arsenal of Democracy” which was Detroit during World War II.**

**One B-24 Bomber rolled out of these doors every 55 minutes, 24 hours a day, 7 days a week.**

**This is the piece of the old Bomber Plant that the Yankee Air Museum proposes to save and restore to its original condition.**

# Conceptual Plan – The New Yankee Air Museum Campus





## **Current concepts are aimed at either a single or a multi-building configuration**

To create the new campus, the Yankee Air Museum will:

- Acquire a portion of the former Bomber Plant and site from the RACER Trust. This area will be developed to house the museum's primary exhibits and major programs. Space to be acquired in the former Bomber Plant will exceed the Museum's near term needs, providing room to grow and/or to house the flyable aircraft.
- An alternate concept would add a long term (30-year) lease for a portion of Hangar One and adjacent land with Willow Run Airport. This space would then house the flyable historic aircraft and Museum offices as well as provide a temporary home for some Museum programs and functions while the former Bomber Plant is being restored. In this concept the museum and other public areas would eventually be housed in the restored Bomber Plant, a new structure linking the Bomber Plant with Hangar One would be constructed giving them a common entrance and visitors a comfortable, all-weather path between the buildings and the flyable aircraft, the B-17, B-25 and C-47 would continue to be housed in Willow Run Airport's Hangar One.

**In either concept, the single building utilizing only the restored Bomber Plant, or the two building concept utilizing both the Bomber Plant and hangar space in Willow Run Airport's Hangar One, the Yankee Air Museum would be located entirely in Ypsilanti Township.**

## **Economic Impact**

Whether in one building or two, a new Yankee Air Museum would have a very significant economic impact for this region during both construction and subsequent operations. A preliminary economic impact analysis using conservative assumptions and methodology has estimated the on- and off-site (or "spin-off") economic impact of a new Yankee Air Museum as:

*Jobs* – 454 on- and off-site jobs from construction (the majority of these are likely to be in Michigan with 40% -- 182 -- or more in the local area). An additional 34 on- and off-site jobs (all local) could be supported from subsequent museum operations.

*Income* - \$18,186,000 during construction and a minimum of \$571,605/year thereafter from museum operations. (Note: A 5-year figure for income for local residents from museum operations would be \$2,858,025 before adjustment for inflation.)

*Total economic impact* - \$58,752,000 during construction and \$1,519,579/year from subsequent museum operations. (Note: The unadjusted 5-year estimate for economic impact from operations would be \$7,597,895.)