

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE MAY 13, 2013 WORK SESSION**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 5:05 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 Scott Martin

Members Absent: Trustee Mike Martin

Legal Counsel: Wm. Douglas Winters

Supervisor Stumbo briefly reviewed the agenda with additional discussion on the following agenda items.

CLERK REPORT

Clerk Lovejoy Roe stated her report was included in the Board Packet but want to highlight the following items:

- She and Supervisor Stumbo had attended a meeting with the AATA Urban Core Transit group to discuss ways of expanding countywide transit
- 2012 Audit was almost completed
- Human Resource and Accounting Department were reviewing ways to collaborate to provide additional support to the Human Resource Department and was currently assisting with seasonal hiring and pension support
- Reimagine Washtenaw – referred to a flyer announcing public workshops encouraging township residents and businesses to attend and provide input in coordination with Joe Lawson from the Office of Community Standards
- Ypsilanti Township Master Plan Public Workshop to be held on May 20, 2013 at 4:30 p.m. and 6:00 p.m.
- Ypsilanti Township Clerk's Office, in conjunction with Clerks statewide, the Secretary of State and County Clerk's office were promoting organ donations through the Gift of Life

NEW BUSINESS

1. BUDGET AMENDMENT #8

Clerk Lovejoy Roe briefly reviewed each item on the budget amendment.

2. REQUEST OF THE YPSILANTI TOWNSHIP PARK COMMISSION TO PURCHASE SIGN TO COMMEMORATE "JAN HALE PLAYGROUND ADVENTURES", NOT TO EXCEED \$4,000, BUDGETED IN LINE ITEM #212.970.000.975.794

Supervisor Stumbo provided a brief summary of the Park Commission's request. She reported Ms. Hale's coworkers from Willow Run Schools, together with her church were donating a bench in her honor to be placed by the playground. She explained the Board would be given a copy of the design once it was complete. Supervisor Stumbo said the goal was to have the sign installed by May 31, 2013.

3. AUTHORIZATION FOR SUPERVISOR AND CLERK TO EXECUTE ALL DOCUMENTS REQUIRED BY HUD FOR TOWNSHIP PARTICIPATION IN HUD "FIRST LOOK PROGRAM" THAT WOULD ALLOW THE TOWNSHIP TO ACQUIRE FORECLOSED PROPERTIES DIRECTLY FROM HUD FOR RESALE TO HABITAT FOR HUMANITY AND TO AUTHORIZE NEGOTIATING A CONTRACT WITH HABITAT FOR PURCHASE OF HUD OWNED PROPERTIES

Attorney Winters gave a detailed overview of the HUD "First Look Program". He explained the Township had decided to research participation in this program to continue stabilization of Township neighborhoods.

4. RESOLUTION NO. 2013-14, ECONOMIC VITALITY INCENTIVE PROGRAM (EVIP) PART 3 AND EMPLOYEE COMPENSATION PLAN

Clerk Lovejoy Roe stated the resolution was required to receive State revenue sharing.

5. RESOLUTION NO. 2013-15, AUTHORIZING PURCHASE OF 953 E. MICHIGAN AVENUE FOR A PUBLIC PURPOSE UNDER "RIGHT OF FIRST REFUSAL", NOT TO EXCEED \$47,110, BUDGETED IN LINE ITEM #101.950.000.969.011

Attorney Winters provided a brief overview of the lawsuit regarding Ypsilanti Mobile Village located at 953 E. Michigan, which had been declared a public

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nuisance. He said the owners filed for bankruptcy and eventually the bank was allowed to abandon the property.

Attorney Winters stated that ownership of the 6.52 acres would be the Township's opportunity to affirm the goal of revitalization and rebuilding of the tax base in the commercial areas of the Township.

Supervisor Stumbo stated the Township had purchased two residential homes under the "Right of First Refusal" program and this would be the first commercial property purchased. She explained the purchases were an effort to stabilize the community and commercial tax base.

Clerk Lovejoy Roe said the purchase of this property would also give the Township the opportunity to do a final clean up on the two buildings left behind. She appreciated the fact that the Township would have a say in the type of development for the property to encourage economic stabilization in the area.

Attorney Winters said the County had failed to establish a land bank and had forced the Township to proceed in this manner.

6. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO ACCEPT THE GRANT BETWEEN THE MICHIGAN LAND BANK FAST TRACK AUTHORITY AND THE CHARTER TOWNSHIP OF YPSILANTI FOR THE DEMOLITION OF LIBERTY SQUARE IN THE AMOUNT OF \$653,840.00 AND TO AUTHORIZE SIGNING OF THE CONTRACT

Mike Radzik, OCS Director provided a detailed explanation surrounding the submittal and subsequent award of the Michigan Land Bank Fast Track Authority for the demolition of Liberty Square. He stated the demolition was projected to begin on or about June 1, 2013. He said work was ongoing with the MDEQ regarding a review of the asbestos survey that was done as a part of the grant application and hoped it would be complete next week.

Supervisor Stumbo expressed her appreciation to everyone involved in making this a reality. She asked the Board's approval for erecting signage at the site to inform the public the demolition was being paid for with grant dollars.

Trustee Eldridge inquired about security.

Ron Fulton, Building Director explained that safety precautions and barricades were a part of the RFP the Board approved, and would be furnished by the contractor.

Attorney Winters recognized the role that Kirk Profit and his team had played in making this award for demolition funds available to our Township.

AUTHORIZATIONS & BIDS

- 1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT LOW BID FROM LUTZ ROOFING COMPANY, INC. FOR THE 14-B DISTRICT COURT ROOF REPLACEMENT IN THE AMOUNT OF \$269,420.00, BUDGETED IN LINE ITEM #101.970.000.971.003**

Jeff Allen, RSD Director explained the bid process and answered questions about the roof repair.

- 2. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT PROPOSAL FROM CARDNO/JFNEW FOR DESIGN SOLUTION OF NORTH HYDRO SHORELINE EROSION PROJECT IN THE AMOUNT OF \$76,988 BUDGETED IN LINE ITEM #212.970.000.975.795**

Jeff Allen, RSD Director distributed a Conceptual Design and Description of the project to the Board. He provided a brief summary of the project.

Brandon Kohonick, JFNew representative explained the design and type of material that would be utilized to stop the erosion. He said his company preferred the soft native material approach.

- 3. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO ACCEPT THE LOW BID FROM DORE & ASSOCIATES CONTRACTING, INC. FOR THE DEMOLITION OF LIBERTY SQUARE IN THE AMOUNT OF \$653,840.00, BUDGETED IN LINE ITEM #101.950.000.969.013 AND TO AUTHORIZE SIGNING OF THE AGREEMENT**

Ron Fulton, Building Director discussed safety requirements and the Building Code.

Attorney Winters stated that Dore could be requested to present a security & public safety plan acceptable to the OCS Department and the Washtenaw County Sheriff Department, as a part of the approval.

Trustee Eldridge asked that the plan also be acceptable to the Supervisor.

- 4. REQUEST OF ART SERAFINSKI, RECREATION DIRECTOR TO AWARD BIDS AS FOLLOWS FOR LAKESIDE PARK IMPROVEMENT PROJECT, PENDING MDNR APPROVAL, TO BE PAID WITH COMBINED FUNDS FROM MICHIGAN NATURAL RESOURCES TRUST FUND (MNRTF) GRANT, EMU, SALINE ROWING TEAM, AND WASHTENAW COUNTY PARKS AND RECREATION, BUDGETED IN FUND 212:**

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- A. AWARD LAKESIDE PARK IMPROVEMENT PROJECT (MNRTF 10-05) TO LOW BIDDER, CEDRONI ASSOCIATES, INC. IN THE AMOUNT OF \$562,000**
- B. AWARD GEOTECHNICAL MATERIALS TESTING SERVICES TO LOW BIDDER, PROFESSIONAL SERVICE INDUSTRIES, INC. FOR LAKESIDE PARK IMPROVEMENT PROJECT (MNRTF 10-055) IN THE AMOUNT OF \$7,080**
- C. AWARD BOATHOUSE PORTION OF LAKESIDE PARK IMPROVEMENT PROJECT (MNRTF 10-05) TO LOW BIDDER, CONTRACTING RESOURCES IN THE AMOUNT OF \$320,000**

Art Serafinski, Recreation Director explained, in detail, the three parts of his request, which were all part of the Michigan Natural Resources Trust Fund Grant, in collaboration with Eastern Michigan University, Washtenaw County Parks and Recreation and the Saline Crew Team. He explained the only thing missing was part of the Trust Fund Grant entailing the authorization by the DNR to begin construction. He stated the grant would expire on August 31, 2013, however a six-month extension could be granted.

There was discussion about other rowing teams that had approached Lake Shore about doing a boathouse. Mr. Serafinski explained the boathouse could easily be expanded, if needed. He said it was crucial to put together a Use Agreement with EMU, since they had donated \$450,000 toward the project. He said it would be the Township's project and EMU planned to do a fifty-year lease similar to what they did with the golf course, in order to utilize the boathouse for their row team. He said there were specific guidelines on building usage in the grant and if those were violated it had to be paid back.

Attorney Winters stated the building could not be utilized until an occupancy permit was issued and a Use Agreement was approved.

ADJOURNMENT

The meeting adjourned at approximately 6:37 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk