

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

The meeting was called to order by Supervisor Stumbo at approximately 5:00 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 Scott Martin

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters

**REQUEST TO APPROVE MASTER EXCLUSIVE LISTING AGREEMENT – VACANT LAND FOR SALE BETWEEN CHARTER TOWNSHIP OF YPSILANTI AND PERRY & CO., LLC FOR A TERM OF TERM OF ONE (1) YEAR (REMOVED FROM THE JUNE 24, 2013 REGULAR MEETING AGENDA FOR FURTHER DISCUSSION)**

Mark Perry, Perry & Co., LLC provided a brief explanation of the Master Exclusive Listing Agreement and stated part of the agreement was to identify core and non-core assets. He explained that core assets were essential services such as, police and fire departments and non-core assets were vacant lots or property, possibly obtained through the blight mitigation program, which did not serve a purpose to the township. Mr. Perry explained that once the non-core assets or properties were identified, it was the job of the broker to market and convert them to cash for Township use. He said broker fees were customarily paid on a commission basis and were negotiable. Mr. Perry provided his extensive background as both a real estate broker and a realtor.

Trustee Scott Martin clarified that the Township was currently listing property for sale, something they had not done before. He said he would like to discuss the possibility of lowering the percentage of the commission.

Mr. Perry briefly discussed the commission percentage and explained it was shared with real estate agents. He further explained he had performed a market analysis and appraisal on the E. Michigan and S. Whittaker properties, using websites for comparable sales in commercial thoroughfares and checked them against the Assessor's office. He said the figures were within ten percent of each other and that helped to determine a reasonable listing price. Mr. Perry reassured the Board that all potential purchase offers would come to the Board for approval.

Mr. Perry addressed the difference between an Economic Development Consultant and a Real Estate Broker. He said the job of the Broker was to

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 2**

provide a BOV "Broker Opinion of Value", market the specific property and bring a buyer to the owner of the property. He explained the economic development responsibilities were much broader and focused on creating jobs and wealth within a jurisdiction, the development of the human capital such as jobs and job skills, educating the public regarding economic competitiveness and bringing development to a community that was environmentally sustainable.

Trustee Scott Martin asked if this agreement was exclusive to the two properties already mentioned, or would it include other properties.

Mr. Perry explained the original plan was to have a single listing agreement for each property but after meeting with Attorney Winters, it was determined that a master listing with an addendum process for adding and subtracting properties would work more effectively for the township. He stated the Township had a wonderful plan for the redevelopment of residential properties with Habitat for Humanity and his focus would be on commercial and industrial properties.

Trustee Eldridge stated that he supported the Listing Agreement but thought it would be better if the commission percentage was lower.

Discussion followed on the rate of commission and the amount of work involved by the Broker in getting those assets evaluated and marketed.

Attorney Winters added to the conversation by sharing the history of the Seaver Farm property and reminded the Board that at one time, there was a proposal to put 1,500 mobile homes on that location but the Township defended the Master Plan and prevailed. He reminded the Board that they would have to respond with due diligence to those offers presented by the Broker to control and protect the Township's future.

Trustee Eldridge cautioned the Board to make sure the agreement did not put them in the position of accepting something that was not in the best interests of the Township and again voiced concern over the commission rate.

Mr. Perry addressed concerns expressed over the future use of Township properties listed for sale. He stated the Master Plan, Zoning Ordinances and Development Agreement would protect the Township's interest. He said the Economic Development Plan would help insure those same protections. He stated that Rawsonville Road, Whittaker Road and Michigan Avenue were the three gateway areas to be developed.

Trustee Eldridge requested copies of the Economic Development Plan be forwarded to the Trustees when completed.

Mr. Perry stated another key ingredient, in addition to a purchase agreement, was the development agreement, which would detail how the buyer would utilize the property along with criteria that would meet the expectations of both parties.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 3**

**REQUEST TO SEND MAILER TO CLARIFY AUGUST 6, 2013 MILLAGE  
ELECTION**

Supervisor Stumbo explained that several residents had called asking for clarification on the proposed millage rates and the purpose of the mailer was to eliminate any confusion. She said the information would be mailed in the next couple of days.

**REVIEW AGENDA**

Supervisor Stumbo reviewed the agenda with further discussion of the following items:

**PUBLIC HEARING**

- A. REQUEST OF BLUE MAJESTIC, LLC TO CREATE A SPECIAL ASSESSMENT STREET LIGHT DISTRICT IN MAJESTIC LAKE DEVELOPMENT - RESOLUTION No. 2013-12** (Public Hearing set at the June 24, 2013 Regular Meeting)

Supervisor Stumbo explained this was a creation of a Streetlight Assessment District in Majestic Lake Development. She asked if the preparations were included to implement security cameras if the residents requested them.

**CLERK REPORT**

Clerk Lovejoy Roe briefly reviewed the following Clerk's Report and reported on a letter sent to Absentee Voters.

- **Washtenaw County Clerks Meeting** -Clerk Lovejoy Roe and Deputy Clerk Wrybkowski attended the County Clerk's meeting in Bridgewater Township on Wednesday, June 26, 2013. Updates were given about proposed changes to election laws in Michigan.
- **August 6, 2013 Millage Election** - Absentee Ballots were mailed out to the permanent Absentee Voter list and are now being returned daily. The Clerk's staff is processing received ballots and mailing out absentee applications and ballots daily. Please call 734.484.4700 or email [klovejoyroe@ytown.org](mailto:klovejoyroe@ytown.org). for an Absentee Application.
- **Urban County Executive Committee** - A meeting was held on Tuesday, June 25, 2013 and was attended by Clerk Lovejoy Roe. The Washtenaw Urban County 2013-14 Planned Actions were approved.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 4**

- **Aata Urban Core Transit Meeting** - Clerk Lovejoy Roe and Supervisor Stumbo attended an Urban Core Transit meeting on Thursday, June 27, 2013 at Pittsfield Township. The meeting included discussions on ways to improve transit in Washtenaw County. The AATA Urban Core will continue to meet to move transit forward. The municipalities that are meeting to discuss the future of AATA transit in the Urban Core communities of Washtenaw County are the Cities of Ann Arbor and Saline, and the Townships of Pittsfield and Ypsilanti. Discussions are still underway with the Urban Core municipal leaders to plan for long term transit improvements and financial support in Washtenaw County.
- **Habitat For Humanity** - Work continued with Habitat to finalize the property purchases from the Tax Foreclosure Auction list for sale to Habitat. The township attorney is continuing to facilitate the board action to purchase these properties under the Right of First Refusal.
- **2012 Audit** - The Charter Township of Ypsilanti 2012 Audit is complete and has been filed with the State of Michigan. A presentation will be made to the Township Board at the August board meeting. The exit audit meeting was held on Wednesday, June 26, 2013 with the Auditor, Javonna Neel, Accounting Director and Supervisor Stumbo, Treasurer Doe and Clerk Lovejoy Roe. The Auditor reported that the audit went extremely well and shared with the elected officials the great job and preparation that was done by Javonna Neel, Accounting Director.
- **DTE Meeting** - The three full time officials met with Paul Ganz from DTE and Mike Witkowski, DTE Engineer to discuss upgrades to the electrical distribution system in Ypsilanti Township. DTE representatives explained that the new upgrades would help minimize the power outages in Ypsilanti Township.
- **Grant Writer** - Supervisor Stumbo, Treasurer Doe and Clerk Lovejoy Roe met with a possible grant writer on Thursday, June 27, 2013. A follow up conference call/meeting occurred on Monday, July 15, 2013. The grant consulting company will present some ideas to the elected officials in the near future.
- **Reimagine Washtenaw** - Elected officials, Township staff and Planning Consultants attended a meeting with representatives from Washtenaw County regarding the HUD Sustaining Communities Grant that is a part of the ReImagine Washtenaw Project on Monday, June 24, 2013 at the Civic Center. Analysis and progress of the grant requirements was shared and plans for meeting the grant timelines were agreed upon. The discussion revolved around the coordinated planning process and Master Plan updates with the Charter Townships of Ypsilanti and Pittsfield and the City of Ypsilanti.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 5**

- **Election Committee Meeting** - Trustee Jean Hall Currie and Clerk Lovejoy Roe met on Monday, June 24, 2013 to approve the election inspectors that will be working in the special August 6, 2013 election for the millages.
- **Mdot I-94 Sound Wall Barrier Repair** - Supervisor Stumbo, Clerk Lovejoy Roe and Treasurer Doe met with representatives from MDOT to discuss plans for a large project to repair the sound wall barrier along I-94 in Ypsilanti Township. MDOT will be contacting township residents where it is necessary to access their property to repair the wall. MDOT will also host a public meeting in Ypsilanti Township before the project begins to inform Ypsilanti Township residents of the plans for the project.
- **Racer Trust** - The elected officials, Economic Development Consultant Mark Perry and Township Attorney, Doug Winters met with representatives from the RACER Trust on Friday, June 28, 2013. RACER Trust representatives requested the township to work closer with the Trust in the redevelopment and sale of the GM/Powertrain Plan. Updates were provided on both the clean-up of the property and on the demolition bids for the property. RACER Trust representatives are scheduled to give a presentation at the New West Willow Association meeting on Monday, July 15, 2013.
- **Washtenaw County Treasurer's Foreclosure Auction** - Clerk Lovejoy Roe has been working with the Washtenaw County Treasurer's Office to conduct open houses for Tax Foreclosed Homes scheduled for the upcoming Auctions. The open houses were held on Saturday, July 13, 2013 for three township properties. Park Commission Chairperson Lonnie Scott and Clerk Lovejoy Roe assisted with the open houses. There were a lot of township residents that attended the open houses.
- **Senior Nutrition Program** - County Representatives Mary Jo Callahan and Andrea Plavek met with the elected officials to discuss the Senior Nutrition Program in the county and in Ypsilanti Township. This meeting occurred on Friday, June 28, 2013.
- **League Of Women Voters** - Clerk Lovejoy Roe and Deputy Clerk Wrybkowski met with representatives of the League of Women Voters. The League of Women Voters met with Clerks throughout Washtenaw County to discuss ways to improve the voting process. All parties agreed that Absentee Voting was the best and most effective way to increase voter participation and increase access to voting. The representatives were also interested in assisting with recruiting election inspectors from colleges and high schools in Washtenaw County.
- **Creekside South Homeowners Association** - Clerk Lovejoy Roe attended the CSS Association meeting on Thursday, July 11, 2013. The residents in attendance had questions regarding the millage election. Overall the residents shared they understood the need for the millages and were in

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 6**

support. Several residents requested absentee applications for absentee ballots. The Fire Department and Sheriff's departments gave reports.

- **MDOT Grant For Lighting At The Park & Ride Lot Huron Street/I-94** - The lights have been installed and will be painted a decorative black soon. The entire funds for this project were paid for from a MDOT grant.

**ATTORNEY REPORT**

**A. GM – RACER MEETING REGARDING GM POWERTRAIN PLANT & PROPERTY**

Attorney Winters reported that he had attended a meeting that included Township Officials, Mark Perry, and Bruce Rasher regarding the preservation of the portion of the GM-Hydradramatic Plant and the Board's support of the Yankee Air Museum. He said RACER was committed to continue to work with the Township and understood the Township's commitment to preserving part of the plant for the Yankee Air Museum (YAM). He suggested that the request of the Board for a Resolution and letter be held off for now.

**B. UPDATE ON DEMOLITION OF LIBERTY SQUARE**

Attorney Winters provided an update on the demolition of Liberty Square. He explained that Dore & Associates had discovered additional asbestos caulk over and above the 8,400 linear feet they had contracted for and they had requested a change order of \$139,000. Environmental Maintenance Engineers (EME) provided an estimated proposal of \$70,000 for removal of the additional 35,000 linear feet of asbestos caulk in 123 townhomes. Attorney Winters stated the additional expenses incurred from Cardo, Dore & Associates and EME would be included in the insurance claim submitted to TEG.

Mr. Radzik explained the discrepancy over the amount of asbestos caulking occurred because the State required the caulk be reported in square feet and the contractors bid in linear feet. He reported the order in which the work would be done, per the Township's instructions, would provide both a noise and dust barrier for the entire demolition, and was expected to take about ten months. He said they would be on site with three excavators operating full-time.

Mr. Radzik said notice would be given for the kick-off event that the State of Michigan Land Bank would like to host on site.

The Board agreed to add the Environment Maintenance Engineers, Inc. (EME) agreement for the additional asbestos removal to the agenda under Attorney Report.

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 7**

**MARIJUANA GROW OPERATIONS TASK FORCE DEVELOPMENT**

Attorney Winters gave a brief report on the marijuana grow operation issues in the Township and the possible effects on our first responders. He suggested the formation of a task force dedicated to this issue.

**UNFINISHED BUSINESS**

- 1. REQUEST OF SENSITILE SYSTEMS, LLC, LOCATED AT 1735 HOLMES ROAD IN YPSILANTI TOWNSHIP FOR AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE – RESOLUTION NO. 2013-1 (PUBLIC HEARING HELD AT THE FEBRUARY 25, 2013 REGULAR MEETING)**

Attorney Winters explained the question regarding the elimination of personal property tax had been clarified so there was no need to change the agreement and it was in proper form for signing.

- 2. 2<sup>nd</sup> READING RESOLUTION NO. 2013-16, ORDINANCE NO. 2013-429 AMENDING CHAPTER 66, ARTICLE II OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES – DANGEROUS TREES (1<sup>ST</sup> READING HELD AT THE JUNE 24, 2013 REGULAR MEETING)**

There was no discussion on this agenda item.

- 3. 2<sup>ND</sup> READING RESOLUTION NO. 2013-19, ORDINANCE NO. 2013-430, AMENDING CHAPTER 42 ENTITLED “FIREWORKS” OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES (1<sup>ST</sup> READING HELD AT THE JUNE 24, 2013 REGULAR MEETING)**

There was no discussion on this agenda item.

- 4. 2<sup>ND</sup> READING RESOLUTION NO. 2013-20, ORDINANCE NO. 2013-431, AMENDING CHAPTER 48 OF THE YPSILANTI CHARTER TOWNSHIP CODE OF ORDINANCES ENTITLED PROPERTY MAINTENANCE, ADOPTING 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (1<sup>ST</sup> READING HELD AT THE JUNE 24, 2013 REGULAR MEETING)**

There was no discussion on this agenda item.

**NEW BUSINESS**

- 1. REQUEST OF MIKE RADZIK, OCS DIRECTOR TO AUTHORIZE LEGAL ACTION, IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE A HAZARDOUS MATERIALS SPILL, ZONING VIOLATIONS AND PUBLIC NUISANCE LOCATED AT 3105 EAST MICHIGAN AVE. PER ADMINISTRATIVE APPROVAL GRANTED ON JULY 8, 2013, BUDGETED IN LINE ITEM #101.950.000.801.023**

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 8**

Attorney Winters reported a lawsuit had been filed regarding the hazardous material spill at 3105 E. Michigan Ave. and a temporary restraining order had been issued. He said efforts had been made to clean up the spill and the Township had received a significant bill from Hazmat which would become the responsibility of the owner. He reported that DEQ had monitoring wells were on site.

**AUTHORIZATIONS & BIDS**

- 1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO AWARD LOW BID FOR FORD LAKE PARK TENNIS COURT RECONSTRUCTION TO S&J ASPHALT IN THE AMOUNT OF \$144,438 WITH \$72,219 BUDGETED IN LINE ITEM #212.970.000.997.001 AND REMAINDER PAID WITH DNR GRANT MATCHING FUND**

There was no discussion on this agenda item.

- 2. REQUEST TO AWARD LOW BID FROM HURON SIGNS FOR STREET SWEEPING SIGNS IN THE AMOUNT OF \$1,072.50, BUDGETED IN LINE ITEM #212.212.000.900.000**

Supervisor Stumbo discussed the coordination with the Washtenaw County Road Commission to place signs informing residents when cars needed to be moved for street sweeping.

- 3. REQUEST TO ACCEPT SEALED BIDS FOR THE SALE OF TOWNSHIP OWNED PROPERTY LOCATED AT 116 S. HARRIS (DISCUSSED AT THE JUNE 24, 2013 WORK SESSION)**

Clerk Lovejoy Roe stated at the June 24, 2013 Work Session, the Board agreed to place this item on the July 22, 2013 agenda.

Discussion followed regarding a purchase price, setting a minimum bid and notification for surrounding residents. The Board agreed the minimum bid would be set at the appraised value.

**OTHER BUSINESS**

Mike Radzik addressed a concern that had been brought up at the last meeting regarding the Dangerous Tree Ordinance and the need for obtaining an expert to make determinations regarding the level of danger. He stated that Jeff Allen, RSD Director had a Bachelor's Degree in Horticulture from MSU and had agreed to serve as an in-house expert and advisor to the Ordinance Department at no extra cost to the Township.

**SUPERVISOR UPDATE**

Supervisor Stumbo briefly updated the Board on the following items:

**CHARTER TOWNSHIP OF YPSILANTI  
JULY 22, 2013 WORK SESSION MINUTES  
PAGE 9**

- She reported there had been a meeting with the Michigan Land Bank and Kirk Profit. She explained they had been trying to establish a Land Bank in Washtenaw County for the past five years. She explained the purpose of a Land Bank was to hold commercial or industrial properties that were up for tax foreclosure until they were ready for development. She said an agreement was going to be prepared and brought back to the Board to implement a Land Bank. She provided a brief update on the attempts the Township had already made to get this program established in the past.
- Sesi-Lincoln Mercury was in the process of being demolished and the hope for that property was redevelopment along the Michigan Avenue Corridor.
- The first four tickets had been written regarding the Basketball Hoop Ordinance.
- A man missing from the Bridge Road Apartments was confirmed as a drowning victim at Ford Lake.
- Attendance at Neighborhood Watch meetings providing information regarding the upcoming millage proposals.
- Attendance at an open dialog meeting with Racer Trust at which an agreement was made to work together for the development of the Yankee Air Museum in order to preserve this valuable piece of our history.
- Arloa Kaiser, Township Resident asked for an update on the status of the State Police Post and the Walmart expansion.
- Supervisor Stumbo said the Township was coordinating with Washtenaw County to set up the IT lines and explained there was a need for some reconstruction to reconfigure the interior and upgrades for the utilities. She further stated that Walmart had not turned in their detailed engineering plans.

**ADJOURNMENT**

The meeting adjourned at approximately 6:40 p.m.

Respectfully submitted,

Karen Lovejoy Roe, Clerk