

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE DECEMBER 9, 2013 WORK SESSION**

Supervisor Stumbo called the meeting to order 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

**1. AFSCME, LOCAL 3451 2014-2017 TENTATIVE CONTRACT – THIS WILL BE DISCUSSED IN EXECUTIVE SESSION**

**A motion was made by Treasurer Doe, supported by Trustee Hall Currie to go into Executive Session to discuss the AFSCME Local 3451, 2014-2017 Tentative contract. The motion carried as follows:**

<b>Eldridge:</b>	<b>Yes</b>	<b>S. Martin:</b>	<b>Yes</b>	<b>Hall Currie:</b>	<b>Yes</b>	<b>Stumbo:</b>	<b>Yes</b>
<b>Lovejoy Roe:</b>	<b>Yes</b>	<b>Doe:</b>	<b>Yes</b>	<b>M. Martin:</b>	<b>Yes</b>		

The Board went into Executive Session at approximately 5:01 p.m. and returned to the Work Session at approximately 5:40 p.m.

**2. HURON / I -94 CROSSING PRIORITIES.....NICHOLAS SAPKIEWICZ, WATS**

Nicholas Sapkiewicz, Washtenaw Area Transportation Study (WATS) briefly provided an overview of the Huron / I-94 non-motorized crossing design project. He explained the project was part of the Department of Housing and Urban Development Sustainable Communities Grant, which included an award of \$80,000 to design a plan for a non-motorized crossing on Huron Street over I-94. Mr. Sapkiewicz stated MDOT representatives would be included throughout the project. He further stated a Steering Committee with representatives from Ypsilanti City and Ypsilanti Township, County Public Health, County Parks and MDOT was created to explore options for non-motorized traffic in the area using the Sustainable Communities Grant award. Mr. Sapkiewicz said WATS would compile input from the Steering Committee and public involvement efforts that would be included in the Request for Proposal (RFP).

Clerk Lovejoy Roe questioned why MDOT denied Ypsilanti Township's request for a separate pedestrian but built one on US-23 in Ann Arbor.

Mr. Sapkiewicz said he was under the impression it was part of a bridge project for the area.

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Discussion followed on the possibility of a separate pedestrian walkway.

**3. PRESENTATION ON WARE COURT.....MARY LEVINE**

Mary Levine, Parmenter Group stated they were proposing construction of a new forty-eight unit, fully furnished, affordable housing development for Veterans and reviewed the steps they had taken in preparation of the development. She said the conceptual site plan was ready to be submitted to the Planning Commission. Ms. Levine said the following three items would be presented for consideration: request to purchase Township property for the development; request to approve Payment in Lieu of Taxes (PILOT) Ordinance and a request to approve a Municipal Service Agreement

Mike Levine, Parmenter Group provided a brief explanation of the on-site services that would be provided which distinguished their project from others and enabled them to have a true partnership with the Veteran's Administration.

Clerk Lovejoy Roe asked for clarification regarding MSHDA tax credits.

Mr. and Mrs. Levine explained they would be requesting twenty-five project-based vouchers for their forty-eight units and the contract was for fifteen years, with an additional fifteen-year extension available. He said the project would be restricted to Veteran's who were eligible to receive services from the VA.

Clerk Lovejoy Roe asked about the legality of restricting the units to Veterans only and if MSHDA allowed a restriction.

Mrs. Levine explained the project based voucher had to be focused toward Veterans and they would be doing a marketing campaign to create a waiting list of income eligible Veteran's by working with the VA, the housing agent from MSHDA that administers vouchers and with the property management company. She said the campaign would provide an expansive waiting list, restricted to Veterans since they were not a protected class under Fair Housing. She stated language had been included in the proposed PILOT concerning limiting the development to Veterans only.

Attorney Winters raised a question regarding the Municipal Service Agreement requiring the Township to provide emergency services for an additional \$4,000.

Mrs. Levine stated the fee for emergency services would be in addition to the PILOT. She explained PILOT payments were divided between the taxing units so they had supplemented the Township portion by listing services that the Township might provide to the development. She further stated the MSHDA application required a listing of revenue sources and operating expenses and indicated the expenses would include the debt services with an estimated cost of \$13,000.

Mr. Levine stated supplemental staff would be provided around the clock, for controlled access, so there would be less cash flow. There would be seven barrier free units but all

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of the units would be constructed in a way that handicap visitors could access and could be easily converted to completely barrier free, if needed.

Mrs. Levine said the estimated tax credit was around ninety cents on the dollar with the total project cost of about \$10,000,000. She explained they would receive approximately \$7,000,000 in tax credits and the remainder would be financed through a loan on the property.

Shawn Dowling, Chief of Homeless Services for the VA Ann Arbor Health Care System explained there were 421 veterans ready for housing. She said many Veterans had turned down other housing because they had a hard time adjusting and preferred living with a support system that added to their sense of well-being. She stressed this was especially pertinent to those who had served in Iraq and Iran and had returned with severe Post Traumatic Stress Disorder (PTSD).

Attorney Winters asked who signed off on behalf of the VA.

Ms. Dowling explained that Mr. Robert McDivitt, Medical Center Director would sign off on the services.

Mrs. Levine stated the procedure would depend on MSHDA approval of the Parmenter Group application and the Memorandum of Understanding, as well as Ypsilanti Township's willingness to sell property to the Parmenter Group, approve the Payment in Lieu of Taxes (PILOT) and the Municipal Service Agreement (MSA).

Clerk Lovejoy Roe inquired what their proposed timeline was to submit the application to MSHDA.

Mr. Levine stated that they would submit their application to MSHDA February 14, 2014 and they needed to know by then if the Township would be willing to sell the land and grant the PILOT. He explained they hoped to start construction in the spring of 2015 and have tenants in the building by April 2016.

Attorney Winters voiced his concern that it was too soon in the process, to have a commitment from the Township.

Supervisor Stumbo explained they needed to see the application process and the main concern was the time involved.

The Levine's agreed to delay their application to MSHDA until August and get the necessary business package the Township needed to move the project forward. Mrs. Levine said this would give the Township time to look at the appraisal and the attorney to review the PILOT, MSA and other documents but they would proceed with the site plan.

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**REVIEW AGENDA**

Supervisor Stumbo stated Blanket Express would be held at Brown Chapel on December 13, 2013

**ATTORNEY REPORT**

- 1. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT TO REQUIRE REMOVAL OF ASPHALT PARKING LOT LOCATED AT 2985 WASHTENAW**

Attorney Winters stated litigation was not necessary because the owners agreed to remove of the asphalt parking lot.

**NEW BUSINESS**

- 1. REQUEST OF KAREN WALLIN, HR DEPARTMENT TO APPROVE AFSCME LOCAL 3451, 2014-2017 BARGAINING UNIT AGREEMENT CONTINGENT UPON RATIFICATION BY UNION BODY**

Supervisor Stumbo explained the Board discussed the tentative contract in Executive Session.

- 2. RESOLUTION NO. 2013-37 – WAGE RESOLUTION FOR ADMINISTRATIVE AND CONFIDENTIAL EMPLOYEES FOR 2014**

Supervisor Stumbo stated the resolution set the wage for the non-union employees and restored the 3% wage reduction taken in 2010. She said the Golf Course employees would be removed from the resolution as agreed by the Board.

- 3. RESOLUTION NO. 2013-38 – SUPERVISOR SALARY FOR 2014**
- 4. RESOLUTION NO. 2013-39 – CLERK SALARY FOR 2014**
- 5. RESOLUTION NO. 2013-40 – TREASURER SALARY FOR 2014**

Supervisor Stumbo stated the resolution set the wage for the Supervisor, Clerk and Treasurer and restored the 3% reduction taken in 2010.

- 6. RESOLUTION NO. 2013-41**

Supervisor Stumbo reported the Trustees' Salary would remain the same.

- 7. RESOLUTION NO. 2013-36 – 2014 FISCAL YEAR BUDGET**

Supervisor Stumbo briefly reviewed the changes made to the 2014 Budget after the Public Hearing.

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- Revenue of \$763,000 from TAP Grant for Grove Road, with an additional Township contribution of \$435,000
- Compost Site budget changed to accommodate the request to budget Capital Improvements for a windrow turner and a wheeled loader
- Capital Improvement addition of \$240,000 for the Civic Center Roof
- Security Cameras for all Township buildings not to exceed \$100,000
- Addition of funds for Humane Society Animal Control Neuter/Spay of Animals/ Feral Cats
- Recreation Fund decreased by \$6,000
- Budget would have to be adjusted at a future date to reflect the 3% restoration of wages
- Capital Improvement increase of \$280,000 for Park Commission request for a spray pad, restrooms for Ford Heritage Park and a Dog Park

**8. RESOLUTION NO. 2013-44 – BOARDS AND COMMISSIONS**

Trustee Scott Martin suggested developing an in-house group and recommended dissolving the WCAC. The Board agreed to add dissolving the WCAC to the agenda under Trustee Report.

**9. REQUEST OF YANKEE AIR MUSEUM TO APPLY FOR CLEAN MICHIGAN INITIATIVE BROWNFIELD REDEVELOPMENT GRANT AND FOR YPSILANTI TOWNSHIP TO BE THE GRANT RECIPIENT AND ADMINISTRATOR FOR THE GRANT**

Supervisor Stumbo stated this was an application for a \$1,000,000 from the Clean Michigan Initiative Grant and reported MDEQ was supportive of the endeavor.

**10. REQUEST AUTHORIZATION TO ADD ADDITIONAL PROPERTIES TO THE MASTER EXCLUSIVE LISTING AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND PERRY AND CO., LLC UNDER EXHIBIT A (THE “PROPERTY”) AS FOLLOWS:**

- a. 2084 E. MICHIGAN – K-11-02-433-005
- b. 2094 E. MICHIGAN - K-11-02-433-001
- c. 2403 E. MICHIGAN – K-11-01-340-022
- d. 2421 E. MICHIGAN – K-11-01-340-023
- e. 2485 E. MICHIGAN – K-11-01-340-026
- f. 2590 E. MICHIGAN – K-11-01-300-004

Supervisor Stumbo explained this request was to amend the listing to include the Michigan Avenue properties.

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**11. REQUEST OF ART SERAFINSKI, RECREATION DIRECTOR TO APPROVE  
CHANGE ORDER #001 FOR BOATHOUSE PORTION OF LAKESIDE PARK  
IMPROVEMENT PROJECT (MNRTF 10-05)**

Art Serafinski provided an overview of the request, which added several design changes costing approximately \$100,000 more than the bids. Mr. Serafinski said he had received confirmation from Leigh Greden that EMU would fund the overages and construction could finally begin.

**AUTHORIZATIONS AND BIDS**

**1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO AWARD PRINTING OF 2014  
HELPFUL HANDBOOK/MAGNET TO OFFICE MAX IN THE AMOUNT OF  
\$17,278.92 WITH \$8,639.46 BUDGETED IN LINE ITEM #226.226.000.900.000  
AND \$8,639.46 BUDGETED IN LINE ITEM #212.212.000.900.000 AND TO  
APPROVE ESTIMATED POSTAGE AMOUNT OF \$6,200, WITH \$3,100  
BUDGETED IN LINE ITEM #226.226.000.730.000 AND \$3,100 BUDGETED IN  
LINE ITEM #212.212.000.730.000**

Supervisor Stumbo provided a brief explanation regarding the bids and requested to move forward with the bid Office Max had provided.

**ADJOURNMENT**

The meeting adjourned at approximately 6:49 P.M.

Respectfully submitted,

Karen Lovejoy Roe, Clerk