

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 3, 2015 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:02 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 Doe, Trustees Stan Eldridge and Mike Martin

Members Absent: Trustees Jean Hall Currie and Scott Martin

Legal Counsel: Wm. Douglas Winters (arrived at 5:20 p.m.)

WASHTENAW/GOLFSIDE DESIGN CHARRETTE

Nathan Voght, Office of Community and Economic Development for Washtenaw County and Re-Imagine Washtenaw Project Manager introduced Cheryl Zuellig, Design Consultant, Smith Group JJR of Ann Arbor. Mr. Voght stated this presentation was a final report gleaned from the Washtenaw/Golfside Charrette that was held in October 2014. He stated funding was provided, in part, by a HUD Sustainable Communities Grant and MSHDA.

Cheryl Zuellig reported the study area included the commercial properties on the four corners of the Golfside and Washtenaw intersection and the Charrette's goal was to make it as marketable and developmentally responsive as possible. She stated a frame work was used to take the guidelines, adding the market information, placing them in all four quadrants and using the vision for Re-Imagine Washtenaw.

Supervisor Stumbo provided a point of information that Re-Imagine Washtenaw was on a much larger scale and the Charrette's coverage narrowed the area to Pittsfield Township and Ypsilanti Township, specifically the Golfside and Washtenaw intersection.

Cheryl Zuellig reported the overview of the design area started at Golfside, included all of Fountain Plaza, on the north and proceeded to the Asia Market on the south side. She reported this was just one section in the five mile corridor of Re-Imagine Washtenaw.

Cheryl Zuellig reported this was a high volume area for transit which made it a priority for redevelopment scenarios. She presented design guidelines which used streetscapes, building facades, access, parking and zoning that were in place before the Charrette, as a baseline and then used the future cross section that was developed as part of the Re-Imagine Corridor Improvement Plan. Ms. Zuellig stated the design showed two new "Super Stops" for AAATA, one in the northwest corner in Pittsfield

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Township and one in the southeast corner in Ypsilanti Township (the old bowling alley site).

Supervisor Stumbo asked how much space was involved for a Super Stop and if it was in the road Right of Way.

Ms. Zuellig stated it depended on each site, but it usually required, at least, an additional depth of 30 feet by 200 feet width of space for a larger transit shelter and part of it would be in the road Right of Way and additional Right of Way would have to be granted.

Ms. Zuellig reported a target market analysis, looking for a new kind of product, was done to understand the market strengths and challenges of both this area, as well as Platt Road. She stated the Washtenaw market area was strong, had great visibility and positive transit but some of the negatives were that retail standpoints were not real close to the expressway, disposable incomes were comparatively lower and several small, fragmented parcels which were not owned by the same person.

Cheryl Zuellig stated there were more potential residential opportunities than commercial since it was highly supported residential use area at this point and flexible housing types could accommodate a wide range of ages and incomes. She reported these was an essential market for 700 units in and around this area, with only 100 of them being single-family and the focus being on the 2 to 4 unit , 5 to 9 unit and 10 plus unit buildings.

Trustee Mike Martin questioned if the study saw the lower income, young, single college graduates and prospective professionals as prospect for this area and Ms. Zuellig replied that was often the case, as they had learned this age group chose this corridor to live and then commuted into Ann Arbor by bus for work, so the intent was to look at housing options that would attract that demographic.

Cheryl Zuellig stated that while the market study was not focused on retail, some conversation with both the development committee and the market person felt there was an opportunity for some sort of institutional use such as higher education or health care in the area. She reported if any retail was considered it should be entertainment oriented or a neighborhood oriented service or some sort of anchor, such as a collection of restaurants, fitness, healthcare or groceries.

Cheryl Zuellig stated the goal was to meet the intent of Ypsilanti Township's Land Use Plans in terms of a mixed use corridor and improving both vehicular and pedestrian connects into and through the residential neighborhoods and cross east-west connections using access management principles.

Ms. Zuelling presented the existing conditions and vision for a full build-out for each of the quadrants which represented 300,000 square feet of retail, 145,000 of office/institutional/academic space and 1,000 residential units. She reported as a point of reference there was 250,000 square feet of existing commercial at this time, including

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the empty Farmer Jack's. She presented ideas for various transformations which would be phased in over a multi-year effort for each quadrant.

Nathan Voght stated this would be the last presentation on the results of the charrette and the next step would be to articulate this information in effective way to draw interest and investment to the Washtenaw /Golfside intersection. He stated some of the challenges faced would be regarding storm water, traffic impact analysis, parking management, maintenance and engagement of property owners. He reported Re-Imagine Washtenaw now had a funding agreement for continued project management and was ready to look at the next steps.

Trustee Mike Martin questioned what made this development different from the proposed Aerotropolis project to which Mr. Voght explained the Washtenaw/Golfside Corridor redevelopment was transit oriented to create pockets of vibrant neighborhood centers with mixed use for 24-hour activity and over time, the hope was to see residents in that area depend on the provided transit system rather than own personal vehicles.

Trustee Mike Martin asked for a timeline regarding the development of this corridor.

Nathan Voght stated the focus at this time was sidewalk gap filling for a basic infrastructure and driveway access as properties redevelop. He explained the pieces were being put together but the long-term would entail a 10 to 20 year solution.

Cheryl Zuellig explained since this was property owned by multiple owners the key would be to work with them to encourage redevelopment.

Trustee Eldridge asked what incentives would be given to property owners for redevelopment.

Nathan Voght stated the current economic picture really didn't make sense for current property owners so the focus was on new investors.

Cheryl Zuellig stated that some of the current buildings that were vacant were actually past their useful life and when that point was reached the owners would be open to new standards.

Supervisor Stumbo asked for clarification regarding the term "institutional use" since the Township was looking for taxpayers and asked if Mr. Voght and Ms. Zuellig were aware of the in-depth study that was presented by Washtenaw County at the Township's last Work Session on affordability analysis. Ms. Stumbo stated the Township needed assurance the goals and objectives of that study and the Charrette study matched.

Mr. Voght explained the affordability needs assessment mentioned the Corridor in multiple instances and he would be looking into that further. He stated it was very clear the recommendation was market rate on the east side of the county and affordability on the west side.

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Trustee Eldridge said he had not heard any input regarding public safety when the buildings were moved to the front, reducing vision and accessibility in the back for consumers and or residents and assurance that fire services could access proposed multiple storied buildings. He also asked for specific examples of other municipalities that have embraced these ideals.

Nathan Voght stated he had someone working on that and would follow up with that information.

Supervisor Stumbo asked what the next step would be.

Mr. Voght suggested getting the study out on the local website and the property owners on board to market the properties.

TYLER DAM PHASE 2 DISCUSSION AND YCUA PROPOSED WORK

Supervisor Stumbo stated this would be a joint presentation with YCUA, Michael Saranen and Stantec.

Michael Saranen, Hydro Operation Manager provided a brief overview of Tyler Dam maintenance issues dating back to 2012. Mr. Saranen stated a new concern had presented during Phase I, regarding internal seepage carrying granular material from the embankment and releasing it down the river which was a huge safety concern.

Scott Westover, YCUA spoke on plans to replace the existing utility trestle bridge over Tyler Pond.

Michael Saranen stated the YCUA project and a permanent drawdown of the pond regarding dam project have overlapping work which presented an opportunity for both organizations to save money.

Supervisor Stumbo asked several questions requesting clarification regarding the utility trestles and Mr. Westover stated they were timber structures that carried active sewer pipes over the pond. Mr. Westover stated urgent repairs had been made in 2012 so YCUA was proposing to put in a precast concrete structure. He said the design had been changed from a 250 ft. bridge to 30 to 40 ft., since the drawdown of the pond was being considered, with an earth fill on either side.

Mr. Saranen stated a long-term benefit could be gained, if the 54 inch gate was removed, the permanent drawdown was completed, allowing for the shoreline stabilization work to be done then he could petition the State for it to be a low hazard dam rather than the significant hazard dam it was at the present time.

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Supervisor Stumbo clarified the \$44,000 was for professional services for final design and the cost could be shared with YCUA.

Mr. Westover stated YCUA was in discussion with the DEQ Revolving Fund regarding funding and their construction project was to be bid sometime between July and September 2015.

Supervisor Stumbo asked how many gallons of sewage were being pumped over the pond and Mr. Westover replied it was over three million gallons a day.

Trustee Mike Martin had questions regarding the costs of the project and Mr. Saranen provided several figures.

Supervisor Stumbo and Michael Saranen agreed we were on the "watch" list with MDEQ and with these repairs we could be taken off of that list.

Mr. Saranen stated he was asking for consideration to begin Phase 3 by approving Stantec to do the final design.

Paul Malocha, Stantec explained their rate charges had risen 2 to 3%.

Trustee Mike Martin asked for clarification regarding the costs the Township and YCUA would incur and Mr. Saranen stated each would save about \$300,000 if Tyler Dam was drawn down.

Discussion followed on a reduction of about \$100,000 of the cost by removing the stabilization issues and 54 inch gate.

Treasurer Doe questioned the budget regarding the repair of the utility trestle and Scott Westover responded it would still be a delicate and costly procedure.

Discussion followed on the total costs and the fact that these actions were not eliminating a natural pond, rather a man-made pond being returned to the creek it was to begin with, but the dam would remain in place to handle any heavy rainfall.

Clerk Lovejoy Roe asked to be refreshed as to how the Township came into possession of the pond, since it had originally been built for fire suppression purposes for the Ford Plant. Both Supervisor Stumbo and Michael Saranen stated it had been deeded to the Township.

DISCUSSION OF PROPOSED DTE RATE INCREASES

Clerk Lovejoy Roe discussed the proposed DTE increase and asked if the Board wanted to take an official position or possibly attend a public hearing on the matter.

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The Board discussed their opposition to the increase.

Arloa Kaiser voiced her opposition to DTE raising their rates and stated anyone could go to the Michigan Public Service Commission meetings and public comments were accepted.

Clerk Lovejoy Roe reported Pete Murdock from Ypsilanti City, said they had compiled a resolution to join the Coalition led by the Michigan Municipal League to intervene in the public process. She stated she wasn't asking to join that and agreed with Supervisor Stumbo that the Township could support something similar with MTA.

Attorney Winters reported MTA and other municipal units were a part of the Michigan Coalition. Attorney Winters stated he would investigate to determine what further involvement the Township should have and research the Attorney General's position on this issue.

Supervisor Stumbo stated at the very least the Board would send a letter of opposition to DTE regarding the rate increase and wait for Attorney Winter's investigation regarding a legal standpoint.

REVIEW AGENDA

CONSENT AGENDA

Clerk Lovejoy Roe stated there had been a request to approve only the Regular Meeting Minutes. She and Supervisor Stumbo said the Work Session would be reviewed for more detail regarding the housing affordability presentation and comments and then approved at the next meeting.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters stated a lot of headway was being made regarding Director Mike Radzik's OCS Department on the issue of vacant and abandoned properties.

Attorney Winters reported he had requested a closer review of the Township contract mowing list for the purpose of an aggressive policy to pass those mowing costs on to the banks.

Mr. Winters also reviewed the importance of continued neighborhood stabilization.

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NEW BUSINESS

BUDGET AMENDMENT #2

Supervisor Stumbo provided a detailed overview of the budget amendment. There were no questions.

AUTHORIZATION TO APPROVE PROPOSED CANOE LAUNCH AT NORTH HYDRO PARK AT THE REQUEST OF THE PARK COMMISSION AND THE HURON RIVER WATERSHED COUNCIL AND AUTHORIZATION TO INSTALL A HISTORICAL AUTOMOTIVE MUSEUM SIGN REQUESTED AND DONATED BY THE HURON RIVER WATERSHED COUNCIL

Supervisor Stumbo stated this was a result of the January 20, 2015 Work Session presentation.

RESOLUTION NO. 2015-1, ADOPTION OF POVERTY EXEMPTION GUIDELINES

Supervisor Stumbo stated this had been an annual policy in the past but it had not been revised since 2008. She reported a request by the Michigan Tax Tribunal had resulted in the addition of the formula for arriving at the minimum taxable value. Supervisor Stumbo stated it would not come back to the Board in the future since the Poverty Exemption Guidelines will be adjusted to the annual Washtenaw County guidelines.

REQUEST TO MICHAEL SARANEN, HYDRO DAM OPERATIONS, TO APPROVE PROFESSIONAL SERVICES CONTRACT WITH STANTEC FOR TYLER DAM PHASE I (FINAL DESIGN) NOT TO EXCEED \$44,000.00 BUDGETED IN LINE ITEM #252.252.000.8010.250

Supervisor Stumbo stated this was discussed earlier in the Work Session and the Attorney had reviewed the rates.

ADJOURNMENT

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

Respectfully submitted,
Karen Lovejoy Roe, Clerk