

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING

Supervisor Stumbo called the meeting to order at approximately 5:30 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Stumbo, Treasurer Doe
Trustees: Eldridge, Jarrell Roe, Ross-Williams, and Wilson

Members Absent: Clerk Lovejoy Roe

Legal Counsel: Wm. Douglas Winters

1. HABITAT FOR HUMANITY ROB NISSLY

Sarah Stanton, Executive Director of Habitat for Humanity of Huron Valley introduced her Habitat staff; Rob Nissly, Housing Director, Sarah Teare, Community Development Director, Amy Craig, and Ron Thomas. She said they were here tonight to present highlights from the last year working with Ypsilanti Township.

Ron Nissly, Housing Director presented a power-point (attached) explaining the various programs Habitat for Humanity are involved in. He said they were involved in Home Ownership, Community Organizing and Home Improvement. Mr. Nissly said their Habitat affiliate was established 31 years ago. He said they have sold nearly 250 homes in Washtenaw County. Mr. Nissly stated that in 2008 they began to work with Ypsilanti Township renovating homes. He said that over the past few years, with the market rising, it has become necessary to pay more for the houses and most of the homes need more rehabilitation. He said this requires Habitat to pay more for the house and it will cost more and will take longer to complete the rehabilitation for families. Mr. Nissly stated they have renovated and sold 152 homes and they have 32 more homes they will be able to renovate and sell over the next several years in Ypsilanti Township. He stated the average home they sold in 2019 in Ypsilanti Township was \$132,000.00 and Habitat homeowners have paid a total of \$370,000.00 in property taxes to Ypsilanti Township. He said their total investment in Ypsilanti Township has been almost \$4 million.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 2**

Supervisor Stumbo stated that out of 250 homes in Washtenaw County 152 of them have been in Ypsilanti Township. She said that Washtenaw County Habitat always built properties that were new and that is not what we said we needed in Ypsilanti Township at that time. She said we needed Habitat to work from our existing stock of homes in our neighborhood and that is why this has been so successful and affordable. She said the house is like a new home because of all the work and upgrades. Supervisor Stumbo said yet the home is still affordable.

Rob Nissly said that the families that they serve have an income between 30% and 80% of the areas medium income. He said that was a wide range but they had found there was a segment of the market that were not being served that they now include. Mr. Nissly said that they make sure that the mortgage payment, taxes, and insurance is always less than 30% of the purchasers' income.

Sarah Teare, Habitat Community Development Director stated she works in three of the partner neighborhoods in Ypsilanti Township; Gault Village, Sugarbrook and West Willow. She said the community organizing work focuses on listening to the residents that live in the communities hearing what they want to see for their neighborhood. She said they focus on making those things happen for the residents. She said they have organized community meetings, gathered surveys to help find out issues that residents are concerned with in the neighborhoods and then, if needed she said they would connect them to other resources. She said they have had 2000 volunteers who have worked almost 9000 hours helping in these neighborhoods since 2013. Ms. Teare said they have been involved with clean up days, organizing petitions for speed bumps, family movie nights, and an array of things helping neighborhoods in Ypsilanti Township.

Rob Nissly stated in 2013 they began their repair program and until then they basically built a new home or renovated an older home. He said the repair program was now an important part of their work. Mr. Nissly said they do roof replacement, furnace replacement, energy efficiency upgrades, plumbing repairs, critical repairs for veterans, and many others. He said maybe it would just be to replace a furnace but then he said they start the project and find out the electrical needed to be replaced. He said replacing appliances usually helps the resident not only with the new appliance but having a more efficient appliance may lower

CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 3

their electric bill. He said they would continue to work with Ypsilanti Township and their residents. Mr. Nissly stated they will be working with a company that builds modular homes and Habitat will do the finishing work. He said the homes would be built on lots acquired by Habitat and said this process would be quicker than building a stick house.

Trustee Jarrell Roe stated that Habitat did the house on Auburndale where they used Washtenaw Community College students to help renovate it and she said she was glad they incorporated the students in that project. She said the House Leaders do such a great job.

Trustee Ross-Williams thanked Habitat for all they have done especially in Sugarbrook and West Willow.

Trustee Wilson thanked Habitat and stated Habitat does a great job.

Attorney Winters stated that Mike Radzik, Bill Elling and Attorney McLain have done an excellent job working with Rob Nissly and refurbishing these neighborhoods.

Supervisor Stumbo asked how many vacant lots that Habitat had which will have the modular homes built on. Mr. Nissly stated they had about 25 lots but only about six lots would be suitable to put this home on. He said these homes are a little larger and are a larger price point than other homes. He said the critical point is that they are put in the right spot. He said they did one last year and plan on doing one or two this year. Mr. Nissly said they plan to add one more each year so possible three in 2021.

Supervisor Stumbo stated the houses are inspected when they are built and that they are a well built structure.

Supervisor Stumbo introduced the new Planning Director, Jason Iacoangeli.

Mr. Jason Iacoangeli said he has sat on the Planning and Zoning board for the past several years. He said he appreciated all the years he was able to serve on those

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 4**

boards and committees and looks forward in continuing to serve the Township as Planning Director.

2. AGENDA REVIEW

A. MINUTES OF THE DECEMBER 17, 2019 WORK SESSION AND REGULAR MEETING

B. STATEMENTS AND CHECKS

- 1. STATEMENTS AND CHECKS FOR JANUARY 21, 2020 IN THE AMOUNT OF \$2,123,285.80**
- 2. CHOICE HEALTH CARE DEDUCTIBLE ACH EFT FOR DECEMBER 2019 IN THE AMOUNT OF \$29,278.18**
- 3. CHOICE HEALTH CARE ADMIN FEE FOR DECEMBER 2019 IN THE AMOUNT OF \$1,147.00**

C. DECEMBER 2019 TREASURER'S REPORT

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

NEW BUSINESS

- 1. RESOLUTION 2020-04, APPROVING REFUNDING CONTRACT AND AUTHORIZING NOT TO EXCEED \$1,350,000.00 2020 WATER SUPPLY SYSTEM NO.7 REFUNDING BONDS (CHARTER TOWNSHIP OF YPSILANTI) (LIMITED TAX GENERAL OBLIGATION)**

Tom Colis, with Miller Canfield, explained the refunding contract with YCUA and how refunding bonds benefits the Township. He said the goal is always to save money. He said the Resolution tonight authorizes the refunding contract between the Township and YCUA and that would allow YCUA to adopt the bond resolution

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 5**

at their meeting tomorrow and they will authorize the refunding contract. He said the savings would be about \$160,000.00.

Supervisor Stumbo asked what the current interest rate was. Mr. Colis said currently the bonds range from 4.25% to 5.00%. He said he is hoping to get 2% to 3% which would be a savings for the Township.

Supervisor Stumbo asked what the Administrative cost was to issue a bond. Mr. Close said it was about \$70,000.00. He said the savings would show the net of the cost. Supervisor Stumbo confirmed \$160,000.00 were savings.

2. REQUEST APPROVAL OF ADDITIONAL SERVICES AGREEMENT WITH SPICER GROUP FOR NEW DESIGN WORK AND REBID OF THE COMMUNITY CENTER FLOORING PROJECT IN A NOT TO EXCEED AMOUNT OF \$5,500.00 TO BE BUDGETED IN 212-970-000-976-008 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

Mike Hoffmeister, Residential Services Director explained the request was for additional work and rebid for the Community Center. He said the Community Center would be closed August 10-24. He said they would come back to the board for approval when they receive the bids.

3. REQUEST TO APPROVE AMENDMENT TO THE OHM CONSTRUCTION ENGINEERING SCOPE FOR THE SCHOONER COVE BUS STOP IN THE AMOUNT OF \$6,500.00 TO BE BUDGETED IN LINE ITEM #101-970-000-974-100 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

Mike Hoffmeister, Residential Services Director explained that this was a project they attempted to do in 2019 that fell through and he said they were hoping to complete it in 2020.

Trustee Wilson stated these two projects were over-due and he thanked Mr. Hoffmeister for bringing it back to the Board.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 6**

4. REQUEST TO APPROVE PROFESSIONAL ENGINEERING DESIGN PROPOSAL AND CHANGE ORDER PREPARATION WITH OHM FOR THE HURON STREET PATHWAY IN THE AMOUNT OF \$32,500.00 BUDGETED IN LINE ITEM #212-970-000-997-250 CONTINGENT UPON APPROVAL OF THE BUDGET AMENDMENT

Mike Hoffmeister, Residential Services Director stated this was an agreement with OHM with help to design the first phase of the Huron Street pathway which will provide a walkable path from S. Huron River Drive to James L. Hart Drive. Mr. Hoffmeister stated this is a project that we received \$150,000.00 through Connecting Communities.

5. REQUEST TO APPROVE RECOMMENDATION OF THE YPSILANTI TOWNSHIP LIQUOR COMMISSION IN REGARD TO THE CLASS C LIQUOR LICENSE APPLICATION FOR SPOONFULS GREAT SOUL FOOD LLC

Treasurer Doe stated the Liquor Control Commission met and they concluded that at this time with them being a new business they would reject the application. He said they suggested the owners come back in 18 to 24 months after they have been established and the board would reconsider. Treasurer Doe stated the application fee would be waived if they reapply in 18 to 24 months.

6. RESOLUTION 2020-02, 2020 POVERTY EXEMPTION GUIDELINES AND APPLICATION

Supervisor Stumbo stated this is a Resolution we approve every year.

7. REQUEST TO APPROVE 2020 BOARD OF REVIEW MEETING DATES

Supervisor Stumbo stated this was done every year. Brian McCleery, Deputy of Assessing stated that the assessments should go out the first of February.

8. RESOLUTION 2020-03, OWNERS DAM SAFETY PROGRAM

Supervisor Stumbo stated this was done every year.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 7**

- 9. REQUEST FOR AUTHORIZATION TO SEEK LEGAL ACTION IF NECESSARY TO ABATE PUBLIC NUISANCE FOR PROPERTY LOCATED AT 1701 E. MICHIGAN AND 901 AUBURNDALE AVE. BUDGETED IN LINE ITEM #101-950-000-801-023**

Supervisor Stumbo stated this was always a last step because our goal is always compliance.

- 10. REQUEST TO ACCEPT THE RESIGNATION OF JASON IACONANGELI FROM THE YPSILANTI TOWNSHIP PLANNING COMMISSION AND ZONING BOARD OF APPEALS AND TO APPOINT ELIZABETH EL-ASSADI TO THE OPEN POSITION ON THE PLANNING COMMISSION**

Supervisor Stumbo stated this was needed since Jason Iaconangeli is the new Planning Director for the Township.

- 11. CANCEL FEBRUARY 4, 2020 WORK SESSION AND REGULAR BOARD MEETINGS.**

- 12. BUDGET AMENDMENT #1**

Supervisor Stumbo explained Budget Amendment #1.

AUTHORIZATIONS AND BIDS

- 1. REQUEST TO SEEK BIDS FOR A BATTERY OPERATED SCISSOR LIFT**

OTHER BUSINESS

Supervisor Stumbo stated that Crystal Campbell, Neighborhood Watch Coordinator resigned effective January 31, 2020. She said Robin Castle-Hine would be helping until we fill the position.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 8**

Trustee Ross-Williams thanked Ms. Campbell for her work and stated she was a great representative for the Township.

ATTORNEY REPORT

B. GENERAL LEGAL UPDATE

Attorney Winters explained the different projects that they were working on. He said there were a lot of good things coming into the Township for 2020. He said the Crystal Ponds subdivision which began 20 years ago with the possibility of 100 homes to be built and they only were able to build 20 homes is now being started again by Lombardo Homes to complete that project with new home designs.

Attorney Winters stated that the Washtenaw Avenue project should be finished regarding the new sidewalks. He said they would also be completing the Eastern County Skatepark this spring.

Attorney Winters stated ACM was awarded \$10 million dollars to invest in a tech park. He said with our pilot payment we have with them for every \$10 million dollars they invest that will be another \$50,000.00 that would be added to the payment to the Township.

Attorney Winters stated the township just received \$81,000.00 owed to the Township from DTE for escrow funds that was required 20 years ago to insure performance by our Hydro plant. He said those funds are being dispersed to the Township at about \$81,000.00 a year for the next eight years.

Attorney Winters stated they are working with the residents of Davis Street regarding the environmental problems left from Forbes Cleaners. He said that was an important part for the redevelopment of Ecorse Road.

Attorney Winters stated he was still working with the final two owners that have lots in Liberty Square and one of the owners is willing to sign over her lot to the Township for \$5,000.00.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE JANUARY 21, 2020 WORK SESSION MEETING
PAGE 9**

Attorney Winters stated that with the Fairfield Hotel and the Hampton Inn going in to the former Huron Business Industrial Park there was also a Holiday Inn Express interested in building in the same area. He said with the addition of the three hotels it would be a great opportunity for additional sit-down restaurants to expand into this area.

The Work Session adjourned at 6:48PM

Respectfully Submitted,

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti