

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION**

Clerk Jarrell Roe called the meeting to order at approximately 5:00pm in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Supervisor Brenda Stumbo, Clerk Heather Jarrell Roe and Treasurer Stan Eldridge
Trustees: John Newman II (arrived at 5:05pm), Gloria Peterson, Debbie Swanson and Jimmie Wilson, Jr.

Members Absent: None

Legal Counsel: Wm. Douglas Winters

PUBLIC COMMENTS

There were no public comments given.

AGENDA

- 1. PROJECT-BASED TIF PRIMER.....STATE LAND BANK AUTHORITY**
- 2. AGENDA REVIEWSUPERVISOR STUMBO**
- 3. OTHER DISCUSSION BOARD MEMBERS**

PROJECT-BASED TIF PRIMER.....STATE LAND BANK AUTHORITY

Jim Tischler stated he is the Development Director for the State Land Bank Authority and that he is joined by Adam Roeback who does a lot behind the scenes and has been preparing a solicitation for developers.

Mr. Tischler stated that a solicitation was put out last year for the Forbes Cleaners site and there were no responses received. He added that they believed they knew why and would be able to make changes to a future solicitation.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 2**

Mr. Tischler reviewed a presentation (see attached) that included information on what a land bank is, the Brownfield Redevelopment Authority within Washtenaw County and possible redevelopment ideas for Forbes Cleaners.

Mr. Tischler described adding additional properties into the solicitation that are owned by Ypsilanti Township. He also detailed how developers have the opportunity to submit qualifications to become a part of the state land bank developer cohort. Mr. Tischler stated that only developers in the cohort are able to bid on the solicitations. He stated that this presentation is an invitation from the state land bank to the township to add any township owned properties to the solicitation for Forbes Cleaners.

Clerk Jarrell Roe explained that there are a lot of properties owned by the township within the corridor where Forbes Cleaners is located and that adding township owned property to the solicitation would be a good way to bring redevelopment to the corridor. She stated that by putting the properties together in a group would require the purchaser to redevelop all the properties. Clerk Jarrell Roe also added that if the township did not like any of the solicitations submitted for redevelopment the township would not have to move forward.

Trustee Swanson asked what would stop a developer from agreeing to develop these properties and then walk away or hold the property and not develop it. Mr. Tischler stated that the terms would be in the pre-development agreements. He added that he recommends performance standards in the pre-development agreements and that he could provide details for this. Trustee Swanson asked if there is someone who could coach the township through setting up these agreements. Mr. Tischler added that the land bank's presence at this meeting is indicative of the support the land bank would offer.

Trustee Swanson asked about pictures that were shown in the presentation and why they were done with county staff and not township staffing. Mr. Tischler added that township staff was involved in the solicitation from last year. He added that county staff was also used because the township is a member of the Brownfield Redevelopment Authority. Trustee Swanson asked for clarification on why township staff was not used in the proposed designs for Forbes Cleaners

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 3**

shown in the presentation. Mr. Tischler answered that township staff would be involved in any design that comes from a solicitation. He also added that township staff was involved in the conceptual designs for Forbes Cleaners that were shown in the presentation.

Trustee Newman asked about who would bear the responsibility for any clean up from chemicals at the Forbes Cleaners site. Mr. Tischler responded that the township would not be responsible for cleanup of contamination at any site unless the township was responsible for contaminating the site. He added that the Forbes site is under the jurisdiction of EGLE and a lot of money had been spent cleaning up contamination already. Trustee Newman added that as a developer you would want to find out beforehand if a property is contaminated. Mr. Tischler responded that would be part of due diligence on behalf of the developer.

Attorney Winters stated that current board members and former board members had went to the county to request the Forbes Cleaners site be removed from the county foreclosure list. He added that he did not think the township and EGLE had any idea of how much it would cost to clean up the contamination at the Forbes Cleaners site.

Attorney Winters discussed adding a reverter clause to any development agreements that if the project did not follow a certain timeline it would revert back to the former owner.

Supervisor Stumbo stated that the township appreciated the state land bank and that the land bank has important skills and staffing that the township does not have. She added that she is appreciative of their help in cleaning up the Forbes Cleaners site.

Clerk Jarrell Roe thanked Jim, Adam and Jeff for being great partners and their communication.

Mr. Tischler stated that Forbes Cleaners will be in the upcoming solicitation and said the land bank had identified several township owned properties they would recommend to include in the solicitation. He added that they hoped to have the

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 4**

first notice out in three weeks so that developers can see these properties may be available in the future.

Supervisor Stumbo stated that she believed we would require an appraisal of each of the properties. Mr. Tischler stated that an appraisal may not be necessary to start the process and could be done later once a developer has been determined for the sale of the properties.

Mr. Tischler stated that the land bank is looking for the opportunity to bring in one or more of the additional township owned sites for the next solicitation. Supervisor Stumbo asked for the timeline for the township to make a decision. Mr. Tischler responded three weeks.

Trustee Peterson asked what other sites are being looked at. Clerk Jarrell Roe stated that she asked the Assessing Dept. to identify township owned properties along the Ecorse and Michigan Ave. corridor. She stated that there is a location on Ford Blvd. and that the Liberty Square property was looked at. Supervisor Stumbo stated any decision would come back to the board.

AGENDA REVIEW

NEW BUSINESS

REQUEST TO ADOPT THE 2022 BOARD OF REVIEW MEETING DATES

Brian McCleery, Deputy Assessor stated this request is to have the board approve the meeting dates for the Board of Review, which is done each year.

Supervisor Stumbo stated her taxes had increased this year and that it needed to be communicated to the residents that a lot of the increase was due to housing sales in their neighborhoods. Mr. McCleery added that the inflation rate was higher this year also, at 3.3% and that typically the inflation rate is 1% or 2%.

Supervisor Stumbo added that the Assessing office works closely with residents in applying for the poverty exemption and that the staff does a great job with this.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORK SESSION
PAGE 5**

REQUEST TO APPROVE THE AMENDMENT TO THE EXISTING AGREEMENT WITH M3 GROUP FOR ASSISTANCE WITH TOWNSHIP MISSION AND VISION STATEMENTS IN THE AMOUNT OF \$1,800.00 BUDGETED IN LINE ITEM #101-272-801-000

Michael Hoffmeister, Residential Services Director stated that the board had previously approved a contract with the M3 Group work on branding for the township. He stated that work on the mission and vision statement were left out of the original agreement and this amendment would allow that work to be done.

REQUEST APPROVAL OF CHANGE ORDER #2 WITH STANTEC FOR THE LOONFEATHER PARK RENOVATION IN THE AMOUNT OF \$12,500.00 BUDGETED IN LINE ITEM #213-901-975-587

Michael Hoffmeister, Residential Services Director stated this change order is for Stantec to continue to oversee the renovation at Loonfeather Park due to some items that have not yet been completed by PGA, the contractor for the project.

Attorney Winters stated this is a very important project that requires the township's attention so that the park can be opened for the spring and summer season.

REQUEST TO APPROVE THE AGREEMENT WITH OHM FOR CONSTRUCTION ENGINEERING SERVICES FOR PHASE 1 OF THE HURON STREET NON-MOTORIZED TRAIL IN THE AMOUNT OF \$68,800.00 BUDGETED IN LINE ITEM #213-901-986-009

Michael Hoffmeister, Residential Services Director stated that OHM worked on this project during the design and engineering phase and this would cover costs through the construction of the trail.

REQUEST TO APPROVE THE MEMORANDUM OF UNDERSTANDING WITH THE ANN ARBOR YMCA FOR 2022 SUMMER DAY CAMP PROGRAMS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORK SESSION
PAGE 6**

John Hines, Recreation Services Manager, stated this is for YMCA summer camps to be located at the community center. He added that the YMCA has been doing this since 2020. Mr. Hines said that the MOU had been reviewed by Attorney Winters and all requested documents had been submitted.

Supervisor Stumbo asked how many children the camp hopes to service. Mr. Hines responded that their maximum number per week is thirty.

Supervisor Stumbo asked how this camp would be advertised. Mr. Hines responded that the YMCA will advertise for this camp since they will be taking the enrollments but that the recreation department will share on social media.

Trustee Peterson asked if there is a cost to attend the camps. Supervisor Stumbo stated that in the memo it stated the cost is \$150.00 per week, for 8 hours per day, 5 days per week but there is financial assistance available.

REQUEST TO APPROVE AN AGREEMENT WITH THE WASHTENAW COUNTY WATER RESOURCE COMMISSIONER FOR VERMIN MANAGEMENT SERVICES IN A NOT TO EXCEED AMOUNT OF \$150,000.00 BUDGETED IN LINE ITEM #101-445-818-025

Supervisor Stumbo stated this is a great partnership with the WCWRC. She added that this started out as a pilot program in West Willow and has now expanded to additional areas.

Supervisor Stumbo stated this partnership would not be possible without Evan Pratt and that she is very grateful to him and his staff for their work.

BUDGET AMENDMENT #2

Supervisor Stumbo reviewed the details of the budget amendment request. She stated that one of the items was to budget for BS&A charges that were left out of the original 2022 budget. She added this is for fees in relation to applying for permits on our website.

Arloa Kaiser, township resident, stated that she liked being able to apply for permits online and that it speeded up the process when she had her roof replaced.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORK SESSION
PAGE 7**

AUTHORIZATIONS AND BIDS

REQUEST TO APPROVE THE CONTRACT AND AWARD PHASE 1 OF THE HURON STREET NON-MOTORIZED TRAIL CONSTRUCTION PROJECT TO ALL STAR POWER EXCAVATION, LLC IN THE AMOUNT OF \$580,000.00 BUDGETED IN LINE ITEM #213-901-986-009

Michael Hoffmeister, Residential Services Director stated this is to award and contract with All Star Power Excavation for the Huron St. trail. He stated seven bids were received.

Trustee Peterson asked if this is for electrical work and if this had anything to do with trees that were cut down on this side of town. Mr. Hoffmeister replied that the trees in question are part of phase II. He added that it could also be DTE tree trimming for electrical work.

BOARD MEMBER UPDATES

Clerk Jarrell Roe stated that we recently found out that there will be a May election. She stated this is for a millage for the Ypsilanti Community Schools. She added that we will need election workers.

Clerk Jarrell Roe stated that the ARPA committee, which includes herself, Trustee Peterson and Trustee Swanson, met for the first time January 28, 2022 and went over guidelines and first steps for the committee. She added that an email was created specifically for the ARPA committee for residents to use for questions or comments. Clerk Jarrell Roe said the committee plans to meet on the last Friday of the month and more often, as needed.

Trustee Peterson stated that the committee had discussed inviting people from the resident's committee to share their ideas.

Trustee Swanson added that it was important how the committee communicates and looking at the opportunity index and sharing where they are getting their

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 8**

information. She also added that the first action of the board was to purchase masks and test kits for residents and these had started to be distributed door to door. Trustee Swanson spoke about feedback they are receiving from the community such as questions about getting vaccinations and feedback on resident's thoughts on how to use the ARPA money. She spoke about the gratitude of the residents on receiving the masks and test kits.

Trustee Swanson spoke about her disappointment on the lack of collaboration and communication with other governmental entities and how other groups may get supplies that we do not have access to.

Supervisor Stumbo stated that she met with Pastor Crout in regard to thirty acres that are available to convert into a community center and housing.

Supervisor Stumbo stated that some ideas that have been shared for the use of the ARPA funds are a dog park, roads, parks, WIFI and curbs and sidewalks. She added that since the distribution of the masks has begun they have received calls talking about the ARPA funds and that residents are very appreciative of receiving the masks and test kits. Supervisor Stumbo stated that she thought at least twenty five thousand masks had been delivered to residents so far. She added that the test kits aren't able to be distributed at the same time as the masks because they can't be subject to the cold temperatures and that residents are able to call and can come in to pick up or we can deliver them.

Supervisor Stumbo stated that there will COVID testing at the community center on Wednesdays and Fridays.

Supervisor Stumbo stated that she is still attending meetings in regard to US12 with Clerk Jarrell Roe and Treasurer Eldridge. She added that there are punch list items that still need to be completed. She also stated that there is \$400,000.00 to \$500,000.00 left in the budget and that now items can be added back into the project that were originally cut such as coverings for the fences for West Willow, Parkwood exit ramp fence, extending the sidewalk due to a gap on the south side of Ecorse that would extend to Greenlawn, repaving the exit ramps for Ecorse Rd and work on the curbs and signs.

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 9**

Supervisor Stumbo stated that she and several board members had attended multiple neighborhood watch meetings and that there were some issues at the Sugarbrook meeting. She stated that the resident's ARPA committee attempted to speak at the neighborhood watch meeting and the township supports the decision to not have these kinds of discussions at neighborhood watch meetings, unless you host your own meeting, such as West Willow does. She added that West Willow hosts their own meetings and the township is invited as a guest. Supervisor Stumbo stated that Robin Castle-Hine has taken on the responsibility of the neighborhood watch meetings and is receiving extra compensation for that. Trustee Wilson stated that he thought what Sugarbrook's neighborhood watch was doing to separate was right for them. Supervisor Stumbo agreed that it is a solution. Trustee Swanson stated that when you are working with humans during a pandemic there is a lot of stress on everyone and that things can happen. She added that during this meeting people voiced concerns and that those concerns were heard and work was done to restore what people perceived as harm. Trustee Swanson stated that discussing this afterward could lead to more harm. She added that everyone should offer grace to each other and that each of them had worked to be elected but had to understand that it is not possible to please everyone. Trustee Swanson added that it must be very stressful for Robin Castle-Hine to run the Zoom neighborhood watch meetings and monitor who is coming into the meeting and out and that she admired the way the situation was handled.

Supervisor Stumbo stated she and Clerk Jarrell Roe had attended a joint labor management meeting with the fire department. She added that it was a great meeting and they are looking forward to trying some of their suggestions.

Supervisor Stumbo stated she had attended a neighborhood camera meeting with Clerk Jarrell Roe and Treasurer Eldridge to go over processes because there are more neighborhoods that would like to have them.

Supervisor Stumbo stated there was meeting held with the three full time officials, Attorney Winters and Michael Hoffmeister on the bids for Huron St. project. She added that there was some language in the paperwork that had never been there before and they were able to call right then and get it taken care of. She said that

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORKSESSION
PAGE 10**

the bidders were very close and All Star power had been researched and township staff and the engineers were very comfortable with choosing them.

Supervisor Stumbo said a meeting was held regarding license plate readers and that the sheriff deputies were requesting them. She added that the sheriff had written a policy about this and it would come back to the board.

Supervisor Stumbo stated that in regard to the LynxDx COVID testing site that they had contacted the township twice and spoke to Belinda Kingsley in July or August and Jason Iacoangeli in September or October. She said they were told they would need to apply and that this would have to go through the Zoning Board of Appeals, which Mr. Wilson sits on. Supervisor Stumbo stated items that are considered temporary special use and something that is outside of the normal scope would have to get approval from the ZBA. Supervisor Stumbo said she could not understand why they chose not go through the township for approval but that Mr. Wilson might know more.

Supervisor Stumbo said that when she learned there was a testing site in Scio Township, she contacted Scio Township and learned that LynxDx went through their Planning Dept. to get authorization.

She said that on January 4th the township learned the test site was up and running from the newspaper. She said the building director and fire marshal went to the site that week and were denied access and that the fire marshal was very concerned about some fuel injected generators. Supervisor Stumbo stated the fire marshal went back later, was admitted to the site and was able to make the area safer. She added that she contacted the county health department and was told that the health department was not working with LynxDx to set up this site, but later found out that the county did have a contract with them to test county employees.

Supervisor Stumbo stated the most hurtful part of this situation is when the county health department said they are trying to help Ypsilanti and Ypsilanti Township, but they have already been in Scio Township for a year which shows that our area was

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 1, 2022 WORK SESSION
PAGE 11**

thought about afterward. She said that it was being spun in the media that the township did not have concern for its residents.

Supervisor Stumbo stated that Mr. Wilson has contacted her many times via phone, text and email to report concerns and that she was very hurt to learn that Mr. Wilson had been at the site before it opened and had not reported it to the township. She added that the residents did not have all the facts in the newspapers or details about what happened and that applicants apply weekly for a temporary special use permit.

Supervisor Stumbo said that the LynxDx paperwork had been submitted this week and their request would go to the ZBA. She added that this has put the staff under undue pressure and that is a problem for her and other board members.

Arloa Kaiser asked what the Ypsilanti School Board election was about and if they are looking for money. Supervisor Stumbo replied that is what she thinks but we do not have the language yet. Clerk Jarrell Roe said that she had just received the ballot language during the meeting and that she could print it for Mrs. Kaiser. Mrs. Kaiser spoke about empty school buildings and why those couldn't be sold. Supervisor Stumbo discussed the large millage that is a burden to residents of the former Willow Run School District. Mrs. Kaiser said that as a resident she did not want to keep paying for this and that there are many older residents who no longer have children in the district.

The Work Session meeting was adjourned at approximately 6:46pm.

Respectfully Submitted,

**Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti**



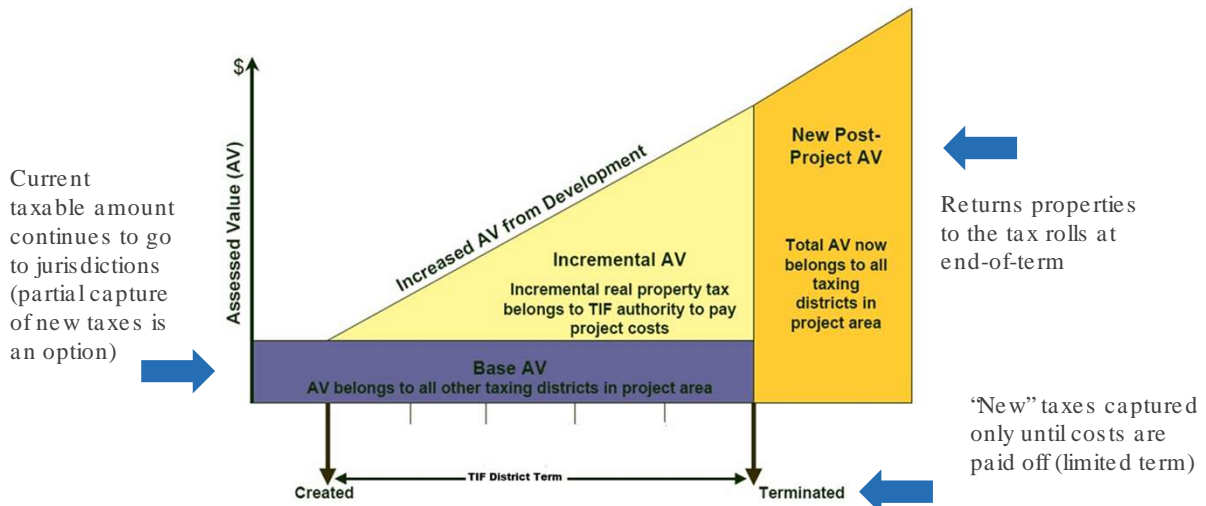
Project-Based TIF Primer

James Tischler, FAICP, PCP

February 1, 2022

1

How Does Tax Increment Financing Work?



2

Statutes Collaborating for Redevelopment

Land Bank Act (PA 258 – 2003)

- Authorizes counties to establish land banks
- Prescribes LB powers to operate, own, manage/maintain and improve

Brownfield Act (PA 381 – 1996)

- Authorizes counties to establish brownfield authorities
- Prescribes BRA powers to operate, own and finance

Legislative history clearly demonstrates intent to link these statutory powers to broaden and promote economic development.

2017
Ypsilanti Township
Economic Development Strategy
Key Findings

- New approaches for economic development focuses on improving the local climate for investment and attracting talent.
- A successful economic development strategy will capitalize on emerging opportunities, improve the foundation for existing companies and attract entrepreneurs.
- An effective economic development strategy encourages creative collaborations between public, private, and institutional organizations and individuals.

3

Land Banks & TIF-Eligible Activities

- Land Bank properties may undertake ALL eligible Act 381 activities
- Land Bank properties are, by definition, Act 381-eligible properties

MCL 125.2652(o)(iii)(B)

Assistance to a land bank fast track authority in clearing or quieting title to, or selling or otherwise conveying, property owned by or under the control of a land bank fast track authority or the acquisition of property by the land bank fast track authority if the acquisition of the property is for economic development purposes.

4

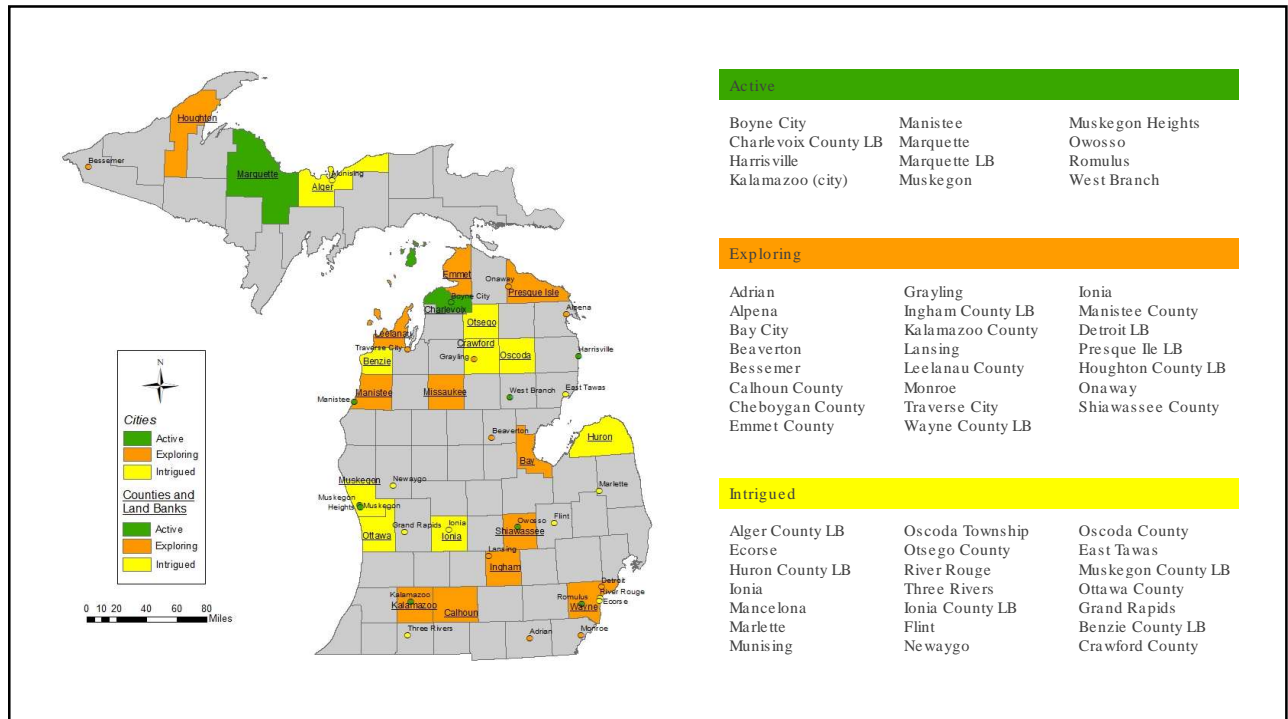
Why is Act 381 TIF A Good Solution For Workforce Housing Development?

Scalable: While community land trusts and inclusionary zoning requirements offer some solution, they are unable to produce enough units to meet demand.

Tangible public benefit: Land Bank or Local Government should be a development partner to ensure the financial benefit goes to the low-to-moderate income households achieving decent, safe, housing at affordable prices

- Homeownership: allows for purchase prices at variable levels based on targeted audience
- Rental: allows for long-term equity ownership to ensure benefits like permanent affordable set-aside % of multi-family projects and permanent tax-paying without appeal

5



6



1

City of Newaygo BRA
 Newaygo County (no county land bank)
 City North River Hills LLC & Sable Homes

7

2

Park Vista Place
 City of Holland,
 Allegan County
 (no county land bank)



Lakeshore
Habitat
 for Humanity
www.lakeshorehabitat.org

State Land Bank Authority

8

Additional Resources

- Land Holder (parcels via tax foreclosure or direct transfer into escrow)
- Housing Pre-Development Investment Program
 - Rolling out October 2021 as a pilot program

Michigan.gov/LandBank

Housing Development Loan Program

- Available to local units of government, land banks, other public organizations
- To develop residential property
- Short-term loan
- Paid lump sum at time of property sale
- 5% simple interest (3% if SLBA receives 5/50 payments)
- No Fees

9

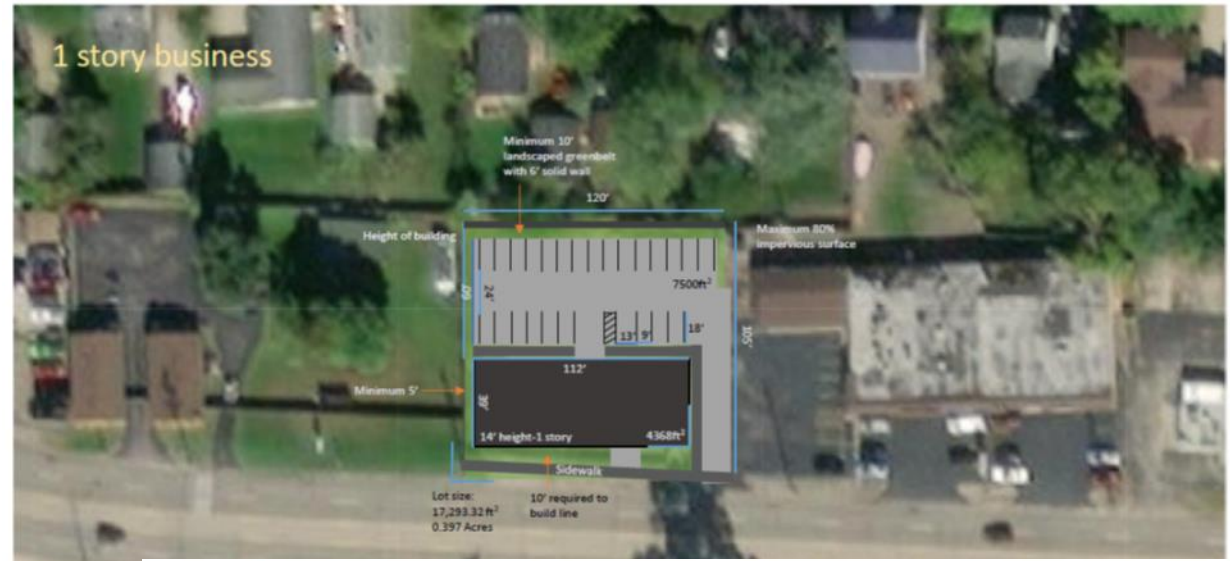


Recycling Land to Productive Reuse

Jim Tischler
 Development Director
TischlerJ2@Michigan.gov
 517.242.4376



10



Former Forbes Dry Cleaners Ecorse Road

STATE LAND BANK AUTHORITY

**Notice of Intent to Solicit Development Proposals
&
Request for Qualifications**

The State Land Bank Authority (SLBA) hereby announces its intention, on behalf of itself and select local governmental units, to solicit development proposals for the following land parcels:

*NOTE – Interested developer parties must be a prequalified member of the SLBA's Developer Group. SLBA accepts submittals on an ongoing basis and a party may obtain information on how to submit qualifications here:

https://www.michigan.gov/leo/0,5863,7-336-94422_96636_61702-565019--,00.html

https://www.michigan.gov/documents/leo/Real_Estate_Development_Partners_-_RFQ_2021-001_730548_7.pdf?utm_medium=email&utm_source=govdelivery

Key Dates

Notice Issue Date:	Late February
New Qualifications Submittal Due Date/Time:	Early March
Release of Site Development Solicitations:	Early April (Anticipated)
Proposal(s) Due Date/Time:	Early May
Anticipated Preferred Developer Notification(s):	Mid-June

Preliminary details on parcels anticipated for solicitation follow this notice cover.