

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE MARCH 1, 2022 WORK SESSION**

Supervisor Stumbo called the meeting to order at approximately 5:07pm 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, Gloria Peterson, Debbie Swanson and Jimmie Wilson, Jr.

**Members Absent:** None

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC COMMENTS**

One public comment was given from a vendor

**Agenda Review**

3. CONSENT AGENDA

- A. MINUTES OF THE FEBRUARY 15, 2022 WORK SESSION AND REGULAR MEETING
- B. STATEMENTS AND CHECKS FOR MARCH 1, 2022 IN THE AMOUNT OF \$928,148.57

There were no questions or comments on the consent agenda.

- 1. REQUEST TO APPROVE THE PRELIMINARY SITE PLAN FOR STAGE I PLANNED DEVELOPMENT FOR RANGE USA

Planning Director Jason Iacoangeli presented an overview of the Range USA preliminary site plan. He stated that they had met all the requirements of the planned development and also were including extra items requested by the Township, such as EV parking and additional greenspace.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE MARCH 1, 2022 WORK SESSION**  
**PAGE 2**

Mr. Iacoangeli answered additional questions from the board and discussion was held. The final site plan and development agreement will come to the board for final approval.

Supervisor Stumbo explained the history of the property and PD. There were also two denials in the packet, and Supervisor Stumbo asked the planning director to explain those.

Mr. Iacoangeli explained that there were two denials from the Fire Marshal and the YCUA Engineer. He explained that those have since been resolved and these denials are common at first go around, so that the applicants can then have everything in order with their detailed engineering prior to going to the planning commission again. He ensured that the denials are always addressed prior to final approval.

Supervisor Stumbo asked about gun safety and education at the facility. Mr. Iacoangeli explained that education is one of companies' biggest components of business.

Mr. Iacoangeli explained that they would like to break ground in April. He also discussed the work around the buildings color and facade, as well as having coverings that appear to be glass, but are not actual glass for security purposes.

Trustee Swanson asked who the governing body is for regulating the sale of firearms.

Mr. Iacoangeli explained that those are regulated by the federal government and would obtain the license from them.

Arloa Kiaser, township resident, asked about security inside and outside the building.

Mr. Iacoangeli explained that security measures are a priority of the company.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE MARCH 1, 2022 WORK SESSION**  
**PAGE 3**

Trustee Wilson asked for clarification on the electric car stations and plantings.

Mr. Iacoangeli stated that native plantings would be used, and that the electric car stations are intended for use by the patrons.

Attorney Winters began his attorneys report with a discussion around neighborhood stabilization, and a number of things that the township has done over the years that have supported this cause. To try and achieve the overarching goal, a number of avenues have to be pursued. We have worked with Habitat for Humanity and utilized the right of first refusal. Especially during the time period of 2007-2008, where foreclosures were happening at a rate of 10-15 per week, this was a great effort on part of the township board to care for the community. The board has also worked with Clark East Towers to help keep our community and neighborhood stabilized.

Attorney Winters explained the process of Right of First Refusal, as well as the process that the township uses for public nuisance and padlocking cases.

Attorney Winters reports that we have also had a significant improvement with McKinley properties at the Aspen Chase Apartments. There has been a development agreement in place that the property manager was unaware of but now are. They property is installing License Plate Readers at the apartment complex, in partnership with the Washtenaw County Sheriff's Office. Sheriff Clayton has a detailed policy on the use of License Plate readers.

Attorney Winters also discussed Huron Heights and the significant improvements that are also being made there in relation to the development agreement, including maintenance of a detention pond and automatic gates for residents to enter.

Attorney Winters and Supervisor Stumbo also met with Underground Printing, who is expecting to move a significant portion of their operation over to the old Bosal site, from Scio Township in Ann Arbor.

**CHARTER TOWNSHIP OF YPSILANTI**  
**MINUTES OF THE MARCH 1, 2022 WORK SESSION**  
**PAGE 4**

Joe Hall Drive had been a topic of discussion and Attorney Winters office has determined that a Special Assessment District is not a legal and viable pathway forward for a developer to place a traffic light at Whittaker and Joe Hall Drive.

Supervisor Stumbo shared that her and Jason Iacoangeli had met with a company out of California to potentially come to the Joe Hall Drive area. Supervisor Stumbo expressed her excitement for the economic development that is happening. She further explained that these things bring jobs, and good paying jobs to the community and that is always a great thing, it helps lift people up.

Attorney Winters continued to describe concerns of the In and Out Liquor Store off of Harris Rd.

Attorney Winters briefly touches on the Union Contract and Negotiations, as well as AAATA and their upcoming millage. Attorney Winters explained that AAATA and the township have an agreement in place where the township is intended to be consulted with for changes or major things that would impact the township and its residents.

Trustee Peterson asked for clarification on the location of Joe Hall Drive developments as well as the gates for Huron Heights.

Attorney Winters explained that the residents would have automatic key fobs to allow them to enter off of Leforge Road. Guests would have to check in using another method.

Trustee Swanson stated that this stabilization wheel looks to have been developed when we were in a time of crisis. Now we need to move our focus to the place after crisis and that would include green space and recreation. Trustee Swanson continued to describe another municipality purchasing farm land to surround itself and that unless we think of ways to push back and maintain our own green space. Our residents deserve green space. We need to be forward thinking on the matter of eco justice.

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

Supervisor Stumbo stated that the AAATA proposed millage that we met on on would be a 400% increase and that it is very concerning. We have to keep putting ourselves at the table for our community and our residents, and this is not the time to increase taxes.

Trustee Swanson states that she can see the efforts of all the stabilization that has been done and is thankful for that.

Trustee Newman echoed Trustee Swanson's sentiment and also hopes that we continue to work at it.

Supervisor Stumbo explained that at the last county meeting she requested that if the county is to enter into contracts with other entities, that they would respectfully follow our processes in our township, as well as other communities. She said that it was not necessarily well received and calls for them to review their policies that continue to perpetuate the economic division and segregation in our county. The Opportunity Index shows that Washtenaw County is the 8<sup>th</sup> most economically segregated county in the country.

Supervisor Stumbo reviewed the following agenda items.

Trustee Wilson gave a report with information on Habitat for Humanity, and that he sits on the board. He also shared that he has joined a violence prevention task force that he was asked to do by Derrick Jackson. He said that he would keep the board apprised.

Trustee Peterson explained that she and Supervisor Stumbo attended an event with the Governor in the City of Ypsilanti. She also attended along with Trustees Wilson, Newman and Treasurer Eldridge attended the African American Union Leadership event. She explained that they met the Director for UAW Region 1 and was pleased to see that she was the first woman to sit in that role. Trustee Peterson also gave her condolence to the Robinson Family, specifically, Angela Robinson, as she just lost her brother.

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

Trustee Newman explains that he is on an advisory group with AAATA and was equally disappointed in the decision related to the millage proposal.

Supervisor Stumbo says that we have to object loudly, to protect our tax payers.

Trustee Swanson explained that she is wondering how other committees that we might serve on should be reported back or what that process should look like. That way our presence doesn't come off as speaking for the township board. She explained that being informed as a board is important, as well as the dynamic of ways organizations sometimes try to work around the appropriate process.

Clerk Jarrell Roe gave an update on behalf of the ARPA Committee (Jarrell Roe, Peterson, Swanson) The Ypsilanti Township ARPA Committee continues to meet and have four committee meeting dates scheduled in March and will aim to begin scheduling public meetings in the following months. The township staff and leadership continue to distribute masks and COVID 19 test kits to residents. The areas identified on the maps below have been completed. (See attached map) In total, just over 100,000 masks have been distributed to residents at their homes. In addition to the mask distribution, approximately 2,300 COVID 19 test kits containing 2 tests per kit for a total of 4,600 tests have been delivered to residents as well. The no cost testing site at the Ypsilanti Township Community Center will also continue through the month of March because of the success and location of facility. The Ypsilanti Township ARPA Committee will be finalizing dates for public meetings that will be held both via zoom and in person, in different locations across the township. The ARPA Committee is also committed to hearing from other organized groups within the community. Any group interested in presenting to the Ypsilanti Township ARPA Committee can connect with us by emailing [arpa@ytown.org](mailto:arpa@ytown.org), and from there we will work to set up a time that works for the group to present. Additionally, the ARPA committee continues to learn about and understand the final rule, observe the other ways that different municipalities are utilizing their funds and take in calls and emails from residents who are sharing their ideas. Each committee member has received several calls and emails from residents that have come about from the mask distribution and have had great conversations around the topic.

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

Trustee Newman asked about if residents are quantifying their ideas for spending.

Clerk Jarrell Roe states that they are usually general ideas, not specifically quantified. Most of the needs we have heard of are related to infrastructure, roads and curbs and gutters.

Trustee Peterson thanked Clerk Jarrell Roe for reading the committee report. She is also so thankful and proud to be a part of a team that has really committed to such a great project. Trustee Peterson also mentioned that the committee asked for board members to send in their ARPA ideas, and she believed that Treasurer Eldridge was the only one that had responded so far and wanted to thank him for that.

Adjourned at 6:50pm.

**The Work Session meeting was adjourned at approximately 6:55pm.**

**Respectfully Submitted,**

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