

**CHARTER TOWNSHIP OF YPSILANTI
REGULAR MEETING
TUESDAY, MARCH 1, 2011**

**BRENDA L. STUMBO, SUPERVISOR
KAREN LOVEJOY ROE, CLERK
LARRY J. DOE, TREASURER
TRUSTEES:
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN**

***AGENDA*
(REVISED)**

TIME AND PLACE

6:30 P.M.

**YPSILANTI TOWNSHIP CIVIC CENTER
BOARD ROOM
7200 S. HURON RIVER DRIVE**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION
3. PUBLIC HEARING
 - A. 6:30 P.M. – ESTABLISHMENT OF WASHTENAW CORRIDOR IMPROVEMENT AUTHORITY
 - B. 6:45 P.M. – EXEMPT HABITAT FOR HUMANITY FROM COLLECTION OF PROPERTY TAXES FOR UP TO TWO YEARS – RESOLUTION NO. 2011-3
4. PUBLIC COMMENTS
5. MINUTES
 - A. FEBRUARY 15, 2011 REGULAR MEETING
6. SUPERVISOR REPORT
7. CLERK REPORT
8. TRUSTEE REPORT
9. ATTORNEY REPORT
 - A. GENERAL LEGAL UPDATE

OLD BUSINESS

1. REQUEST OF PARK COMMISSION FOR APPROVAL OF CHARTER TOWNSHIP OF YPSILANTI NON-MOTORIZED PEDESTRIAN/BICYCLE PATHWAY SYSTEM: NON-MOTORIZED FACILITIES INVENTORY, ANALYSIS, AND PLANNING STUDY (tabled at the February 15, 2011 Regular Meeting)

NEW BUSINESS

1. APPOINTMENT OF NEW TRUSTEE TO THE OPEN SEAT ON THE CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES
2. REQUEST AUTHORIZATION TO INITIATE LEGAL ACTION IF NECESSARY, IN WASHTENAW COUNTY CIRCUIT COURT TO ABATE PUBLIC NUISANCE FOR THE PROPERTIES LOCATED AT 1009 SWEET ROAD, 2004 E. MICHIGAN AVENUE, 2485 E. MICHIGAN AVENUE AND 414 E. GRAND
3. WASHTENAW COUNTY ROAD COMMISSION ROAD IMPROVEMENT AGREEMENT FOR HOLMES ROAD PHASE III IN THE AMOUNT OF \$322,000, PAID WITH YPSILANTI TOWNSHIP BOND PROCEEDS
4. PROPOSED ORDINANCE NO. 2011-412 AMENDING NOXIOUS WEED HEIGHT FROM 8" TO 6"

OTHER BUSINESS

STATEMENTS AND CHECKS

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Karen Lovejoy Roe, Township Clerk
Cc: Nancy Wrybkowski, Deputy Clerk
Township Board of Trustees
Doug Winters, Twp Attorney
From: Joseph Lawson, Planning and Development Coordinator
Date: December 15, 2010
Re: Re-Imagine Washtenaw Resolution of Support

Please be advised that during December 14, 2010 regular meeting, the Township Planning Commission passed Planning Commission Resolution 2010-01, "A Resolution Recommending the Ypsilanti Township Board Initiate a Joint Corridor Improvement District Authority".

Please find attached a copy of said resolution. If you should have any questions, please feel free to contact me.

**CHARTER TOWNSHIP OF YPSILANTI
PLANNING COMMISSION
WASHTENAW COUNTY, MICHIGAN
RES # 2010-01**

**A RESOLUTION RECOMMENDING THE YPSILANTI TOWNSHIP BOARD INITIATE
A JOINT CORRIDOR IMPROVEMENT DISTRICT AUTHORITY**

WHEREAS, the Charter Township of Ypsilanti Planning Commission has determined that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth; and,

WHEREAS, Ypsilanti Township has participated in the Washtenaw Avenue Joint Technical Committee; and,

WHEREAS, the Ypsilanti Township Planning Commission recognizes that the Washtenaw Avenue Joint Technical Committee's recommendation of a Joint Corridor Improvement District Authority is an appropriate and feasible way to redevelop its commercial corridor and to promote economic growth ; and,

WHEREAS, The Joint Corridor Improvement District Authority will be called the "Washtenaw Avenue Corridor Improvement Authority"; and,

WHEREAS, The Ypsilanti Township Planning Commission supports the creation of the Washtenaw Avenue Corridor Improvement Authority in accordance with the provisions of The Corridor Improvement Authority Act, Public Act 280 of 2005 ("The Act") as amended; and,

WHEREAS, the Washtenaw Avenue Corridor Improvement Authority Development Area (the "Proposed Development Area"), is comprised of eligible property within an area along Washtenaw Avenue as specifically identified in Exhibit A; and,

WHEREAS, Section 5 of the Act sets forth the following criteria for the establishment of development areas:

A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

(a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".

(b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.

(c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.

(d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.

- (e) Is presently served by municipal water or sewer.
- (f) Is zoned to allow for mixed use that includes high-density residential use.
- (g) The municipality agrees to all of the following:
 - (i) To expedite the local permitting and inspection process in the development area.
 - (ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

WHEREAS, Planning Staff reports that the Proposed Development Area meets all of the requirements of section 5 of The Act, as documented by the Washtenaw Avenue Joint Technical Committee;

WHEREAS, the Charter Township of Ypsilanti Planning Commission in a resolution dated December 14, 2010, recommended the Township Board prepare and forward a resolution endorsing the Washtenaw Avenue Corridor Redevelopment Strategy, prepare and forward a resolution of intent to create and provide for the operation of a corridor improvement authority for Washtenaw Avenue as enabled by and pursuant to Public Act 280 of 2005, as amended, and declare through a resolution its intent to work together with the other communities on the corridor to adopt a Joint Agreement to operate this Corridor Improvement Authority.

NOW THEREFORE BE IT RESOLVED that the Charter Township of Ypsilanti Planning Commission recommends to the Board of Trustees support of the creation of, and provide for the operation of a corridor improvement authority as allowed under Act 280 to be known as the Washtenaw Avenue Corridor Improvement Authority ; and,

BE IT FURTHER RESOLVED that the Charter Township of Ypsilanti Planning Commission recommends the designated boundaries of the Development Area as identified in Exhibit A; and,

BE IT FINALLY RESOLVED that the Ypsilanti Township Planning Commission recommends a public hearing be held before the Board of Trustees; February 15, 2011 to consider the adoption of a proposed resolution creating the Washtenaw Avenue Corridor Improvement Authority.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
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Board of Trustees

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
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www.ytown.org

**PUBLIC ACT 280 OF 2005
CHARTER TOWNSHIP OF YPSILANTI
WASHTENAW COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING
FOR THE ESTABLISHMENT OF A
JOINT CORRIDOR IMPROVEMENT AUTHORITY**

PLEASE TAKE NOTICE that pursuant to Public Act 280 of 2005, the Charter Township of Ypsilanti Board of Trustees has scheduled a public hearing to be held on Tuesday, March 1, 2011 at 6:30 p.m., to take comments in association with the proposed establishment of a joint Washtenaw Avenue Corridor Improvement Authority. The public hearing will be held in the Civic Center Board Room located at 7200 S. Huron River Drive.

PLEASE TAKE FURTHER NOTICE if approved, the Charter Township of Ypsilanti would be authorized to establish the Corridor Improvement Authority in partnership with the City of Ypsilanti, City of Ann Arbor and the Pittsfield Charter Township.

An owner, or partner in interest, or his or her agent may appear in person at the hearing to offer comments relating to the establishment of the proposed Authority. Written comments, either by mail or email, may also be filed with the Township Clerk should that person be unable to attend the scheduled public hearing.

KAREN LOVEJOY ROE, CLERK
Charter Township of Ypsilanti

The Ypsilanti Township Board will provide necessary reasonable auxiliary aids and services to individuals with disabilities requiring auxiliary aids or services. Individuals should contact the Ypsilanti Township Board by writing or calling the following: KAREN LOVEJOY ROE, CLERK, 7200 S. Huron River Drive, Ypsilanti, MI 48197, PHONE: (734) 484-4700 or E-MAIL: klovejoyroe@ytown.org.

PUBLISH: January 27, 2011 & February 3, 2011

Next Actions...

- Plan and restructure the Washtenaw public street corridor with pockets of more intimate 'downtown' active setting near appropriate transit stops
- Coordinate multi-jurisdictional master planning and zoning regulations to promote mixed-use centers at key transit stops
- Coordinate public investment to improve transportation choices and function
- Enhance the visual qualities of the corridor through streetscape improvements
- Develop tools and incentives to encourage appropriate infill and redevelopment
- Work with existing and new partnerships to complete demonstration projects
- Jointly seek grant and stimulus funding for planning and capital improvements



Bill Nickels, City Council, City of Ypsilanti
Terri Blackmore, Executive Director, WATS
Mandy Grewal, Supervisor, Pittsfield Township
Eric Mahler, Planning Commission, City of Ann Arbor
Tony Derezinski, City Council, City of Ann Arbor
Richard Murphy, Planning Manager, City of Ypsilanti
Paul Montagno, Senior Planner, Pittsfield Township
Paul Lott, Region Planner, MDOT
Chris White, Manager of Service Development, AATA
Larry Krieg, Planning Commission, Ypsilanti Township
Dick Carlisle, President, Carlisle-Wortman Associates
Mark Geib, Manager, MDOT
Roy Townsend, Director of Engineering, WCRC
Paul Schreiber, Mayor, City of Ypsilanti
Karen Lovejoy Roe, Clerk, Ypsilanti Township
Joe Lawson, Planning Coordinator, Ypsilanti Township
Jeff Kahan, City Planner, City of Ann Arbor
Cheryl Zuellig, Planning Commission, City of Ypsilanti
Anyale Dale, Project Manager, Washtenaw County



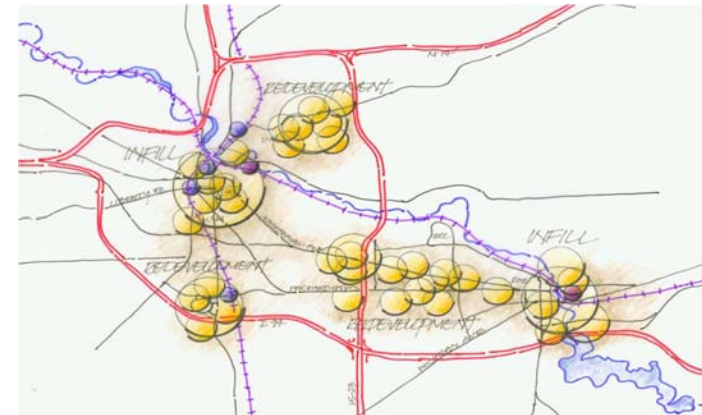
Washtenaw County

110 N. 4th Avenue Phone: 734-222-6848
P.O. Box 8645 Fax: 734-222-6573
Ann Arbor, MI E-mail: dalea@ewashtenaw.org

Reimagining Washtenaw Avenue



City of Ann Arbor
Pittsfield Township
Ypsilanti Township
City of Ypsilanti



www.WashtenawAvenue.org

WASHTENAW AVENUE

is the primary transportation corridor linking Ann Arbor and Ypsilanti and traversing Pittsfield and Ypsilanti Townships.

Past practices along this commercial corridor have resulted in:

- A sprawling, auto-centric development pattern
- Higher than average building vacancy rates
- Over 100 acres of underutilized land with potential for infill and redevelopment
- Large gaps in the sidewalk system and failing or absent pedestrian connections



YET, WASHTENAW AVENUE ALSO:

- Consistently has the highest bus ridership for past 30 years
- Has pockets of high residential density near major transit stops
- Has accessibility to major regional educational institutions and employers
- Has a significant number of bike and walking commuters.



THE VISION

A transit corridor with “Talent Centers” nodes with smart growth and transit oriented development (TOD) principles to enhance existing residents’ quality of place, encourage efficient movement and accommodate the needs of the creative economy.



WHAT IS T.O.D.?

- INTEGRATED TRANSIT ACCESS & BIKING / WALKING CONNECTIONS
- IMPROVED TRANSIT SERVICE
- PEDESTRIAN-SCALE DEVELOPMENT
- INFILL & REDEVELOPMENT THAT BUILDS ON EXISTING INFRASTRUCTURE
- RANGE OF HOUSING OPTIONS
- MIXED-USE BUILDINGS
- INCREASED HEIGHT & DENSITY
- REDUCED BUILDING SETBACKS & PARKING REQUIREMENTS



SO FAR...

Leaders from local government, business, public interest groups, community service associations and individual citizens have evaluated the potential of Washtenaw Avenue to be redeveloped from an auto-oriented suburban commercial thoroughway into a compact, mixed use transit corridor.

A **Re-Imagining Washtenaw Avenue Report** identifies priority areas for transit node development and recommends action steps for the local communities transportation agencies to move this vision into fruition.

To help with implementation details, a Corridor Redevelopment Strategy with specific land use, design and transportation improvement recommendations. Further, it recommends future cooperation and funding methods to guide change along Washtenaw Avenue, help **revitalize adjacent existing neighborhoods, and grow new mixed-use neighborhoods.**

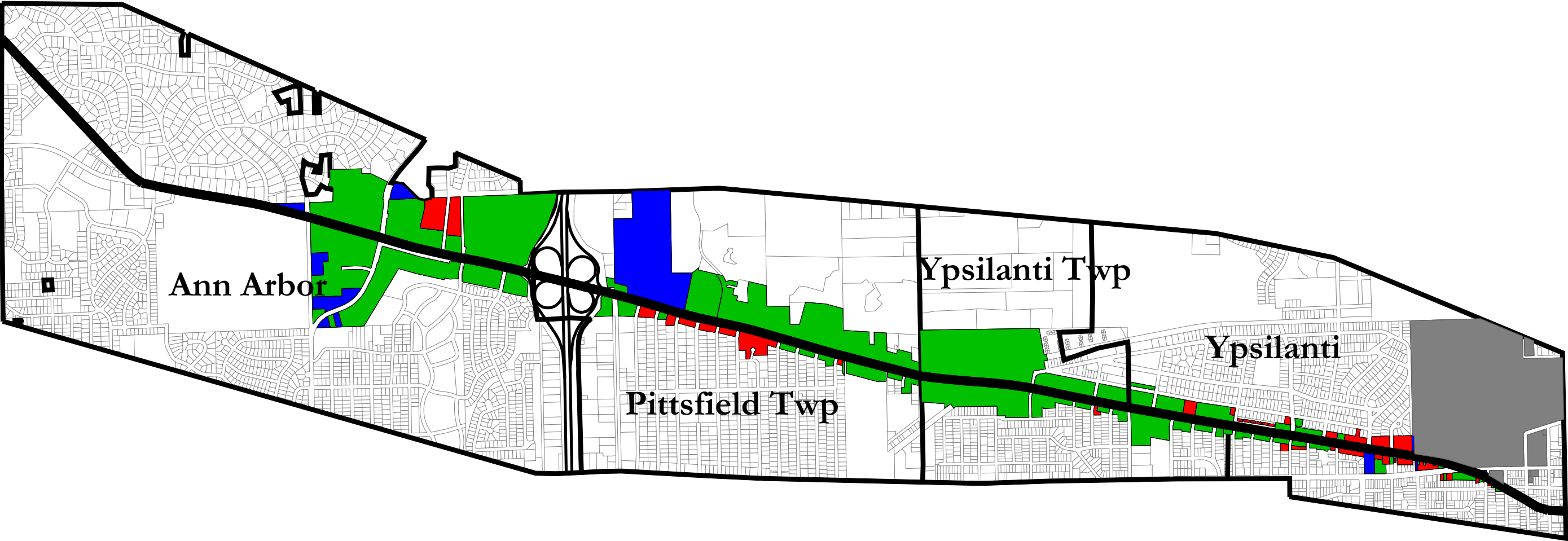
Reimagining Washtenaw Schedule for Implementation

	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11
Present Washtenaw Avenue Corridor Redevelopment Strategy and Corridor Improvement Authority (CIA) recommendation to City Councils and Township Boards	x														
Hold working session with community elected officials and public sector leaders to determine CIA boundary	x														
Pass resolutions 1. Endorsing Strategy 2. Expressing intent to form CIA and 3. Express intent to pass subsequent interjurisdictional agreement		x	x												
Jointly prepare bylaws															
Joint prepare Interagency agreement															
Notify Michigan Treasury of Intent to form CIA				x	x	x	x								
Set public hearings and notify by publication and mail affected taxpayers and governing bodies				x											
Hold public hearings															
Prepare for CIA creation:															
TIF projections/estimate with 2012 as base year															

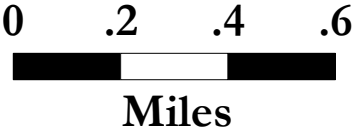
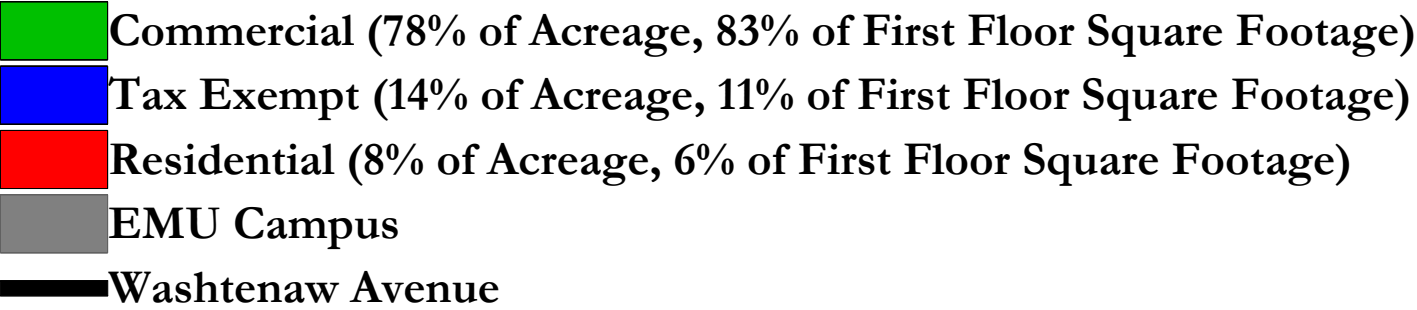
Reimagining Washtenaw Schedule for Implementation

	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11
TIF project list															
Estimate 1st year costs and funding source															
Method for expedited permitting/review															
Draft bylaws and interlocal agreement															
Incorporate Corridor Strategy into Master Plans															
Gather remaining data for Development Plan															
Not less than 60 days after public hearing, adopt resolution forming CIA, designating development area boundaries and establishing bylaws															
Publish resolution in local newspaper/media and file with Secretary of State															
Enter into interjurisdictional agreement with other municipalities to jointly operate and administer CIA															
Appoint representatives to CIA															
Draft and approve shared Washtenaw Avenue Corridor Development Plan (see page 35 for required components)															

Existing Washtenaw Corridor Land Use



Land Use



Taxable Value

Ann Arbor:	\$74,663,399
Pittsfield Twp:	\$24,959,809
Ypsilanti Twp:	\$23,281,477
Ypsilanti:	\$12,575,669
Total:	\$135,480,354



Why a Corridor Improvement Authority for Washtenaw Avenue?

Formalize commitment to more effectively address transportation needs, public facility improvement and land use across corridor and increase competitiveness for State and Federal funding.

Regional Benefits

- Improved coordination between communities and transportation agencies
- Creation and Adoption of Corridor Development Plan to establish mutual goals, plans and ordinances
- Coordinated public facility improvements
- Joint grant applications more effectively draw funding and resources (ex. HUD/DOT grants)
- Coordinated seeking of transportation funds
- Consistent, corridor-wide private investment incentives and improve ability to coordinate campaigns and promotions
- Provides (but does not require) revenue generating ability
- Cooperative strategy for ROW acquisition for transportation improvements
- Ability to raise additional local funds
 - Tax Increment Financing
 - Bonding
 - Special assessments
- Use of CIA money as project match for grants/loans

Benefit to My Community

- Already received needs assessment by jurisdiction with priority projects
- Additional ability to meet match for federal dollars
- Washtenaw County support in administrative activities and seeking additional funding
- Some things are better accomplished collaboratively

Challenges

- Seeking amendment of Act 280 of 2005 to specifically enable the creation of singular joint CIA
- TIF diverts potential future revenues away from general funds
- TIF does not address previous loss of revenue from unexpected property devaluation to allow for recovery of this local tax revenue loss
- Bonding Details

Step 1. Prepare CIA documents and Scenarios

- Plan for shared administration
- Estimate seed \$
- TIF projections
- Incorporate Strategy into Master Plans
- TIF project list
- Prepare bylaws and IGA



Step 2. Create CIA

- Community Board/Council makes appointments to CIA
- Adopt CIA bylaws
- Execute Interlocal Agreement



Step 3. Create and Adopt Corridor Development Plan

- Create Development Plan
- Hold Public Hearings



Step 4. Select Desired Implementation Tool

- Special Assessment
- Bonding
- Tax Increment Financing through community-approved TIF Plan

Local Jurisdictions retain control over CIA board appointments, approval of Development Plan, projects to be funded, CIA budget and eventual TIF Plan if pursued as an implementation tool. Creation of a Development Plan and each Implementation Action requires Public Hearing and the approval from each community.

Please show your support by attending one of the following Public Hearings:

Ypsilanti Township: March 1st

City of Ann Arbor: March 7th

Pittsfield Township: March 9th

City of Ypsilanti: April 5th



Washtenaw Avenue

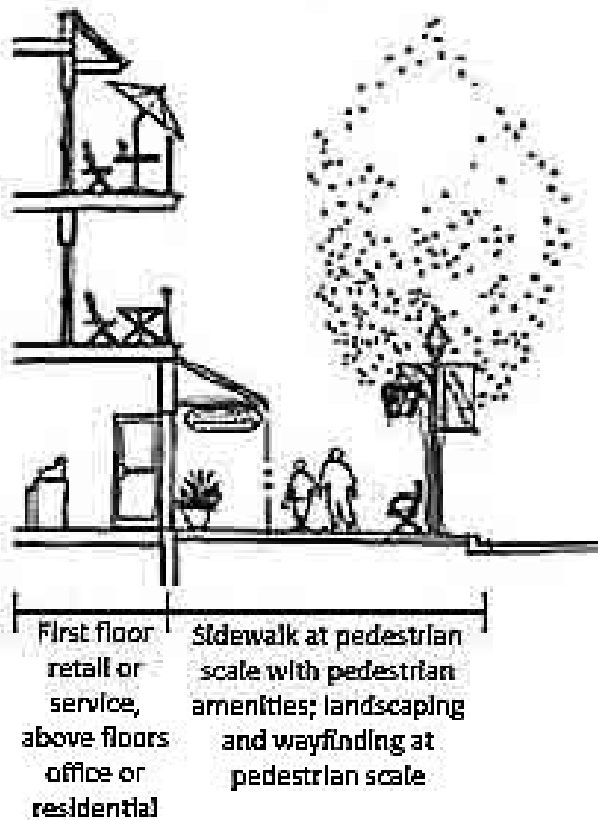
Corridor Challenges

- Incomplete and failing sidewalk network
- Limited pedestrian crossings
- No bike facilities
- Congestion slowing cars and public transit
- High crash rates
- High vacancy rates

Corridor Opportunities

- Access / Proximity
 - major employment centers
 - neighborhoods
 - retail and services
 - highways
- High transit ridership
- Ample redevelopment-ready land
- Brownfield redevelopment





Mixed use corridor

Housing, retail space, office space, all easily accessible through high quality transit

Vibrant neighborhoods and commercial areas connected by safe and pleasant walking and biking facilities

A place that people look for excuses to visit...

Transforming Washtenaw Avenue

Quality of Life

- Choices
- Affordability
- Greater mobility
- Healthier lifestyle



Economic Development

- Reduced Sprawl
- Reduced Pollution
- Reduced Infrastructure & service costs
- Enhanced competitiveness
- Investment stability
- Increased property values
- Connecting low and moderate-income people to jobs through improved transit access

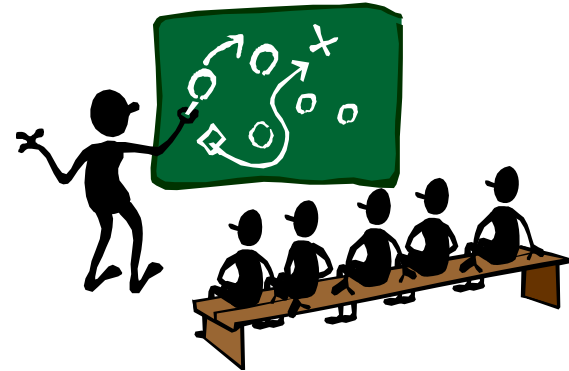
"Across the country, transit oriented development has significantly greater value than property not near transit."

-Urban Land Institute

Corridor Redevelopment Strategy

Land Use Strategies

- Master Plan Language
- Zoning Standards
- Streetscape Design Guidelines



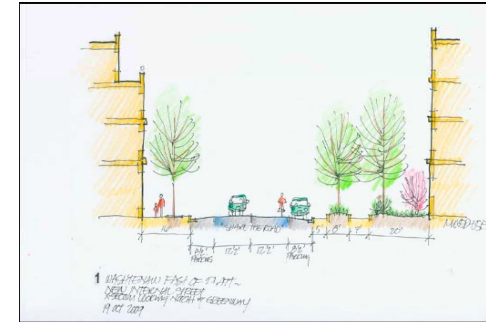
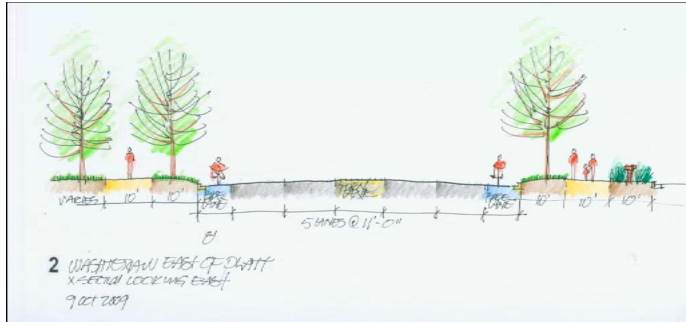
Transportation Strategies

- Non-motorized Analysis & Recommendations
- Transit Improvement Recommendations
- Traffic Congestion Mitigation Recommendations

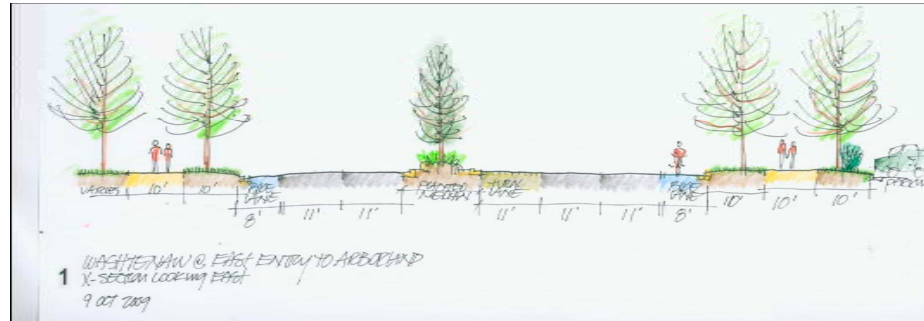
Cooperation Model Recommendations

- Corridor Improvement Authority (CIA)

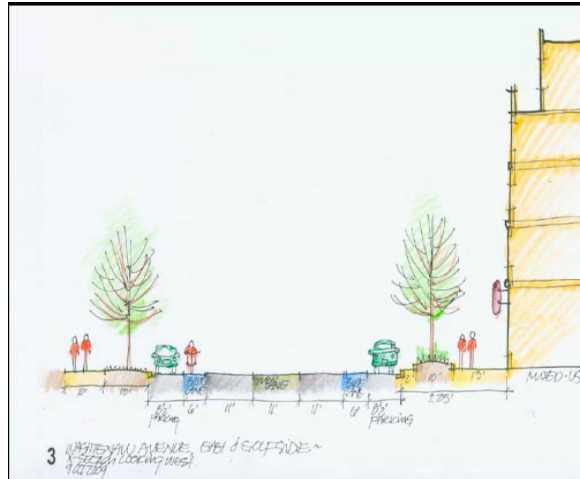
Creating a New Vision Washtenaw Ave & Platt Rd. Concept



Creating a New Vision Washtenaw Ave S. of Arborland Concept



Creating a New Vision Washtenaw Ave. & Golfside Rd. Concept



University of Michigan MAP Redevelopment Feasibility Study



Findings:

There is a local market demand for compact, mixed- uses near transit

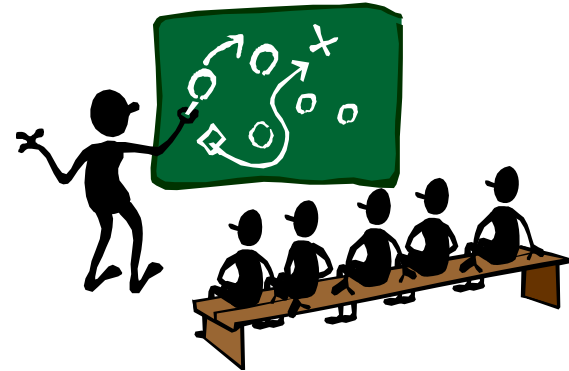
Washtenaw Avenue is an appropriate location for work-force housing

DESIGNED BY ARCHITECT MICHAEL CAMBELL

Corridor Redevelopment Strategy

Land Use Strategies

- Master Plan Language
- Zoning Standards
- Streetscape Design Guidelines



Transportation Strategies

- **Non-motorized Analysis & Recommendations**
- **Transit Improvement Recommendations**
- **Traffic Congestion Mitigation Recommendations**

Cooperation Model Recommendations

- Corridor Improvement Authority (CIA)

Transportation Improvements

PUBLIC TRANSIT

Extended service hours

Faster and more frequent service

Improved infrastructure including bus stops & pull-offs, signage and sidewalks

BIKING & WALKING

Landscape barriers

Pedestrian refuge islands

Connection to existing bicycle network

ADDRESSING CONGESTION

Improve access to sites

Reduce curb-cuts

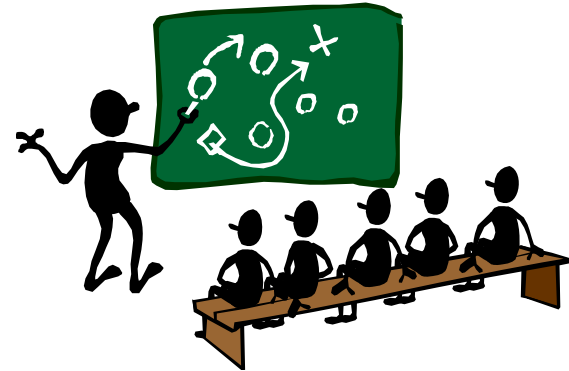
Traffic signal coordination



Corridor Redevelopment Strategy

Land Use Strategies

- Master Plan Language
- Zoning Standards
- Streetscape Design Guidelines



Transportation Strategies

- Non-motorized Analysis & Recommendations
- Transit Improvement Recommendations
- Traffic Congestion Mitigation Recommendations

Cooperation Model Recommendations

- **Corridor Improvement Authority (CIA)**

CIA Benefits

- Formal partnership = improved funding opportunities
- Regional consistency in development standards
- Accelerated and coordinated public investment
- Coordinated marketing, promotion and incentives
- Increased funding opportunities
 - Use Tax Increment Financing
 - Levy special assessments
 - Receive grants and charitable donations
 - Match federal transportation dollars
 - Can issue bonds
- Long-term tax revenue increase from increased property values
- Board composed of each community's representative and local property owners, residents, and business owners will oversee projects

Tax Increment Financing

- No loss of existing tax revenue
- Future tax growth captured by district for implementation for improvements
- CIA allows for multi-municipality authority to capture new taxes on single corridor, up to 500'
- TIF used for public infrastructure improvements: beautification, streetscape, signs, design, marketing initiatives, etc.

Community Shared Goals

- Modernize plans and regulations to encourage infill and redevelopment
- Remove barriers and create incentives
- Coordinate funding to improve multi-modal access and enhanced transit service



Washtenaw Avenue's Progress

2009

- ✓ Charter
- ✓ Working Sessions with stakeholders
- ✓ Visioning Document
- ✓ Planning Commission, Township Board & City Council Presentations
- ✓ Joint Technical Committee formed

2010

- ✓ Complete Streets Grant
- ✓ Non-motorized Analysis & Recommendations
- ✓ 2 Public engagement events
- ✓ Project Website, interactive pages & survey
- ✓ Corridor Redevelopment Strategy – Master Plan, Transportation and Implementation Recommendations
- ✓ Communities passed resolutions of intent to form CIA

Improvements Underway

- Pedestrian improvements through US23 interchange
- Sidewalk infill in Pittsfield Township
- Ann Arbor multi-use path to Tuomy Road
- Ypsilanti Township proposal for new development at Golfside Road and Washtenaw Avenue
- Ann Arbor proposal for new development at Platt Road and Washtenaw Ave.
- 4 to 3 lane conversion on Golfside Road from Packard to Clark with bike lanes and sidewalks
- Intersection improvement at Oakwood and Washtenaw Ave.
- Transit improvements to #4 Washtenaw Route
- Improved Night Ride service
- Glencoe Crossings park-and-ride

Washtenaw Avenue's Next Steps

☐ Public Hearings

Ypsilanti Township: March 1st

City of Ypsilanti: April 5th

Pittsfield Township: March 9th

City of Ann Arbor: March 7th

- ☐ Estimate TIF capture and preliminary project list
- ☐ Select method for expedited permitting/review
- ☐ Incorporate Corridor Strategy into Master Plans
- ☐ Adopt bylaws & interlocal agreement
- ☐ Adopt Development Plan
- ☐ Form Corridor Improvement Authority

CHARTER TOWNSHIP OF YPSILANTI RESOLUTION NO. 2011 - 3

**To exempt Habitat for Humanity, an eligible nonprofit housing provider
from the collection of property taxes for up to two years**

Whereas, Public Act 612 of 2006 (MCL 211.7kk) authorizing the exemption of property taxes for nonprofit owned property was effective on January 3, 2007 as an amendment to Public Act 206 of 1893 (General Property Tax Act); and

Whereas, MCL 211.7kk authorizes the governing body of a local tax collecting unit to adopt a resolution exempting eligible nonprofit housing from the collection of property taxes, effective on the December 31 immediately succeeding the adoption of the resolution by the governing body of the local tax collecting unit or the issuance of a building permit for the eligible nonprofit housing property, whichever is later; and

Whereas, The property tax exemption provided in MCL 211.7kk shall continue in effect for two years, until the eligible nonprofit housing property is occupied by a low income person as their principal residence under a lease agreement, or until there is a transfer of ownership of the eligible nonprofit housing property, whichever occurs first; and

Whereas, MCL 211.7kk requires the local tax collecting unit to notify in writing the assessor of the local tax collecting unit and the legislative body of each taxing unit that levies ad valorem property taxes in the local tax collecting unit; and

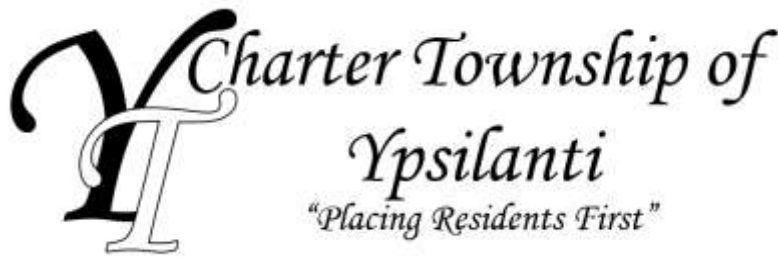
Whereas, MCL 211.7kk requires that before acting on the resolution, the governing body of the local tax collecting unit shall afford the assessor and the representatives of the affected taxing units an opportunity for a hearing, which occurred on March 1, 2011.

Now therefore be it resolved that the Charter Township of Ypsilanti exempts eligible nonprofit housing property owned by Habitat for Humanity, a charitable nonprofit housing organization in the Charter Township of Ypsilanti from taxes collected under Public Act 206 of 1893 (General Property Tax Act), in accordance with section 211.7kk.

Now therefore be it resolved that a copy of this resolution shall be filed with the Michigan State Tax Commission; and

Now therefore be it further resolved that the Charter Township of Ypsilanti Clerk or her designee is authorized to take necessary administrative actions and to execute any documents necessary to implement this resolution.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



Clerk's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 484-4700
Fax: (734) 484-5156
www.ytown.org

MEMORANDUM

To: Township Board

From: Brenda L. Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry J. Doe, Treasurer

Date: February 22, 2011

Subject: ***Habitat for Humanity Tax Exemption***

The Public Hearing scheduled for March 1, 2011 at the Ypsilanti Township Board Meeting is a requirement of Public Act 612 of 2006 (MCL 211.7kk) that authorizes a community to exempt property taxes for up to two (2) years for eligible nonprofit housing, effective on December 31 immediately succeeding the adoption of the resolution by the governing body of the local tax collecting unit or the issuance of a building permit for eligible nonprofit housing property, whichever is later.

We are asking you to please consider supporting Resolution No. 2011-3 that would allow **only** Habitat for Humanity, an eligible local nonprofit housing organization to be exempt from the collection of property taxes for up to two years to assist the township with our ongoing efforts to stabilize our neighborhoods, encourage home ownership and expand our housing tax base.

As you are aware the number of single family housing units in Ypsilanti Township has increased dramatically over the past couple of years. The township now has 3,119 homes that have filed for non-homestead out of 15,385 single family homes. That is just over 20% of our single family homes that are either rentals or not being filed as homestead for some reason. In 2005, the township had just 1,755 non-homestead single family homes out of a total of 14,928 homes. In 2005, the non-homestead single family homes represented just over 11% of the total of single family homes. The amount of either rentals or homes not filed as homestead for some reason has almost double as a percent of our total housing stock in just five years. We have 1,760 homes registered as rentals with our Office of Community Standards today.

The saturation and increasing number of rental homes in parts of our community drastically impacts the quality of life, property values and the stabilization of neighborhoods. The tax exemption for Habitat for Humanity will make it possible for more homes to be purchased and renovated per year in Ypsilanti Township. We have been working with Habitat of Washtenaw County for several years now and are completely satisfied with the value their work in new construction and renovated homes has added to our township. The ability of a few new homes and/or renovated homes on a street has an immediate positive impact and in many cases stabilizes an entire street in a short amount of time. As we have discussed at the board homeownership is crucial to the future of Ypsilanti Township.

Habitat for Humanity of Washtenaw County has committed to reinvesting the entire tax exempted amount (projected to be \$30,000 first year) in Ypsilanti Township neighborhoods. The township is currently working with Habitat to secure additional funding through the Washtenaw County Urban Executive Committee Home Funds for Ypsilanti Township homeownership projects. The increase in Habitat owned homes is currently due to the success of Habitat through the support of Ypsilanti Township to secure Neighborhood Stabilization Program (NSP) funds, where the funds were used to purchase homes for renovation in Ypsilanti Township. These funds are no longer available so it is more important than ever to leverage the funds Habitat is able to raise through both private and public sources and one way to do that is through the tax exemption process that is proposed for board action.

Since 2005 through 2010 Habitat for Humanity Ypsilanti Township homeowners have paid \$213,167.17 in total taxes to all taxing units. These numbers do not include the 24 homes owned by Habitat that are currently ready to be sold, renovations underway or being held for future renovation.

We have attached photographs of the 24 homes that Habitat currently owns. The process for Habitat is to put people in homes that are working and at 30% of medium income. They require classes in homebuyer pre-purchase education, financial management training, home maintenance training, and Habitat legal orientation. Habitat pays for the down payment and the people must put in 300 hours of sweat equity towards the purchase of the home. Habitat finances the homes at 0% interest and they told us only four families have defaulted on their loans over Habitat's 20 year history in Washtenaw County.

The cost to our taxpayers is approximately \$6,469 per year for two years. The return on the investment according to our assessor is 5-6 years. It would be greatly appreciated if our board could support this program and pilot two year tax abatement for Habitat home buyers program. This is a creative alternative to stopping the speculators of purchasing property and the continual increase of rental homes, which we believe will stabilize the neighborhoods and the schools.

Habitat for Humanity
February 22, 2011
Page 3

Please contact us or Sarah Stanton, Executive Director, Habitat for Humanity of Huron Valley at sarah@h4h.org or cell: 734.355.0809 if you have any questions regarding the proposed resolution and plan of working with Habitat.

Thank you in advance for your consideration.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



Assessor's Office

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 487-4927
Fax: (734) 484-5159
www.ytown.org

To: Karen Lovejoy Roe, Clerk
Brenda Stumbo, Supervisor

From: Daniel Dzierbicki

RE: Habitat for Humanity Exemption

Date: February 24, 2011

Habitat for Humanity is applying for a property exemption that allows for a two-(2) year tax exemption on their nonprofit housing within Ypsilanti Township. Based upon the properties in which Habitat for Humanity will become the owners of, the total taxable value that will become exempt from the assessment roll totals \$543,631.

This represents a loss in Township revenue of \$6,469 per year. Once Habitat makes repairs and sells the properties involved, the value is added back to the assessment roll as new due to the exemption status. The cost of repairs for assessment purposes do not necessarily increase the value of the property to the full extent of the cost of repairs made.

Properties with extensive renovation may change the effective age of the home thereby increasing the value of the home. More importantly, with the sale of the property an uncapping occurs and the increase on the taxable value is directly affected.

Each home will be reassessed by the department when the property sale occurs. Based upon the type of repairs that will be made, at this time an estimate of approximately \$3,000 to \$5,000 increase in assessed value could be added to the value returning to the assessment roll. The tax revenue based upon the increase in value is approximated at \$35.00 to \$60.00.

The future value of these improved properties will help stabilize the values of the surrounding home values within the neighborhood.

Properties to be owned by Habitat 12/31/2011

Parcel Number	Property Address	Owner	2010 Assessment	2010 Taxable
K-11-02-308-015	717 JEROME AVE	HABITAT FOR HUMANITY	26100	26100
K-11-03-127-038	1341 CANDLEWOOD LN	HABITAT FOR HUMANITY	33800	33800
K-11-10-125-013	1178 E CROSS ST	HABITAT FOR HUMANITY	38500	38500
K-11-10-385-010	915 OTTAWA AVE	HABITAT FOR HUMANITY	49900	49900
K-11-10-430-013	1115 PARKWOOD AVE	HABITAT FOR HUMANITY	35600	29313
K-11-10-484-010	579 KENNEDY AVE	HABITAT FOR HUMANITY	37200	37200
K-11-11-362-023	570 WOODLAWN AVE	HABITAT FOR HUMANITY	39500	39500
K-11-14-333-018	1523 WASHER ST	HABITAT FOR HUMANITY	30000	30000
K-11-15-106-017	4190 HULL AVE	HABITAT FOR HUMANITY	40500	40500
K-11-15-111-018	1215 SHARE AVE	HABITAT FOR HUMANITY	40300	40300
K-11-15-120-030	1256 S HARRIS RD	HABITAT FOR HUMANITY	44300	44300
K-11-15-135-022	1174 GAULT DR	HABITAT FOR HUMANITY	54900	54900
K-11-15-160-027	1219 GAULT DR	HABITAT FOR HUMANITY	52800	52800
K-11-15-186-027	4239 HULL AVE	HABITAT FOR HUMANITY	43200	43200
K-11-15-186-046	5383 HULL AVE	HABITAT FOR HUMANITY	44400	44400
K-11-15-408-008	1241 SHIRLEY DR	HABITAT FOR HUMANITY	40000	40000
K-11-27-102-017	6118 S MIAMI ST	HABITAT FOR HUMANITY	56000	56000
K-11-39-320-007	FIRWOOD ST	HABITAT FOR HUMANITY	5500	2331
K-11-39-322-017	428 ELDER ST	HABITAT FOR HUMANITY	35500	35500
K-11-40-252-004	1937 MIDVALE ST	HABITAT FOR HUMANITY	63400	63400
K-11-40-311-003	1246 WARNER ST	HABITAT FOR HUMANITY	39300	38484
K-11-40-313-002	1229 WARNER ST	HABITAT FOR HUMANITY	39000	26390
K-11-40-354-004	217 TAFT ST	HABITAT FOR HUMANITY	47300	47300
K-11-40-355-006	225 KIRK ST	HABITAT FOR HUMANITY	47500	47500

Total loss of Assessed Value
984,500

Total loss of Taxable Value
971,818

56,888

Approximate loss of taxes
based on average non-
homestead tax rates 2011

543,631

\$ 31,829

probably less because assessed
values have been dropping 10%/yr

Habitat Overview

Habitat for Humanity of Huron Valley (Habitat) is a non-profit, volunteer-driven organization that provides safe, decent, affordable homeownership for low-income (the 30%-60% of area median income) families in Washtenaw County. Since our inception in 1989 we have built and renovated over 95 homes in our community with the help of volunteers, community sponsors, and future homeowners. Habitat offers its own unique mortgage product: a mortgage with zero percent interest. By removing the requirement to pay interest, our partner can afford to own a home and not be overburdened by housing expenses. Habitat homebuyers are required to provide a \$500 down payment and an investment of 300 hours of sweat equity per adult family member in the construction work on their home or another Habitat home being completed.

Affordable homeownership increases stability for families by providing them with a permanent home and eliminating the disruption of lives and schooling that comes with frequent moving. It also allows families to build wealth, increase personal assets, and improve credit scores with consistent and timely mortgage payments.

Habitat is committed to increasing the number of affordable homeownership opportunities that we provide to low-income families in Washtenaw County. In early 2008, we shifted our focus from building brand new homes to rehabilitating existing homes. We are focused on renovating homes in areas hardest hit by the foreclosure crisis in a larger effort to revitalize neighborhoods and maintain stability in our economy. We knew that we could help neighborhoods by turning vacant, boarded-up houses into newly renovated homes owned by proud families with affordable housing payments. Rehabilitation also allows Habitat to provide more affordable housing units through the preservation of existing structures, which is more environmentally conscious and more economically feasible. Habitat for Humanity of Huron Valley has increased the number of homes renovated and families served from 6 in fiscal year 2008/2009 to 10 in 2009/2010, and we are on track to complete 14 homes in 2010/2011.

Tax Abatement in Ypsilanti Township

Habitat plans to develop about 12 houses in the township this fiscal year and a similar number in the future. The 12 houses this year represents almost \$1 million investment by Habitat and its partners in the township. Nearly \$500,000 of this goes towards goods and services providing needed jobs within our community. The property taxes on those properties are estimated to be about \$30,000 per year. Should the property taxes be abated, this would provide funding for almost one additional renovation per year. The family owning this energy efficient renovated house would pay \$1,200 more in property taxes over an unimproved rental owner.

In addition, the tax abatement would allow Habitat to leverage its relationship with funders, donors and volunteers to provide homeownership for one more deserving family and continue to help stabilize neighborhoods. This would allow Habitat to make purchases in a proactive manner since the carrying costs would be reduced significantly. Habitat is proud of the work that it has completed in the township to date and looks forward to our continued partnership.

Homeowner(s)	Street	Municipality
Ella Caddell	348 Firwood	Ypsilanti Township
Jeanette Kearney	1275 Highland Ct.	Ypsilanti Township
Faith Burns	1265 Highland Ct.	Ypsilanti Township
Stephannie Jordan	1255 Highland Ct.	Ypsilanti Township
Robin & Jerry Campbell	505 Elder St.	Ypsilanti Township
April Bond	525 Elder St.	Ypsilanti Township
Vanessa Godwin	485 Elder St.	Ypsilanti Township
Wilfred & Jerita Pinnace	385 Firwood St.	Ypsilanti Township
Andrea White	393 Firwood St.	Ypsilanti Township
James & Lori Wilson	389 Firwood St.	Ypsilanti Township
Shantel Gibbs	397 Firwood St.	Ypsilanti Township
Tonya South	359 Firwood	Ypsilanti Township
Tina Rutledge	365 Firwood	Ypsilanti Township
Tracy Davis-Casey	371 Firwood	Ypsilanti Township
Angelina Gibbs	353 Firwood	Ypsilanti Township
Teresa Tubbs	202 Rosewood	Ypsilanti Township
Lakeysha Self	1683 Dorothy	Ypsilanti Township
Taju Ali	1881 Emerson	Ypsilanti Township
Karen Tooson	374 Firwood	Ypsilanti Township
Tammie Weinberg	360 Firwood	Ypsilanti Township
Abd-elناصر (Naser) & Nisreen H	215 Aveline	Ypsilanti Township
Jean Claude Toviave	7117 Maplelawn Drive	Ypsilanti Township
Larry & Erin Miller	1124 Shirley	Ypsilanti Township
Kyana Taylor	1474 S. Harris	Ypsilanti Township
Correlle & Sharmaine Krisel	1208 Share Avenue	Ypsilanti Township
Sarah Aldrich	1223 Evelyn Avenue	Ypsilanti Township
HHHV	1178 E Cross- Vacant Lot	Ypsilanti Township
HHHV	Firwood- Vacant	Ypsilanti Township

Owned by HHHV- in process

HHHV	1174 Gault	Ypsilanti Township
HHHV	579 Kennedy	Ypsilanti Township
HHHV	1256 S. Harris	Ypsilanti Township
HHHV	6118 S. Miami	Ypsilanti Township
HHHV	1229 Warner	Ypsilanti Township
HHHV	1523 Wismer	Ypsilanti Township
HHHV	915 Ottawa	Ypsilanti Township
HHHV	1937 Midvale	Ypsilanti Township
HHHV	1239 Hull	Ypsilanti Township
HHHV	428 Elder	Ypsilanti Township
HHHV	1246 Warner	Ypsilanti Township
HHHV	1341 Candlewood	Ypsilanti Township
HHHV	217 Taft	Ypsilanti Township



202 Rosewood



348 Firwood



353 Firwood



359 Firwood



360 Firwood



365 Firwood



371 Firwood



374 Firwood



385 Firwood



389 Firwood



393 Firwood



397 Firwood



485 Elder



505 Elder



525 Elder



1124 Shirley



1208 Share



1223 Evelyn



1255 Highland



1265 Highland



1275 Highland



1474 S. Harris



1683 Dorothy



1881 Emerson



7117 Maplelawn



Firewood K-11-39-320-007

Habitat for Humanity homes that
have been sold and are now
owner occupied.



217 Taft



225 Kirk



428 Elder



570 Woodlawn



579 Kennedy



717 Jerome



915 Ottawa



1115 Parkwood



1174 Gault



1178 E. Cross



1190 Hull



1215 Share



1219 Gault



1229 Warner



1239 Hull



1242 Shirley



1246 Warner



1256 S. Harris



1341 Candlewood



1383 Hull



1523 Wismer



1937 Midvale



6118 S. Miami

Homes currently owned by Habitat
for Humanity.

Property Taxes Paid by Habitat for Humanity on Unoccupied Properties				
	City of Ypsilanti	Ypsilanti Township	Superior Township	City of Ann Arbor
2007		\$2,988.86		
2008		\$2,878.76		
2009		\$2,752.69		
2010	\$124.39	\$58,162.34	\$1,622.20	\$6,198.49

Property Taxes Paid by Habitat for Humanity of Huron Valley Homeowners				
	City of Ypsilanti	Ypsilanti Township	Superior Township	City of Ann Arbor
2005	\$52,240.91	\$22,821.65	\$1,073.45	\$49,557.14
2006	\$52,800.95	\$28,370.88	\$2,794.39	\$55,610.88
2007	\$74,325.65	\$33,980.24	\$5,979.64	\$58,664.69
2008	\$71,854.42	\$37,651.89	\$9,358.99	\$61,193.00
2009	\$84,409.26	\$40,154.67	\$10,380.44	\$60,035.88
2010	\$85,611.18	\$50,187.84	\$9,922.04	\$52,212.22
Total	\$421,242.37	\$213,167.17	\$39,508.95	\$337,273.81

2010 City of Ann Arbor does not include Winter 2010 taxes which will be paid in Dec 2010

CHARTER TOWNSHIP OF YPSILANTI

NOTICE OF PUBLIC HEARING

The Charter Township of Ypsilanti will conduct a public hearing at approximately 6:45 p.m. on Tuesday, March 1, 2010 in the Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti, MI 48197 for the purpose of hearing all persons interested in proposed Resolution No. 2011-3 to Exempt Habitat for Humanity, an Eligible Non-Profit Housing Provider from the Collection of Property Taxes for Up to Two Years.

The proposed resolution is available for inspection in the Township Clerk's office. Any question may be directed to the Township Clerk at (734) 484-4700.

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

The Charter Township of Ypsilanti will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon 10-day notice. Individuals requiring assistance should contact Karen Lovejoy Roe, Clerk, Charter Township of Ypsilanti, 7200 S. Huron River Drive, Ypsilanti, MI 48197, phone (734) 484-4700, fax (734) 484-5156 or e-mail klovejoyroe@ytown.org.

Published: Thursday, January 27, 2011

THE GENERAL PROPERTY TAX ACT (EXCERPT)
Act 206 of 1893

211.7kk Eligible nonprofit housing property; tax exemption; resolution; duration; definitions.

Sec. 7kk. (1) The governing body of a local tax collecting unit may adopt a resolution to exempt from the collection of taxes under this act eligible nonprofit housing property. The clerk of the local tax collecting unit shall notify in writing the assessor of the local tax collecting unit and the legislative body of each taxing unit that levies ad valorem property taxes in the local tax collecting unit. Before acting on the resolution, the governing body of the local tax collecting unit shall afford the assessor and a representative of the affected taxing units an opportunity for a hearing.

(2) The exemption under this section is effective on the December 31 immediately succeeding the adoption of the resolution by the governing body of the local tax collecting unit or the issuance of a building permit for the eligible nonprofit housing property, whichever is later. The exemption under this section shall continue in effect for 2 years, until the eligible nonprofit housing property is occupied by a low-income person under a lease agreement, or until there is a transfer of ownership of the eligible nonprofit housing property, whichever occurs first. A copy of the resolution shall be filed with the state tax commission.

(3) As used in this section:

(a) "Charitable nonprofit housing organization" means a charitable nonprofit organization the primary purpose of which is the construction or renovation of residential housing for conveyance to a low-income person.

(b) "Eligible nonprofit housing property" means a single family dwelling or duplex owned by a charitable nonprofit housing organization, the ownership of which the charitable nonprofit housing organization intends to transfer to a low-income person after construction or renovation of the single family dwelling or duplex is completed to be used as that low-income person's principal residence.

(c) "Family income" and "statewide median gross income" mean those terms as defined in section 11 of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1411.

(d) "Low-income person" means a person with a family income of not more than 80% of the statewide median gross income who is eligible to participate in the charitable nonprofit housing organization's program based on criteria established by the charitable nonprofit housing organization.

(e) "Principal residence" means property exempt as a principal residence under section 7cc.

History: Add. 2006, Act 612, Imd. Eff. Jan. 3, 2007.

Popular name: Act 206

Rendered Friday, December 21, 2007 Page 1 Michigan Compiled Laws Complete
Through PA 150 of 2007

Ó Legislative Council, State of Michigan Courtesy of www.legislature.mi.gov

PUBLIC COMMENTS

**CHARTER TOWNSHIP OF YPSILANTI
MINUTES OF THE FEBRUARY 15, 2011 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo at approximately 6:30 p.m. in the Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township. The Pledge of Allegiance was recited and a moment of silent prayer was observed.

Members Present: Supervisor Brenda L. Stumbo, Clerk Karen Lovejoy Roe, Treasurer Larry Doe, Trustees Jean Hall Currie, Stan Eldridge and Mike Martin

Members Absent: None

Legal Counsel: Wm. Douglas Winters and Angela King

INTRODUCTION OF TRUSTEE CANDIDATES

**A. CANDIDATES REQUESTING APPOINTMENT TO TRUSTEE VACANCY
WILL BE ALLOCATED 2-3 MINUTES TO SPEAK ON THEIR REQUEST**

Each candidate spoke regarding their request for appointment to the vacant Trustee position on the Charter Township of Ypsilanti Board of Trustees. Clerk Lovejoy Roe introduced the candidates in alphabetical order as follows:

Maudie Abraham, Daniel Benefiel, Ethel Burns, Mark Clancy, Shoshana DeMaria, Dennis Dickinson, John Hoops, Kathy Leach, Scott Martin, Paul Nucci, Monica Ross-Williams, Lonnie Scott, Maria Shele-Edwards, Carol Simmers, Mattie Smith, Trudy Swanson, Kenneth Totten and Billy D. Williams

Clerk Lovejoy Roe stated Mr. David Dykhouse requested his name be removed from consideration, two individuals that submitted resumes did not respond to the Board questions and a third person submitted information past the deadline.

Supervisor Stumbo thanked the candidates for the information they provided and for speaking at the meeting. She said the candidate information was available on the website.

Clerk Lovejoy Roe also thanked the candidates and stated Ypsilanti Township was a great community made up of fabulous people who were passionate about our community. She said only one person could be appointed but it would be great to harness all the collective energy into a team that could work together to bring forward innovative ideas and strategies to enrich Ypsilanti Township. Clerk Lovejoy Roe stated only one person could be selected and she hoped the candidates that were not selected would still like to remain active in the community and become part of such a team.

Supervisor Stumbo stated the Board would make the appointment at the March 1, 2011 Regular Meeting.

PUBLIC COMMENTS

Angela Barbash, Township Resident stated it was great to see so many qualified candidates for the Trustee position. She asked if the Board continued to work on the issue of backyard breeders.

Supervisor Stumbo said there had been two meetings to discuss the issue of backyard breeders. The first meeting was with the Humane Society and the

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 2**

second meeting was with the attorney and the Sheriff's Department. Supervisor Stumbo stated she hoped an ordinance would be before the Board by May.

Mr. Sesi, Vice President of Sesi Motors located on Michigan Avenue, across from the Ypsi Mobile Village said his company had been living with the blight for many years. He wanted to give a word of gratitude and thanks to the Township Board for their persistence and professionalism in attacking the blight issue at Ypsi Mobile Village.

Arloa Kaiser, Township Resident stated she was happy so many people had attended the meeting and see encouraged the residents to come to the meetings.

Stan McGara, Township Resident stated he appreciated everyone attending the board meeting. He further stated Verizon was starting a plan that would allow residents to get unlimited, nationwide and local service for \$20 through their home phone.

Monica Ross-Williams, Township Resident thanked Supervisor Stumbo for the interview she did on FOX2 News regarding the GM Powertrain plant and she asked what would be done with the land.

Dan Benefiel, Township Resident stated the incarceration of non-violent criminals was a drain on the economy. He said an alternative sentencing program and restitution would save the State billions of dollars.

Linda Mealy, Township Resident thanked all the Trustee candidates for speaking at the meeting. She also thanked the Board for allowing Habitat for Humanity into our community to fix up homes.

MINUTES

A. FEBRUARY 1, 2011 REGULAR MEETING AND EXECUTIVE SESSION

A motion was made by Trustee Eldridge, supported by Treasurer Doe to approve the minutes of the February 1, 2011 Regular Meeting and Executive Session. The motion carried unanimously.

SUPERVISOR REPORT

Supervisor Stumbo stated the Washtenaw County Parks Commission approved and funded the boathouse project.

Supervisor Stumbo reported the Township offices were closed on February 2, 2011 due to the blizzard and the maintenance employees and staff did an excellent job removing ice and snow from our facilities.

Supervisor Stumbo stated Bob George, Crystal Pond Condominium Developer was convicted and sentenced to five years probations and to make full restitution. She said Mr. George had taken over \$800,000 from people who were purchasing his condominiums.

Supervisor Stumbo provided the following detailed overview of meetings she attended with three full-time officials and/or staff:

- | | |
|--------|--|
| 2/3/11 | Chief Copeland, Travis McDugald and I attended an arbitration hearing in Detroit. A fire in our community resulted in the death of one of our residents. |
| 2/4/11 | Met with Rick Fisher of Fisher Honda. |

CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 3

Chief Copeland, Karen Wallin, Tammie Keen and I met with resident regarding concerns with firefighters.

Three full-time officials and Doug Winters met with Congressman Dingell regarding HUD funding and redevelopment of General Motors Facility.

- 2/5/11 Mike Martin and I attended a roundtable discussion with Congressman Dingell in Romulus. State Representative Dave Rutledge was present, as well as County Commissioners Judge and Peterson and City Council Representative Lois Richardson.
- 2/7/11 Three full-time officials met for their weekly administrative meeting.
- 2/8/11 Larry Doe, Mike Radzik and I attended weekly police meeting.
- 2/9/11 Met with resident regarding zoning issue on Harris Road.
- 2/10/11 Three full-time officials met with Washtenaw County Road Commission to discuss snow removal policy, street sweeping policy and future road improvements for 2011. Resident William Stuart and I attended Willow Run Airport Part 150 Noise Compatibility Study meeting. The public hearing is scheduled for March 28th at the Holiday Inn Express Hotel in Belleville. We will have a brief board presentation on this issue at the 28th meeting.
- 2/11/11 Karen Roe, Larry Doe and I met with Angela Barbash, NWWNA President to discuss issues in West Willow. We are thankful for their board and their commitment to our community.
- 2/14/11 Three full-time officials met with Shamar Herron and Jennifer Owens of Ann Arbor SPARK. They identified a list of retention businesses to visit in 2011 and we were told about another potential development in our community (this is great news).
- Three full-time officials met with Senator Rebecca Warren and her staff.
- Three full-time officials and Angela Barbash met with Habitat for Humanity. We discussed the tax abatement public hearing that will be held on March 1st and the possible use of dollars that are budgeted for home ownership program in identified high rental, low to moderate-income areas. Of course, this will come to the board for discussion and approval.
- 2/15/11 Three full-time officials met with Michael Ford and Sarah Presspritch of AATA regarding a countywide transit funding mechanism and countywide board of directors.
- Three full-time officials attended weekly police meeting with the Supervisor of the Washtenaw County parolee program. It was a very interesting meeting. They are willing to consider a pilot program working with our police department on identifying and making contact with parolees in our community.

CLERK REPORT

Clerk Lovejoy Roe provided the following written update:

CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 4

- Election Preparations are currently underway in the Clerk's Office for the Tuesday, May 3, 2011 election. This is a countywide election for a proposal for the Washtenaw Intermediate School District. We are working daily ordering supplies, communicating with election workers and doing normal preparation for an election.
- We have had several passport applications processed the past two weeks, this is a busy time for passport applications, in preparation for spring and summer break and vacation times.
- Filing and copying is a key part of what the Clerk's Office undertakes every day. Our office continues to work daily making approximately 600 plus paper copies of files sent electronically and filing then in our paper files.
- Storage room reorganization and clean out is almost complete. Our staff has made the transition of storage rooms to create a new expanded, more protected and secured election storage room. Staff has consistently worked on this project for about three months and it is almost completed. The Clerk's office would like to acknowledge the hard work and great cooperation of the maintenance staff. The other departments were also very helpful with identifying files to be destroyed and moved. Without the total efforts of all the staff and all the township departments, we could not have been successful in our reorganization.
- Tax collection is currently underway in the Treasurer's office and the Clerk's office has assisted the Treasurer's office during this time.
- AATA is rolling out countywide meetings as a part of the transportation strategic plan for AATA. The meetings and presentations are an effort to have public input on the future of transportation in our county. The residents have expressed concerns for the lack of public transportation to the Ypsilanti District Library. Most of the participants at the AATA presentations have supported a Smart Growth transportation plan that focuses on keeping major commercial, recreation and employment opportunities in urban core areas in the county to reduce the costs of services and transportation costs along with maintaining green spaces in our county. It was pointed out during the AATA strategic planning meetings that the plans to build a major recreation facility to serve the eastern side of the county at the Rolling Hills County Park would be in direct conflict with the Smart Growth plan. It was shared that a facility of this magnitude built in the open green space of the county so far removed from the urban cores, without public transportation would create another public facility like the library without public transportation access or the ability to reach this destination by bike or walking due to the lack of bike/walking paths in this area of the county.
- Reimaging Washtenaw, group of Ypsilanti and Ann Arbor City, Pittsfield and Ypsilanti Township representatives is moving forward to create a Corridor Improvement Authority (CIA) for Washtenaw Avenue. The current state legislation does not allow a collaborative effort of this size to be in one large CIA so the group has decided to pursue legislative changes to allow all four municipalities to work together on this effort. The public hearings regarding the creation of the CIA are being scheduled in all four communities. Ypsilanti Township will hold our public hearing on March 1, 2011 at 6:30 P.M. for the Reimaging Washtenaw Concept Plan. The plan is to create the authority and a structure for inter-local government cooperation including developing by-laws and to begin formulating goals for capital projects to improve the area for economic development. The concept is to encourage private and public cooperation and investment to create a climate for economic growth in the corridor and to create jobs. The financing for these projects will be captured through tax increment financing where current taxes will continue to flow

CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 5

directly to the municipalities involved and new investment and new tax dollars will have a portion used as approved by the municipalities to fund the goals. Grants are also being applied for currently to help fund the operation of the CIA along with other projects in the Washtenaw Avenue Corridor.

The Reimaging Group is hosting a public meeting for the businesses and others in the corridor at Paesano's on Wednesday, February 23rd from 7:30 AM – 9:00 AM. Everyone is invited.

- At the February 1st board meeting, the Board rejected the request to allow the three full-time officials and department heads to view a product demonstration pertaining to proposals on the digital document/information management. The Board approved seeking the proposals at the October 5th Regular Meeting.

During the discussion, Board Members and residents raised questions concerning:

1. Financial benefit to Township residents
2. Cost associated with delaying implementation

For approximately two years, a group of employees, department heads and elected officials have been diligently researching the best solution for this type of document/information management system.

The detailed overview provided to the Board at the September 14th board meeting consisted of information pertaining to seven Township departments at the Civic Center.

Currently:

- 750,000 copies are made per year at a cost of \$11,890.00

Conservative projected reduction in copies (with digital system):

- 200,000 copies per year at a cost of \$3,382.00
- The reduction in copy and paper costs per year for 7 departments would be \$8,500.00

Cost associated with delaying implementation:

- \$8,500 per year including copy cost and paper cost

The information presented did not include the Fire Department, Recreation Department or Hydro Station files. Also not included in the overview was the cost associated with purchasing file folders and storage boxes.

Savings would be further increased by the reduced wear and tear on our copiers and substantially extend the life of the copiers and provide substantial savings in future copier replacement costs.

The yearly maintenance cost would offset some of the yearly savings on the copying and paper costs.

Microfilming permanent files would require estimated annual costs of \$5,000/per year. (This annual cost does not include the initial cost of microfilming all permanent back files which is estimated to be a one-time cost of \$25,000)

Microfilming would only be for permanent records and still require the \$11,890.00 per year expenditure for paper and copying costs.

Based upon the extensive research and time staff has spent over the past two years every day the township delays implementation of a document/information system the amount of annual costs and volume of paper files are going up exponentially and the savings are being lost in a compounded manner. The

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 6**

value to residents is significant in cost savings, compliance with state retention regulations and efficiency in streamlined workflow, along with efficient document/information management as explained in detail in the Document Management Overview distributed in September of 2010.

Trustee Vacancy and Applications-We have spent a large amount of time working with township residents in regards to communicating and processing a good number of letters of interest, resumes and answers to board questions in preparation for the board meeting. It has been a pleasure working with so many qualified and great township residents. We owe a great deal of thanks to Nancy Wrybkowski for her diligent efforts in notifying the press and working with residents and me during the process over the past two weeks.

Clerk Lovejoy Roe stated there had been two FOIA requests regarding the GM Powertrain facility in terms of cleanup. She thought it was a good sign because it showed someone was interested.

Clerk Lovejoy Roe said she sat on the Urban County Executive Committee that funneled the Community Development Block Grants HUD dollars and home dollars and there had been great success working with Habitat for Humanity.

Clerk Lovejoy Roe reported the Holmes Road Phase III project was scheduled to begin in the spring and would be completed before the end of the year.

Clerk Lovejoy Roe also reported the Ford Blvd. Bridge was scheduled for replaced in 2012.

TREASURER REPORT

A. JANUARY 2010

Treasurer Doe stated the beginning balance was \$30,577,622.25, cash receipts were \$4,742,571.85, cash disbursements were \$4,688,833.52 and the ending balance was \$30,631,360.58.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to receive and file the January 2011 Treasurer's report (see attached). The motion carried unanimously.

TRUSTEE REPORT

Trustee Currie stated she attended the Appleridge Neighborhood Watch meeting and she was happy to report that crime was down.

Trustee Eldridge stated he spoke with Dee Sizemore earlier in the day and she passed along her best wishes for each of the candidates.

Trustee Eldridge also thanked the candidates and stated it would be a difficult decision. He recognized members of various Township Boards and Commission and former Supervisor Ruth Ann Jamnick.

Trustee Eldridge stated the proposed charter school at Hitchingham and Merritt Road attended a Planning Commission meeting to provide the community information even though they were not required to do so.

Trustee Eldridge said the Police Services Committee met with the consultant and a report was expected in March. He said there was a plan to have a discussion with officials in Lansing regarding collaboration.

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 7**

Trustee Eldridge stated the Office of Community Standards staff and Township Attorneys had done a tremendous job with the enforcement of blighted properties. He said it was businesses like Sesi Motors that made this a great community.

Trustee Martin said they continued to work on the backyard breeder issue. He said he was committed to seeing it through.

Trustee Martin thanked the candidates that spoke on their request for appointment. He stated he had received many compliments on the open, transparency of the process the Board chose for filling the Trustee position.

ATTORNEY REPORT

A. GENERAL LEGAL UPDATE

Attorney Winters provided an update and overview of blighted properties as follows:

- Ypsi Mobile Village:

Attorney Winters provided an extensive overview of the Ypsi Mobile Village lawsuit. He explained that just prior to going before Judge Shelton, the attorney for Ypsi Mobile Village filed for bankruptcy, asserting that Judge Shelton no longer had jurisdiction. Attorney Winters said an emergency hearing was held with the bankruptcy court judge, who entered an order that stated the automatic stay provisions did not apply to this situation and the Township could go forward with enforcement of the motion against Cormello, LLC. He said the show cause hearing was held on January 12, 2011 and the Judge Shelton ordered Dominic D'Mello to be added to the case as an independent party defendant. Judge Shelton provided a specific timeline of 30 days for removal of the mobile homes. Attorney Winters stated at some point, Mr. D'Mello would be held responsible for the attorney fees and court cost that were imposed upon Ypsilanti Township through his neglect.

- Grove Road Dairy Mart

Attorney Winters stated he, Mr. Radzik, Mr. Fulton, Lt. Anuszkiewicz and Detective Robbins attended a hearing with the Michigan LLC regarding the Dairy Mart on Grove Road. He said they requested the Dairy Mart liquor license be revoked because of their continued violation of selling liquor to minors and the bribery attempt where the detective was offered money to not report their violation

- 2404 Lakeview - Bottle and Basket

Attorney Winters stated the Township was repeatedly promised by the insurance company that the building would be demolished. He said the Township continued to babysit the location because people were climbing into the burnt-out structure to look for anything of value. Attorney Winters stated a lawsuit had been filed against the insured of the business.

- 2997 Washtenaw (Zeer property)

Attorney Winters stated it was the Township Board that saw Washtenaw Avenue as a gateway into Ypsilanti Township and realized the building needed to be demolished. Those plans are underway. He said plans were received from Happy Pizza to build a \$300,000 new commercial establishment.

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 8**

- 2260 E. Michigan Avenue

Attorney Winters said the Michigan Avenue corridor was important to the Township. He said the Woodard’s commercial auto building had been demolished.

- Liberty Square

Attorney Winters stated approximately a dozen homeowners remained in the complex and the Township continued to work with the remaining homeowners in a humane, dignified manner. He said the complex continues to be a drain on the Township resources.

OLD BUSINESS

- 1. REQUEST OF PARK COMMISSION FOR APPROVAL OF CHARTER TOWNSHIP OF YPSILANTI NON-MOTORIZED PEDESTRIAN/BICYCLE PATHWAY SYSTEM: NON-MOTORIZED FACILITIES INVENTORY, ANALYSIS, AND PLANNING STUDY** (referred to staff at the 12/07/11 Regular Meeting)

Supervisor Stumbo stated the agenda item was requested to be tabled by the Park Commission.

A motion was made by Trustee Currie, supported by Treasurer Doe to table the Charter Township of Ypsilanti Non-Motorized Pedestrian/Bicycle Pathway System: Non-Motorized Facilities Inventory Analysis and Planning Study to the March 1, 2011 Regular Meeting. The motion carried as follows:

Martin:	Yes	Eldridge:	Yes	Currie:	Yes
Stumbo:	Yes	Roe:	Yes	Doe:	Yes

- 2. 2nd READING RESOLUTION NO. 2011-1, ORDINANCE NO. 2011-411 AMENDING THE ONE AND TWO UNIT RENTAL INSPECTION ORDINANCE IN THE CODE OF ORDINANCES FOR THE CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN** (1st reading held at the January 18, 2011 Regular Meeting)

Clerk Lovejoy Roe read the resolution into the record.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve Resolution No. 2011-1, Ordinance No. 2011-411 – Amending the One and Two Unit Rental Inspection Ordinance in the Code of Ordinances for the Charter Township of Ypsilanti, Washtenaw County, Michigan (see attached).

Mike Radzik, OCS Director provided a brief overview of the rental housing inspection program. He stated it was originally developed as a pilot program in low and moderate-income areas as designated by the Federal Housing and Urban Development office. Mr. Radzik said the Township qualified for federal community block grant funds to get the program off the ground. He said the Township had since become aware of how widespread the single-family rentals had become in our community. Mr. Radzik stressed the pilot program was an extreme success and he was requesting the program be implemented township-wide, outside the low to moderate-income areas.

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 9**

The motion carried as follows:

Martin:	Yes	Eldridge:	Yes	Currie:	Yes
Stumbo:	Yes	Roe:	Yes	Doe:	Yes

NEW BUSINESS

1. BUDGET AMENDMENT #2

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve Budget Amendment #2 (see attached). The motion carried unanimously.

Clerk Lovejoy Roe read the budget amendment into the record. She explained these were federal grant dollars received through the Department of Energy.

Jeff Allen, RSD Director stated the funds would be used for potentially energy efficiencies at the fire station.

2. WASHTENAW COUNTY ROAD COMMISSION ROAD IMPROVEMENT AGREEMENT FOR TEXTILE ROAD IN THE AMOUNT OF \$43,333, BUDGETED IN LINE ITEM #245-245-000-818-022

Clerk Lovejoy Roe made a request to combine agenda items 2 & 3

3. WASHTENAW COUNTY ROAD COMMISSION ROAD IMPROVEMENT AGREEMENT FOR JAMES L. HART PARKWAY IN THE AMOUNT OF \$158,800, BUDGETED IN LINE ITEM #245-245-000-818-022

A motion was made by Clerk Lovejoy Roe, supported by Trustee Currie to approve the Road Improvement Agreements for James L. Hart Parkway, in the amount of \$158,000 and Textile Road, in the amount of \$43,330 and to authorize signing of the agreements (see attached). The motion carried unanimously.

4. REQUEST TO WAIVE THE CELL PHONE USE AGREEMENT POLICY TO ALLOW ASSESSOR TO ACCESS GROUPWISE SERVER VIA HER PERSONAL BLACKBERRY

A motion was made by Trustee Currie, supported by Clerk Lovejoy Roe to waive the Cell Phone Use Policy to allow Assessor to access GroupWise server via personal Blackberry. The motion carried unanimously.

Supervisor Stumbo explained the Township Policy did not allow the use of a personal cellphone to access the GroupWise email. She stated it would allow the Assessor access to her Township email without any cost to the Township.

5. RESOLUTION NO. 2011-5 BASIC FLEX SPENDING, CAFETERIA PLAN AMENDMENT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve Resolution No. 2011-5, Basic Flex Spending, Cafeteria Plan Amendment (see attached). The motion carried unanimously.

6. REQUEST TRAVIS MCDUGALD, IS MANAGER TO ALLOW COMPUTER SUPPORT TO ENABLE A FEATURE TO OFFER WI-FI INTERNET ACCESS IN A SELECTED AREA OF THE COMMUNITY CENTER

**CHARTER TOWNSHIP OF YPSILANTI
FEBRUARY 15, 2011 REGULAR MEETING MINUTES
PAGE 10**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the request to enable a feature to offer Wi-Fi internet access in a selected area of the Community Center. The motion carried unanimously.

OTHER BUSINESS

Clerk Lovejoy Roe stated the preliminary census numbers were in and Ypsilanti Township had grown. She said Ypsilanti Township grew by about 4,000 residents and we were one of only two counties in the State of Michigan that grew. Clerk Lovejoy Roe thought one or two state legislatures would be added for Washtenaw County.

Treasurer Doe asked for the Boards approval to move forward with the Open Book software provided by the County at no cost to the Township. He said the software would provide more transparency by allowing for department specific posting statements and checks on the website. He said if there were any cost involved, it would be brought back to the Board. The Board had no objection with Treasurer Doe moving forward.

AUTHORIZATIONS AND BIDS

1. REQUEST OF RON FULTON, BUILDING DIRECTOR TO SOLICIT PROPOSALS FOR DEMOLITION OF 1353 ROLLING COURT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the request to solicit proposals for the demolition of 1353 Rolling Court. The motion carried unanimously.

STATEMENTS AND CHECKS

A motion was made by Treasurer Doe, supported by Trustee Currie to approve Statements and Checks, in the amount of \$1,252,033.78 The motion carried unanimously.

ADJOURNMENT

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at approximately 8:25 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk
Charter Township of Ypsilanti

SUPERVISOR REPORT

- A. SUPERVISOR STUMBO WILL REPORT ON
MEETINGS ATTENDED BY OFFICIALS AND STAFF

CLERK REPORT

THERE IS NO WRITTEN CLERK REPORT

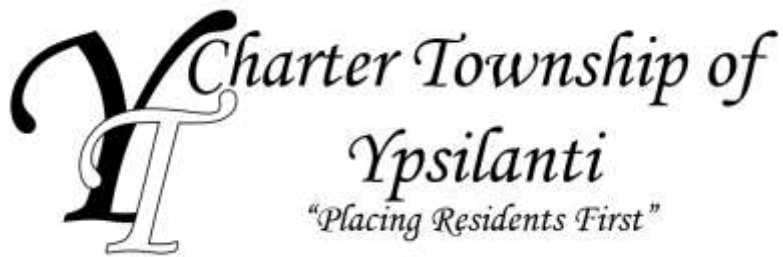
TRUSTEE REPORT

THERE IS NO WRITTEN TRUSTEE REPORT

ATTORNEY REPORT

GENERAL LEGAL UPDATE

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Karen Lovejoy Roe – Twp Clerk

From: Joe Lawson, Planning Coordinator

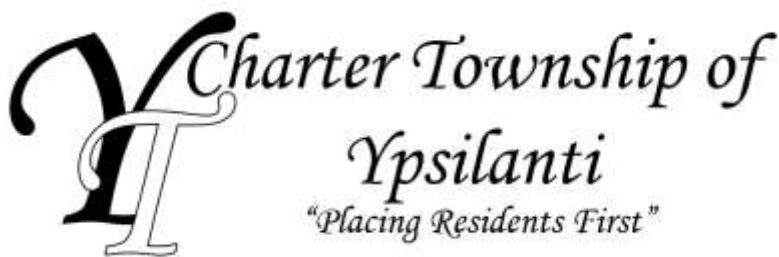
Date: February 23, 2011

Re: Recommendation to adopt the Parks Commission Non-Motorized Plan
dated September 13, 2010

Please be advised that Parks Commission Chairperson Andresen and I have had an opportunity to review the proposed Non-Motorized Pathways Study in relation to my review dated September 28, 2010. Chairperson Andresen has made the requested corrections and I feel the study is in proper form for the Board's consideration.

If I can be of any further assistance, please feel free to contact me at your convenience.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Karen Lovejoy Roe – Twp Clerk
From: Joe Lawson, Planning Coordinator
Date: October 27, 2010
Re: Recommendation to adopt the Parks Commission Non-Motorized Plan
dated September 13, 2010

Please be advised that during the regularly scheduled Planning Commission meeting held on the evening of October 26, 2010, the Commission filed the following motion, recommending approval and implantation of the Non-Motorized Plan, authored and approved by the Parks Commission.

Motion Brewington: “move to recommend approval of the Non-Motorized Pathways Plan as provided by the Township Parks Commission and dated September 13, 2010”

Support: Krieg

Motion Carries: 6-0

It is my understanding that Parks Commission Chairperson Andresen will be in contact with your office requesting placement of this item on an upcoming Township Board of Trustees agenda.

If I may of any further assistance, please feel free to contact me at your convenience.

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of Community
Standards**

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151
www.ytown.org

Memorandum

To: Planning Commission
From: Joe Lawson, Planning Coordinator
Date: September 28, 2010
Re: Non-Motorized Pathways Plan

Please find attached a copy of the proposed Non-Motorized Pathways Plan presented by the Township Parks Commission. The Parks Commission is requesting a motion of recommendation to the Township Board of Trustees.

In reviewing the provided document, I offer the following comments;

- Acknowledgements – Recommend placing the Board of Trustees at the top of the acknowledgements page, then the Parks Commission, Plan Committee etc...
- Page 4 – “In 2007, while cyclists were attempting to navigate roads built for cars, 698 were killed and more than 44,000 were injured in collisions with those motor vehicles.” Is this a State wide statistic or a nationwide statistic? Recommend clarification.
- Page 8 – Change “Community & Economic Development Department” to “Office of Community Standards”.
- Page 9 – “Since the committee was not composed of engineers, no designation was made as to whether the curb cut was in compliance with current ADA standards.” – Recommend revising this sentence to state something along the lines of; “The pathways surveyed were not evaluated to their compliance with the current American with Disabilities Standards (ADA). Each individual intersection will need to be evaluated by a certified professional at a later date.”
- Page 9 – Third paragraph; the acronym WATS is utilized within the first sentence and later spelled out without the same paragraph. It is recommended that the acronym be spelled out the first time it is utilized.
- Page 10 – The second set of bullet points are in a different font than the rest of the text. Not sure if this is an oversight or intentional.
- Page 15 – “These grants are being awarded for the first time in 2010, and Ypsilanti Township has been awarded.” – Please explain what projects or funding has been awarded to the Township.

- Appendix 'A' – Recommend reformatting the inserted photographs so that they are the same size, particularly when posted side by side.
- Appendix 'B' – Remove blank pages.
- Appendix 'E' – Recommend either removing appendix 'E' or titling the appendix "Conceptual Route Plan" or "Multi-jurisdictional Plans" I am unclear as to how this appendix ties into the rest of the document as I don't believe it was prefaced in the body of the text.
- Recommend the addition of a Capital Improvements Plan (CIP). The CIP should outline the project priority, estimated cost and potential funding sources.

Should the Commission decide to make a motion of approval to the Township Board of Trustees, I offer the following suggested motion:

"I move to recommend approval of the Non-Motorized Pathways Plan as provided by the Township Parks Commission and dated September 13, 2010 with the following suggestions:"

(List suggestions)

TRUSTEE APPOINTMENT

1. APPOINT NEW TRUSTEE TO THE OPEN SEAT ON THE CHARTER TOWNSHIP OF YPSILANTI BOARD OF TRUSTEES

Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Office of
Community Standards**
7200 S. Huron River Drive
Ypsilanti, MI 48197
www.ytown.org

February 22, 2011

To: Nancy Wrybkowski, Deputy Clerk
From: Mike Radzik, Director
Office of Community Standards
Subject: **Request for Nuisance Abatement Authorization**

- **1009 Sweet Rd**
- **2004 E. Michigan Ave**
- **2485 E. Michigan Ave**

Copy: Property File
McLain & Winters

I am respectfully requesting the following items be added to the agenda for the next regular meeting of the Board of Trustees On March 1, 2011 for consideration:

- Request for Authorization to proceed to circuit court, if necessary, to abate a public nuisance that presents imminent danger to the community at the residential property located at **1009 Sweet Rd** due to an abandoned building project. The property currently contains an open, inadequately secured basement foundation that has been left unattended for more than six months.
 - Recent photos attached for reference
- Request for Authorization to proceed to circuit court to abate a public nuisance at the commercial property located at **2004 E. Michigan Ave.** This former flower shop has been left vacant for several years and the property owner has failed to comply with applicable codes. OCS staff has exhausted all avenues to resolve the problem and now requires legal assistance to achieve compliance.
 - Recent photos attached for reference
 - Notice to Demolish attached for reference
 - Response letter from property owner attached for reference
- Request for Authorization to proceed to circuit court to abate a public nuisance at the commercial property located at **2485 E. Michigan Ave.** This former adult book store has been left vacant for about one year and the property owner has failed to comply with applicable codes. OCS staff has exhausted all avenues to resolve the problem and now requires legal assistance to achieve compliance.
 - Notice of Violation attached for reference
 - Notice to Demolish attached for reference
 - Affidavit recorded with deed attached for reference

Thank you for your assistance. Please contact me with any questions or concerns.



Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Building
Department**

7200 S. Huron
River Drive
Ypsilanti, MI
48197

January 10, 2011

Quality Machinery, LLC.
C/O Mark Le Chard, Resident Agent
2381 W. Stadium Blvd.
Ann Arbor, MI 48103

Dear Mr. Le Chard,

It has been ten months since the original Notice of Violation was issued at this address and yet this building remains in a blighted condition. A permit was applied for and subsequently granted to demolish the rear portion of this building, with a promise that the front portion would be repaired. In August, you were again contacted by Mike Radzik, Director of the Office of Community Standards, regarding the blighted condition of this property and you stated that you had an engineer's report and would submit to this office within two weeks for repairs.

Please be advised that this structure remains in a blighted condition, and is hereby ordered demolished or repaired. A permit shall be secured for the demolition or the complete repair of this structure within seven days. Failure to secure the necessary permit by January 20, 2011 will result in legal action.

Sincerely,

A handwritten signature in black ink that reads 'Ron Fulton'. The signature is written in a cursive, flowing style.

Ron Fulton
Building Director
Ypsilanti Township

Cc: File
Brenda Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry Doe, Treasurer
Mike Radzik, OCS Director
W. Douglas Winters, Twp Attorney

° LECHARD °

January 18, 2010

Mr. Ron Fulton
Charter Township of Ypsilanti
Building Dept.
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: 2004 E. Michigan

Dear Mr. Fulton:

Ron, I appreciated the Township taking the time to meet with me regarding the townships desire for my property as well as the condition of my property located at 2004 E. Michigan Avenue. During our meeting the township expressed concern whether the building was structurally sound and the fact that unauthorized people were able to enter the building and use it for sleeping/living as squatters. The building had broken glass and open windows that were also a concern and there was dumping of household furniture by unknown persons. The Township as I understand it has a great desire to tear down my building as it is very close to Michigan Avenue and they feel it is an eyesore/not attractive as you enter into the Township.

I discussed with the Township my goal to lease or sell the property which I have been actively pursuing. I consulted with Dave Hamilton and Jim Chaconas; two of the most respected commercial real estate brokers in the area and both said if the building was structurally sound it needs to stay to maintain value in the property.

To develop the entire block is a very costly project. Given the current economic climate and the future forecast for real estate needs, I could see this property sitting vacant for up to ten years until a potential buyer who is willing to develop the entire block came along. A much more likely scenario is the property can be leased, and the Landlord or Tenant would then rehab it.

Since our meeting I have done the following:

1. Hired a structural engineer, Carl Hueter, to determine if the building was indeed structurally sound. We then pulled a permit for a partial demolition of the rear of

2381 West Stadium Boulevard
Ann Arbor, MI 48103
(734) 645-5828

January 20, 2011

the building. The job was completed and Carl Hueter returned to the property and prepared a report which stated the building was now structurally sound. The report was submitted to the Township.

2. I had the entire inside of the building cleaned.
3. We painted the interior.
4. We cleaned up and removed all the broken glass.
5. We boarded up the windows to prevent a re-occurrence of broken glass and windows which seem to occur in this area when there are no tenants.
6. I had the ugly weed trees taken down.
7. We painted some of the exterior of the building.
8. The building was secured so unauthorized people cannot gain access.

I returned to the building today and the property was neat and clean. I have the property listed to sell or lease and I am actively trying to find a prospect for that. With all that we have done I am finding it difficult to understand why the Township is once again saying the property remains in a blighted condition and I am requesting a response from them in writing which details specifically what is blighted regarding the building.

As a small business owner of multiple businesses in Washtenaw and surrounding counties which has employed hundreds of people over the years I understand the viability of occupied premises which employs the local population and subsequently generates tax revenue for the Township. My goal is the same as the Townships; to find a buyer or leascholder that will occupy the property, and create jobs that will employ more people within the township! If the Township has a faster way of doing this than what I have accomplished over these past months and in this economic crisis, I am eagerly waiting to hear it. Believe me I want nothing more than to have this property result in a viable revenue stream that we all can drink from.

Sincerely,



Mark LeChard

Cc: Brenda Stumbo supervisor@ytown.org

Karen Lovejoy clerk@ytown.org

Larry Doe treasurer@ytown.org

Mike Radzik, OCS Director

W. Douglas Winters, Twp. Attorney



Supervisor
BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



**Building
Department**

7200 S. Huron
River Drive
Ypsilanti, MI
48197

January 18, 2011

Karen Christy
2400 Roundlake Rd.
Laingsburg, MI 48848
Re: 2485 E. Michigan

Dear Ms. Christy

It has been ten months since the original Notice of Violation was issued at this address and yet this building remains in a blighted condition. As stated in the original Notice of Violation, the structure has multiple issues that need to be repaired. Because the repairs have not occurred, the building has now been posted as not to be occupied, and the Certificate of Occupancy has been revoked. Township Ordinance states that when a structure is classified as non-habitable, it constitutes blight. "Section 26-28: (3) The existence of any structure or part of such structure which, because of fire, wind or other natural disaster or physical deterioration, is no longer habitable as a dwelling, nor useful for any other purpose for which it may have been intended or lawfully used."

Please be advised that this structure remains in a blighted condition, and is hereby ordered demolished or repaired. A permit shall be secured for the demolition or the complete repair of this structure within seven days. Failure to secure the necessary permit by January 28, 2011 will result in legal action.

Sincerely,

A handwritten signature in black ink that reads 'Ron Fulton'.

Ron Fulton
Building Director
Ypsilanti Township

Cc: File
Brenda Stumbo, Supervisor
Karen Lovejoy Roe, Clerk
Larry Doe, Treasurer
Mike Radzik, OCS Director
W. Douglas Winters, Twp Attorney



OFFICIAL SEAL

04/07/10

L-4784 P-150

Washtenaw Co., MI

Lawrence Kestenbaum

Clerk Register

Page: 1 of 2

ACS-5950842-AFF-2010-2
Lawrence Kestenbaum, Washtenaw01:10 P
04/07/10

L-4784 P-150

17.00
②

**AFFIDAVIT OF RONALD FULTON, BUILDING DIRECTOR,
CHARTER TOWNSHIP OF YPSILANTI PLACING PROSPECTIVE
PURCHASER OF REAL ESTATE ON NOTICE OF PENDING VIOLATIONS**

State of Michigan /
 /ss
County of Washtenaw /

Time Submitted for Recording
Date 4/7 2010 Time 1:10 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

Ronald Fulton, being duly sworn and deposed says:

1. I am the Building Director for the Charter Township of Ypsilanti whose business address is 7200 S Huron River Drive, Ypsilanti Township, Washtenaw County, State of Michigan, 48198.
2. As Building Director for Ypsilanti Township, my duties include enforcement of the Michigan Building Code, Michigan Residential Code, International Property Maintenance Code and other Township ordinances which oversee the health, safety and welfare of Township residents.
3. As the Building Director for Ypsilanti Township, I am familiar with the business structure located at 2485 E. Michigan Ave., Ypsilanti Township, State of Michigan 48198.
4. The complete legal description of 2485 E. Michigan Ave. is as follows:

Land situated in the Township of Ypsilanti, County of Washtenaw, State of Michigan and more particularly described as:

Commencing at a point in the West line of Section 1 Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, 64.50 feet North from the intersection of said section line with the centerline of Michigan Avenue (U.S. 112) as now surveyed; thence North 70 degrees 49 minutes East along the North line of Michigan Avenue, 335.43 feet for a place of beginning; thence North 200 feet; thence North 70 degrees 49 minutes East 130.00 feet; thence South 200 feet to the North line of Michigan Avenue; thence South 70 degrees 49 minutes West along the North line of Michigan Avenue, 130.00 feet to the place of beginning.

⑦


- K-11-01-240-026*
5. On **March 9, 2010**, following an inspection at the property I caused a detailed Notice of Violation also dated **March 9, 2010** to be sent to the property owner, Ann Dahl now known as Karen Christy, whose address is 9500 Roundlake Road, Laingsburg, MI 48848. This Notice of Violation included, but is not limited to the following sections of the Township's Adopted International Property Maintenance Code: Section 304.2 **Protective Treatment**, Section 304.1 **General**, Section 507.1 **Storm Drainage General**, Section 302.3 **Sidewalks & Driveways**, Section 604.3 **Electrical System Hazards**,

Section 605.1 **Installation**, Section 304.15 **Doors**, Section E3305.2 **Working Clearances for Energized Equipment and Panel Boards**, International Fire Code 2006 Section 605.5 **Extension Cords**, Section 305.3 **Interior Surfaces**.

6. As of this date, the property owner has failed to correct the violations as set forth in the **March 9, 2010** Notice of Violation.
7. The undersigned is aware from conversations with the property owner that an attempt is being made to sell the property.
8. It is a violation of Section 107.5 of the Township's Adopted International Property Maintenance Code for anyone who has received a compliance order or upon whom a Notice of Violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or Notice of Violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or Notice of Violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such compliance order or Notice of Violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or Notice of Violation.
9. The purpose of this recorded affidavit is to provide notice to prospective purchasers of the property in question of the current violations of Ypsilanti Township's International Property Maintenance Code.

FURTHER AFFIANT SAYETH NOT.

Signed:



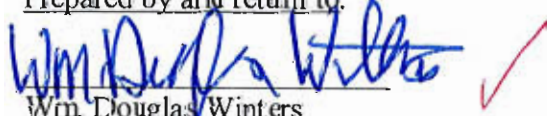
Ronald Fulton
Building Director
Charter Township of Ypsilanti

Subscribed and sworn to before me on the 7 day of April, 2010.



Reba S. Kriston, Notary Public
Livingston County, Michigan
Acting in Washtenaw County, Michigan
My commission expires: 1/30/2012

Prepared by and return to:



Wm Douglas Winters
61 North Huron Street
Ypsilanti, Michigan 48197
(734) 481-1120

BRENDA L. STUMBO
Clerk
KAREN LOVEJOY ROE
Treasurer
LARRY J. DOE
Trustees
JEAN HALL CURRIE
STAN ELDRIDGE
MIKE MARTIN
DEE SIZEMORE



Office of Community
Standards

7200 S. Huron River Drive
Ypsilanti, MI 48197
Phone: (734) 485-3943
Fax: (734) 484-5151

Office of Community Standards NOTICE OF VIOLATION

Date: March 9, 2010

To: Karen Christy

Please be advised that on your property located at 2485 E. Michigan Avenue in The Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, was inspected by Bill Elling, (belling@ytown.org) on March 9, 2010. The inspection of that address indicates that the following conditions exist:



PROPERTY ADDRESS VERIFICATION

McLAIN & WINTERS

ATTORNEYS AND COUNSELORS AT LAW

61 N. HURON
YPSILANTI, MICHIGAN 48197
(734) 481-1120

DENNIS O. McLAIN
WM. DOUGLAS WINTERS
ANGELA B. KING

FAX (734) 481-8909
[E-MAIL: mcwinlaw@gmail.com](mailto:mcwinlaw@gmail.com)

February 23, 2011

Mike Radzik, OCS Director
Ron Fulton, Building Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: HIGH PRIORITY – IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF TENANTS WHO RESIDE IN ILLEGAL TRIPLEX LOCATED AT 414 E. GRAND BLVD. (Units Located in Basement, Main Floor and Second Floor)

Property Owner: **Eddie R. Bellers**
7290 Textile Rd.
Ypsilanti, MI 48197

Property ID No.: **K-11-02-374-019**

Date of Inspection: **January 20, 2011**

February 21, 2011 Deadline to Remove Tenants That Do Not Occupy the Property as a Single Family Residence

Gentlemen:

While I realize that all of us continue to prioritize and re-prioritize a number of competing files, I believe all of us have always been on the same wavelength that landlords who endanger the health, safety and welfare of their tenants should be treated with the highest degree of urgency by the Township. In that regard, I remain deeply concerned with the safety of all tenants who reside in the illegal triplex located at 414 E. Grand Blvd. that was discovered by Township rental inspector Mike Gooden back on **January 20, 2011**.

As I am sure your respective files reflect, on that date inspector Gooden sent a letter to the property owner, to wit: Eddie R. Bellers, confirming, *inter alia*, that “...**this property was never zoned or recorded as a multi-unit dwelling. This dwelling must be returned to single family. You have 30 days “February 21, 2011” to remove tenants that occupy units not pertaining to the single family property.**” In light of the hostile and accusatory letter received by Building Director Ron Fulton from property

Radzik/Fulton
Re; 414 E. Grand Blvd.
February 23, 2011
Page 2

owner Bellers on **February 7, 2011**, I doubt very seriously as to whether Mr. Bellers has removed any of the tenants that were discovered living in the illegal triplex by Mr. Gooden on **January 20, 2011**.

Subsequent to receiving notification of this illegal triplex by Director Fulton I requested that our office be provided with a complete copy of the Township's file pertaining to this structure, as well as photographs of the illegal triplex. I specifically requested photographs that confirm that the ingress/egress for the unit that is being rented on the second floor consists solely of one flight of stairs that appears to be the only means of escape in the event of a fire. The same appears to be true for the unit located in the basement. These photographs (along with the other documents provided by Director Fulton) readily confirm that this property is a "**disaster waiting to happen**."

In light of the number of fires the Township has experienced during the last 3-4 years due to faulty wiring, stoves being left unattended by tenants, utilization of propane gas heaters due to utilities having been terminated, etc., I do not believe the Township can afford to wait for a disaster to happen at this property before taking the appropriate legal action. Furthermore, I believe it to be incumbent upon our respective offices and the Township Board to back up our rental inspectors when (as in the instant case) a deadline has been established and there has been no effort whatsoever to achieve compliance.

I realize the deadline for adding items to the Township Board's agenda has already passed; however, given the Monday holiday, coupled with all the other pressing legal matters it simply was not possible for this matter to be presented to the Township Clerk in time for the packets going out this Friday. However, I would certainly appeal to the concerns that are expressed in this letter especially in light of the graphic photographs that were obtained by the Building Dept. which highlight the need to take appropriate action.

If after review of this correspondence either you or any Township Board member have questions regarding this property, please contact me.

Very truly yours,



Wm. Douglas Winters

rsk

cc: Township Board
Mike Gooden
Bill Elling
Joe Lawson
Eric Copeland, Fire Chief
Dan Dzierbicki
Dennis O. McLain

BUILDING PERMIT

YPSILANTI CHARTER TOWNSHIP
7200 HURON RIVER DRIVE
YPSILANTI, MICHIGAN 48197

WHEN PROPERLY EXECUTED, APPLICANT IS GRANTED PERMISSION TO BUILD, REMODEL, DEMOLISH, OR MOVE, AS SPECIFIED BELOW,
AND AGREES TO COMPLY WITH ALL APPLICABLE ORDINANCES AND CODES OF YPSILANTI TOWNSHIP.

PERMIT NUMBER: 98-0209 ISSUED ON: 02/04/98 at 14:41:08

TYPE: Building CLASS: Residential-Remodel or Alteration

PROPERTY INFORMATION:

ADDRESS: 414 EAST GRAND LOT #:

PARCEL I.D.: R-150-112-00 11-00-000-000 SUBDIVISION: None

APPLICANT INFORMATION:

KAREN BELLERS LIC. #: N/A
7290 TEXTILE I.D. #: N/A
YPSILANTI, MI 48197 MESC #: N/A
(734)-482-5385 WORKMAN'S COMP: N/A

CONSTRUCTION INFORMATION:

TYPE: # OF SQUARES: 0 VALUE: 3,600.00 STORIES: 0

PERMIT FEES: (Includes Permit: 46.00, Plan Review: 0.00, CofO: 0.00, Admin. Fee: 0.00) \$

TOTAL FEES DUE: 46.00

COMMENTS:

REMOVE/REPLACE ROOFING. APPROVED PER SPECS SUBMITTED, OWNER HAS COPY
OF SAME. CALL FOR FINAL INSPECTION, WHEN WORK IS COMPLETED.

THIS PERMIT ISSUED UNDER THE FOLLOWING CODE AND TOWNSHIP ORDINANCE:
BOCA BUILDING CODE/1993 STATE CONST.CODE ORD.#73

CALL 485-3943, WITH PERMIT NUMBER 98-0209, 24 HOURS AHEAD, TO
REQUEST INSPECTIONS. ALL PERMITS REQUIRE A MINIMUM OF ONE INSPECTION.

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR BUILDING, DEMOLITION, ELECTRICAL, MECHANICAL, PLUMBING, AND SIGNS.
ALL FEES MUST BE PAID IN ADVANCE AND ARE NON-REFUNDABLE AND NON-TRANSFERABLE. FAILURE TO SECURE A PERMIT PRIOR TO COMMENCING
WORK WILL RESULT IN DOUBLE FEES. IT IS THE APPLICANT'S RESPONSIBILITY TO CALL FOR ALL NECESSARY INSPECTIONS. IT IS UNLAWFUL
TO OCCUPY A BUILDING UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

ISSUED BY MAIL

S/CHARLES EARL by *[Signature]* 02/04/98

APPLICANT

DATE

AUTHORIZED

DATE

BUILDING DEPARTMENT
CHARTER TOWNSHIP OF YPSILANTI
7200 SOUTH HURON River DRIVE
YPSILANTI, MICHIGAN 48197
PHONE: 485-3943
Fax: 484-5151

PUBLIC ACT NO. 230, SECTION 23a
CERTIFICATION I ENCLOSED AND HEREBY
BECOMES A PART OF THIS APPLICATION

APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION
OF
BUILDING

AT (LOCATION) 414 E. Grand (NO.) (STREET) ZONING DISTRICT RES
BETWEEN Michigan Ave (CROSS STREET) AND Forest (CROSS STREET)
SUBDIVISION EAST PARK Sub LOT 139 BLOCK _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
3 ☐ Alteration (See 2 above)
4 ☐ Repair, replacement
5 ☒ Wrecking (If multifamily residential, enter number of units in building in Part D, 13)
6 ☐ Moving (relocation)
7 ☐ Foundation only

B. OWNERSHIP

- 8 ☐ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D. PROPOSED USE - For "Wrecking" most recent use

☒ Residential

- 12 ☐ One family
13 ☐ Two or more family - Enter number of units - - - - -
14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - -
15 ☐ Garage
16 ☐ Carport
17 ☐ Other - Specify Remove siding + replace vinyl + gutters

Nonresidential

- 18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☐ Other - Specify _____

C. COST

10. Cost of improvement, \$ 3600
To be installed but not included in the above cost
a. Electrical
b. Plumbing
c. Heating, air conditioning
d. Other (elevator, etc.)

11. TOTAL COST OF IMPROVEMENT \$ 3600

(Omit cents)

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
31 ☐ Wood frame
32 ☐ Structural steel
33 ☐ Reinforced concrete
34 ☐ Other - Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 40 ☐ Public or private company
41 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 42 ☐ Public or private company
43 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 35 ☐ Gas
36 ☐ Oil
37 ☐ Electricity
38 ☐ Coal
39 ☐ Other - Specify _____

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
44 ☐ Yes 45 ☐ No
Will there be an elevator?
46 ☐ Yes 47 ☐ No

J. DIMENSIONS

48. Number of stories
49. Total square feet of floor area, all floors, based on exterior dimensions
50. Total land area, sq. ft.

K. NUMBER OF OFF-STREET PARKING SPACES

51. Enclosed
52. Outdoors

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms
54. Number of bathrooms { Full Partial

Describe in detail type of work to be performed:

Remove aluminum siding + gutters + replace
vinyl siding + seamless gutters.

Is this a "Private Road" ☐ Yes ☐ No

If Yes, Recorded Name: _____

Township Board approval date: _____

IV. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and	ZIP code	Tel. No.
1. Owner or Lessee Karen Bellers	44 E. Frank Blvd 72910 Textile	48198 48197	482-5385
2. Contractor		Builder's License No.	
3. Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant Karen Bellers	Address 72910 Textile Cpsi	Application date 482-5385
---	-------------------------------	------------------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$	1-29-98	uw	1-29-98	uw	per 1998 State Code
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
LOADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER					OTHER				

VII. VALIDATION

Building Permit number _____
 Building Permit issued _____ 19_____
 Building Permit Fee \$ _____
 Certificate of Occupancy \$ _____
 Drain Tile \$ _____
 Plan Review Fee \$ _____

FOR DEPARTMENT USE ONLY

Use Group _____
 Fire Grading _____
 Live Loading _____
 Occupancy Load _____

Approved by:

[Signature] 1/30/98

TITLE

HOMEOWNER AFFIDAVIT

New Building _____ Exist X

Trade Involved:

Building X Electrical _____ Plumbing _____ Heating _____ Refrig _____

Location X 414 E. Grand Blvd.

As the bona fide owner of the above-mentioned property which is a single family residence and which is, or will be on completion my place of residence, I hereby make application for an owner's permit to install or erect: remove & replace vinyl siding & gutters

I certify that I am familiar with the provisions of the applicable Ordinance and rules and hereby agree to make this installation or construction in conformance with the Ordinance.

In making this application, I realize I am assuming the responsibility of a licensed contractor for the work mentioned in this permit application and will do the actual work involved myself.

I agree to notify the Department of Building and Safety Engineering within seventy-two (72) hours after the work is completed so that the Department may make its required inspection. I further agree to keep all parts of this work exposed until accepted by the Inspector.

IMPORTANT: A separate permit shall be obtained for each of the various trades, such as building, electrical, plumbing, heating and refrigeration.

Violation Penalties: Any person who shall violate any provision of the Ordinance or shall fail to comply with any of the requirements thereof, shall, upon conviction thereof, be punished by a fine not to exceed five hundred (\$500) dollars, or by imprisonment not to exceed ninety (90) days or both fines and imprisonment, in the discretion of the Court.

Signature of Owner/Address:

Karen J. Bellus
Date 1-29-98

150 112 00

YPSILANTI CHARTER TOWNSHIP
BUILDING DEPARTMENT

Code Inspection Record for 01/28/98

414 EAST GRAND BLVD. Subdivision: None
Inspection type: Building Control #: 15970
414 EAST GRAND BLVD.-COMPLAINT FROM NEIGHBOR ACROSS THE STREET-CONST.
WORK ON EXTERIOR GOING ON NOW-MULTIPLE USE FOR DWELLING

COMPLETED



NOT COMPLETED



COMMENTS:

Found worker working on Vinyl siding installation
asked him for a permit he explained that Karco Bellas
was securing permit he has no phone # for her but
he will tell her to get permit. I gave them until
1-29-98 to apply for permit, Failure to do so will
result in administration fee charged.

This home is divided into 3 parts Unit 2nd Floor
1-unit main Floor and one in Basement with no
egress.

I CERTIFY THAT THE ABOVE INSPECTIONS WERE COMPLETED AS INDICATED:

SIGNED: William E. Ehlert DATE: 1-28-98



WASHTENAW COUNTY OFFICE OF THE SHERIFF

RONALD J. SCHEBIL
SHERIFF

2201 Hogback Road • Ann Arbor, Michigan 48105-9732 • OFFICE (734) 971-8400 • FAX (734) 971-9248 • EMAIL sheriff@co.washtenaw.mi.us

MARK A. PTASZEK
UNDER SHERIFF



Memorandum

To: Brenda Stumbo
From: Deputy C. Campbell and Deputy T Hendricks
Through: F/Lt Michael Radzik
Re: 414 E. Grand ✓
Date: January 11, 2000

On 1-8-00 I was at the 414 E. Grand address investigating a shooting. During the investigation I had the opportunity to walk through the entire building. I observed the building to be divided into (3) three separate apartments.

There was a basement apartment (Apartment 1) that is accessed by walking down an exterior staircase on the north side of the building to an exterior access door. There was a ground floor apartment (Apartment 2) with an exterior access door on the west side of the building and another exterior access door on the east side of the building. There is an upstairs apartment (Apartment 3) that is accessed by walking up an exterior staircase on the east side of the building to an exterior access door.

Apartment 2 has interior stairway access to a room in the basement. This portion of the basement is separated from apartment 1 by a locked door, which has locks on both sides of the door. I was unable to locate a stairwell that would connect apartment 2 to apartment 3.

The apartments appeared to be self-contained, having and kitchen and bathroom in each divided apartment.

On 1-11-00 Deputy Hendricks and I went back to the 414 E. Grand address and observed the following items:

The building had (3) three separate mailboxes marked 414 E. Grand Apt 1, 414 E. Grand apt 2 and 414 E. Grand apt 3.

- MISSION -

To provide leadership for our community, to prevent unlawful activity, ensure individuals rights, and promote a safe and secure environment.

ccBS/ Dae

Coffin / Kevin

Duricht

for your response / Rn & mail

The building had (3) three separate electric meters attached to the south side of the building.

The building had (3) three separate telephone boxes attached to the south side of the building.

On 1-11-00 it appeared that the occupants of apartment 2 had moved out. I contacted Detective Cindy Squires, the detective in charge of the shooting, in regards to the occupancy of apartment 2. Detective Squires advises that on 1-9-00 the renters of apartment 2 had moved out.

If there is any other assistance needed in this matter please contact Deputy Hendricks or me.











YPSILANTI TOWNSHIP

HOLMES ROAD, PHASE III

ROAD IMPROVEMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2011 by and between the Charter Township of Ypsilanti ("Township") and the Washtenaw County Board of County Road Commissioners ("Road Commission").

WHEREAS, due to the deteriorated condition of the existing pavement on Holmes Road, extending from Spencer Lane to US-12 (Michigan Avenue), the Township and the Road Commission have concluded that Holmes Road should be reconstructed ("Project"); and

WHEREAS, plans and specifications for the Project have been completed and submitted to the Michigan Department of Transportation ("MDOT") for bidding; and

WHEREAS, the Road Commission has entered into an agreement with the MDOT, therein detailing the allocation of Federal Surface Transportation Funds and local agency funds based on the estimated costs associated with the construction and construction engineering necessary to complete the Project;

WHEREAS, proper authority is provided to the parties of this Agreement under the provisions of Act 51 of Public Acts of 1951 as amended,

THEREFORE, BE IT AGREED that the Road Commission will administer and provide the construction engineering services necessary to complete the Project. The total estimated local funding share associated with the construction, administration, and construction engineering is \$332,000. The total amount of this agreement will be paid out of the Ypsilanti Township Bond proceeds.

HOLMES ROAD, PHASE 3

AGREEMENT SUMMARY

Estimated Construction and Construction Engineering Costs:

Estimated Construction	\$1,590,800
Estimated Administration, Construction Engineering	<u>\$ 238,600</u>
Grand Total	\$1,829,400
Less Federal Funds	<u>\$1,497,400</u>
Total Estimated Local Funding Share (Township)	\$ 332,000

HOLMES ROAD, PHASE 3

FOR CHARTER TOWNSHIP OF YPSILANTI:

_____	_____	Witness
_____	_____	Witness
_____	_____	Witness

FOR WASHTENAW COUNTY BOARD OF COUNTY ROAD COMMISSIONERS:

_____	_____	Witness
Douglas E. Fuller, Chair		
_____	_____	Witness
Steven M. Puuri, Managing Director		

PROPOSED ORDINANCE NO. 2011-412

An Ordinance Amending Chapter 66 (Vegetation) Sections 31 entitled Grass and Weeds, or the Ypsilanti Township Code of Ordinances

The Charter Township of Ypsilanti hereby *ordains*

That Section 66-31 of Chapter 66 Vegetation is deleted and replaced by the following:

Chapter 66

ARTICLE II. TREES AND OTHER VEGETATION

Sec. 66-31. Grass and weeds.

On private property, no noxious weeds, grass or other rank vegetation shall be permitted at a height greater than six inches. However, the commissioner may designate natural areas where vegetation may be permitted to grow in excess of six inches. Annually, a notice shall be published in a local newspaper in March indicating that if grass, weeds and other vegetation are not cleared by June 1, they may be removed by the township and the costs charged against the property.

Severability Clause

Should any section, subdivision, sentence, clause or phrase of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part as invalidated.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

This Ordinance shall become effective immediately upon publication in a newspaper of general circulation as required by law.

OTHER BUSINESS

Check Register Report

Date: 02/23/2011

Time: 9:46 am

Page: 1

Charter Township of Ypsilanti

Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
153469	02/09/2011	Printed	6821	AT & T	ACCT. #734 480-9586 427 9	32.14
153470	02/09/2011	Printed	6821	AT & T	ACCT. #734 485-6881 100 9	35.28
153471	02/09/2011	Printed	6821	AT & T	ACCT. #734 R21-0061 299 8	960.00
153472	02/09/2011	Printed	6821	AT & T	ACCT. #734 482-5720 807 3	132.86
153473	02/09/2011	Printed	6821	AT & T	ACCT. #734 483-0584 132 0	32.14
153474	02/09/2011	Printed	6821	AT & T	ACCT. #734 483-0777 627 6	214.13
153475	02/09/2011	Printed	6821	AT & T	ACCT. #734 483-4224 435 5	159.71
153476	02/09/2011	Printed	6821	AT & T	ACCT. #734 483-9550 827 6	21.92
153477	02/09/2011	Printed	6821	AT & T	ACCT. #734 485-1174 097 4	129.78
153478	02/09/2011	Printed	6821	AT & T	ACCT. #734 487-8104 411 3	244.51
153479	02/09/2011	Printed	6821	AT & T	ACCT. #734 R01-7562 363 3	802.90
153480	02/09/2011	Printed	6821	AT & T	ACCT. #734 R21-1069 765 8	597.20
153481	02/09/2011	Printed	6821	AT & T	ACCT. #734 485-0084 397 9	37.95
153482	02/09/2011	Printed	6821	AT & T	ACCT. #734 485-0881 149 9	81.30
153483	02/09/2011	Printed	6821	AT & T	ACCT. #734 485-1992 091 7	32.16
153484	02/09/2011	Printed	6821	AT & T	ACCT. #734 544-3800 862 3	217.62
153485	02/09/2011	Printed	0118	DTE ENERGY	GAS & ELECTRIC INVOICES	78.24
153486	02/09/2011	Printed	0118	DTE ENERGY	GAS & ELECTRIC INVOICES	29,513.77
153487	02/11/2011	Printed	6045	QPS PRINTING	POSTAGE	3,000.00
				Total Checks:	19	
				Grand Total(excluding void checks):		36,323.61

Accounts Payable Checks - 121,053.74

Hand Checks - 36,223.61

Grand Total - 157,277.35

Check Register Report

Date: 02/23/2011

Time: 9:34 am

Page: 1

Charter Township of Ypsilanti

Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
153488	02/23/2011	Printed	0001	A.F. SMITH ELECTRIC	MAINTENANCE	165.50
153489	02/23/2011	Printed	0235	ABSPURE WATER COMPANY	SUPPLIES	96.20
153490	02/23/2011	Printed	0049	ALL SEASONS LANDSCAPING CO.	SMALL EQUIPMENT & PARTS	160.80
153491	02/23/2011	Printed	6981	ALLIED SUBSTANCE ABUSE	HOSPITAL PHYSICALS	25.00
153492	02/23/2011	Printed	1276	AMERICAN JUDGE'S ASSOC.	MEMBERSHIP	150.00
153493	02/23/2011	Printed	0017	ANN ARBOR CLEANING SUPPLY	SUPPLIES	638.96
153494	02/23/2011	Printed	0022	ANN ARBOR WELDING SUPPLY CO	MEDICAL SUPPLIES	265.04
153495	02/23/2011	Printed	6820	ANN ARBOR.COM	PUBLISHING	742.00
153496	02/23/2011	Printed	8653	ROBERT ARRICK	MEDICARE REIMBURSEMENT	2,316.00
153497	02/23/2011	Printed	0215	AUTO VALUE YPSILANTI	SUPPLIES	73.63
153498	02/23/2011	Printed	0898	BS & A SOFTWARE	MAINTENANCE CONTRACTS	4,785.00
153499	02/23/2011	Printed	1094	C & G GRINDING	SHARPENED REELS	405.00
153500	02/23/2011	Printed	1193	CARROT-TOP INDUSTRIES, INC.	STATE OF MICHIGAN FLAGSG F	587.18
153501	02/23/2011	Printed	6015	CENTRON DATA SERVICES	POSTAGE ADVANCE FOR 2011 F	6,548.00
153502	02/23/2011	Printed	2276	CINCINNATI TIME SYSTEMS	EQUIPMENT RENTAL	2,010.00
153503	02/23/2011	Printed	0825	CITY OF YPSILANTI	16 TONS OF SALT	883.36
153504	02/23/2011	Printed	0363	COMCAST CABLE	ACCT. #09588 344688-01-4	93.00
153505	02/23/2011	Printed	0363	COMCAST CABLE	ACCT. #09588 290641-01-7	35.94
153506	02/23/2011	Printed	0363	COMCAST CABLE	ACCT. #09588 307929-01-7	76.95
153507	02/23/2011	Printed	0582	CONGDON'S	SUPPLIES	170.53
153508	02/23/2011	Printed	0223	CORRIGAN OIL COMPANY	MAKE UP OIL FOR HORIZONTAL	63.10
153509	02/23/2011	Printed	0245	FAST SIGNS	SIGNS	102.83
153510	02/23/2011	Printed	1200	FEDERAL EXPRESS CORPORATION	POSTAGE	566.99
153511	02/23/2011	Printed	15421	FLEET SERVICES	GAS & OIL	1,651.62
153512	02/23/2011	Printed	15789	FLEETPRIDE	ROTORS AND PADS FOR FRONT	1,327.47
153513	02/23/2011	Printed	0135	FORMS TRAC, ENTERPRISES	REPLENISH SUPPLY OF FORMS	932.14
153514	02/23/2011	Printed	1919	SAMUEL E. FRYE	UNIFORM ALLOWANCE	91.65
153515	02/23/2011	Printed	0073	GENE BUTMAN FORD	FIRE MARSHAL VEHICLE REPLA	614.28
153516	02/23/2011	Printed	1233	GORDON FOOD SERVICE INC.	SUPPLIES	49.78
153517	02/23/2011	Printed	6161	GOVERNMENTAL CONSULTANT	PROFESSIONAL SERVICES	2,850.00
153518	02/23/2011	Printed	0107	GRAINGER	SUPPLIES	375.42
153519	02/23/2011	Printed	0070	GREAT LAKES TELECOM, INC.	MAINTENANCE CONTRACT	1,545.35
153520	02/23/2011	Printed	1386	GREAT LAKES TRUCK & TRAILER	AUTO MAINTENANCE	109.38
153521	02/23/2011	Printed	11957	GRIFFIN PEST SOLUTIONS	LOCATION: STATION #4	58.00
153522	02/23/2011	Printed	15368	GROSS ELECTRIC	AUTO MAINTENANCE	14.44
153523	02/23/2011	Printed	0426	GUARDIAN ALARM	BILLING: 14B COURT	1,836.57
153524	02/23/2011	Printed	0426	GUARDIAN ALARM	BILLING: 14B COURT	270.00
153525	02/23/2011	Printed	0158	MARK HAMILTON	ATTORNEY FEES - MAR. 2011	1,500.00
153526	02/23/2011	Printed	6787	HEINOWSKI APPRAISAL	PROFESSIONAL SERVICES	2,500.00
153527	02/23/2011	Printed	6547	HERITAGE NEWSPAPERS	PUBLISHING	224.00
153528	02/23/2011	Printed	0503	HOME DEPOT	SUPPLIES	252.63
153529	02/23/2011	Printed	0174	HONEYWELL	ENERGY IMPROVEMENT	1,517.75
153530	02/23/2011	Printed	15788	INLAND	STANDBY RESCUE SERVICES	700.00
153531	02/23/2011	Printed	15776	JIMS COLLISION	REPLACE UNSERVICEABLE HOE	10,675.70
153532	02/23/2011	Printed	4467	JOHN DEERE LANDSCAPES	SUPPLIES	390.70
153533	02/23/2011	Printed	6357	JUMP-A-RAMA	GYMNASTIC INSTRUCTIONS	462.00
153534	02/23/2011	Printed	0391	KONICA MINOLTA - ALBIN	EQUIPMENT RENTAL	127.15
153535	02/23/2011	Printed	6446	LEVEL 3 COMMUNICATIONS, LLC	TELEPHONE	681.91
153536	02/23/2011	Printed	6467	LOWES	SUPPLIES	451.60
153537	02/23/2011	Printed	15405	MAYNARDS AUTO SERVICE CENTER	VEHICLE #51 PARTS AND REPAI	332.80
153538	02/23/2011	Printed	2832	MICHIGAN MOBILE GLASS & TRIM	INSTALL NEW PASSENGER WIN	165.00
153539	02/23/2011	Printed	0172	MICRO SOURCE INC.	BLACKBERRY ENTERPRISE SER	1,338.00
153540	02/23/2011	Printed	11271	MILL CREEK SPORT CENTER	VEHICLE #67 PLOW CLEANED O	547.49
153541	02/23/2011	Printed	6064	NAPA AUTO PARTS	AUTO PARTS	11.60

Check Register Report

Date: 02/23/2011

Time: 9:34 am

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Charter Township of Ypsilanti

Check Number	Check Date	Status	Vendor Number	Vendor Name	Check Description	Amount
153542	02/23/2011	Printed	15195	MARK NELSON	MAGISTRATE FEES - MAR. 2011	1,875.00
153543	02/23/2011	Printed	1937	OFFICE DEPOT	REPLENISH SUPPLY OF PAPER	725.98
153544	02/23/2011	Printed	2997	OFFICE EXPRESS	SUPPLIES	247.74
153545	02/23/2011	Printed	0585	OVERHEAD DOOR COMPANY	HINGES, TAPERS, LABOR	154.75
153546	02/23/2011	Printed	0913	PARKWAY SERVICES, INC.	RENTAL	120.00
153547	02/23/2011	Printed	16008	PRIORITY ONE EMERGENCY	NFPA AND DOT REFLECTIVE GR	687.98
153548	02/23/2011	Printed	15210	PSYBUS	PROFESSIONAL SERVICES	585.00
153549	02/23/2011	Printed	6045	QPS PRINTING	SUPPLIES	131.31
153550	02/23/2011	Printed	8473	RAYMOND RANDOLPH	MEDICARE REIMBURSEMENT	1,158.00
153551	02/23/2011	Printed	11340	RECYCLE ANN ARBOR	DROPPED OFF (2) PRINTER/COF	223.00
153552	02/23/2011	Printed	15386	RICOH AMERICAS CORPORATION	EQUIPMENT RENTAL	2,423.22
153553	02/23/2011	Printed	16029	RW MANAGEMENT GROUP, INC.	PROFESSIONAL SERVICES	2,316.25
153554	02/23/2011	Printed	0634	SAM'S CLUB DIRECT	SUPPLIES	465.60
153555	02/23/2011	Printed	4951	MICHAEL SARANEN	REIMBURSEMENT - EQUIPMENT	2,931.70
153556	02/23/2011	Printed	1507	SPARTAN DISTRIBUTORS	REPAIR PARTS	2,839.21
153557	02/23/2011	Printed	3215	STATE OF MICHIGAN	COMPUTER NETWORK SUPPOR	14,417.00
153558	02/23/2011	Printed	0632	STERICYCLE INC	MEDICAL WASTE DISPOSAL	154.88
153559	02/23/2011	Printed	1235	SURE-FIT LAUNDRY COMPANY	LAUNDRY - COMMUNITY CENTE	1,566.34
153560	02/23/2011	Printed	1227	TARGET INFORMATION	SUPPLIES	112.87
153561	02/23/2011	Printed	3969	TRI TURF	SUPPLIES	487.50
153562	02/23/2011	Printed	8477	HOMER TURNER	MEDICARE REIMBURSEMENT	2,316.00
153563	02/23/2011	Printed	6523	UNIQUE 1 SERVICE	FOUR WHEELS, BRAKE SHOES ,	3,132.00
153564	02/23/2011	Printed	3082	UNIVERSITY TRANSLATORS	TRANSLATOR SERVICES	310.00
153565	02/23/2011	Printed	6920	VARNUM RIDDERING SCHMIDT	PROFESSIONAL SERVICES	1,463.00
153566	02/23/2011	Printed	1475	VERIZON WIRELESS	ACCT. #385474612-00001	2,372.46
153567	02/23/2011	Printed	0444	WASHTENAW COUNTY TREASURER#	FIRE DISPATCH	15,189.15
153568	02/23/2011	Printed	15934	WASTE MANAGEMENT	ACCT. #389-0054724-1389-6	1,637.11
153569	02/23/2011	Printed	4263	WOLVERINE FREIGHTLINER	AUTO MAINTENANCE	142.38
153570	02/23/2011	Printed	4780	FLOYD WOODARD	MEDICARE REIMBURSEMENT	2,316.00
153571	02/23/2011	Printed	0480	YPSILANTI COMMUNITY	MAINTENANCE - FLP	3,340.37
153572	02/23/2011	Printed	6417	YPSILANTI TWP PETTY CASH	REIMBURSE PETTY CASH	108.61
153573	02/23/2011	Printed	0494	ZEE MEDICAL SERVICE COMPANY	SUPPLIES	104.58
153574	02/23/2011	Printed	0729	ZEP MANUFACTURING COMPANY	SUPPLIES	433.31
				Total Checks:	87	
				Grand Total(excluding void checks):		121,053.74