

**CHARTER TOWNSHIP OF YPSILANTI  
MINUTES OF THE JULY 23, 2012 REGULAR MEETING**

The meeting was called to order by Supervisor Brenda L. Stumbo, at approximately 7:00 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 Stan Eldridge, Mike Martin and Scott Martin

**Members Absent:** Trustee Jean Hall Currie

**Legal Counsel:** Wm. Douglas Winters

**PUBLIC HEARING**

**A. 7:00 PM – SPECIAL ASSESSMENT STREETLIGHT DISTRICT FOR LAKEVIEW SUBDIVISION, RESOLUTION NO. 2012-13** (Public Hearing set at the June 25, 2012 Regular Meeting)

The public hearing opened at approximately 7:04 p.m.

Supervisor Stumbo explained this was the third public hearing for the purpose of adding streetlights.

Rhonda Butts, Township resident said she approved of the new layout and would like to see the project started as soon as possible.

Pamela Smith, Township resident approved the proposal.

Pete Zahner, Township resident voiced his approval and his wish to start as soon as possible.

Shane Baranek, Township resident also gave his approval.

The public hearing closed at approximately 7:06 p.m.

Clerk Lovejoy Roe provided information that one resident opposed the streetlights since they owned multiple lots in the proposed district. She said the Assessing Department had worked out a solution for them that was available to anyone owning multiple lots, if they would contact that department.

Clerk Lovejoy Roe read Resolution No. 2012-13 into the record.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve Resolution No. 2012-13 Special Assessment Streetlight District for Lakeview Subdivision (see attached). The motion carried unanimously.**

**PROCLAMATION PRESENTATION TO MICHAEL AND PAMELA BARTLEY FOR RESTORATION OF 1290 E. CLARK ROAD**

Supervisor read the Proclamation into the record and presented it to Mr. & Mrs. Bartley.

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**PUBLIC COMMENTS**

Shannan Groshans, Township resident said she was present on behalf of the Ypsilanti National Little League, which used Harris Road Parks. She said she heard a rumor that Ford Boulevard was to close and Harris Road would be extended all the way through the park to E. Michigan Avenue. She voiced her concern for the safety of 200 to 300 children on any given day, walking across from field to field. Ms. Groshans also said she knew the Board was working on demolishing the mobile home park at 117 S. Harris, which connected to their playing fields and stated that drug and prostitution activity had increased.

Per the request of Arloa Kaiser, she comments were typed verbatim.

Arloa Kaiser, Township resident: "With the election coming in August, I received this letter about YTown Future. I am very upset about this letter. Basically, it is against the Township Board, the sitting Board. This person says that she only believes that the people that are running with her are prepared to lead Ypsilanti Township into the future. She only believes that they will be outstanding. How do you support people if they say, 'I only believe'. She doesn't know, she wants these people to run, to have these offices. What are their credentials? What are they going to do? It's very upsetting to me, that elected leaders determine what is best for our future. What is best for the community's future or for these leaders that are wanting these offices? I just don't, when you talk in circles you don't get cornered. It also says that basically Ypsilanti Township is a large community and we are least respected. I think a lot of this respect that we don't have, came from World War II, this is changing. The thing of it is, if you keep telling people how down they are they are eventually going to believe it. I don't like that attitude. We are earning respect because we have new businesses coming into the area. We have new homes being built. I realize this is her opinion, but our Board is working very hard and it is a wide, with a wide diversity. You are working with SPARK. You are working with Aerotropolis, so it is not a narrow-minded Board here. What wants to come in, to me, is narrow-minded and also you are working with the community because you have people that, Tammie (Keen) goes to Neighborhood Watch, which the watches are very active. If they aren't (there), I have been to a couple myself, Brenda, you were there. If other ones, say Tammie or whoever goes to those are not there, someone else goes. There is also a police officer, Holt, I believe is his name, goes to these and keeps the people abreast of what's going on. Also in there, she says, basically you're hiring friends in different positions, who knows what they are, but the last I knew and for some time, there has been a hiring freeze and shifting of jobs within the Township. Also it says, basically they want to have roads done on a regular basis. To my knowledge, roads are being done on a regular basis, some in conjunction with the County. Also if these people would come to meetings, they would know what was going on, that there has been a bond that has been renewed, I think within the last two to three months, for roads, and if I remember correctly, it's for ten years, the last one was for ten years. Also on one of these people that are running, I would like to know what was done on her watch, she didn't say what she did. We have teamwork, in my opinion, of the Board. When she was here, it was chaos, there was not teamwork. In this letter also, it said about including more property on the tax rolls. I don't know whether this person has crept under a rock and stayed there for some time because the Township Board has been working with Habitat for Humanity and I don't know how many homes that we have helped them with. Anybody that is interested can find out those numbers, and I'm sure Nancy probably has that number or it is in minutes, when Habitat came to speak. Basically, the Township is trying to get home owners, not renters, but homeowners and to also take pride in the Township and with homeowners, they do take pride in the Township and that's what we need. Also with these people owning homes, it brings more respect to the community and the people themselves have more respect. It also said about consistent and fair ordinance enforcement. Well, if these people are complaining about that, why don't they come to the meeting? I come to most of the meetings and how many of John Q. Public are here, other than the officials, to these meetings? If they come they know what's going on. If they have any complaints, this is the place

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for them to say what they don't like, what should be done. If they don't believe that you are doing what they want, this is where they voice their opinion, not in letters at election time. That is what they are saying that, you know, certain things like roads are just being done at election time by this Board, which is not true. Also the lady who wrote this was Ruth Ann Jamnick and approximately three months ago, it was before anyone was registered as a, to be put on the ballot, I asked her specifically was she running for office and she said, 'Oh really.' Now she's not proud enough that she was going to run for office, that she couldn't say, yes, I have the guts to say, yes I'm running for office. Isn't she proud to say that, 'I'm running for office?' So I don't like this letter and anybody that votes for this group of people, to me, is doing a disservice to this community. This Board has worked very hard for what we have, Ordinance people, everyone that works here. I don't always agree with the Board, but that is a human fault, whatever you want to call it, but if I have something to say, I come, you listen to me. These people who just write letters, and as far as I'm concerned, they are inaccurate. The lady that wrote this was here for, I believe, three meetings, never said a word and yet she's complaining in the letter. So I just wanted you to know, I don't know if you all received it, it's an interesting letter and I opposed it, even, it's terrible, just plain terrible, I don't even think it should be passed out."

Wilma Gold-Jones provided information on a "Meet & Greet" of candidates on the ballot at the Parkridge Center, Saturday at 10:00 a.m.

Donald Hazzard, Township resident said he reviewed the letter from YTown Future and called it muckraking.

Lucille Doke, Township resident said her experience with the current Board was that they were very responsive and she appreciated them.

**CONSENT AGENDA**

- A. MINUTES OF THE JUNE 25, 2012 WORK SESSION REGULAR MEETING AND EXECUTIVE SESSION**
- B. JUNE 2012 TREASURER REPORT (see attached)**
- C. STATEMENTS AND CHECKS**
  - 1) July 9, 2012**
  - 2) July 23, 2012**

**A motion was made by Treasurer Doe, supported by Trustee Eldridge to approve the Consent Agenda. The motion carried unanimously.**

**SUPERVISOR REPORT**

Supervisor Stumbo provided an update on the retirement of YCUA Director, Larry Thomas. She said there were two internal and two out of state candidates that would be interviewed for his replacement.

**CLERK REPORT**

Clerk Lovejoy Roe said her office was still looking for workers for the November election and anyone interested could go online or apply at the Clerk's Office.

**TRUSTEE REPORT**

Trustee Eldridge reported a new Tim Horton's would be built on James L. Hart Parkway. He said a new Taco Bell was already under construction on E. Michigan Avenue.

**ATTORNEY REPORT**

**A. REQUEST FORMAL AUTHORIZATION TO INITIATE LEGAL ACTION IN WASHTENAW COUNTY CIRCUIT COURT FOR PROPERTY LOCATED AT 8081 MERRITT ROAD**

**A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to formally authorize legal action in the Washtenaw County Circuit Court to abate the public nuisance for the property located at 8081 Merritt Road. The motion carried unanimously.**

Mike Radzik provided a brief summary of the deplorable condition of the property and reports by neighbors of unusual activity at this address. He explained they were requesting action from the Board since they had been unable to locate the owners and there was no actual house on the property.

**B. AGREEMENT BETWEEN YPSILANTI TOWNSHIP AND WASHTENAW COUNTY TREASURER FOR REMOVAL OF BLIGHT ON FORECLOSED PROPERTIES**

Attorney Winters provided an overview of the actions necessary for removal and/or demolition of the mobile homes at 117 S. Harris and 2590 E. Michigan. He said the Board authorized working in conjunction with the Washtenaw County Treasurer to seek legal action against the property owner, who just walked away, leaving the residents with no recourse and many vacant and uninhabitable units. Attorney Winters said Judge Shelton had issued an emergency demolition order and a separate order holding the defendants in contempt. Mr. Winters further explained the agreement in light of the court orders.

**A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to approve the agreement between Ypsilanti Township and the Washtenaw County Treasurer for removal of blight on foreclosed properties. The motion carried unanimously.**

**C. GENERAL LEGAL UPDATE**

Attorney Winters said the example that Mr. & Mrs. Bartley had set in restoring their property was one the Board hoped all property owners would follow. The Bartley's were presented the withholding funds check that had been held by state law until the home was either repaired or demolished.

Attorney Winters provided an update on the following properties:

- 40 Campbell - demolished
- 52 Oregon - under court order
- 2036 McKinley - resolved
- 2143 Merrill - possibly a prospect for Habitat for Humanity
- 554 E. Grand Blvd. - under court review

Ron Fulton provided an update on the K-Mart/Gault Village demolition. He said the owner had not secured all the necessary permits and utility shut offs. He reported the crew that was sent in July 16, 2012 to begin asbestos abatement was investigated by the State and was reported to MIOSHA, which would cause further delay.

**NEW BUSINESS**

**1. BUDGET AMENDMENT #5**

A motion was made by Clerk Lovejoy Roe, supported by Trustee Scott Martin to approve Budget Amendment #5 (see attached). The motion carried unanimously.

**2. REQUEST OF THE YPSILANTI TOWNSHIP PARK COMMISSION TO ENTER INTO AN AGREEMENT WITH THE SPICER GROUP FOR THE PURPOSE OF REVISING THE 5-YEAR PARKS AND RECREATION MASTER PLAN PENDING ATTORNEY REVIEW, NOT TO EXCEED \$14,000 WITH PARTIAL FUNDING BUDGETED IN 2012 LINE ITEM #208.208.000.801.000 AND BALANCE TO BE BUDGETED IN 2013**

A motion made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approved the agreement between the Township and the Spicer Group for the purpose of revising the 5-year Parks and Recreation Master Plan pending attorney review, not to exceed \$14,000 with partial funding budgeted in 2012 in line item #208.208.000.801.000 and the balance to be budgeted in 2013 and authorize signing by the Supervisor and Clerk. The motion carried unanimously.

**3. CONTRACT BETWEEN YPSILANTI TOWNSHIP AND LAS DOS FUENTES, LLC REGARDING RETENTION OF CLASS C QUOTA LIQUOR LICENSE LOCATED AT 1960 WHITTAKER ROAD**

Attorney Winters provided a brief explanation of the contract, which would retain the license in Ypsilanti Township.

A motion was made by Clerk Lovejoy Roe, supported by Trustee Eldridge to approve the contract between Ypsilanti Township and Las Dos Fuentes, LLC regarding retention of Class C Quota Liquor License located at 1960 Whittaker. The motion carried unanimously.

**OTHER BUSINESS**

**1. REQUEST OF JEFF ALLEN, RSD DIRECTOR TO ACCEPT SEALED BIDS TO REPLACE THE COMMUNITY CENTER ROOF**

A motion was made by Clerk Lovejoy Roe, supported by Treasurer Doe to authorize acceptance of sealed bids for roof replacement for the Community Center. The motion carried unanimously.

Jeff Allen provided a brief overview of the work that was needed.

**AUTHORIZATIONS AND BIDS**

**1. REQUEST OF MIKE RADZIK, OCS DIRECTOR FOR AUTHORIZATION TO SOLICIT BIDS FOR THE REMOVAL AND/OR DEMOLITION AND DISPOSAL OF REMAINING ABANDONED TRAILERS AND STRUCTURES AT 117 S. HARRIS AND 2590 E. MICHIGAN IN COMPLIANCE WITH EMERGENCY CIRCUIT COURT ORDER AND TO AWARD BID TO THE LOWEST, MOST QUALIFIED BIDDER, CONTINGENT UPON BUILDING DIRECTOR RECOMMENDATION AND ATTORNEY REVIEW IN ACCORDANCE WITH THE FINANCIAL POLICY**

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**EMERGENCY PROVISION, NOT TO EXCEED \$89,000, BUDGETED IN  
LINE ITEM #101.950.000.969.011**

**A motion was made by Trustee Eldridge, supported by Clerk Lovejoy Roe to authorize Mike Radzik, OCS Director to solicit bids for the removal and/or demolition and disposal of remaining abandoned trailers and structures at 117 S. Harris and 2590 E. Michigan in compliance with the Emergency Circuit Court Order and to award the bid to the lowest, most qualified bidder, contingent upon Building Director recommendation and Attorney review in accordance with the Financial Policy Emergency Provision, not to exceed \$89,000, budgeted in line item #101.950.000.969.011. The motion carried unanimously.**

Mike Radzik, OCS Director said they hoped to have this completed prior to August 22, 2012.

**ADJOURNMENT**

**A motion was made by Treasurer Doe, supported by Trustee Scott Martin to adjourn the meeting. The motion carried unanimously.**

The meeting adjourned at approximately 8:08 p.m.

Respectfully submitted,

Brenda L. Stumbo, Supervisor  
Charter Township of Ypsilanti

Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti

# RESOLUTION NO. 2012-13

## AUTHORIZING STREET LIGHTING FOR LAKEVIEW SUBDIVISION, CONSISTING OF 157 PARCELS AND FOR CREATION OF A SPECIAL ASSESSMENT DISTRICT

**WHEREAS**, on or about October 10, 2011, the Township Clerk received one petition from the record owners of persons having a vendee's interest as shown by the records in the Washtenaw County Register of Deeds Office or as shown on the tax rolls of the Township, petitioning the Township Board for street lighting for Lakeview Subdivision, consisting of 157 parcels, in Ypsilanti Township and for the creation and establishment of a special assessment district for the purpose of defraying said cost of street lighting by special assessments against the property especially benefited; and

**WHEREAS**, the Township Clerk requested of Detroit Edison, proposed plans describing the street lighting improvement and the location of said improvements with an estimate of said costs; and

**WHEREAS**, on June 25, 2012, Tim Miller of Detroit Edison Community Lighting Group prepared and submitted proposed plans to install street lighting for Lakeview Subdivision, Ypsilanti Township, consisting of 157 parcels, which said plans included, *inter alia*, the installation of "**Cobra Head Luminaries on wood poles**" with the cost of said improvements being approximately:

<b>Total Estimate Construction Cost:</b> .....	<b>\$52,721.65</b>
<b>Total Lamp Charge For Three (3) Years:</b> .....	<b>\$18,396.94</b>
<b>Contribution (Cost minus 3 years revenue):</b> .....	<b>\$34,324.71</b>
<b>Total Annual Lamp Charges:</b> .....	<b>\$ 6,132.31</b>

**WHEREAS**, on June 27, 2012, the Township Clerk received notification from the Township Assessor that the cost of providing street lights for Lakeview Subdivision, consisting of 157 parcels, which said plans included, *inter alia*, the installation of "**Cobra Head Luminaries on wood poles**" will be **\$60.92** per parcel for a 10-year period; thereafter, said costs shall be **\$39.06** per parcel for street lighting, based on general benefit; and

**WHEREAS**, the Township Clerk has given notice to each record owner or party in interest in property to be assessed, by first class mail, addressed to the record owner or party in interest at the address shown on the tax records, at least 10 (ten) days before the July 23, 2012 public hearing, setting forth the district affected in said petition, place and purpose of said public hearing to allow any interested person an opportunity to voice any objection which may be offered against creating said district; and

**WHEREAS**, the Township Clerk has also published in a newspaper of general circulation the time, place and purpose of said public hearing and the district affected thereto; and

**WHEREAS**, on July 23 2012, the Charter Township of Ypsilanti held a public hearing to hear any objections which may be offered against creating said special assessment district.

**NOW THEREFORE, BE IT RESOLVED**, that the Charter Township of Ypsilanti determines that the petition filed by the record owners of Lakeview Subdivision, consisting of 157 parcels, on October 10, 2011, is sufficient for all purposed set forth pursuant to Act 188 of the Public Acts of 1954, as amended.

**BE IT FURTHER RESOLVED**, that a special assessment district be created for the purpose of providing street lights for Lakeview Subdivision, consisting of 157 parcels.

**BE IT FURTHER RESOLVED**, that the Township Board accepts the plans and estimate of costs as presented by Detroit Edison for Lakeview Subdivision, consisting of 157 parcels, which said plans included, *inter alia*, the installation of **“Cobra Head Luminaries on wood poles”** will be **\$60.92** per parcel for a 10-year period; thereafter, said costs shall be **\$39.06** per parcel for street lighting, based on general benefit.

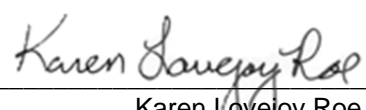
**BE IT FURTHER RESOLVED**, that the Township Supervisor shall make a special assessment upon all the lands and premises contained herein to defray the expenses of lighting said streets.

**BE IT FURTHER RESOLVED**, that the Township Board shall hereinafter annually determine on or before September 30 of each year, the amount to be assessed in said district for lighting said streets and shall direct the Township Assessor to levy such amounts therein.

**BE IT FURTHER RESOLVED**, that when the special assessment roll has been prepared and filed in the office of the Township Clerk, before said assessment roll has been confirmed, the Township Board shall appoint a time and place when it will meet, review and hear any objections to the assessment roll.

**BE IT FURTHER RESOLVED**, that the Township Board shall give notice of said hearing and filing of the assessment roll in the manner prescribed by statute.

I, Karen Lovejoy Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2012-13 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on July 23, 2012.



Karen Lovejoy Roe, Clerk  
Charter Township of Ypsilanti



**AGREEMENT FOR REMOVAL OF BLIGHT ON FORECLOSED PROPERTIES**

THIS AGREEMENT FOR REMOVAL OF BLIGHT ON FORECLOSED PROPERTIES (the “Agreement”) is dated as of July 16, 2012, and is entered into by and between Catherine McClary, Washtenaw County Treasurer (the “Treasurer”) and the Charter Township of Ypsilanti (“Ypsilanti Township”).

WHEREAS, the Treasurer filed a Petition and Amended Petition for Foreclosure and supporting documents (collectively “Petition”) with the Washtenaw County Circuit Court (Case No. 11-594-CZ), as required by The General Property Tax Act, 1893 PA 206, as amended, MCL 211.1 to MCL 211.157 (“GPTA”), which identified parcels of property forfeited to Treasurer on March 1, 2011 under section 78g of the GPTA, MCL 211.78g, and set forth the amount of the unpaid delinquent taxes, interest, penalties, and fees for which each parcel of property was forfeited;

WHEREAS, pursuant to the GPTA, the Petition further sought a judgment vesting absolute title to each parcel of property identified in the Petition for each parcel of property not redeemed at any time on or before the April 2, 2012 immediately succeeding entry of a judgment foreclosing the property under section 78k, or in a contested case within 21 days of the entry of a judgment foreclosing the property under section 78k. MCL 211.78g(3);

WHEREAS, on February 17, 2012, the Washtenaw County Circuit Court entered an Order and Judgment of Foreclosure (the “Order”), that included, among others that were also part of the above-referenced Petition, two parcels, which make up properties commonly known as 117 South Harris Road (“Harris Road Property”) and 2590 East Michigan Avenue (“Michigan Ave. Property”) (collectively referred to as the “Properties”). The Properties have been operated

as mobile home parks, and thus, contain mobile homes, which are personal property. A more particular description of the Properties is set forth in Exhibit A to this Agreement;

WHEREAS, the Township has issued several Notices of Violation to the prior owners of the Properties prior to the Treasurer taking possession under the GPTA;

WHEREAS, the Properties were not redeemed, and thus, pursuant to the GPTA and the Order, a fee simple absolute interest in the real property now belongs to the Treasurer;

WHEREAS, despite the Properties being foreclosed, there still remains multiple vacant, unattended, and uninhabitable mobile homes and structures, as well as other personal property on the Properties, which the Township and the Treasurer desire to be removed in order to abate blight;

WHEREAS, the Treasurer and the Township have filed a joint action against the former owners of the Properties in Washtenaw County Circuit Court, Case No. 12-737-CZ, which related to the mobile homes and blight at the Properties;

WHEREAS, the Court has entered an Order, attached as Exhibit B, granting the Township and the Treasurer the right to remove and/or demolish mobile homes and/or structures in order to eradicate the blight.

NOW, THEREFORE, in consideration of the agreements set forth herein, and other valuable considerations, the receipt of which is hereby acknowledged, the Treasurer and the Township agree as follows:

1. The Charter Township of Ypsilanti will eradicate the above-referenced blight by removal and/or demolition of all unoccupied personal property (mobile homes), structures and debris from the Properties at the Township's expense.

2. The Treasurer will add the expected expenses of blight removal in the amounts of \$31,000.00 for the Harris Road Property, \$58,000.00 for Michigan Ave. Property (Exhibits A and B) to the minimum bid of the public auction of the Properties, which is currently set to begin on July 17, 2012.
3. If the auction results in a winning bidder paying at least the minimum bid, the Treasurer will reimburse the Township in full for its actual documented expenses not to exceed \$31,000 for the Harris Road Property and \$58,000 for the Michigan Ave. Property.
4. If the Properties do not sell for the full minimum bid under the GPTA, the Treasurer is required to hold a second auction with an opening bid. The Treasurer agrees to include a Performance Lien on the Properties in the amount of the Township's actual documented expenses for blight removal, as part of the opening bid at the second auction.
5. If the Properties sell, but not for the full original minimum bid at the second auction, the Treasurer will collect the Performance Lien and reimburse the Township for blight removal and the Township and the taxing units will be charged-back, pro-rata, as provided for in the GPTA.
6. If the Properties do not sell for the opening bid at a second auction, the Township will receive a deed to the Properties and will not receive any reimbursement for expenses. The Township and all the taxing units will be charged-back, pro-rata, as provided for in the GPTA.
7. The Township shall obtain property and liability insurance to cover the removal and/or demolition of the personal property and other existing structures from the

Properties, with coverage amounts and deductibles that are customarily obtained by municipalities.

8. In the event that any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.

9. Except as expressly provided herein, this Agreement does not create, and is not intended to create, by implication or otherwise, any direct or indirect obligation, duty, promise, benefit or any other right in favor of any person other than the parties.

10. This Agreement sets forth the entire agreement between the Treasurer and the Township and supersedes any and all prior agreements or understandings between them in any way related to the subject matter of this Agreement.

11. This Agreement may be amended, modified or supplemented only by a written agreement signed by the parties hereto.

12. This Agreement shall be interpreted under the laws of the State of Michigan.

13. This Agreement may be executed in several counterparts each of which shall be deemed one and the same agreement. It shall be binding upon and inure to the benefit of the parties to it and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered, by their respective duly authorized officers, all as of the day and year first above written.

THE WASHTENAW COUNTY TREASURER  
as the FORECLOSING GOVERNMENTAL  
UNIT

YPSILANTI TOWNSHIP

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: Supervisor

By: \_\_\_\_\_

Its: Clerk

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Exhibit A

Description of the Properties Commonly Known as  
117 South Harris Road and 2590 E. Michigan Avenue

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The properties which are the subject matter of this lawsuit consist of two mobile home parks located at 117 S. Harris and 2590 E. Michigan Avenue in the Township of Ypsilanti, County of Washtenaw, State of Michigan (“the subject properties”) and are more particularly described as:

**Parcel No. 1:**

*The North 524.92 feet of Lot 79; the North 524.92 feet of Lot 80 and Lots 83, 84, and 85, Ypsi Little Farms Subdivision, as recorded in Liber 4 of Plats, page(s) 11, Washtenaw County Records*

*Lot 86, Ypsi Little Farms Subdivision, a part of the East ½ of the North East ¼ of Section 10 and part of the North ½ of Section 11, Township 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan, as recorded in Liber 4 of Plats, page(s) 11, Washtenaw County Records*

*Parcel ID K 11-11-240-004, commonly known as 117 South Harris Road*

**Parcel No. 2:**

*Commencing at the Southwest corner of Section 1, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan; thence North along the west line of said Section 1 and the centerline of Wiard Road 1418.39 feet; thence deflecting 70° 55' 00” to the right along the centerline of Michigan Avenue; 940.30 feet for a place of beginning; thence continuing along the centerline of Michigan Avenue 211.90 feet; thence deflecting 96° 17' 00” to the right 271.00 feet; thence deflecting 94° 10' 00” to the left 169.60 feet; thence deflecting 107° 16' 00” to the right 644.00 feet along an existing fence line; thence deflecting 78° 10' 00” to the right 231.00 feet; thence deflecting 88° 41' 00” to the right 858.63 feet to the place of beginning, being a part of the Southwest ¼ of Section 1, Ypsilanti Township, Washtenaw County, Michigan.*

*Parcel ID K 11-01-300-004, commonly known as 2590 East Michigan Avenue*

OFFICE OF THE TREASURER  
LARRY J. DOE



MONTHLY TREASURER'S REPORT  
JUNE 1, 2012 THROUGH JUNE 30, 2012

<u>Account Name</u>	<u>Beginning Balance</u>	<u>Cash Receipts</u>	<u>Cash Disbursements</u>	<u>Ending Balance</u>
101 - General Fund	3,435,008.20	3,312,338.84	758,704.50	5,988,642.54
101 - Payroll	98,585.76	803,596.96	797,017.59	105,165.13
101 - Willow Run Escrow	141,383.01	11.59	0.00	141,394.60
206 - Fire Department	1,188,900.53	3,845,037.28	407,429.70	4,626,508.11
208 - Parks Fund	17,119.96	1.36	859.66	16,261.66
211 - Bicycle Path	0.00	0.00	0.00	-
212 - Roads/Bike Path/Rec/General Fund	890,906.42	1,217,661.43	286,500.49	1,822,067.36
225 - Environmental Clean-up	443,749.69	36.37	0.00	443,786.06
226 - Environmental Services	2,742,192.39	2,030,679.73	596,535.39	4,176,336.73
230 - Recreation	266,229.68	236,339.59	64,455.99	438,113.28
236 - 14-B District Court	122,938.60	102,211.01	96,575.98	128,573.63
244 - Economic Development	67,091.79	5.50	0.00	67,097.29
248 - Rental Inspections	22,381.00	7,936.88	4,524.64	25,793.24
249 - Building Department Fund	249,461.93	38,633.91	22,618.45	265,477.39
250 - LDFA Tax	304.81	0.02	0.00	304.83
252 - Hydro Station Fund	723,123.10	79,695.68	29,895.99	772,922.79
266 - Law Enforcement Fund	383,519.16	6,035,994.80	546,095.50	5,873,418.46
280 - State Grants	18,359.76	1.51	0.00	18,361.27
283 - Neighborhood Stabilization	43,695.19	3.35	43,000.00	698.54
301 - General Obligation	260,801.36	36.95	0.00	260,838.31
396 - Series "A" Bond Payments	7,647.99	0.62	112.50	7,536.11
397 - Series "B" Cap. Cost of Funds	71,759.22	5.83	6,272.27	65,492.78
398 - LDFA 2006 Bonds	133,636.41	10.95	0.00	133,647.36
498 - Capital Improvement 2006 Bond Fund	340,340.98	27.79	1,488.28	338,880.49
584 - Green Oaks Golf Course	221,312.50	92,863.84	96,728.12	217,448.22
590 - Compost Site	1,203,108.12	73,423.42	22,846.79	1,253,684.75
595 - Motor Pool	442,816.24	28,412.70	10,859.42	460,369.52
701 - General Tax Collection	72,888.72	116,221.99	24,959.84	164,150.87
703 - Current Tax Collections	14,937,498.82	965,564.13	15,853,460.08	49,602.87
707 - Bonds & Escrow/GreenTop	551,062.91	173,465.23	0.00	724,528.14
708 - Fire Withholding Bonds	44,874.08	0.00	7,808.82	37,065.26
893 - Nuisance Abatement Fund	26,077.15	55,263.62	8,187.12	73,153.65
ABN AMRO Series "B" Debt Red. Cap.Int.	35,160.58	0.00	0.00	35,160.58
Comerica Series B Bond	1,695.06	0.13	25.00	1,670.19
<b>GRAND TOTAL</b>	<b>29,205,631.12</b>	<b>19,215,483.01</b>	<b>19,686,962.12</b>	<b>28,734,152.01</b>

**CHARTER TOWNSHIP OF YPSILANTI**  
**2012 BUDGET AMENDMENT #5**  
**July, 23, 2012**

**101 - GENERAL OPERATIONS FUND**

Total Increase \$286,210.00

Budget Amendment for Road Maintenance and Repair line item 101-446-000-818.022 to increase budget by \$36,210 for Washtenaw County Roads - Road Improvements.. To be funded by an Appropriation of Prior Year Fund Balance Reserved for Road Improvements. Also, reclassification of road construction maintenance & repair expenditure originally requested and approved on May 14, 2012 to be used from Bike, Sidewalk, Recreation, Road and General Operations Fund (BSR II) to the General Fund. The approved amount of \$155,120.00 was budgeted for 2012 in General Fund Highways & Street department 101-446-000-818.022. This budget amendment will increase the budgeted total to \$191,330.

Revenues:	Prior Year Fund Balance	101.000.000.699.000	<u>\$36,210.00</u>
		Net Revenues	<u><u>\$36,210.00</u></u>
Expenditures:	Highway & St-Road Construction	101.446-000-818.022	<u>\$36,210.00</u>
		Net Expenditures	<u><u>\$36,210.00</u></u>

Increase Contribution -Land Bank line item 101-950-000-969.011 for future land purchases and demolitions for Community Stabilization. This will be funded by an appropriation of Prior Year Fund Balance.

Revenues:	Prior Year Fund Balance	101.000.000.699.000	<u>\$250,000.00</u>
		Net Revenues	<u><u>\$250,000.00</u></u>
Expenditures:	Contributions - Land Bank	101.950-000-969.011	<u>\$250,000.00</u>
		Net Expenditures	<u><u>\$250,000.00</u></u>

**212 - BIKE, SIDEWALK, RECREATION, ROAD AND  
GENERAL OPERATIONS FUND (BSR II)**

Total Increase \$209,000.00

Increase the Highways and Streets Road Construction budget by \$209,000 as agreed to with the Washtenaw County Road Commission. Increase the Community Development Block Grant (CDBG) revenue budget by \$209,000. Increase the Highways & Street Road Construction Maintenance by \$209,000. The revenue and expenditure are kept separately to audit CDBG grant funds.

Revenues:	Community Deve Block Grant CDBG	212.000.000.531.000	<u>\$209,000.00</u>
		Net Revenues	<u><u>\$209,000.00</u></u>
Expenditures:	Highways & S-Road Construction	212.970.000.818.0.022	<u>\$209,000.00</u>
		Net Expenditures	<u><u>\$209,000.00</u></u>



Motion to Amend the 2012 Budget (#5):

Move to increase the General Fund budget by \$286,210 to \$7,637,424 and approve the department line item changes as outlined.

Move to increase the Bike, Sidewalk, Recreation, Road, & General Operations Fund (BSRII) by \$209,000 to \$2,757,123 and approve the department line item changes as outlined.

June 8, 2012

Art Serafinski, CPRP, Director  
Ypsilanti Township Recreation  
2025 E. Clark Road  
Ypsilanti, MI 48198

RE: Ypsilanti Township Recreation Plan  
Ypsilanti Township, Michigan

Dear Art,

Thank-you for selecting Spicer Group as the consultant to complete the Township's Recreation Plan update. We have prepared the following Project Understanding, proposed Scope of Work and Associated Fee for your approval.

### **PROJECT UNDERSTANDING**

In an effort to keep Ypsilanti Township eligible for Michigan Department of Natural Resources (MDNR) grants, the Township would like to develop an updated 5-year Recreation Plan. This plan will be prepared according to the MDNR's "Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans."

### **SCOPE OF WORK**

The following is a description of each section of the proposed Recreation Plan and its contents as well as the adoption and plan completion process. We will begin your recreation planning process as soon as you are ready. We will arrange meetings with you at your convenience. From our experience, four meetings are required to gather information, review public participation, set goals, and review the plan prior to the public meeting. Our professional services include the following:

- 1. Community Description** This section of the Recreation Plan discusses social and physical characteristics of the Township. Some of the items discussed include population, age, households, income, and important natural resources. This information will be presented in the context of how it relates to recreation planning.
- 2. Administrative Structure** This section of the Plan details how the parks and recreation system in the Township is organized and financed. Spicer will work with you to create an organizational chart that represents the function of the parks within Ypsilanti Township. This section will also document budgets, co-operative agreements with other organizations, and past grant history.
- 3. Recreation Inventory** Spicer Group will create and conduct a recreation inventory, identifying all Township parks and trails, along with the amenities they offer. This information will be detailed both in a chart and a map. This section also highlights available recreation programs. A barrier-free inventory of the Township park facilities will be conducted.

*Note* – The current Ypsilanti Township Recreation Plan inventory includes detailed condition reports regarding fixtures and improvements in each parks and it includes comments and

recommendations. This is not required by the MDNR but it may be a very useful tool for the Township. We have included a separate fee for completing these condition reports for the Township. Alternately, Township staff could complete them for inclusion in the Plan or this task could be omitted.

- 4. The Recreation Planning Process** This section describes the process used to develop the plan and shows how the community was involved. We have had great success in terms of actively engaging the public in other communities.

From our discussion, we have included in this project a project website and an online survey. We have described each below.

Survey Online surveys are automatically tabulated as they are completed. An online survey will be launched from the project website (described below). We will work with you to design appropriate questions and to determine the best way to launch the survey. Questions will be focused around current use of the parks, current satisfaction with the parks, and ideas for future improvements at the parks.

Project Website A project website is a great method of fostering community participation by encouraging collaboration and the sharing of ideas. The project website will act as the online home for the Recreation Plan, an interactive blog designed specifically for the plan. As the administrator for the blog, Spicer will provide regular updates and announcements about the progress and development of the plan. In this way, the blog continually broadcasts new information. With regular postings, people can rely on it for meaningful updates.

Since it's unlikely every citizen will be fully engaged throughout the entire planning process, the blog then becomes required reading for those interested in the progress of the Recreation Plan. Therefore, regular posts will include essential information about the status of the plan, including the project schedule, agendas, meeting minutes, announcements, and drafts of the plan. Furthermore, the blog can be thought of as a resource to gather feedback from citizens by providing content presented in an interactive and educational format. This content can include photos, slideshows, maps, and video. It can also be the launching point for an online survey. As designed, a blog can receive feedback from any of these features.

- 5. Goals, Objectives, and Action Program** Based upon the background data gathered and input received from the community, the Parks Commission, and Township staff, we will work with the Township to review the existing goals and objectives for the Ypsilanti Township Parks System and we will help determine if changes or updates are needed. Then, Spicer Group will write a five-year action program for the Township with the assistance of County staff. This action program will serve as the general blueprint for improving recreation in Ypsilanti Township for the next five years.
- 6. Review and Adoption** Spicer will complete the draft and distribute it to the Park Commissioners and staff for a final review and we will make any necessary changes based upon their feedback. Then, the Township will enter into a required 30-day review period. We will provide 3 color copies of the draft plan and one electronic copy for the Township so they can be available for review at the Township's chosen location(s).

Following the required 30-day review period, the Township will hold an advertised Public Meeting to receive public comment on the plan. Spicer Group can provide the Township with a sample “Notice of Public Meeting” which must be published in the local newspaper. After the Public Meeting, the Parks Commission will need to pass a resolution recommending adoption of the Plan by the Township Board. Then the Township Board will also need to pass a resolution officially adopting the plan.

#### **7. Final Copies**

We will make any necessary revisions to the final draft based and produce ten final copies of the Recreation Plan for the Township. We will produce three additional copies to be transmitted, one each, to the regional planning agency, the County planning agency, and to the MDNR. We will also provide the Township with a digital copy of the plan, saved onto a CD-ROM in Adobe PDF format, to allow you to print additional copies of the plan and upload to the Township web site.

#### **ITEMS TO BE PROVIDED BY THE TOWNSHIP**

To complete the plan efficiently and effectively, Spicer Group requests the following items from the Township:

- A Digital Copy of 2009 Plan in its original format (such as Word)
- Digital copies of park location maps
- Other relevant planning documents that relate to Township Parks and Recreation. These would include the Master Plan, Pathway Plan, etc.

We will work with Township staff to obtain other information required for the Plan such as current budget information, organizational structure, action plan accomplishments since 2009, etc.

#### **PROJECT TEAM**

This project will be completed by Robert R. Eggers, AICP, Project Manager, Alan R. Bean, AICP, Project Planner, and Lori Ettema, Planner. Their resumes are attached along with Spicer Group’s current standard hourly rate schedule.

#### **PROPOSED FEE**

We propose to provide our professional services and work with the Township to develop a useful Recreation Plan document as described above for a total cost of **\$14,000**. We will bill the Township monthly based upon the work that has been completed to date.

*Optional Item* - Spicer Group can complete the recreation facility assessment as described under Item 3, above for **\$900**.

The only anticipated additional costs to be born by the Township would be the cost of the advertisement for the Public Hearing.

If this proposal meets with your approval, please acknowledge this approval with an authorized signature below and return one of the enclosed copies to us. We deeply appreciate your confidence in Spicer, and we look forward to working with you and for you on your project.

Sincerely,



**Robert R. Eggers, AICP**  
Principal/Senior Planner

**SPICER GROUP, INC.**  
230 S. Washington Avenue  
Saginaw, MI 48607  
Phone: (989) 754-4717 ext. 5568  
Fax: (989) 754-4440  
mailto: [robe@spicergroup.com](mailto:robe@spicergroup.com)

Cc: SGI File 119812SG2011  
ALM, Acctg.

\_\_\_\_\_  
Above proposal accepted and approved by Owner.

**YPSILANTI TOWNSHIP PARKS**

By: \_\_\_\_\_  
(Authorized Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

Date: \_\_\_\_\_

**CONTRACT REGARDING CLASS C QUOTA LIQUOR LICENSE**

This CONTRACT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2012, by and between LAS DOS FUENTES, LLC, a Michigan limited liability company, whose registered address is 1960 Whittaker Road, Ypsilanti, Michigan 48197 (“Las Dos Fuentes”), and the CHARTER TOWNSHIP OF YPSILANTI, a Michigan municipal corporation, whose address is 7200 S. Huron River Drive, Ypsilanti, Michigan 48197 (the “Township”).

**RECITALS**

WHEREAS, Las Dos Fuentes wishes to be granted a Class C Quota Liquor License (“License”) from the Township for operation at 1960 Whittaker Road, Ypsilanti, Michigan 48197 the (“Licensed Premises”); and

WHEREAS, the Michigan Liquor Control Commission (“MLCC”) requires the Township’s approval for the issuance of the License, pursuant to MCLA §436.1501 of the Michigan Liquor Control Code of 1998 (the “Code”); and

WHEREAS, the Township, through its Board of Trustees, has conditioned its approval of the License; on the requirement that Las Dos Fuentes not transfer the location of the License for three years from the date of the issuance of the License by the MLCC (“No Transfer Period”); and

WHEREAS, Las Dos Fuentes has expressed its desire to enter into a Contract with the Township which would prohibit Las Dos Fuentes from transferring the license to another location during the No Transfer Period; and

WHEREAS, the Township is relying on this Contract in giving its approval for the License as described herein;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. The Township shall, through its Board of Trustees, approve the granting of the License to Las Dos Fuentes.
2. In consideration of the Township's approval of the License, Las Dos Fuentes will not transfer the location of the License during the No Transfer Period.
3. Las Dos Fuentes understands and acknowledges that non-compliance with this Contract shall result in the Township requesting that the MLCC revoke or deny the renewal of the License.
4. Las Dos Fuentes acknowledges that a contract of this nature has not been tested in any Michigan Courts and affirmatively represents to any Court reviewing the enforceability of this Contract that it has sought legal counsel and agrees to be contractually bound by the terms and conditions of this Contract.
5. This Contract shall be contingent upon the Township Board of Trustees ratifying the form and content of this Contract.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract as of the day and date first above written.

Signatures appear on following page.

Approved as to form and Content:

**Charter Township of Ypsilanti**

**Las Dos Fuentes, LLC**

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By: Brenda L. Stumbo  
Its: Supervisor

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By: Jesus Arellano  
Its:

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By: Karen Lovejoy Roe  
Its: Clerk