



**CITY OF YPSILANTI
COMMUNITY BENEFITS AGREEMENT COMMITTEE
MEETING
MARCH 18, 2022 @ 7:00 PM
CITY HALL, COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197
[VIRTUAL ACCESS](#)**

Page

I. CALL TO ORDER

II. ROLL CALL

Alyssa Newsome
Desirae Simmons
Lisa Voelker
Jon Lusk
Tegwyn John
Alice Elliott

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. DISCUSSION ITEMS

2 - 4 A. Approving the minutes of the March 3, 2022 Meeting
[Community Benefits 945 Clark - 03 Mar 2022 - Regular Minutes](#)

5 - 6 B. Potential Community Benefits

- CBO Meeting List
- Additional Potential Incentives

[February 7th Listed Benefits](#)

C. Discussion Regarding Proposed Development

- Property Management/Resident Dynamic
- Environmental Impact
- Development Design
 - Spatial
 - Senior Specific - Age in Place
- Affordability
 - AMI Calculation
 - Span of PILOT
- Contractors/Sub-Contractor - Hire Local
- Entities involved in Development

VI. COMMITTEE PROPOSED BUSINESS

VII. ADJOURNMENT



MINUTES

Community Benefits 945 Clark Meeting

7:00 PM - Thursday, March 3, 2022
Council Chambers

The SPECIAL of the City of Ypsilanti was called to order on Thursday, March 3, 2022, at 7:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 7:22 pm

II ROLL CALL

Alyssa Newsome - Present
Desirae Simmons - Present
Kara Landstrom - Absent
Lisa Voelker - Present
Jon Lusk - Absent (attended virtually)
Tegwyn John - Present (7:24 pm)
Alice Elliot - Present
Steve Wilcoxon - Present

III AGENDA APPROVAL

D. Simmons moved, seconded by S. Wilcoxon to approve the agenda as submitted.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

IV PUBLIC COMMENT (3 MINUTES)

To members of the public made comment

V COMMITTEE INTRODUCTIONS

VI OPERATING PROCEDURES FOR THE COMMITTEE

a) Approve Committee Structure

Nominations for Chair

Lisa Voelker & Desirae Simmons

On a roll call vote, Desirae Simmons Was Elected Chair

Simmons - 5; Voelker - 1

Nominations for Vice-Chair

Lisa Voelker

With no other nominations Lisa Voelker was elected Vice-Chair

- b) Approve Committee Rules of Operation

S. Wilcoxon moved, seconded by A. Newsome to follow Robert's Rules of Order hybrid 'Fist of Five'.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

- c) Approve Committee meeting schedule/meeting length.

A. Elliott moved, seconded by S. Wilcoxon to approve the Committee Schedule, with a clause that either the Chair, or three members of the committee could cancel a meeting.

The Schedule is as follows:

- **Friday, March 18, 2022 from 7:00 pm to 9:00 pm**
- **Tuesday, March 29, 2022 from 7:00 pm to 9:00 pm**
- **Wednesday, April 6, 2022 from 7:00 pm to 9:00 pm**
- **Thursday, April 21, 2022 from 7:00 pm to 9:00 pm**

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

VII REVIEW OF DOCUMENTS / DISCUSSION

<https://cityofypsilanti.com/819/945-Clark-Rd>

- a) Community Benefits Ordinance

- b) Site Plan:

- The link in this header has another link to the presentation by the developer which includes the site plan
- The site plan was presented to the Planning Commission and has conditions to be met before submission to Council.

A. Elliott moved, seconded by S. Wilcoxon to move into a committee of the whole.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

S. Wilcoxon moved, seconded by T. John to exit the committee of the whole.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

S. Wilcoxon moved, seconded by L. Voelker to extend the meeting until 9:30 pm.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

T. John moved, seconded by S. Wilcoxon to extend the meeting until 9:50 pm.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

- c) Pilot Program: Overview and Specifics

VIII COMMUNITY BENEFITS

- a) City Code Section 30-515 (a) - Listed Benefits
- b) Additional Unlisted Benefits

IX COMMITTEE PROPOSED BUSINESS

- Discuss already proposed benefits
- Property Management/Resident Dynamics
- Watershed impacts & storm water management
- Average Median Income Alternatives
- Senior Project Spatial Design
- Hiring Local
- Increase in precipitation
- List of entities involved in the development
- Affordability over the duration of the PILOT

X ADJOURNMENT

T. John moved, seconded by A. Elliott to adjourn at 9:37 PM.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

City Code Section 30-515 (a)

1. Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.
 - Bathrooms for the park
 - Pedestrian crossing
 - Bus stop – Covered Shelter
 - Community access to the river
 - Amtrak Depot
 - Boardwalk along the river
 - Offside Sidewalks
2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.
 - Rain Gardens or other mitigation opportunities similar, demonstration sites for green infrastructure.
 - Trash Receptacles
 - Planting of trees offsite
 - Recycling for multi family
 - Solar
 - Resiliency hubs
 - Water Resource Commission Water Retention hubs
 - Small Local Businesses to supply native Plants
 - Insulation program
3. Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.
 1. Brainstorming

Other

- Greater accountability for landlords
- Tenant union

- Public Kiosks
- Public Grocery Store
- Visiting Nurse Programs

1. Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.

1. Working with local businesses for jobs

2. Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.

1. Brainstorming

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

1. Change metric for affordable

2. 99 year affordability

3. Housing Trust Fund