



**CITY OF YPSILANTI
REGULAR COUNCIL MEETING
Tuesday, March 3, 2026 @ 7:00 PM
Council Chambers
One South Huron, Ypsilanti, MI 48197
[Launch Meeting - Zoom](#)**

I. CALL TO ORDER

II. ROLL CALL

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

VI. ORDINANCES FIRST READING

- A. Ordinance No. 1457 - Entitled "An ordinance to impose an emergency moratorium on issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days." Public Hearing Resolution No. 2026-047, close the public hearing. Resolution No. 2026-046, determination.

VII. CONSENT AGENDA

- A. Resolution No. 2026-048 Approving all items on the Consent Agenda.
- B. Resolution No. 2026-049 Approving the minutes of the regular meeting of February 17, 2026.
- C. Resolution No. 2026-050 Confirming and ratifying the appointment of Joy M. Glovik, upon the recommendation of Randolph Barker, Ypsilanti City Attorney.
- D. Resolution No. 2026-051 approving the purchases of 2 fully electric vehicles for the Parking Enforcement fleet in the total amount of \$64,438.00, to be expended from the appropriate motor pool capital accounts, with any change orders to be approved by the City Manager.
- E. Resolution No. 2026-052 Approving the Second Amended Articles of Incorporation for the Washtenaw Regional Resource Management Authority (WRRMA).
- F. Resolution No. 2026-053 Approving and adopting the amended Rules and Regulations for the Historic District Commission, as presented.

- G. Resolution No. 2026-061 Authorizing the City Manager to make payment of \$39,075 to GiveDirect for the purposes of the RxKids Program and further authorize all future payments until the full \$100,000 has been expended.

VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. Resolution No. 2026-054 Approving a YCUA Contract to allow bonds to be issued to provide for the financing of the WRRF improvements, and authorizing the Mayor and the City Clerk sign the Contract for and on behalf of the City.
- B. Resolution No. 2026-055 Authorizing the City Manager to sign the grant and loan agreements with DABC, pending review by the City Attorney, to use our Brownfield capture towards repayment of the loan portion of the funds.
- C. Resolution No. 2026-056 Appropriating funds for the rehabilitation of public restrooms in Riverside, Parkridge, and Prospect Parks and to establish design standards.
- D. Resolution No. 2026-057 supporting Ypsilanti Township’s recommended improvements for the Ecorse Road (M-17) corridor and committing to continued coordination with the Township, MDOT, and funding partners to advance implementation.
- E. Resolution No. 2026-058 Appointing two Council Members, as voting members, to the Tenant’s Rights Subcommittee.
- F. Resolution No. 2026-059 Appointing three Council Members, as voting members, to the Ad Hoc Citizens Committee for Water Street Redevelopment Area.
- G. Resolution No. 2026-060 Calling a Special Meeting and setting a specific date for a hearing on the findings and order of the hearing officer for the properties located at 558 Madison St., 539 S Huron St., 601 E Michigan, and 1032 Watling Blvd.; also directing the City Clerk to give notice to all interested parties.
- H. Resolution No. 2026-062, either approving or denying the FOIA denial appeal of Christopher M. Vukelich, Esq., of Tishkoff PLC.

IX. BOARD AND COMMISSION - LIAISON REPORTS

- A. Police Advisory Commission
- B. Human Relations Commission
- C. Parks and Arts Commission
- D. Sustainability Commission
- E. Historic District Commission
- F. Planning Commission
- G. Zoning Board of Appeals

X. LIAISON REPORTS

- A. SEMCOG Update
- B. Washtenaw Area Transportation Study
- C. Urban County
- D. Ypsilanti Downtown Development Authority
- E. Friends of Rutherford Pool

XI. COUNCIL PROPOSED BUSINESS

XII. COMMUNICATIONS FROM THE MAYOR

XIII. COMMUNICATIONS FROM THE CITY MANAGER

XIV. COMMUNICATIONS

- A. Parks & Arts Annual Report 2025

XV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XVI. REMARKS FROM THE MAYOR

XVII. ADJOURNMENT

- A. Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director, Amber Fellows, Council Member, Michelle King,
Council Member

Subject: Ordinance No. 1457 - Entitled "An ordinance to impose an emergency moratorium on
issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days."

Public Hearing Resolution No. 2026-047, close the public hearing.

Resolution No. 2026-046, determination.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolutions Moratorium
2. Ordinance - Emergency
3. Resolution No PH
4. PHN - Chap 122 Data Centers

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-046
March 3, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an emergency ordinance entitled "An ordinance to impose an emergency moratorium on issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days." be approved and given immediate effect.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1457**

An ordinance to impose an emergency moratorium on issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days.

1. THE CITY OF YPSILANTI HEREBY ORDAINS that

Whereas the City of Ypsilanti's Zoning Ordinance does not define data centers or give regulations that pertain to data centers, and;

Whereas City staff requires additional time to study the issues to ensure the preservation of public peace, health, safety and welfare and has requested a moratorium to study the issues, and;

Whereas City Council finds it in the best interest of the City of Ypsilanti for additional staff study on the issues and that a moratorium is required for the public peace, health, safety and welfare,

Now therefore, an emergency moratorium is ordered and ordained on the issuance of new permits data centers in the City of Ypsilanti for 60 days.

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance

are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance as an emergency ordinance shall become effective immediately.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 3rd DAY OF March 2026.

Tracey Broudreau, City Clerk

Attest

I do hereby confirm that the above Emergency Ordinance No. was published according to Section 11.13 of the City Charter on the 3rd DAY OF March 2026.

Tracey Broudreau, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Emergency Ordinance passed at the regular meeting of the City Council held on the 3rd DAY OF March 2026

Tracey Broudreau, City Clerk

Notice Published:

First Reading:

Second Reading: Immediate

Published:

Effective Date: _____



Resolution No. 2026-047
March 3, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing for an emergency ordinance entitled "An ordinance to impose an emergency moratorium on issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days." be officially closed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Published February 24, 2026

Public Hearing Notice
City of Ypsilanti
Tuesday, March 3, 2026

The Ypsilanti City Council will hold a public hearing at its March 3, 2026, meeting in City Council Chambers, One South Huron Street, Ypsilanti, Michigan 48197, at 7:00 p.m. to consider the following:

An ordinance to impose an emergency moratorium on issuance of new zoning permits for data centers in the City of Ypsilanti for 60 days.

The City invites all citizens to attend this meeting or to send written comments to the City of Ypsilanti. The City will provide necessary auxiliary aids and services, such as signers for people with hearing disabilities or audio tapes of printed materials for people with vision disabilities, upon two days' notice to the City of Ypsilanti: Those requiring these aids or services should contact the City of Ypsilanti at:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Tracey L. Boudreau
City Clerk



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-048 Approving all items on the Consent Agenda.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. 2026 Consent

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-048
CONSENT
March 3, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. Resolution No. 2026-049 Approving the minutes of the regular meeting of February 17, 2026.
2. Resolution No. 2026-050 Confirming and ratifying the appointment of Joy M. Glovik, upon the recommendation of Randolph Barker, Ypsilanti City Attorney.
3. Resolution No. 2026-051 approving the purchases of 2 fully electric vehicles for the Parking Enforcement fleet in the total amount of \$64,438.00, to be expended from the appropriate motor pool capital accounts, with any change orders to be approved by the City Manager.
4. Resolution No. 2026-052 Approving the Second Amended Articles of Incorporation for the Washtenaw Regional Resource Management Authority (WRRMA).
5. Resolution No. 2026-053 Approving and adopting the amended Rules and Regulations for the Historic District Commission, as presented.
6. Resolution No. 2026-061 Authorizing the City Manager to make payment of \$39,075 to GiveDirect for the purposes of the RxKids Program and further authorize all future payments until the full \$100,000 has been expended.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From:

Subject: Resolution No. 2026-049 Approving the minutes of the regular meeting of February 17, 2026.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Resolution No 2026-049 Minutes
 2. City Council Meeting Minutes - February 17, 2026
-

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-049
March 3, 2026

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of the regular meeting of February 17, 2026 of the Ypsilanti City Council be approved.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



**MINUTES
REGULAR COUNCIL MEETING
7:00 PM - Tuesday, February 17, 2026
Council Chambers
One South Huron, Ypsilanti, MI 48197**

I. CALL TO ORDER

Mayor Brown called the meeting to order at 7:02p.m.

II. ROLL CALL

PRESENT at roll call were Mayor Brown, Mayor Pro-Tem Wilcoxon, Council Member McLean, Council Member Fellows, Council Member Simmons, Council Member King and Council Member Tooson. ABSENT: None.

III. A MOMENT TO CENTER AND FOCUS

IV. AGENDA APPROVAL

Council Member Tooson moved to Approve the AGENDA. Council Member King seconded the motion. Mayor Pro Tem Wilcoxon requested that Resolutions 2026-022 and 2026-036 be removed from the Consent Agenda.

Council Member Tooson requested that Resolutions 2026-040, 2026-041, and 2026-043 be moved to the Consent Agenda, however Council Member Simmons objected to 2026-040 and Council Member Fellows objected to 2026-043, so only 2026-041 was added to the Consent Agenda.

Council Member Tooson moved to Approve the AGENDA as amended. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

V. PUBLIC COMMENT - 60 MINUTES TOTAL (3 MINUTES/EACH SPEAKER)

13 Members of the public spoke.

VI. PRESENTATIONS

A. Proclaiming the month of February as Black History Month.

VII. CONSENT AGENDA

A. Resolution No. 2026-031 Approving all items on the Consent Agenda.

Council Member Tooson moved to Approve Resolution No. 2026-031 Approving all items on the Consent Agenda. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

B. Resolution No. 2026-032 Approving the minutes of the regular meeting of February 3, 2026.

Approved under the Consent Agenda, Resolution No. 2026-031.

C. Resolution No. 2026-034 Reappointing John Ichesco to the Ypsilanti Community Utilities Authority, with a term ending February 1, 2029.

Approved under the Consent Agenda, Resolution No. 2026-031.

D. Resolution No. 2026-035 Approving John Gilbreath as an Administrative Hearings Bureau Officer for the City of Ypsilanti as appointed by the City Manager.

Approved under the Consent Agenda, Resolution No. 2026-031.

- E. Resolution No. 2026-037 Authorizing the Chief of Police to sign all necessary documents needed to execute a vehicle purchase in the amount of \$44,990 from LaFontaine CDJR-Lansing.**

Approved under the Consent Agenda, Resolution No. 2026-031.

- F. Resolution No. 2026-041 Approving the proposal submitted by Smith's Waterproofing in the amount of \$54,788 for Police Station Basement Repairs.**

Approved under the Consent Agenda, Resolution No. 2026-031.

VIII. RESOLUTIONS/MOTIONS/DISCUSSIONS

- A. TABLED Resolution No. 2026-022 Authorizing the City Manager to execute an agreement with Yodit Mesfin Johnson to facilitate the second Water Street RFQ Committee meeting with Council, for a sum not to exceed \$1,500.**

Council Member Fellows moved to Approve TABLED Resolution No. 2026-022. Council Member Simmons seconded the motion.

Mayor Pro Tem Wilcoxon offered, supported by Council Member McLean, to amend the resolution by changing the scope of work from meeting with a Council Member and Staff, to meeting with the Mayor and staff. Upon further discussion, the amendment was withdrawn.

Mayor Pro-Tem Wilcoxon moved to Amend TABLED Resolution No. 2026-022 by changing the first bullet point in Section 3A of the scope of work to meeting with no more than three Council Members, including the Mayor. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

Council Member Fellows moved to Approve TABLED Resolution No. 2026-022 Authorizing the City Manager to execute an agreement with Yodit Mesfin Johnson to facilitate the second Water Street RFQ Committee meeting with Council, for a sum not to exceed \$1,500, as amended. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

- B. Resolution No. 2026-036 Approving Amended Michigan Mutual Aid Box Alarm System Association (MI-MABAS) Agreement.**

Council Member McLean moved to Approve Resolution No. 2026-036 Approving the Amended Michigan Mutual Aid Box Alarm System Association (MI-MABAS) Agreement. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

- C. Resolution No. 2026-038 Establishing a city policy that prohibits the use of City resources, funds, or personnel to assist in civil immigration enforcement, or on entering into any agreement under 8 U.S.C. Section 1357(g).**

Council Member McLean moved to Approve Resolution No. 2026-038. Council Member Simmons seconded the motion.

Council Member Simmons offered, supported by Council Member King, to amend Resolution No. 2026-038 by striking the 13th "Whereas" clause. Upon further discussion, the amendment was withdrawn.

Council Member Simmons moved to Amend Resolution No. 2026-038 by adding "law enforcement officers" or "civil immigration enforcement agents" wherever one or the other is present in the resolution, except in the third to last "Resolved" clause. Council Member Fellows seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Amber Fellows

No: 1 Patrick McLean

Absent: (0)

Council Member McLean moved to Approve Resolution No. 2026-038 Establishing a city policy that prohibits the use of City resources, funds, or personnel to assist in civil immigration enforcement, or on entering into any agreement under 8 U.S.C. Section 1357(g), as amended. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows
No: 0 None
Absent: (0)

D. Resolution No. 2026-039 Opposing the ballot initiatives circulated by Americans for Citizen Voting and the Committee to Protect Voters' Rights and urging voters to carefully consider the impacts of these ballot initiatives before they sign.

Mayor Pro Tem Wilcoxon left the Council Chambers at 8:33p.m. and returned to Chambers at 8:35p.m. Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2026-039. Council Member McLean seconded the motion.
Council Member Fellows offered a friendly amendment to add the following classifications: transgender voters. Wilcoxon and McLean accepted the friendly amendment.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2026-039 Opposing the ballot initiatives circulated by Americans for Citizen Voting and the Committee to Protect Voters' Rights and urging voters to carefully consider the impacts of these ballot initiatives before they sign, as amended. Council Member McLean seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows
No: 0 None
Absent: (0)

E. Resolution No. 2026-040 Approving the proposal submitted by Davey Resource Group in the amount of \$36,735 for a Tree Inventory and Management Plan.

Council Member Tooson moved to Approve Resolution No. 2026-040 Approving the proposal submitted by Davey Resource Group in the amount of \$36,735 for a Tree Inventory and Management Plan. Council Member Simmons seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows
No: 0 None
Absent: (0)

F. Resolution No. 2026-042 awarding a contract to Schepke Consulting, LLC for the Parks Structural Stairway Repairs Project in the amount of \$180,000; also that the Mayor and City Clerk be authorized to sign this contract, subject to approval by the City Attorney, and any change orders may be approved by the City Manager to facilitate completion of this work.

Council Member Simmons moved to Approve Resolution No. 2026-042 awarding a contract to Schepke Consulting, LLC for the Parks Structural Stairway Repairs Project in the amount of \$180,000; also that the Mayor and City Clerk be authorized to sign this contract, subject to approval by the City Attorney, and any change orders may be approved by the City Manager to facilitate completion of this work. Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows
No: 0 None
Absent: (0)

G. Resolution No. 2026-043 Approving the Change Order Request for the Storm Infrastructure Rehab project from Pipeline Management Company in the amount of \$25,288.00.

Council Member Tooson moved to Approve Resolution No. 2026-043 Approving the Change Order Request for the Storm Infrastructure Rehab project from Pipeline Management Company in the amount of \$25,288.00. Council Member King seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows
No: 0 None
Absent: (0)

H. Resolution No. 2026-044 Approving the quotes from Detection Systems and Engineering for Facility Security Upgrades in the total amount of \$68,579.

Council Member King moved to Approve Resolution No. 2026-044. Mayor Pro-Tem Wilcoxon seconded the motion.

Council Member Fellows moved, supported by Council Member King, to amend Resolution No. 2026-044 by removing the Freighthouse from this list and by only purchasing a closed loo on premise system. Upon further

discussion, the motion was withdrawn.

Mayor Pro-Tem Wilcoxon moved to Amend Resolution No. 2026-044 to only move forward with the update to the Police camera system. Council Member Tooson seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean

No: 0 Amber Fellows

Absent: (0)

Council Member King moved to Approve Resolution No. 2026-044 Approving the quote from Detection Systems and Engineering for Facility Security Upgrades at the Police Station in the amount of \$27023, as amended.

Mayor Pro-Tem Wilcoxon seconded the motion.

Yes: (6) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean

No: 1 Amber Fellows

Absent: (0)

Mayor Brown recessed the meeting at 9:41p.m. and reconvened at 9:48p.m.

I. Discussion to decide on a nomination process for the members of the Citizens Committee for Water Street Redevelopment Area.

Mayor Pro Tem Wilcoxon moved, supported by Council Member Fellows, to extend the meeting until 11p.m. The motion passed upon a voice vote.

Council Member King moved, supported by Council Member Simmons, to extend the meeting until 11:30p.m. The motion passed upon a voice vote.

J. Resolution No. 2026-045 Appointing Residents to the Citizens Committe for Water Street Redevelopment Area.

Mayor Pro-Tem Wilcoxon moved to Approve Resolution No. 2026-045 Appointing Lenore (Ariel) Ojibway-Gifford, Edward Koryzno, Chuck Bultman, Juanita House, Allison Krueger, DeRon Weatherspoon, Dallas Ford, and Diana Gonzalez to the Ad Hoc Citizens Committee for Water Street Redevelopment Area. Council Member Tooson seconded the motion.

Yes: (7) Michelle King, Roland Tooson, Desirae Simmons, Steve Wilcoxon, Nicole Brown, Patrick McLean, Amber Fellows

No: 0 None

Absent: (0)

K. TABLED Discussion to determine topics for a presentation from the Ypsilanti Police Chief.

Mayor Pro Tem Wilcoxon moved, supported by Council Member Tooson, to extend the meeting until 11:45p.m. The motion passed upon a voice vote.

L. Discussion for Stabilization of the Pen Dam Powerhouse

IX. BOARD AND COMMISSION - LIAISON REPORTS

A. Police Advisory Commission

Council Member Tooson reported that the next meeting is Thursday, February 26th at 7p.m.

B. Human Relations Commission

Council Member King reported that the next meeting is this Thursday, February 19th. at 6p.m. and discussed questions from the HRC to Council.

C. Parks and Arts Commission

Council Member McLean reported that the next meeting is March 16th.

D. Sustainability Commission

Council Member Simmons mentioned the Communication from the Sustainability Commission.

E. Historic District Commission

Council Member McLean reported that 5 projects were discussed at the February 10th meeting: 315 Washtenaw, 324 Oak, 119 North Huron, 14 Oak, and 10 North Washington.

F. Planning Commission

Mayor Pro Tem reported they will meetin tomorrow.

G. Zoning Board of Appeals

No report.

X. LIAISON REPORTS

Council Member King moved, supported by Council Member Fellows, to extend the meting until 11:50p.m.

A. SEMCOG Update

No report.

B. Washtenaw Area Transportation Study

Council Member Simmons reported the next meeting is tomorrow morning.

C. Urban County

No report.

D. Ypsilanti Downtown Development Authority

Mayor Brown reported the next meeting is Thursday.

E. Friends of Rutherford Pool

Mayor Pro Tem Wilcoxen reported that they met and are looking at how to improve on what was happening last year. They're looking to avoid last year's problematic opening; costs and funding for the free swim lessons; and addressing some issues surrounding National Night Out.

XI. COUNCIL PROPOSED BUSINESS

Council Member King -

- Looking forward to the conversation regarding bathrooms.
- Asking about the shoes on the wires near First and Harriet again.
- Happy Black History Month!
- Doing a mic night at Park Ridge on March the 12th from 6 to 7.30, an oppotunity for residents to come and tell me what they want to see.

Council Member Tooson -

- February 28th at South Point Scholars, Black History in Motion, as well as CLR, My Brother's Washtenaw, My Brother's Keepers Breakfast, and the Brotherhood Circle, from 10 a.m. to 3.

Council Member King moved, supported by Council Member Fellows, to extend the meeting until 11:50p.m. The motion passed upon a voice vote.

Council Member Simmons -

- Reverend Jesse Jackson, Rest in power.
- Thanks to Chief Hobbs for the SOP regarding the use of the fire department equipment.
- Bringing forward resident concern about speeding on North Prospect and asking for a police presence and more ticketing.
- This raises other questions around if there's different kinds of enforcement, for example, local progress's toolkit around no-secret police.

Council Member Fellows -

- Acknowledge that today is a big day - Happy Lunar New Year, Ramadan Mubarak, Fat Tuesday, and Solar Eclipse Day in Antarctica.
- Mention that the Tenants' Rights Committee needs to be scheduled to meet, as does the Short-Term Rental Committee, and also for the shelter initiative.
- Getting more complaints from tenants fearing risk of housing insecurity due to Beale tentatively looking to purchase buildings, and getting demands to take action.
- Getting more complaints from residents about property taxes for new homeowners that are paying a disproportionate share of taxes, & urged to look at Tax reform strategies
- We need to take action on the police siege incident.

Council Member McLean -

- Residents/Business owners interested in locking in cruise night for multiple years.
- We will be starting the fifth year of the war in Ukraine & should note the sacrifices of a people who are fighting on the front lines for democracy and liberal values, that in my mind, is a fight for all of us.

Council Member King moved, supported by Council Member Fellows, to extend the meeting until 11:55p.m. The motion passed upon a voice vote.

Mayor Pro Tem Wilcoxen - no report.

XII. COMMUNICATIONS FROM THE MAYOR

Mayor Brown noted that Council evaluations for City Manager and Clerk were due today, so please get them in by next Tuesday. The Mayor will compile them and have them back before our next meeting.

XIII. COMMUNICATIONS FROM THE CITY MANAGER

- Andrew Hellenga: Next Friday, the 27th, the Senior Center Grand Opening begins at 11, and it goes until 2 p.m.
- Last night at the Parks and Arts meeting, they discussed a special events policy.
- LEAP MOU should be moving forward soon.
- Will have a conversation at a future meeting for available CDBG funds that could be used, potentially, for the bathrooms, Parkridge Roof, and Park Prospect Pathway.

XIV. COMMUNICATIONS

- A. Ypsilanti Sustainability Commission Resolution asking Ypsilanti City Council to explore the environmental health of the Water Street property.**
- B. The Human Relations Commission submitted the following question to City Council: Is there support for housing stability components and are there more resources?**

XV. PUBLIC COMMENT - CONTINUED (3 MINUTES/EACH SPEAKER)

XVI. REMARKS FROM THE MAYOR

XVII. ADJOURNMENT

- A. Please click [here](#) to access the City Council Contact Form. This form can be used to submit any comments/concerns you might have about this agenda.**



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Randolph Barker, City Attorney

Subject: Resolution No. 2026-050 Confirming and ratifying the appointment of Joy M. Glovik, upon the recommendation of Randolph Barker, Ypsilanti City Attorney.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Res confirm appt Joy Glovick CA
2. Glovick CV

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-050
March 3, 2026

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that upon the recommendation of Randolph Barker, Ypsilanti City Attorney, the appointment of Joy M. Glovick as an Assistant City Attorney is hereby confirmed and ratified.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Joy M. Glovick, Esq.

Conlin, McKenney & Philbrick, P.C.
350 South Main Street, Suite 400
Ann Arbor, MI 48104-2131
(734) 997-2171
Email: glovick@cmplaw.com

Work

Conlin, McKenney & Philbrick, P.C. in Ann Arbor, Michigan June 1997 to current
Shareholder (partner) since January 1, 2009
Attorney since June 2004

Lead attorney for insurance defense work for over 10 years, including representing insurers and individual defendants in cases for no-fault benefits, uninsured or underinsured motorist benefits, and alleging negligence, which is a very fast paced litigation with many aspects of discovery.

Extensive experience in commercial and residential real estate throughout 21+ year practice as an attorney, including, without limitation, preparing purchase and sale documents, preparing condominium documents for developments located in Southeast Michigan, litigation of real estate disputes (including commercial and residential landlord/tenant matters), and commercial and residential leases preparation and negotiation.

Prepared and/or negotiated numerous commercial construction contracts over last 15+ years.

One of only a handful of attorneys that was tasked with negotiating and finalizing very detailed leases for Borders (bookstore) for its stores throughout the United States. Work ended when Borders ceased operations.

Bar Admissions

State of Michigan June 2004
Eastern District of Michigan District Court September 2004
Sixth Circuit Court of Appeals September 2006

Education

Wayne State University Law School September 2000 to December 2003
Graduated cum laude

University of Michigan – Ann Arbor September 1992 to May 1996
Graduated with honors with concentrations in English and music



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-051 approving the purchases of 2 fully electric vehicles for the Parking Enforcement fleet in the total amount of \$64,438.00, to be expended from the appropriate motor pool capital accounts, with any change orders to be approved by the City Manager.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Electric Vehicle Purchase for Parking RFL
2. Stk 26EE35 Equinox EV specs
3. Ypsilanti Equinox EV price

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION

March 3, 2026

From: Bonnie Wessler, Director of Public Services

Subject: Purchase of Parking Enforcement Electric vehicles

The Department of Public Works (DPW) has been working with Michigan Department of Environment, Great Lakes, and Energy to purchase fully electric vehicles that are fully funded by Community Energy Management Program grant.

RECOMMENDED ACTION:

Staff recommends City Council authorizes the purchase of equipment to finalize the electrification of the Parking Enforcement fleet.

ATTACHMENTS: Vehicle Purchase Proposal

Vehicle Spec sheet

Vehicle sales sheet

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE:

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, the operation of Parking Enforcement is an ongoing and important service offered to residents in the City of Ypsilanti; and

Whereas, the City Council of the City of Ypsilanti had allocated funds in past budgets for these purchases; now therefore be it

Resolved, that the City of Ypsilanti approves the purchases of 2 fully electric vehicles for the Parking Enforcement fleet in the total amount of \$64,438.00, to be expended from the appropriate motor pool capital accounts, with any change orders to be approved by the City Manager.

OFFERED _____ BY:

SUPPORTED _____ BY:



Berger Chevrolet Inc

Robert Evans | 6162925749 | bevans@bergerchevy.com

26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (Complete)

Selected Model and Options

MODEL

CODE	MODEL
1MB48	2026 Chevrolet Equinox EV 4dr LT1 w/PCY

COLORS

CODE	DESCRIPTION
GBA	Black

OPTIONS

CODE	DESCRIPTION
2LT	LT Preferred Equipment Group includes standard equipment
A2X	Seat adjuster, driver 8-way power (Included and only available with (Y19) Comfort Package.)
AL9	Seat, driver power lumbar control (Included and only available with (Y19) Comfort Package.)
AR9	Seats, front bucket (STD)
AS2	Active Safety Package 2 includes (UKK) Rear Pedestrian Alert, (UV2) HD Surround Vision and (UVX) Traffic Sign Recognition (Required and only available with (Y19) Comfort Package.)
CAV	LPO, All-weather cargo area liner (Included and only available with (PCU) All-Weather Liner Package, LPO or (PCR) All-Weather Mat Package, LPO.)
EKV	Black, Cloth seat trim
EN0	Engine, none (STD)
FE9	Emissions, Federal requirements (Not available with FDR/FBC/FLS/FNR/FRC/FGO/TSC/TSR/TSM order types. These order types require (YF5) California state emissions requirements or (NE1) emissions and (NC7) emissions.)
GBA	Black
KAG	Seats, heated driver and front passenger cushion and seatback (Included and only available with (Y19) Comfort Package.)
KI3	Steering wheel, heated, automatic (Included and only available with (Y19) Comfort Package.)
MF1	Transmission, none (electric drive unit) (STD)
N53	Steering wheel, wrapped, round bottom
P9D	Electric drive unit, primary, 1 motor, integrated inverter, park system, magnets, 76F (Included and only available with (XRD) dual motor all-wheel drive propulsion (AWD).)
PCR	LPO, All-Weather Mat Package includes (CAV) all-weather cargo area liner, LPO and (VAV) all-weather floor mats, LPO (Not available with (PCU) All-Weather Liner Package, LPO.)

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Data Version: 27772. Data Updated: Feb 16, 2026 6:46:00 PM PST.



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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

OPTIONS

CODE	DESCRIPTION
PCY	LT 1 (Required on LT w/PCY trim. Includes standard equipment.)
QLU	Tires, 245/55R19 all-season blackwall (STD)
REH	Wheels, 19" (48.3cm) (STD)
RYU	LPO, NACS DC Adapter DCFC adapter for public use on NACS fast charging stations, including Tesla Supercharger, IONNA, EVgo and others. Intended for CCS native inlet vehicle.
S78	Electric drive unit, secondary, 1 motor, 78R (Included and only available with (XRD) dual motor all-wheel drive propulsion (AWD).)
UKK	Rear Pedestrian Alert (Included and only available with (AS2) Active Safety Package 2.)
UV2	HD Surround Vision (Included and only available with (AS2) Active Safety Package 2.)
UVX	Traffic Sign Recognition, enhanced, sensor indicator (Included and only available with (AS2) Active Safety Package 2.)
VAV	LPO, All-weather floor mats (Included and only available with (PCR) All-Weather Mat Package, LPO. Not available with (PCU) All-Weather Liner Package, LPO.)
X0C	Propulsion, electric, AWD, front (Included and only available with (XRD) dual motor all-wheel drive propulsion (AWD).)
XRD	Propulsion, dual motor all-wheel drive (AWD) (Requires (Y19) Comfort Package.)
Y19	Comfort Package includes (A2X) driver 8-way power seat adjuster, (AL9) driver power lumbar seat control, (KAG) driver and front passenger heated seat, cushion and back, (N53) Synthetic steering wheel, wrapped and (K13) Heated steering wheel. All (Y19) Comfort Package content is standard on RS. (Requires (AS2) Active Safety Package 2.)

Options Total

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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

Standard Equipment

Package

Chevy Safety Assist includes Automatic Emergency Braking, Front Pedestrian Braking, Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam (Automatic Emergency Braking replaced by (UGN) Enhanced Automatic Emergency Braking. Lane Keep Assist with Lane Departure Warning replaced by (UKM) Enhanced Lane Keep Assist with Lane Departure Warning. Front Pedestrian Braking replaced by standard (UKT) Front Pedestrian and Bicyclist Braking.)

Mechanical

Engine, none (STD)

Propulsion, front wheel drive (STD)

Dual Level Charge Cord, dual-mode, portable, 120-volt (1.4 kW) and 240-volt (7.7 kW) capability swappable NEMA 5-15 and NEMA 14-50 plugs with SAE J1772 vehicle connection

Transmission, none (electric drive unit) (STD)

Electric drive unit, primary, 1 motor, integrated inverter, park system, 76F

Battery Pack, Propulsion

Fuel, none

Emission system zero emission vehicle (ZEV)

Electronic Precision Shift

Propulsion, electric, FWD

Vehicle-to-home (V2H) all V2H-capable GM EV's can provide power to your properly equipped home in a blackout to all equipment groups. (The GM Energy PowerShift Charger and GM Energy V2H Enablement Kit requires an adequately charged and properly equipped GM EV having bidirectional charging capabilities, a properly equipped home, and proper grid interconnection. Some eligible 24MY EVs will require a dealership or over-the-air update to enable bidirectional charging. Weather conditions, life of the battery, vehicle variation and usage, and other external factors may impact the duration of power supply. Power supply may be interrupted. It is not recommended that the following devices be powered with the GM Energy PowerShift Charger and V2H Enablement Kit: Medical Devices.)

AC Charging, 11.5 kW capable

Brakes, 17" front and rear sliding caliper disc with DURALIFE rotors with regenerative capability. 4 wheel disc and 4-wheel antilock braking.

Brake lining, non-asbestos, organic

Brake rotor, FNC

Battery, 12V/60AH, 680 ENCCA

Suspension, Ride and Handling

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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

Exterior

Wheels, 19" (48.3cm) (STD)

Tires, 245/55R19 all-season blackwall (STD)

Wheel, spare, none

Tire, spare, none

Tire Inflator Kit (Included with 19" (48.3 cm) wheel.)

Lamp, front marker, LED

Headlamps, LED, with LED Daytime Running Lamps

Tail lamps, LED

IntelliBeam, automatic high beam on/off

Glass, side front tempered, solar glazing

Glass, privacy

Glass, rear, deep tint

Mirrors, outside power-adjustable, manual-folding

Mirror caps, painted

Wipers, front intermittent

License plate front mounting package (will be forced on orders with ship-to states that require a front license plate)

Door handles, body-color

Liftgate, manual

Recovery hook, front

Recovery hook, rear

Entertainment

Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, and Natural Voice Recognition

Audio system feature, 6-speaker system

SiriusXM with 360L Trial Subscription. SiriusXM with 360L transforms your customers' ride with our most extensive and personalized radio experience on the road. (IMPORTANT: The SiriusXM trial subscription is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. Trial subscription is subject to the SiriusXM Customer Agreement and privacy policy, visit siriusxm.com which includes full terms and how to cancel. All fees, content, features, and availability are subject to change. Some features require GM connected vehicle services.)

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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

Entertainment

5G Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

- Seats, front bucket (STD)
- Seat trim, Cloth
- Seat adjuster, driver 6-way manual
- Seat adjuster, front passenger 4-way manual
- Seat, rear 60/40-split folding
- Headrest, rear center
- Console, floor, with armrest
- Armrest, rear center, with cup holders
- Floor mats, front, carpeted
- Floor mats, rear, carpeted
- Steering column, tilt and telescopic
- Speedometer, miles/kilometers, miles odometer
- Display, automatic occupant sensing
- Driver Information Center, 11" diagonal display
- Windows, remote Express-Down, all windows
- Remote Start, smartphone app
- Adaptive Cruise Control
- Theft-deterrent system, unauthorized entry
- Power outlets, (2), 12-volt, lower instrument panel and cargo area, auxiliary
- USB ports, 2 type-C, Charge/Data ports located on floor console
- USB ports, 2 type-C, located on back of center console, charge-only
- Google Automotive Services capable
- Navigation System through Google built-in compatibility (select service plan required, terms and limitations apply)
- Infotainment, High
- Air conditioning, single-zone automatic climate control
- Air filter, pollutant
- Glovebox

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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

Interior

Mirror, inside rearview, tilting

Visors, driver and front passenger, sliding

Safety-Mechanical

Enhanced Automatic Emergency Braking

Rear Park Assist

Intersection Automatic Emergency Braking

Rear Cross Traffic Braking

Reverse Automatic Braking

Front Pedestrian and Bicyclist Braking

Safety-Interior

Airbags, frontal, knee and seat-mounted side-impact for driver and front passenger and roof-rail mounted head-curtain for outboard seating positions. Includes Passenger Sensing System for front passenger (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Airbag, Passenger Sensing System, sensor indicator inflatable restraint front passenger/child presence detector (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar Services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

Forward Collision Alert

Following Distance Indicator

Lane Keep Assist with Lane Departure Warning, enhanced

Blind Zone Steering Assist

HD Rear Vision Camera

LED Reflective Windshield Collision Alert

Safety Alert Seat

Seat belt, front passenger presence detector

Seat belt restraint pretensioner, rear

Restraint provision-retractor, automatic locking

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use

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26EE35 2026 Chevrolet Equinox EV (1MB48) 4dr LT1 wPCY (✔ Complete)

Safety-Interior

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. It includes the Buckle-to-Drive feature which prevents the driver from shifting from Park for up to 20 seconds if the driver's seat belt is not buckled. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Restraint provisions, child, Isofix 2 point only, point/latch includes 2 top tether points

Rear Seat Reminder

Rear Seat Belt Indicator

Lock control system, passive entry, extended range

Door locks, rear child security

Side Bicyclist Alert

Horn, dual-note

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

Processing-Other

LT 1 (Required on LT w/PCY trim. Includes standard equipment.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Hybrid/Electric Components Years: 8

Hybrid/Electric Components Miles/km: 100,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Towing: 8 Years/100,000 Miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$32,219.00

Number of units 2

Total Bid Amount \$64,438.00

Vehicle Description:

Year 2026

Make Chevrolet

Model Equinox EV LT

Vendor:

Berger Chevrolet Inc.

Address 2525 28th Street S.E.

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Bid Prepared For :

City of Ypsilanti

Price includes title fee and delivery. Price based on
Municipal discount from State of Michigan contract
number MA240000001191.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 2/18/2026



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Bonnie Wessler, DPS Director

Subject: Resolution No. 2026-052 Approving the Second Amended Articles of Incorporation for the Washtenaw Regional Resource Management Authority (WRRMA).

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-052 WRRMA
2. Redline-2nd AMENDED WRRMA Articles
3. SECOND AMENDED Articles of Incorporation
4. YpsilantiCity.Resolution 2nd Amended Articles

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Act 179 of 1947, being MCL 123.301 et. seq. (“Act”), enables the incorporation of any two (2) or more cities, villages or townships for the collective management of garbage and rubbish; and

WHEREAS, an authority under the Act is authorized by Articles of Incorporation; and

WHEREAS, the City of Ypsilanti has been a participating member of the Washtenaw Regional Resource Management Authority since it formed under the Act on September 23rd 2019; and

WHEREAS, the Articles of Incorporation prescribes and details the process for amending the Articles; and

WHEREAS, the WRRMA Board considered and unanimously approved the Second Amended Articles of Incorporation on February 17, 2026; and

WHEREAS, the City of Ypsilanti has reviewed the Second Amended Articles of Incorporation for the Washtenaw Regional Resource Management Authority and find the Articles to be acceptable;

NOW, THEREFORE, the City of Ypsilanti approves of the Second Amended Articles of Incorporation.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

**~~FIRST-SECOND~~ AMENDED ARTICLES OF INCORPORATION
OF THE
WASHTENAW REGIONAL RESOURCE MANAGEMENT AUTHORITY**

These Articles of Incorporation (“Articles”) are adopted by the Constituent Members for the defined purposes set forth herein as allowed under the provisions of Act No. 179 of the Michigan Public Acts of 1947, being MCL 123.301, et. seq. (“Enabling Law”). The Effective Date of the Articles is [to be filled in upon submission]~~February 18th, 2022~~ (“Effective Date”).

ARTICLE I

Legal Name

The name of this Authority shall be, for all legal purposes, Washtenaw Regional Resource Management Authority (“WRRMA”), with a principal place of business at 705 North Zeeb Road, Ann Arbor, Michigan 48103, County of Washtenaw, State of Michigan.

ARTICLE II

Constituent Members

The Constituent Members of WRRMA as of the Effective Date are: Ann Arbor Charter Township, Pittsfield Charter Township, the Township of Scio, the Charter Township of Ypsilanti, the City of Ann Arbor, the City of Dexter, the City of Saline, and the City of Ypsilanti.

All Constituent Members as of the Effective Date are located in the County of Washtenaw, State of Michigan.

ARTICLE III

Defined Purposes of WRRMA

The purposes of WRRMA are, as of the Effective Date of these Articles, limited to the purposes set forth herein. For purposes of these Articles, “materials management” shall mean the management, including the “collection”, of municipal solid waste, organics, (including yard waste) and recyclables.

- Coordinate the materials management activities of the Constituent Members.
- Coordinate materials management promotional materials and related outreach activities for the Constituent Members.
- Ensure clear and consistent materials management activities/opportunities for all Constituent Members.
- Ensure that there are locations and resources to provide for efficient and effective materials management capabilities for all Constituent Members.

The following shall not be an authorized purpose of WRRMA as of the Effective Date of these Articles:

- The ownership or purchase of any real property and/or any facility used, in the past or the future, for the disposal of municipal solid waste, by permit or otherwise.

ARTICLE IV

Powers of WRRMA

WRRMA shall be a body corporate with the power to sue or to be sued in any Michigan Court subject to the then applicable and controlling laws on jurisdiction and venue. WRRMA shall be comprised of the physical territory situated within the boundaries of the Constituent Members. WRRMA shall possess all the powers granted to it by these Articles, and all powers necessary to, and incidental to, carrying out the currently stated and defined purposes of WRRMA as set forth by these Articles. WRRMA shall have a corporate seal.

ARTICLE V

Definitions

As used herein, all words and phrases, unless specifically defined by law or MCL 123.311(12), shall have their plain meaning and shall be construed accordingly.

ARTICLE VI

Dissolution of WRRMA

(This provision is required under MCL 123.311(11))

WRRMA shall continue in existence until dissolved in accordance with the Enabling Law as set forth at MCL 123.311, including all definitions set forth at MCL 123.311(12).

For this Article VI, the definitions at MCL 123.311(12) shall apply as used herein and where applicable.

Unless it would cause an impairment of a WRRMA contract under MCL 123.306, WRRMA, as a “qualified authority” as defined at MCL 123.311(12)(K)), shall dissolve if the following requirements are met:

- (a) The legislative bodies of 60% of the Constituent Members each adopt a resolution stating that WRRMA is no longer effectively serving the public good for which it was created and directing that WRRMA be dissolved pursuant to MCL 123.311(6)-(9); and
- (b) The clerk (or equivalent) of each Constituent Member whose legislative body adopts a resolution under subdivision (a) above promptly files a certified copy of the resolution with WRRMA and the Secretary of State.

Within six (6) months after the requirements of MCL 123.311(6) are met, WRRMA shall establish a mechanism to manage and pay for environmental activities, if any, required under existing law and cease the activities described in Article III above. Within six (6) months of ceasing activities allowed under Article III, WRRMA shall settle its accounts, including, but not limited to, any vested or accrued employee benefits, employment contracts, collective bargaining agreements, and unemployment compensation, and, subject to MCL 123.311(2), shall sell all of its property, if any. In addition, WRRMA shall establish a mechanism for handling future environmental liabilities, if any. If the requirements of MCL 123.311(6) have been met and a new authority is incorporated under MCL 123.311(10), WRRMA may agree to the assignment of contracts from WRRMA to the new authority.

After the requirements of MCL 123.311(7) are met, WRRMA shall distribute to each Constituent Member that Constituent Member's fair share of WRRMA's remaining assets.

Upon distribution of WRRMA's assets under MCL 123.311(8), both of the following apply:

- (a) WRRMA is dissolved.
- (b) All liabilities of each Constituent Member and former Constituent Member of WRRMA are terminated, except for both of the following:
 - (i) Any environmental liabilities attributed to WRRMA to the extent that the environmental liabilities result from WRRMA's disposal of the Constituent Member's or former Constituent Member's fair share of municipal solid waste, recyclable materials or yard waste.
 - (ii) The Constituent Member's fair share of any obligation to reimburse WRRMA following the dissolution for liability incurred by WRRMA as a result of litigation or arbitration proceedings that were initiated before the date of dissolution, or litigation or arbitration involving a cause of action arising before the date of dissolution, if the total amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the time the requirements of MCL 123.311(7) are met.

MCL 123.311(6)-(9) do not prevent the incorporation of a new authority by some or all of the Constituent Members or former Constituent Members of an authority with respect to which the requirements of subsection (6) have been met.

ARTICLE VII

Fiscal Year

The fiscal year of WRRMA shall be January 1 – December 31.

ARTICLE VIII

The Board

The governing body of WRRMA shall be known as a Board of Trustees (“Board”) which shall be comprised of one designated representative from each Constituent Member, who shall be appointed by the applicable governing body of such Constituent Member on or before the fifteenth day of December of each year, and shall serve during the next fiscal year and until his/her successor is appointed by the Constituent Member. ~~The~~ members of the Board shall serve without compensation but the Board, in its discretion, may authorize the payment of the actual expenditures of any Board member incurred in connection with the actual and approved business of WRRMA.

The Board shall, at its ~~January~~first meeting of each year, place on its Agenda the issue of “organization”. At ~~that~~the ~~January~~ organizational meeting, the Board shall select a Chairperson, a Vice Chairperson and a Secretary, who shall otherwise be existing and designated members of the Board. Such officers shall serve until the January organizational meeting of the following year and/or until their respective successors shall be selected. No person shall serve as Chairperson, Vice Chairperson or Secretary after he/she ceases to be a designated member of the Board.

The governing body of each Constituent Member shall, at the time of appointing its regular representative on the Board, also appoint an alternate representative who shall have the right to act in the place of the regular representative in event of the latter’s absence from any meeting of the Board, but his/her authority shall be limited to the actual business conducted at such meeting whether set forth on the agenda or not. For any other purpose, the alternate shall not be considered a member of the Board. It shall not be necessary to serve any notice of meetings upon such alternates. No appointment to the Board and no selection of an officer of the Board shall be deemed to be invalid because it was not made within or at the time specified in these Articles. Any Board member or any alternate may be removed at any time by action of the governing body of the Constituent Member which he/she represents. Any officer of WRRMA may be removed by action of the Board by a majority vote of the then Constituent Members.

ARTICLE IX

Vacancies

In the event of a vacancy on the Board, the governing body of the Constituent Member entitled to such representative shall promptly fill the vacancy for the unexpired term. In the event of a vacancy in any office of the Board, such vacancy shall be promptly filled by the Board for the

unexpired term at the next regular meeting of the Board. In the case of the temporary absence or disability of any officer, the Board may appoint a qualified person to temporarily act in his/her stead except that, in the event of the temporary absence or disability of the Chairperson, the Vice Chairperson shall so act immediately.

ARTICLE X

Voting Power

Each Constituent Member shall have one vote.

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Meetings and Voting

All meetings of the Board shall comply with Michigan's Open Meetings Act, MCL 15.261, et. seq., including all future amendments to that statute. Meetings of the Board shall be held ~~monthly~~ a minimum of quarterly at such times and places as shall be prescribed by resolution of the Board. Special meetings of the Board may be called by the Chairperson, or any three Constituent Members of the Board, by serving written notice of the time, place and purpose thereof, upon each member of the Board, personally, or by leaving it at his/her office, at least twenty-four hours prior to the time of such special Board meeting, or by depositing the same in a United States Post Office or mail box within the limits of WRRMA, at least seventy-two hours prior to the time of such special Board meeting, enclosed in a sealed envelope properly addressed to him/her at his/her home or office address, with postage fully prepaid thereon. Special meetings of the Board at which all Constituent Members are present shall be deemed to be valid even if no written notice thereof may have been given as above provided. Any Constituent Member of the Board may waive notice of any meeting either before or after the holding of that meeting. The presence of Constituent Members of the Board holding more than fifty percent of the total voting power of the entire Board shall be required for a quorum for all legal purposes.

The Board shall act on all matters before it by motion or resolution. For the passage of any motion or resolution, there shall be required the affirmative vote of a majority of the Constituent Members, except when a larger vote is required by law. For purposes of approving and expending money beyond normal operating costs, there shall be an affirmative vote of at least two-thirds (rounded up if necessary) of the Constituent Members. The Board shall have the right to adopt, from time to time, rules governing its procedures which are not in conflict with the terms of any statute or of these Articles. Board procedures shall be governed by Robert's Rules of Order, as amended from time to time. The Board shall keep minutes of its proceedings, which shall be approved and signed by the Chairperson and Secretary. All votes shall be by "Yeas" and

“Nays”. The minutes shall show how each Constituent Member voted and the total number of votes for and against each motion, resolution or ordinance.

ARTICLES XII

General Manager

If necessary, and at any time, the Board shall have the right to select and appoint a General Manager. Any General Manager shall be the chief administrative officer of WRRMA and shall perform all of the purely administrative functions of WRRMA, unless otherwise expressly delegated in these Articles. All such functions shall be performed in harmony with the adopted policies and direction of the Board. Any General Manager shall serve at the will and direction of the Board.

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Finances

The Board Chairperson shall be the presiding officer of the Board. Except as provided herein, he/she shall not have any executive or administrative functions. In the absence or disability of the Chairperson, the Vice Chairperson shall perform the duties of the Chairperson.

The Secretary shall be the recording officer of the Board. All monies of WRRMA shall be deposited in a bank or banks, to be designated by the Board, and all checks or other forms of withdrawal therefrom shall be signed by the Chairperson and Secretary of the Board.

ARTICLE XIV

Annual Budget Process

~~Each October~~ At each third quarter meeting of each fiscal year, the Board shall discuss and complete a proposed budget for the next fiscal year and provide a copy of the proposed budget to the governing body of each Constituent Member. Any objections to the proposed budget shall be provided to the Board by ~~December~~ October 1 of each year. Any objections shall be addressed by the Board at the ~~December~~ forth quarter Board meeting and prior to approving the proposed budget.

For the initial fiscal year, the contribution to the budget for each Constituent Member shall be \$5,000.00 with an equal matching contribution by the County of \$5,000.00 on behalf of each Constituent Member. The contribution in each subsequent year shall be determined by the annual budget process. Any expenditure in any fiscal year that exceeds the established contribution and is greater than \$5,000.00 for any Constituent Member shall first be approved by the governing body of each Constituent Member.

ARTICLE XV

Activity Report

~~Each October of e~~Each fiscal year, the Board shall prepare and issue to the governing board of each Constituent Member a report of WRRMA activities.

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Constituent Member Contracts

WRRMA, and its Constituent Members, may, from time to time, enter into a Contract or Contracts, for services performed by WRRMA, and for payment to WRRMA, by the Constituent Members. Any such Contract shall be for a period not exceeding thirty (30) years.

ARTICLE XVII

Third-Party Contracts

WRRMA shall have the power to contract with any person, firm or corporation for the performance of the work to carry out a designated purpose of WRRMA.

ARTICLE XVIII

Employment Contracts

The Board shall have the power to secure all necessary services to carry out the lawful purposes of WRRMA, and to fix the compensation of any required employees of WRRMA, and to provide benefits for the employees as determined from time to time by the Board. No officer or employee of any Constituent Member shall receive any compensation from WRRMA except as allowed for expenditures under Article VIII above.

ARTICLE XIX

Annual Audit

The Board shall cause an annual audit to be made of its financial transactions by a certified public accountant, and shall furnish, in a timely manner, a copy thereof to each Constituent Member. The annual audit shall include the details of the total liabilities of WRRMA and each Constituent Member's share of the total liability as of the date of each audit.

ARTICLE XX

Insufficient Income

If the total funds of WRRMA during any fiscal year is not sufficient to satisfy obligations that were previously presented to and approved by the WRRMA Board, then the amount of any such deficiency shall be prorated equally among the Constituent Members. Any funds required

to satisfy an obligation incurred but not subject to a prior approval of the WRRMA Board shall be prorated equally among the Constituent Members after unanimous approval by the legislative body for each Constituent Member or, based on the facts of the expenditure, in another equitable manner unanimously approved by the legislative bodies of the Constituent Members.

ARTICLE XXI

Withdrawal of Constituent Members

(This provision is required under MCL 123.311(11))

For this Article XXI, the definitions at MCL 123.311(12) shall apply where applicable.

Unless its withdrawal would cause an impairment of any contract, a Constituent Member may withdraw from WRRMA if all of the following requirements are met:

- (a) The legislative body of the Constituent Member adopts a resolution stating that WRRMA is no longer effectively serving the Constituent Member's needs and declaring its decision to withdraw from WRRMA on a date specified in the resolution.
- (b) The withdrawal date specified in the resolution under subdivision (a) is not either of the following:
 - (i) Less than 60 days after the date the resolution is adopted.
 - (ii) Within 1 year before the termination date of WRRMA's most recently approved contract under MCL 123.305 unless the filings required by subdivision (c) (immediately below) are made more than 1 year before the specified withdrawal date.
- (c) The clerk of the Constituent Member promptly files a certified copy of the resolution adopted under subdivision (a) with WRRMA and the Secretary of State.

By the withdrawal date, the withdrawing Constituent Member, at its option, either shall pay to WRRMA the amount of the withdrawing Constituent Member's fair share of the negative equity of WRRMA, if any, determined as of the withdrawal date, or shall provide WRRMA with a bond or other independent, insured guarantee that any such amount will be paid not later than 30 days after the expiration date of the authority's most recently approved contract under MCL 123.305. This provision does not relieve the withdrawing Constituent Member from either of the following:

- (a) The Constituent Member's fair share of any obligation to reimburse WRRMA following the Constituent Member's withdrawal for any environmental liabilities subsequently incurred by WRRMA, to the extent that the environmental liabilities

result from WRRMA's disposal of the withdrawn former Constituent Member's municipal solid waste, recyclable materials, or yard waste.

- (b) The Constituent Member's payment of any money damages, owed on account of its or WRRMA's default under a contract under MCL 123.306 if the default and damages result directly and solely from the Constituent Member's withdrawal and are necessary to prevent an impairment of the contract. If 2 or more Constituent Members withdraw, they are jointly liable for damages under this provision.
- (c) The Constituent Member's fair share of any obligation to reimburse WRRMA following the Constituent Member's withdrawal for liability incurred by WRRMA as a result of litigation or arbitration proceedings that were initiated before the date of withdrawal, or litigation or arbitration involving a cause of action arising before the date of withdrawal, if the total amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the date of withdrawal.

At the option of WRRMA, by the withdrawal date, WRRMA shall pay to the withdrawing Constituent Member its fair share of the equity of WRRMA, determined as of the withdrawal date, or shall provide the withdrawing Constituent Member with a bond or other independent, insured guarantee that such amount will be paid no later than 30 days after the expiration date of WRRMA's most recently approved contract under MCL 123.305. If WRRMA elects to provide such a bond or other guarantee, the withdrawn former Constituent Member may direct the bonding company or guarantor at any time thereafter to pay from the bond or other guarantee any obligation or liability owed to WRRMA by the withdrawn former Constituent Member, including, but not limited to, an obligation described in MCL 123.311(4) (a) or (b).

ARTICLE XXII

Publication of Articles

These Articles shall be published once in a newspaper circulating within the WRRMA Constituent Member communities. One printed copy of such Articles of Incorporation, certified as a true copy thereof, with the date and place of publication, shall be filed with the Secretary of State and the Clerk of the County of Washtenaw, within thirty (30) days after execution has been completed.

ARTICLE XXIII

Amendment of Articles

All Amendments to these Articles require a positive vote of the legislative body of each Constituent Member and a unanimous vote of the Board. Any amendment to these Articles shall

be endorsed, published and certified printed copies filed in the same manner as the original Articles, except that the filed printed copies shall be certified by the recording officer of the Authority.

ARTICLE XXIV

New Members

A municipality may become a Constituent Member of WRRMA by a positive vote of that municipality's legislative body and by an Amendment of these Articles consistent with the procedure set forth in Article XXIII above.

SIGNATURES

Signatures are attached and incorporated herein.

**ANN ARBOR CHARTER TOWNSHIP
THE CITY OF YPSILANTI
PITTSFIELD CHARTER TOWNSHIP
THE CITY OF DEXTER
THE CITY OF SALINE
CHARTER TOWNSHIP OF YPSILANTI
THE CITY OF ANN ARBOR
SCIO TOWNSHIP**

**SECOND AMENDED ARTICLES OF INCORPORATION
OF THE
WASHTENAW REGIONAL RESOURCE MANAGEMENT AUTHORITY**

These Articles of Incorporation (“Articles”) are adopted by the Constituent Members for the defined purposes set forth herein as allowed under the provisions of Act No. 179 of the Michigan Public Acts of 1947, being MCL 123.301, et. seq. (“Enabling Law”). The Effective Date of the Articles is [to be filled in upon submission](“Effective Date”).

ARTICLE I

Legal Name

The name of this Authority shall be, for all legal purposes, Washtenaw Regional Resource Management Authority (“WRRMA”), with a principal place of business at 705 North Zeeb Road, Ann Arbor, Michigan 48103, County of Washtenaw, State of Michigan.

ARTICLE II

Constituent Members

The Constituent Members of WRRMA as of the Effective Date are: Ann Arbor Charter Township, Pittsfield Charter Township, the Township of Scio, the Charter Township of Ypsilanti, the City of Ann Arbor, the City of Dexter, the City of Saline, and the City of Ypsilanti.

All Constituent Members as of the Effective Date are located in the County of Washtenaw, State of Michigan.

ARTICLE III

Defined Purposes of WRRMA

The purposes of WRRMA are, as of the Effective Date of these Articles, limited to the purposes set forth herein. For purposes of these Articles, “materials management” shall mean the management, including the “collection”, of municipal solid waste, organics, (including yard waste) and recyclables.

- Coordinate the materials management activities of the Constituent Members.
- Coordinate materials management promotional materials and related outreach activities for the Constituent Members.
- Ensure clear and consistent materials management activities/opportunities for all Constituent Members.
- Ensure that there are locations and resources to provide for efficient and effective materials management capabilities for all Constituent Members.

The following shall not be an authorized purpose of WRRMA as of the Effective Date of these Articles:

- The ownership or purchase of any real property and/or any facility used, in the past or the future, for the disposal of municipal solid waste, by permit or otherwise.

ARTICLE IV

Powers of WRRMA

WRRMA shall be a body corporate with the power to sue or to be sued in any Michigan Court subject to the then applicable and controlling laws on jurisdiction and venue. WRRMA shall be comprised of the physical territory situated within the boundaries of the Constituent Members. WRRMA shall possess all the powers granted to it by these Articles, and all powers necessary to, and incidental to, carrying out the currently stated and defined purposes of WRRMA as set forth by these Articles. WRRMA shall have a corporate seal.

ARTICLE V

Definitions

As used herein, all words and phrases, unless specifically defined by law or MCL 123.311(12), shall have their plain meaning and shall be construed accordingly.

ARTICLE VI

Dissolution of WRRMA

(This provision is required under MCL 123.311(11))

WRRMA shall continue in existence until dissolved in accordance with the Enabling Law as set forth at MCL 123.311, including all definitions set forth at MCL 123.311(12).

For this Article VI, the definitions at MCL 123.311(12) shall apply as used herein and where applicable.

Unless it would cause an impairment of a WRRMA contract under MCL 123.306, WRRMA, as a “qualified authority” as defined at MCL 123.311(12)(K)), shall dissolve if the following requirements are met:

- (a) The legislative bodies of 60% of the Constituent Members each adopt a resolution stating that WRRMA is no longer effectively serving the public good for which it was created and directing that WRRMA be dissolved pursuant to MCL 123.311(6)-(9); and
- (b) The clerk (or equivalent) of each Constituent Member whose legislative body adopts a resolution under subdivision (a) above promptly files a certified copy of the resolution with WRRMA and the Secretary of State.

Within six (6) months after the requirements of MCL 123.311(6) are met, WRRMA shall establish a mechanism to manage and pay for environmental activities, if any, required under existing law and cease the activities described in Article III above. Within six (6) months of ceasing activities allowed under Article III, WRRMA shall settle its accounts, including, but not limited to, any vested or accrued employee benefits, employment contracts, collective bargaining agreements, and unemployment compensation, and, subject to MCL 123.311(2), shall sell all of its property, if any. In addition, WRRMA shall establish a mechanism for handling future environmental liabilities, if any. If the requirements of MCL 123.311(6) have been met and a new authority is incorporated under MCL 123.311(10), WRRMA may agree to the assignment of contracts from WRRMA to the new authority.

After the requirements of MCL 123.311(7) are met, WRRMA shall distribute to each Constituent Member that Constituent Member's fair share of WRRMA's remaining assets.

Upon distribution of WRRMA's assets under MCL 123.311(8), both of the following apply:

- (a) WRRMA is dissolved.
- (b) All liabilities of each Constituent Member and former Constituent Member of WRRMA are terminated, except for both of the following:
 - (i) Any environmental liabilities attributed to WRRMA to the extent that the environmental liabilities result from WRRMA's disposal of the Constituent Member's or former Constituent Member's fair share of municipal solid waste, recyclable materials or yard waste.
 - (ii) The Constituent Member's fair share of any obligation to reimburse WRRMA following the dissolution for liability incurred by WRRMA as a result of litigation or arbitration proceedings that were initiated before the date of dissolution, or litigation or arbitration involving a cause of action arising before the date of dissolution, if the total amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the time the requirements of MCL 123.311(7) are met.

MCL 123.311(6)-(9) do not prevent the incorporation of a new authority by some or all of the Constituent Members or former Constituent Members of an authority with respect to which the requirements of subsection (6) have been met.

ARTICLE VII

Fiscal Year

The fiscal year of WRRMA shall be January 1 – December 31.

ARTICLE VIII

The Board

The governing body of WRRMA shall be known as a Board of Trustees (“Board”) which shall be comprised of one designated representative from each Constituent Member, who shall be appointed by the applicable governing body of such Constituent Member on or before the fifteenth day of December of each year, and shall serve during the next fiscal year and until his/her successor is appointed by the Constituent Member. The members of the Board shall serve without compensation but the Board, in its discretion, may authorize the payment of the actual expenditures of any Board member incurred in connection with the actual and approved business of WRRMA.

The Board shall, at its first meeting of each year, place on its Agenda the issue of “organization”. At that organizational meeting, the Board shall select a Chairperson, a Vice Chairperson and a Secretary, who shall otherwise be existing and designated members of the Board. Such officers shall serve until the January organizational meeting of the following year and/or until their respective successors shall be selected. No person shall serve as Chairperson, Vice Chairperson or Secretary after he/she ceases to be a designated member of the Board.

The governing body of each Constituent Member shall, at the time of appointing its regular representative on the Board, also appoint an alternate representative who shall have the right to act in the place of the regular representative in event of the latter’s absence from any meeting of the Board, but his/her authority shall be limited to the actual business conducted at such meeting whether set forth on the agenda or not. For any other purpose, the alternate shall not be considered a member of the Board. It shall not be necessary to serve any notice of meetings upon such alternates. No appointment to the Board and no selection of an officer of the Board shall be deemed to be invalid because it was not made within or at the time specified in these Articles. Any Board member or any alternate may be removed at any time by action of the governing body of the Constituent Member which he/she represents. Any officer of WRRMA may be removed by action of the Board by a majority vote of the then Constituent Members.

ARTICLE IX

Vacancies

In the event of a vacancy on the Board, the governing body of the Constituent Member entitled to such representative shall promptly fill the vacancy for the unexpired term. In the event of a vacancy in any office of the Board, such vacancy shall be promptly filled by the Board for the unexpired term at the next regular meeting of the Board. In the case of the temporary absence

or disability of any officer, the Board may appoint a qualified person to temporarily act in his/her stead except that, in the event of the temporary absence or disability of the Chairperson, the Vice Chairperson shall so act immediately.

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Voting Power

Each Constituent Member shall have one vote.

ARTICLE XI

Meetings and Voting

All meetings of the Board shall comply with Michigan's Open Meetings Act, MCL 15.261, et. seq., including all future amendments to that statute. Meetings of the Board shall be held a minimum of quarterly at such times and places as shall be prescribed by resolution of the Board. Special meetings of the Board may be called by the Chairperson, or any three Constituent Members of the Board, by serving written notice of the time, place and purpose thereof, upon each member of the Board, personally, or by leaving it at his/her office, at least twenty-four hours prior to the time of such special Board meeting, or by depositing the same in a United States Post Office or mail box within the limits of WRRMA, at least seventy-two hours prior to the time of such special Board meeting, enclosed in a sealed envelope properly addressed to him/her at his/her home or office address, with postage fully prepaid thereon. Special meetings of the Board at which all Constituent Members are present shall be deemed to be valid even if no written notice thereof may have been given as above provided. Any Constituent Member of the Board may waive notice of any meeting either before or after the holding of that meeting. The presence of Constituent Members of the Board holding more than fifty percent of the total voting power of the entire Board shall be required for a quorum for all legal purposes.

The Board shall act on all matters before it by motion or resolution. For the passage of any motion or resolution, there shall be required the affirmative vote of a majority of the Constituent Members, except when a larger vote is required by law. For purposes of approving and expending money beyond normal operating costs, there shall be an affirmative vote of at least two-thirds (rounded up if necessary) of the Constituent Members. The Board shall have the right to adopt, from time to time, rules governing its procedures which are not in conflict with the terms of any statute or of these Articles. Board procedures shall be governed by Robert's Rules of Order, as amended from time to time. The Board shall keep minutes of its proceedings, which shall be approved and signed by the Chairperson and Secretary. All votes shall be by "Yeas" and

“Nays”. The minutes shall show how each Constituent Member voted and the total number of votes for and against each motion, resolution or ordinance.

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General Manager

If necessary, and at any time, the Board shall have the right to select and appoint a General Manager. Any General Manager shall be the chief administrative officer of WRRMA and shall perform all of the purely administrative functions of WRRMA, unless otherwise expressly delegated in these Articles. All such functions shall be performed in harmony with the adopted policies and direction of the Board. Any General Manager shall serve at the will and direction of the Board.

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The Board Chairperson shall be the presiding officer of the Board. Except as provided herein, he/she shall not have any executive or administrative functions. In the absence or disability of the Chairperson, the Vice Chairperson shall perform the duties of the Chairperson.

The Secretary shall be the recording officer of the Board. All monies of WRRMA shall be deposited in a bank or banks, to be designated by the Board, and all checks or other forms of withdrawal therefrom shall be signed by the Chairperson and Secretary of the Board.

ARTICLE XIV

Annual Budget Process

At each third quarter meeting of each fiscal year, the Board shall discuss and complete a proposed budget for the next fiscal year and provide a copy of the proposed budget to the governing body of each Constituent Member. Any objections to the proposed budget shall be provided to the Board by October 1 of each year. Any objections shall be addressed by the Board at the fourth quarter Board meeting and prior to approving the proposed budget.

For the initial fiscal year, the contribution to the budget for each Constituent Member shall be \$5,000.00 with an equal matching contribution by the County of \$5,000.00 on behalf of each Constituent Member. The contribution in each subsequent year shall be determined by the annual budget process. Any expenditure in any fiscal year that exceeds the established contribution and is greater than \$5,000.00 for any Constituent Member shall first be approved by the governing body of each Constituent Member.

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Activity Report

Each fiscal year the Board shall prepare and issue to the governing board of each Constituent Member a report of WRRMA activities.

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WRRMA, and its Constituent Members, may, from time to time, enter into a Contract or Contracts, for services performed by WRRMA, and for payment to WRRMA, by the Constituent Members. Any such Contract shall be for a period not exceeding thirty (30) years.

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The Board shall cause an annual audit to be made of its financial transactions by a certified public accountant, and shall furnish, in a timely manner, a copy thereof to each Constituent Member. The annual audit shall include the details of the total liabilities of WRRMA and each Constituent Member's share of the total liability as of the date of each audit.

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Insufficient Income

If the total funds of WRRMA during any fiscal year is not sufficient to satisfy obligations that were previously presented to and approved by the WRRMA Board, then the amount of any such deficiency shall be prorated equally among the Constituent Members. Any funds required

to satisfy an obligation incurred but not subject to a prior approval of the WRRMA Board shall be prorated equally among the Constituent Members after unanimous approval by the legislative body for each Constituent Member or, based on the facts of the expenditure, in another equitable manner unanimously approved by the legislative bodies of the Constituent Members.

ARTICLE XXI

Withdrawal of Constituent Members

(This provision is required under MCL 123.311(11))

For this Article XXI, the definitions at MCL 123.311(12) shall apply where applicable.

Unless its withdrawal would cause an impairment of any contract, a Constituent Member may withdraw from WRRMA if all of the following requirements are met:

- (a) The legislative body of the Constituent Member adopts a resolution stating that WRRMA is no longer effectively serving the Constituent Member's needs and declaring its decision to withdraw from WRRMA on a date specified in the resolution.
- (b) The withdrawal date specified in the resolution under subdivision (a) is not either of the following:
 - (i) Less than 60 days after the date the resolution is adopted.
 - (ii) Within 1 year before the termination date of WRRMA's most recently approved contract under MCL 123.305 unless the filings required by subdivision (c) (immediately below) are made more than 1 year before the specified withdrawal date.
- (c) The clerk of the Constituent Member promptly files a certified copy of the resolution adopted under subdivision (a) with WRRMA and the Secretary of State.

By the withdrawal date, the withdrawing Constituent Member, at its option, either shall pay to WRRMA the amount of the withdrawing Constituent Member's fair share of the negative equity of WRRMA, if any, determined as of the withdrawal date, or shall provide WRRMA with a bond or other independent, insured guarantee that any such amount will be paid not later than 30 days after the expiration date of the authority's most recently approved contract under MCL 123.305. This provision does not relieve the withdrawing Constituent Member from either of the following:

- (a) The Constituent Member's fair share of any obligation to reimburse WRRMA following the Constituent Member's withdrawal for any environmental liabilities subsequently incurred by WRRMA, to the extent that the environmental liabilities

result from WRRMA's disposal of the withdrawn former Constituent Member's municipal solid waste, recyclable materials, or yard waste.

- (b) The Constituent Member's payment of any money damages, owed on account of its or WRRMA's default under a contract under MCL 123.306 if the default and damages result directly and solely from the Constituent Member's withdrawal and are necessary to prevent an impairment of the contract. If 2 or more Constituent Members withdraw, they are jointly liable for damages under this provision.
- (c) The Constituent Member's fair share of any obligation to reimburse WRRMA following the Constituent Member's withdrawal for liability incurred by WRRMA as a result of litigation or arbitration proceedings that were initiated before the date of withdrawal, or litigation or arbitration involving a cause of action arising before the date of withdrawal, if the total amount of the Constituent Member's fair share of the obligation cannot be exactly determined by the date of withdrawal.

At the option of WRRMA, by the withdrawal date, WRRMA shall pay to the withdrawing Constituent Member its fair share of the equity of WRRMA, determined as of the withdrawal date, or shall provide the withdrawing Constituent Member with a bond or other independent, insured guarantee that such amount will be paid no later than 30 days after the expiration date of WRRMA's most recently approved contract under MCL 123.305. If WRRMA elects to provide such a bond or other guarantee, the withdrawn former Constituent Member may direct the bonding company or guarantor at any time thereafter to pay from the bond or other guarantee any obligation or liability owed to WRRMA by the withdrawn former Constituent Member, including, but not limited to, an obligation described in MCL 123.311(4) (a) or (b).

ARTICLE XXII

Publication of Articles

These Articles shall be published once in a newspaper circulating within the WRRMA Constituent Member communities. One printed copy of such Articles of Incorporation, certified as a true copy thereof, with the date and place of publication, shall be filed with the Secretary of State and the Clerk of the County of Washtenaw, within thirty (30) days after execution has been completed.

ARTICLE XXIII

Amendment of Articles

All Amendments to these Articles require a positive vote of the legislative body of each Constituent Member and a unanimous vote of the Board. Any amendment to these Articles shall

be endorsed, published and certified printed copies filed in the same manner as the original Articles, except that the filed printed copies shall be certified by the recording officer of the Authority.

ARTICLE XXIV

New Members

A municipality may become a Constituent Member of WRRMA by a positive vote of that municipality's legislative body and by an Amendment of these Articles consistent with the procedure set forth in Article XXIII above.

SIGNATURES

Signatures are attached and incorporated herein.

**ANN ARBOR CHARTER TOWNSHIP
THE CITY OF YPSILANTI
PITTSFIELD CHARTER TOWNSHIP
THE CITY OF DEXTER
THE CITY OF SALINE
CHARTER TOWNSHIP OF YPSILANTI
THE CITY OF ANN ARBOR
SCIO TOWNSHIP**

RESOLUTION NO. 2026-052

RE: WASHTENAW REGIONAL RESOURCE MANAGEMENT AUTHORITY (“WRRMA”)

Resolution adopted at a regular meeting of the City of Ypsilanti City Council meeting held on MARCH 3, 2026.

PRESENT:

ABSENT:

RECITALS

WHEREAS, Act 179 of 1947, being MCL 123.301 et. seq. (“Act”), enables the incorporation of any two (2) or more cities, villages or townships for the collective management of garbage and rubbish; and

WHEREAS, an authority under the Act is authorized by Articles of Incorporation; and

WHEREAS, the City of Ypsilanti has been a participating member of the Washtenaw Regional Resource Management Authority since it formed under the Act on September 23rd 2019; and

WHEREAS, the Articles of Incorporation prescribes and details the process for amending the Articles; and

WHEREAS, the WRRMA Board considered and unanimously approved the Second Amended Articles of Incorporation on February 17, 2026; and

WHEREAS, the City of Ypsilanti has reviewed the Second Amended Articles of Incorporation for the Washtenaw Regional Resource Management Authority and find the Articles to be acceptable;

NOW, THEREFORE, the City of Ypsilanti approves of the Second Amended Articles of Incorporation.

AYES:

NAYES:

RESOLUTION DECLARED ADOPTED.

The foregoing Articles of Incorporation were adopted by the City of Ypsilanti City Council, Washtenaw County, Michigan, at a public meeting duly held on MARCH 3, 2026 of said Board and the Clerk of said City Council being Tracey Boudreau.

Nicole Brown, Mayor

Ypsilanti City

DATE: MARCH 3, 2026

Tracey Boudreau, Clerk

Ypsilanti City

DATE: MARCH 3, 2026



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk, Carrie Malas, Preservation Planner

Subject: Resolution No. 2026-053 Approving and adopting the amended Rules and Regulations for the Historic District Commission, as presented.

SUMMARY & BACKGROUND:

At the HDC's February 10th meeting, the commission moved to adopt a set of amendments to the HDC Rules and Regulations, exactly as drafted in the attachment. I'm reaching out to respectfully request that City Council add this to the next available agenda for approval.

I also wanted to make you aware that the HDC is in the process of reviewing the process for establishing a historic district study committee for the purpose of reviewing the recommendations resulting from the 2025 resurvey of the local historic district. City Council would need to establish the historic district study committee, and the HDC is working to create a list of recommended committee members to aid in the process, as is the recommendation from the State Historic Preservation Office. They reviewed a draft resolution at February's meeting and plan to review it yet again at the March 10th regular meeting.

If you have questions on either of these matters, please do not hesitate to reach out.

Thank you,



Carrie Malas (she/her)
Preservation Planner
Community Services Department
cmalas@cityofypsilanti.com
(734) 482-9709
cityofypsilanti.com/hd

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-053 HDC Rules
2. Review of HDC Rules and Regulations_20260210
3. HDC Rules and Regulations_Draft Text Amendment_20260210

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, At the HDC's February 10th meeting, the commission moved to adopt a set of amendments to the HDC Rules and Regulations; and

WHEREAS, an authority under the Act is authorized by Articles of Incorporation; and

WHEREAS, The Historic District Commission (HDC) adopted a set of amendments to their Rules and Regulations at their February 10, 2026 meeting; and

WHEREAS, the HDC has submitted these approved amendments for their Rules and Regulations to the Ypsilanti City Council for approval; and

WHEREAS, the City of Ypsilanti has reviewed the HDC's amended Rules and Regulations and find them to be acceptable; now therefore be it

RESOLVED, that the City of Ypsilanti approves and adopts the amended Rules and Regulations for the Historic District Commission, as presented.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

Review of HDC Rules and Regulations

FEBRUARY 10, 2026

The HDC reviewed the Rules and Regulations at the January, 2026 meeting and made some recommendations for proposed text based on staff review and commission discussion. The suggested text amendments highlight additions in underlined green text and omissions in ~~red strikethrough text~~.

There is no set timeline for review. Following any suggested amendments from the commission, staff will provide a proposed amended draft at the following meeting for consideration/voting at the next meeting. If/when amendments are adopted by the commission, staff will then submit for approval by City Council.

Section 10.0 Amendments

These rules may be amended at any regular or special meeting by a majority vote of the total membership of the HDC and submission to an approval by City Council provided:

1. Such amendment does not result in a conflict with state law, City ordinance, or court decision; and
2. Such amendment was proposed at a meeting prior to the meeting at which it is considered.

Potential Motion:

Move to submit the following amendments to the HDC Rules and Regulations discussed and agreed upon at the January 13, 2026 regular meeting, for approval by City Council. The amendments are to include the following proposed changes and draft text amendment.

Proposed changes:

- A. Change "Community & Economic Development Department" to "Community Services Department" to reflect the recent departmental name change. *(Five instances total, found in Sec. 3.1.B, Sec. 3.1.C, Sec. 3.1.E, and Sec. 5.3)*
- B. Inclusive Language
 - i. Replace "his/her" with "their" *(Sec. 2.3.B)*
 - j. Replace "he/she has" with "they have" *(Sec. 2.4)*
 - k. Replace "his" with "their" *(four instances total, found in Sec. 3.1.E, Sec. 4.5.D.2)*
 - l. Replace "his or her" with "their" *(Sec. 5.1)*
- C. *(Sec. 4.9)*. Omit the rule, "Motions shall be reiterated by the Chairperson before a vote is taken," as this rule duplicates Robert's Rules of Order.

Draft Text Amendment:



RULES AND REGULATIONS

OF

THE HISTORIC DISTRICT COMMISSION

OF

THE CITY OF YPSILANTI, MICHIGAN

As adopted, [Month DD],2026

HDC Rules and Regulations – As adopted [Month DD], Year

Section 1.0 Purpose

The following Rules and Regulations are hereby adopted by the City of Ypsilanti Historic District Commission (hereinafter known as HDC) to facilitate the performance of its duties as outlined in the City of Ypsilanti Historic District Ordinance. The objectives, purposes, powers, and duties of the Commission are those set forth by P.A. 169 of 1970, as amended, being the Local Historic District Act, hereinafter "the Act," and the administration of Chapter 54 of the City Code of Ordinances, Historical Preservation, and all subsequent amendments thereto.

- 1.1 Internal Affairs.** These Rules and Regulations shall govern the internal affairs of the HDC.
- 1.2 No Rights Granted.** These Rules and Regulations govern the procedures of the HDC and do not give rise to any additional rights, remedies, cause of action or benefits.
- 1.3 Time.** Time lines mentioned are advisory only.
- 1.4 Conflict with Law.** These Rules and Regulations in no way amend, modify or repeal any city ordinance or state law. City ordinance and state law take precedence in all cases.

Section 2.0 Officers and Members

- 2.1 Selection.** At the first regular meeting in February of each year the members of the commission shall nominate candidates for Chairperson, and Vice-Chairperson. At the next regular meeting the HDC shall elect, from its membership, a Chairperson, and Vice-Chairperson. All members are eligible for election.
- 2.2 Tenure.** The officers shall take office the same meeting of their selection and shall hold office for a term of one year or until their successors are selected and assume office.
- 2.3 Duties**
 - A. The Chairperson shall preside at all meetings and perform such other duties as may be requested or approved by the HDC.
 - B. The Vice-Chairperson shall act in the capacity of Chairperson in **his/her** **their** absence and in the event the office of the Chairperson becomes vacant, the Vice-Chairperson shall succeed to this office for the remainder of the un-expired term and the HDC shall select a successor to the office of Vice-Chairperson for the un-expired term.
 - C. The commission may designate a Secretary who is not a member of the commission. The Secretary shall execute documents in the name of the HDC, perform the duties hereinafter listed and shall perform such other duties as the HDC may determine. The Secretary shall be responsible for the record and minutes of each meeting, packet and agenda preparation and notices of decisions.
 - D. Should neither the Chairperson nor the Vice-Chairperson be present at a meeting, a temporary Chairperson shall be elected by the majority vote of the members present.
- 2.4 Representation.** No officer or member shall act in any capacity which has the appearance of, or could be construed as, representing the Commission unless such action is authorized by the Commission in a public meeting. This shall include, but not be limited to, dealing with the press and attending public and private meetings and/or hearings which deal with the duties or

HDC Rules and Regulations – As adopted [Month DD], Year

authority of the Commission. Except as authorized above, no individual officer or member shall meet or deal with any applicant in any way that may lead the applicant to believe that ~~he/she~~ has they have, or will, receive approval for any application or other matter to come before the Commission.

Section 3.0 Application

3.1 Action Items

- A. Filing.** Any property owner, or the owner's authorized agent as defined in the adopted building code, may apply to the HDC for permission to undertake work regulated by the Commission. Application shall be in writing on a form provided by the Building Department, and shall include payment of any fee(s) as may be required and established from time to time by City Council.
- B. Public Hearing Notification.** When, pursuant to the Ordinance or these Rules and Regulations, a public hearing is required, the Commission shall review the application at the first meeting after the application is made and shall then set a date for the public hearing as soon as possible in accordance with public notice publication requirements. The Community ~~& Economic Development~~ Services Department shall publish all required notices and furnish proof of such publication to the HDC prior to the start of the public hearing.
- C. Decisions.** The HDC shall hear all applications and render its decision with a statement of reasons for the decision not more than sixty (60) days after receipt of the complete application by the HDC, unless a longer period of time is mutually agreed upon by the applicant (in writing) and the HDC. Failure to act shall constitute approval unless an extension is mutually agreed upon in writing by the applicant and the Commission.

It is desirable to have the applicant present at the meeting. If the applicant does not attend the meeting and the HDC cannot reach a decision due to lack of information or other questions, it shall instruct the Community ~~& Economic Development~~ Services Department to notify the applicant in writing and request an appearance at the next regular meeting. If the applicant fails to appear at the said meeting of the HDC, or fails to schedule an alternate appearance date, the Chairperson may entertain a motion from the Commission to deny the application for lack of required information. In cases which are denied for lack of information the applicant will be furnished written notice of the action by the Community ~~& Economic Development~~ Services Department as provided in Section 3.1.E, below. The applicant shall have fourteen (14) days from the date of notice of denial to apply for reinstatement of the application. In such cases, the applicant must file a written request with the Building Department for reinstatement of the original application. Reinstatement shall be at the discretion of the Chairperson and only for good cause shown and shall not require payment of additional fees. If the applicant fails to appear at the meeting at which the re-instated application is heard the application shall be denied.

- D. Site Inspection.** The HDC, if it considers it necessary, may conduct a site inspection at any site at issue. If such an inspection is part of a public hearing, the site inspection shall be posted as part of the public meeting/hearing. The site inspection, if posted as part of the hearing shall always be held the same day and as part of the same meeting as the start of the public hearing on the application. A quorum of the HDC shall not ride in the same vehicle to or from a site inspection or to or from a meeting. Nothing in this paragraph shall prevent members of the HDC from individually and separately visiting a site in question at their own expense and time. A quorum of the HDC shall not make site inspections or otherwise discuss an application except during posted open meetings of the HDC.
- E. Notice of Decision.** The Community ~~& Economic Development~~ Services Development Department shall send immediate notice of all action to the Building Department and shall notify

HDC Rules and Regulations – As adopted [Month DD], Year

the applicant, or **his** **their** agent, of all decisions, by first class mail, or by personal service within seven (7) days of the action.

3.2 Study Items. Any person wishing to discuss proposed projects or obtain information or advice from the Commission prior to application may request to be placed on the agenda as a study item. The Commission may review plans and advise property owners on what may be appropriate in the District. The Commission may not take any formal action on a study item.

3.3 Demolition and Moving

A. Applications. Applications for the demolition or removal of any structure within the Historic District shall:

1. Include the name of the property owner, the telephone number of the applicant and the address, tax identification number and legal description of the subject property.
2. State the specific grounds under the provisions of the Historic District Ordinance upon which the request for the demolition or moving permit is based.
3. Include a site plan showing all existing conditions on the subject property.
4. Include a site plan, along with any drawing, or other description which reasonably describes the proposed use and appearance of the site after removal or demolition of the structure.
5. Include a description of the general type, design, size and use of any new structure to be erected on the site.

B. Notices. Following the first meeting of the HDC at which such application is considered and upon determination that the application may proceed and that a hearing is required, the Commission shall request that a notice be published in a newspaper of general circulation in the City of Ypsilanti. Such notice shall be published at least fifteen (15), days prior to the meeting at which the hearing is to be held and shall contain the following:

1. Address of the structure.
2. Nature of the application and name of the applicant.
3. Date, time and place of the meeting at which the application shall be discussed and that reasonable time shall be allotted for comments by the public.

In addition, a copy of such notice shall be mailed, by first class mail, to the owner of the structure at the address contained in the application and to the owner of record, as listed on the tax roll, of all property within three hundred (300) feet of the subject property. A proof of mailing shall be filed in the official file and shall be prima facie evidence of mailing to the addresses shown therein.

C. Action. At the meeting of HDC specified in the notice a public hearing shall be held pursuant to the procedure set forth in Section 4.5.D, below. The HDC shall also hear any reports, requested by the HDC, concerning the safety or condition of the structure, historic or architectural merit of the structure, or alternative uses for the structure or site.

1. Formal action on the application shall not be taken at such meeting unless a motion to take action is approved by unanimous vote of the members present and the motion shall state the

HDC Rules and Regulations – As adopted [Month DD], Year

reason for action and that action be taken for good cause.

2. Following such meeting, action on the application shall be placed on the agenda for a regularly scheduled meeting of the HDC or such special meeting as the HDC shall specify. Notice that such application is on the agenda for a specified meeting shall be given to each member of the HDC and to the applicant at least four (4) days prior to the meeting.

- D. Exceptions to Procedure.** The procedure outlined in this section is to be followed in the case of all applications for demolition, removal or moving of structures within the Historic District except that the Commission may approve an application for demolition or moving at any meeting upon the unanimous vote of the members present that such structure is of such minimal historic or architectural significance that its demolition or moving would clearly be compatible with the purposes of the Historic District Ordinance and that its demolition or removal would have no adverse impact on the adjacent area or upon the Historic District as a whole.

Section 4.0 Meetings

- 4.1 Regular meetings.** The HDC shall normally meet once each month. Any other meetings of the HDC shall be called as needed so long as the meeting is properly noticed to the public, in accordance with the Michigan Open Meetings Act. The meeting can be called by the Chairperson of the HDC, or by any two (2) members of the Commission. At the final meeting of each calendar year the Commission shall approve the schedule of regular meetings for the following year.
- 4.2 Attendance.** If any member of the HDC is absent from more than two meetings in a row, then that member shall be considered delinquent. Delinquency may be grounds for the Commission to request the removal any member from the HDC for nonperformance of duty or misconduct. City staff shall keep attendance records and shall notify the HDC whenever any member of the HDC is absent from more than two meetings in a row, so the Commission can consider whether further action is required.
- 4.3 Public.** All meetings, hearings, records and accounts shall be open to the public to the extent required and in conformity with the Michigan Open Meetings Act, Freedom of Information Act, city ordinance and state law.
- 4.4 Quorum.** Four (4) members of the HDC shall constitute a quorum for the transaction of business and the taking of official action for all matters.
- 4.5 Order of Business.** Agenda. The Chairperson or designate shall prepare an agenda for each meeting and the order of business therein shall be as follows:
- A. Call to order and roll call.
 - B. Approval of Agenda.
 - C. Public comments on agenda items.
 - D. Public Hearings, if necessary. The Chairperson will declare a public hearing open and state its purpose.
 1. The Chairperson summarizes the procedure for a public hearing as outlined in Paragraphs 2 through 7 below, of these rules and regulations for any members of the public in attendance, or provides copies.

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2. The applicant, or **his** **their** agent, may present **his** **their** case, including presenting witnesses on **his** **their** behalf. No time limit will be imposed on the applicant.
 3. Members of the HDC may report on any site inspection, any conversations with the applicant they may have had and ask questions relevant to the applicant's presentation.
 4. Members of the public who support the applicant speak and correspondence is read.
 - a. The Chairperson shall allow anyone present to speak in favor of the applicant and can impose a time limit for the speaker. All speakers shall state their name, address and if they represent a group.
 5. Members of the public who oppose the applicant speak and correspondence is read.
 - a. The Chairperson shall allow anyone present to speak in rebuttal of the applicant and can impose a time limit for the speaker. All speakers shall state their name, address and if they represent a group.
 6. Anyone may ask the Chairperson questions on presentations or comments given at this hearing. The Chairperson will attempt to obtain an answer to the question. Answers shall be given to the Chairperson. No discussion, questioning or answering shall take place between any two or more people except between the Chairperson and the individual who has the floor.
 7. Motion to Close the Public Hearing.
(At this point all public participation on the issue ends.)
- E. Business Session.
1. Old Business - All matters remaining on the agenda from previous meetings.
 2. New Business - Matters appearing on the agenda for the first time.
 3. Study Items - Discussion items not available for action.
 4. Other business of the HDC.
- E. Items From the Floor. Opportunity for citizens to address the Commission on items not on the agenda.
- G. Housekeeping Business.
1. Approval of minutes from previous meeting(s).
 2. Election of officers, if necessary.
 3. Other Items.
- H. Adjournment.
- 4.6 Comments Out of Order.** The Chairperson shall rule out of order any irrelevant remarks; remarks which are personal, about another's race, religion, sex or sexual orientation, physical condition, ethnic background, beliefs, or similar topics; profanity; or any other remarks which are not about the item at hand or which are scandalous, inflammatory or threatening.
- 4.7 Recesses.** The Chairperson may recess a public hearing and/or meeting to another time if it is after 11 p.m. or if the meeting has been over four (4) hours in length. In order for a recess to be in order, the time, day, month, date, year and location to reconvene shall be stated as part of the action to recess. If a meeting and/or public hearing reconvenes over thirty-six (36) hours after

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the action to recess, the reconvened meeting shall be posted at least eighteen (18) hours before the time of the reconvened meeting, to comply with Section 4.3 of these rules of procedure. Upon reconvening, a roll call shall be taken as the first order of business.

- 4.8 Parliamentary Procedure.** Meetings shall be conducted in a formal manner and parliamentary procedure shall be governed by Robert's Rules of Order if not specifically dealt with in these rules of procedure. Legal Rules of evidence do not apply.
- 4.9 Motions.** ~~Motions shall be reiterated by the Chairperson before a vote is taken.~~
- A. Motions dealing with an application shall contain the following:
1. The address of the subject property.
 2. The conclusion and/or decision of the HDC.
 3. Any conditions attached to an approval.
 4. Reference to the appropriate Secretary of the Interior guideline(s).
- B. Any other motion shall be stated in prose or in the form of a resolution.
- 4.10 Voting.** Voting on any application or item requiring a public hearing shall be by roll call vote. All other votes may be by voice vote. Any member may require a roll call vote. Members must be present to cast a vote. Voting by proxy is not permitted. Except as required elsewhere in these Rules and Regulations, a motion is adopted only if a majority of the members present cast their votes in favor of the motion.
- 4.11 Approvals.** All work approved by the Commission shall commence within six (6) months of the date of approval. For purposes of this section the issuance of a building permit shall constitute commencement. In the event that work is not commenced as stated above the approval shall be null and void and the applicant shall file a new application and fee, if required. In the event a permit is cancelled, rescinded or voided by the building department, any approvals by the HDC shall also be rescinded.

Section 5.0 Records

- 5.1 Preparation.** A record of each meeting, including public hearings, shall be prepared under the direction of the Secretary, or ~~his or her~~ their designee.
- 5.2 Content.** The record of each meeting shall include the following items:
- A. A copy of any required notices as required in Section 3.3.B of these rules of procedure.
 - B. A signed statement indicating that notices, as required in Section 3.3.B of these rules of procedure, was published and posted and a copy of a newspaper notice, if one was published.
 - C. The written original of the minutes of the meeting which shall include all action taken.
 - D. Verbatim text of any resolutions adopted at the meeting.
 - E. Supplemental materials for an application that were submitted during the meeting that were not part of the publically posted meeting packet.
- 5.3 Retention.** The record of each meeting shall be permanently kept on file and spread in suitable volumes, with a hardcopy on file at City Hall. All the pertinent documents and minutes for each case before the HDC shall be copied and filed with the Community ~~& Economic Development~~

HDC Rules and Regulations – As adopted [Month DD], Year

Services Department. Draft copies of the minutes shall be distributed to each member of the HDC prior to the next meeting and shall be available to the public within seven days of the meeting.

Section 6.0 Conflict of Interest Policy

In addition to the Conflict of Interest policy listed in the Historical Preservation ordinance Sec. 54-55 the Historic District Commissioners shall be governed by the terms of the Michigan State Historic Preservation Office Michigan State Housing Development Authority Conflict of Interest Policy for Historic Preservation Activities, see appendix of the same title.

Each member of the commission shall avoid conflicts of interest, including, but not limited to, deliberating on, voting on, or reviewing a case concerning the commissioner; the immediate family or household of the commissioner; property owned by or adjacent to property owned by the commissioner; or a corporation or partnership in which the commissioner has an ownership, employment, or other financial interest. A commissioner may consider the possibility of declaring a conflict of interest if their home or property falls within the public noticing radius requirement as prescribed by Section 103 of the Zoning Enabling Act.

Section 7.0 Per Diem and Mileage.

Mileage and per diem may be paid to members of the HDC at rates established by the governing body for attending HDC meetings and other authorized meetings and trips, if those members submit a bill for the same. No mileage or per diem is paid to any members unless authorized and budgeted by the City Council.

Section 8.0 Other Duties

The HDC may formulate and provide advice and may advise on policy to the Planning Commission or Zoning Board of Appeals or any committee thereof, on issues dealing with construction, planning and/or use of property and structures within the Historic District.

Section 9.0 Adoption and Repeal

Upon adoption of these rules of procedure of the Ypsilanti Historic District Commission and approval by Ypsilanti City Council, they shall become effective and all previous by-laws and/or rules of procedure, as amended, shall be repealed.

Section 10.0 Amendments

These rules may be amended at any regular or special meeting by a majority vote of the total membership of the HDC and submission to an approval by City Council provided:

1. Such amendment does not result in a conflict with state law, City ordinance, or court decision; and
2. Such amendment was proposed at a meeting prior to the meeting at which it is considered.

Adopted the [DDth] day of [Month], 2026 through Resolution No. [2026-###] of the Ypsilanti City Council.

Tracey Boudreau
City Clerk
City of Ypsilanti



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Andrew Hellenga, City Manager

Subject: Resolution No. 2026-061 Authorizing the City Manager to make payment of \$39,075 to GiveDirect for the purposes of the RxKids Program and further authorize all future payments until the full \$100,000 has been expended.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. RFL and Resolution RxKids

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
March 3, 2026

For: The Mayor and City Council

From: Andrew Hellega, City Manager

Subject: Rx Kids Payment

SUMMARY & BACKGROUND:

On November 18, 2025 City Council approved Resolution 2025-234 which authorized the City Manager to sign a contract with GiveDirectly to administer the program RxKids in the City of Ypsilanti. As a part of that agreement, the city would provide \$100,000 in funding over a two-year period.

The attached is the first invoice for \$39,075 is the first payment of allocated funding.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Invoice

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____

BUDGET PRIORITY REFERENCE _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council authorized an allocation of \$100,000 to be distributed over a two-year period for the purpose of operating RxKids; and

WHEREAS, the program began in Ypsilanti on December 1, 2025; and

WHEREAS, to date a total of 71 Ypsilanti families have signed up with 24 babies being born; and

WHEREAS, \$123,000 have already been prescribed for Ypsilanti families.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Ypsilanti authorize the City Manager to make payment of \$39,075 to GiveDirect for the purposes of the RxKids Program and further authorize all future payments until the full \$100,000 has been expended.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-054 Approving a YCUA Contract to allow bonds to be issued to provide for the financing of the WRRF improvements, and authorizing the Mayor and the City Clerk sign the Contract for and on behalf of the City.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. RFL - YCUA SRF Bond Letter
2. Res 2026-054 YCUA Contract
3. YCUA Res Approving Contract (2026 Wastewater Project)(City and Township)(45452746.2)
4. YCUA Contract (SRF 2026 City-Twp Wastewater)(45452740.3)
5. PRELIMDBC YCUA 2026 CWSRF 5788-01 1.21.2026(45534725.1)
6. City Resolution Approving Contract (YCUA 2026 Project)(45452753.2)
7. Township Resolution Approving Contract (City&Twp_2026 Project)(45452752.2)

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

February 9, 2026

VIA ELECTRONIC MAIL

CITY OF YPSILANTI
City Council
One South Huron Street
Ypsilanti, Michigan 48197-5400

CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
7200 South Huron Street
Ypsilanti, Michigan 48198

Re: Water Resource Recovery Facility Bond Sale

Dear City Council Members and Township Trustees:

The Ypsilanti Community Utilities Authority (YCUA) recently became eligible for project funding through the Clean Water State Revolving Fund (CWSRF) loan program administered by the Michigan Department of Environment, Great Lakes, and Energy. After many years of falling outside the fundable range, this opportunity will allow YCUA to perform much-needed capital improvements at the Water Resource Recovery Facility (WRRF). The CWSRF program offers subsidized low-interest loans with rates typically 1.5% to 2% below corresponding open-market rates. Please find below a brief summary of the capital improvement projects to be completed under the proposed CWSRF loan.

The first project is scheduled to replace the mechanisms in five of the six original primary settling tanks at the WRRF. The primary settling tanks are an essential step in the wastewater treatment process and are designed to remove settleable solids and floatable materials after preliminary treatment. The five tanks included in this project were part of the original WRRF construction and have been in service since 1982. The steel components of the tanks are deteriorated, and the mechanical components have exceeded their useful life. The only other original primary settling tank (unit #3) was replaced in 2024 due to ice damage and significant corrosion of the steel components. Please find enclosed a description from the YCUA CWSRF Project Plan that provides a brief overview and the project's design criteria. The current opinion of probable cost for this project is \$4,500,000.00.

The second project is scheduled to replace an electrical substation and generator in the solids process building at WRRF. The solids processing building encompasses operations for storage, dewatering, and thermal decomposition of solids removed during wastewater treatment. The substation and generator included in this project were part of the original WRRF construction and have been in service since 1982. The substation has exceeded its design life and is showing signs of corrosion from hydrogen sulfide gas, which is a common contaminant in such facilities. The existing generator, which has also exceeded its design life, is equipped with a manual transfer switch. The manual transfer switch and the extensive time and effort required for staff to start the

CITY OF YPSILANTI
City Council
CHARTER TOWNSHIP of YPSILANTI
Board of Trustees
February 9, 2026
Page 2

existing generator reduce the equipment's effectiveness as a reliable backup power source. The new generator, which will be the same size as the existing unit, will be equipped with an automatic transfer switch to minimize the time between a power disruption and activation of the backup electric supply. Please find enclosed a description from the YCUA CWSRF Project Plan that provides a brief overview and the project's design criteria. The current opinion of probable cost for this project is \$6,500,000.00.

The total combined cost of the two improvements is estimated at \$11,000,000. For these two projects combined, the current CWSRF interest rate of 2.5% will save approximately \$253,000 per year in bond payments, or \$5,060,000 over the 20-year term of the loan, compared with a similar bond issue on the open market at 4.81%.

YCUA is requesting consideration for a Bond Authorizing Resolution in an amount not to exceed \$11,000,000, along with an Authorizing Notice. The Bond Authorizing Resolution and Authorizing Notice will be provided by our bond counsel under separate correspondence. The YCUA Board of Commissioners approved these items at their meeting on January 28, 2026. YCUA is requesting consideration of these items at the Board of Trustees meeting on February 17, 2026, and at the City Council meeting on March 3, 2026. Please contact me at 734-484-4600, extension 116, or by email at lblackburn@ycua.org with any questions or concerns regarding this matter.

Sincerely,



LUTHER BLACKBURN, Executive Director
Ypsilanti Community Utilities Authority

LB
Enclosures
cc w/encl.:

YCUA Board of Commissioners
Ms. Angie Rogers, Township of Ypsilanti
Ms. Javonna Neel, Township of Ypsilanti
Ms. Tracey Boudreau, City of Ypsilanti
Mr. Rheagan Basabica, City of Ypsilanti
Mr. Andrew Hellenga, City of Ypsilanti
Mr. Nathaniel Watson, PFM Financial Advisors, L.L.C.
Mr. Tom D. Colis, Miller, Canfield, Paddock, and Stone, P.L.C.
Mr. Matt Jane, Pear Sperling Eggan & Daniels, P.C.
Mr. Scott D. Westover, YCUA
Mr. Dwayne Harrigan, YCUA
Ms. Gail Thomas, YCUA
Ms. Karen Groulx, YCUA

WRRF West Primary Tanks Mechanism Replacement

Replacement of the mechanisms in five of the six west primary settling tanks at the YCUA water resource recovery facility (WRRF) is proposed to increase the reliability of the treatment process. Almost all components of one of the mechanisms, in tank number 3, were replaced during 2024 following ice damage that occurred during the prior winter. Another mechanism, in tank number 1, has been removed from service due to deteriorated condition of the steel frame components.

1. Relevant Design Parameters

- a. The 5 mechanisms to be replaced were installed as part of the original WRRF construction and have been in operation since 1982.
- b. No changes were made to the west primary tanks during the WRRF expansion completed during the early 2000s.
- c. Construction is scheduled in accordance with a 2nd quarter CWSRF loan during the 2025-2026 fiscal year with the remaining 5 tanks to have the existing mechanisms replaced over a 30 month period.

2. Controlling Factors

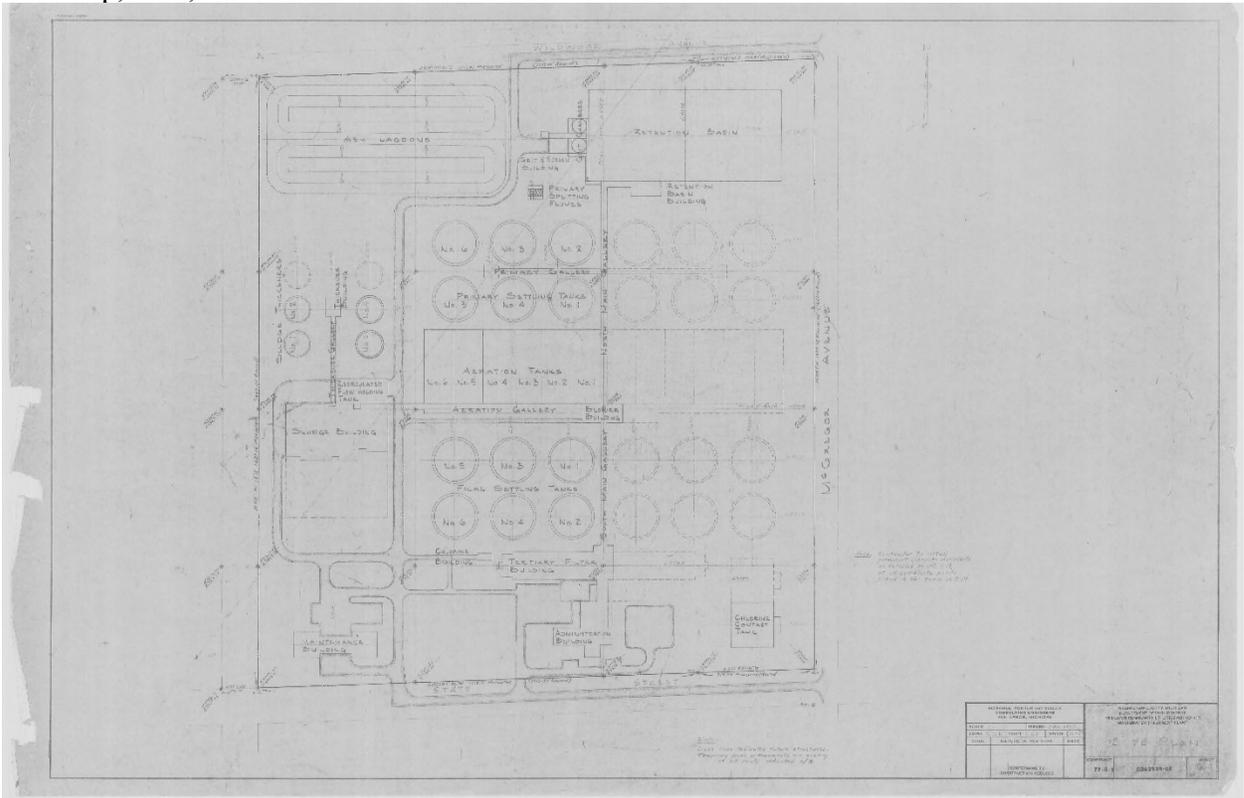
- a. Work on the mechanism in tank number 3 originally included replacement of those portions of the equipment that had visible damage from the ice buildup. When those pieces were removed it was determined that the remaining components were more significantly deteriorated than first thought. Eventually, all original components except for the pedestrian bridge were replaced. Similar conditions were observed on the mechanism in tank number 1 once the contents were drained. It is anticipated that the condition of the mechanisms in the other 4 tanks that have remained in service and have not been able to be observed will be similarly deteriorated and warrant complete replacement.
- b. The concrete floor and walls of each tank remain in satisfactory condition and will not require any significant repair, let alone replacement.
- c. Although the replacement components for tank number 3 were sole-sourced from the current descendant company of the original mechanism manufacturer, other companies offer very similar mechanism designs and will be included as acceptable options in the project specifications.

3. Maps and Sketches

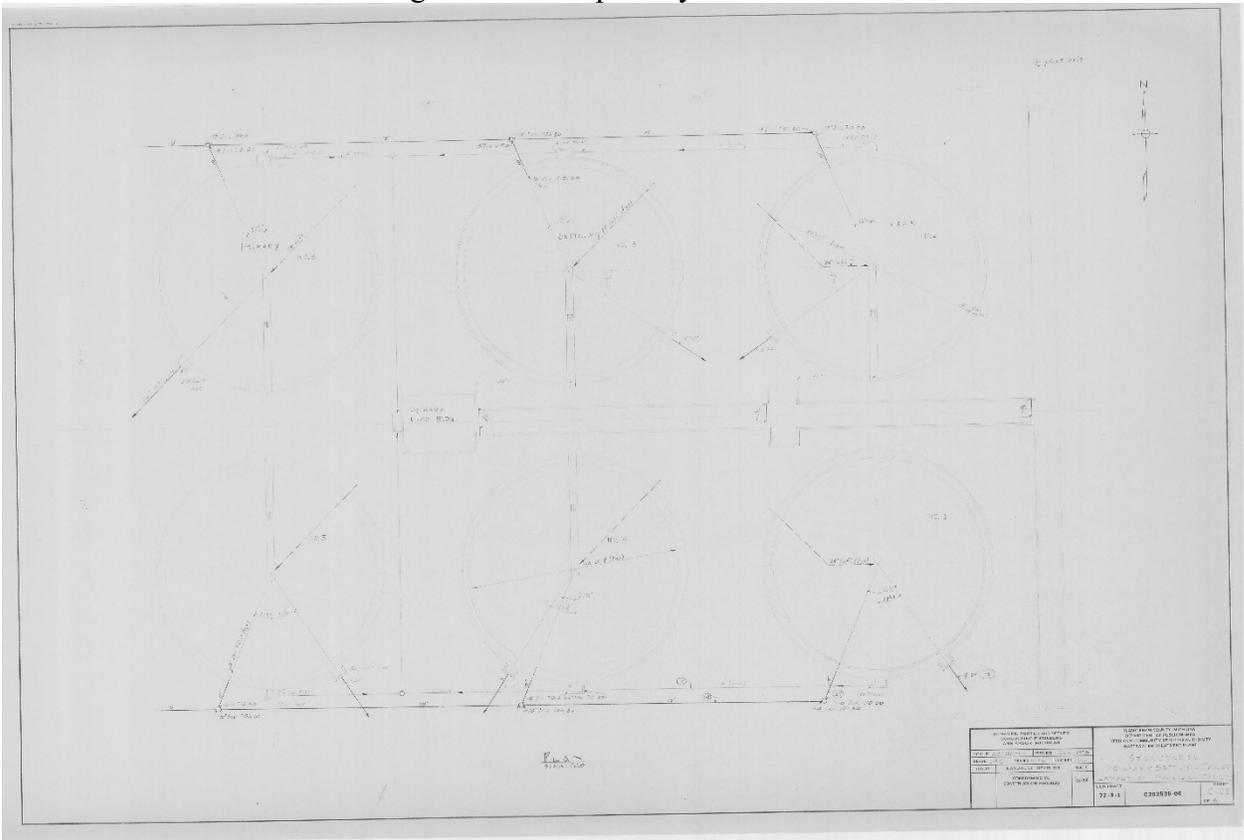
a. Project Location

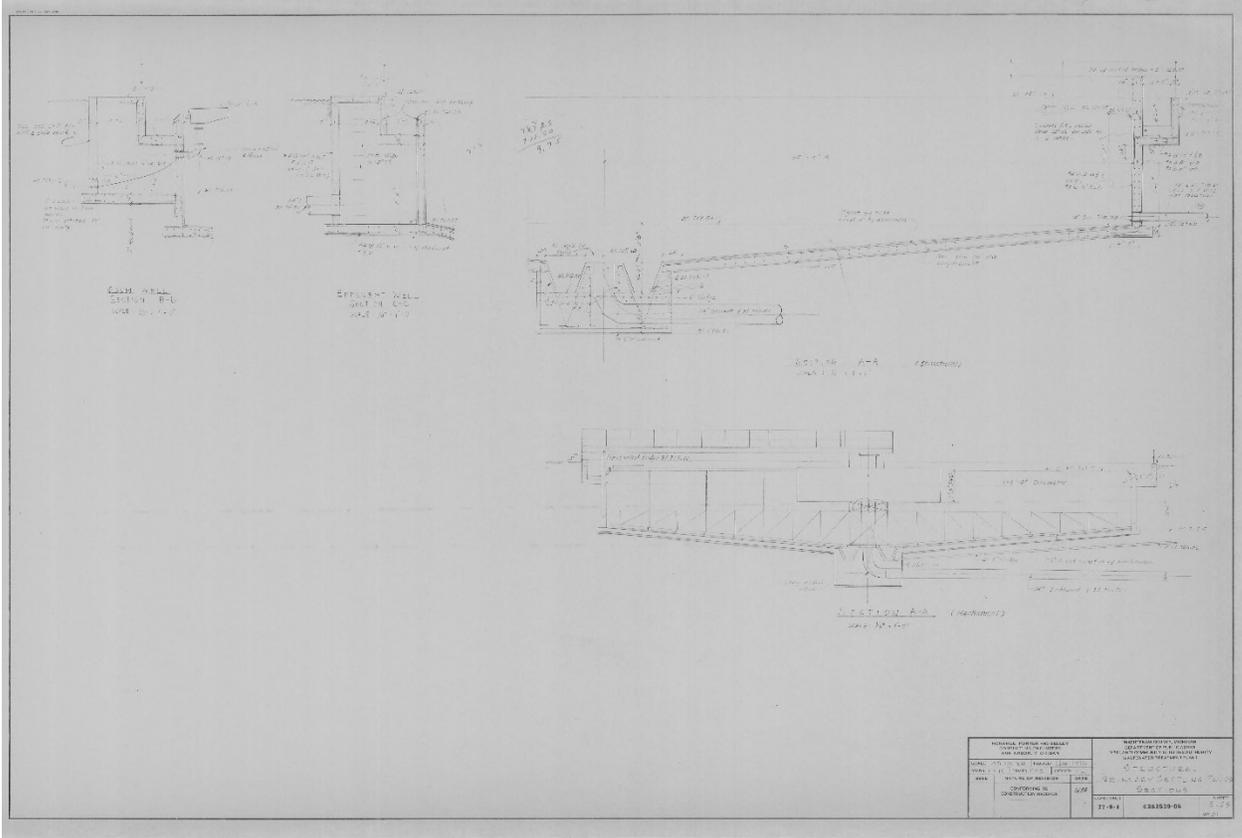
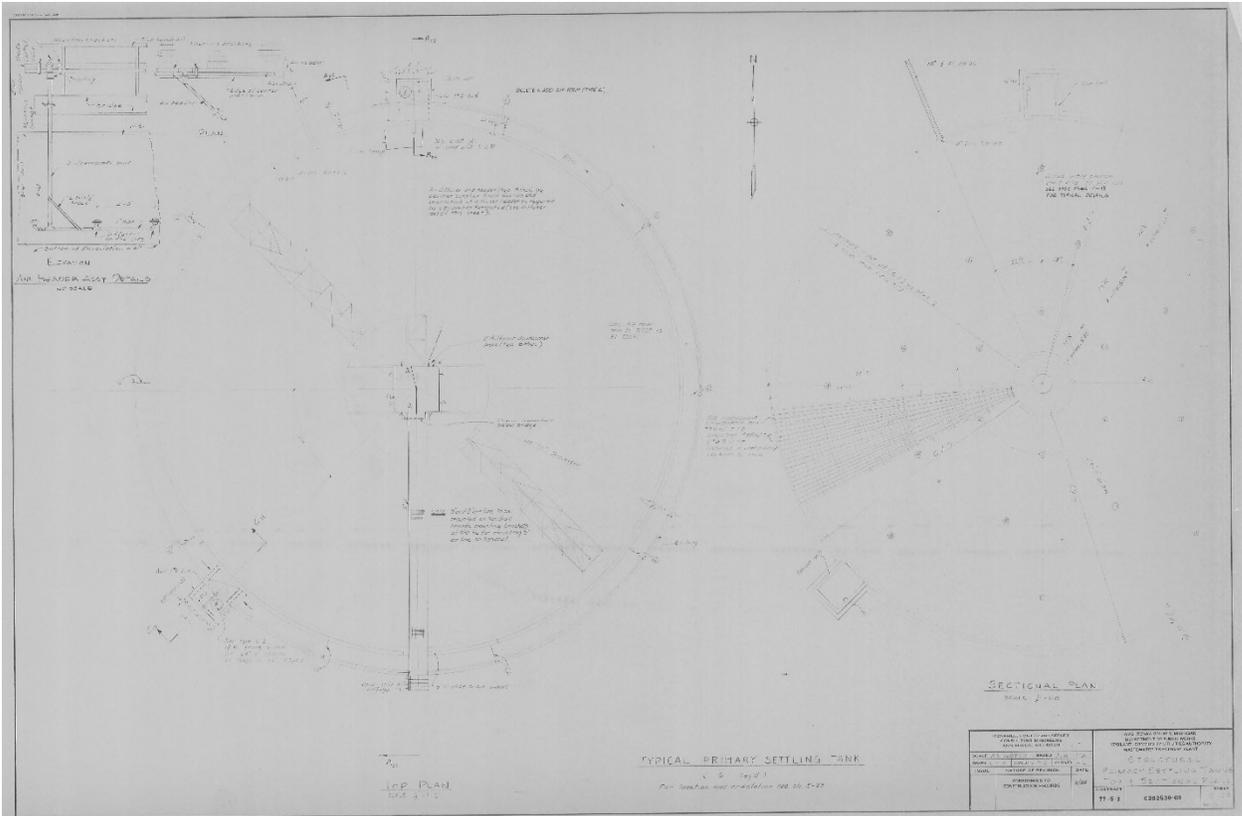


Site Map, Plan, Section



Plan and section views of existing WRRF west primary tanks mechanisms:





Photos showing deteriorated condition of components removed from tank number 3





4. Sensitive Features

No environmentally-sensitive features will be affected by the proposed work.

5. Mitigation of Environmental Impacts

The contract documents will include the necessary details and language to control dust, noise, and soil erosion and sedimentation. Mitigative measures for impacts other than those related to construction operations are not anticipated to be necessary.

6. Schedule for Design and Construction

Initiate Design Engineering Phase	June 26, 2025
Draft Plans and Specifications Complete	September 26, 2025
Submit Permit Applications to Agencies	October 31, 2025
Final Plans and Specifications Complete	October 31, 2025
Issuance of Construction Permits	December 14, 2025
Publication of Bid Advertisement	December 14, 2025
Opening of Bids	January 8, 2026
Notice to Proceed	April 1, 2026
Construction Start	January 4, 2027
Construction Complete	September 1, 2028

7. Preliminary Opinion of Probable Project Cost

The preliminary opinion of probable project cost is \$4,500,000. Based on a 30-year useful life as defined in the YCUA AMP, the salvage value at 20 years after installation is \$1,500,000. Using the 20-year real discount rate of 2.2% as published in Appendix C of OMB Circular A-94, dated November 14, 2024, the present worth of the opinion of probable project cost is \$2,912,021.64 and the present worth of the salvage value is \$970,673.88.

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WRRF Solids Process Building Electrical Upgrades

Replacement of several components of the electrical supply system in the solids process building at the YCUA water resource recovery facility (WRRF) is proposed to restore the reliability of the treatment process. The components include low-voltage unit substation number 1 (LVUS-1) and an existing 750 kilowatt (kW) backup generator.

1. Relevant Design Parameters

- a. Both LVUS-1 and the generator were installed as part of the original WRRF construction and have been in operation since 1982.
- b. No changes were made to either piece of equipment during the WRRF expansion completed during the early 2000s.
- c. LVUS-1 is showing signs of deterioration due to corrosion caused by elevated levels of hydrogen sulfide gas in the solids process building.
- d. Construction is scheduled in accordance with a 2nd quarter CWSRF loan during the 2025-2026 fiscal year with the improvements completed during an 18-month duration contract.

2. Controlling Factors

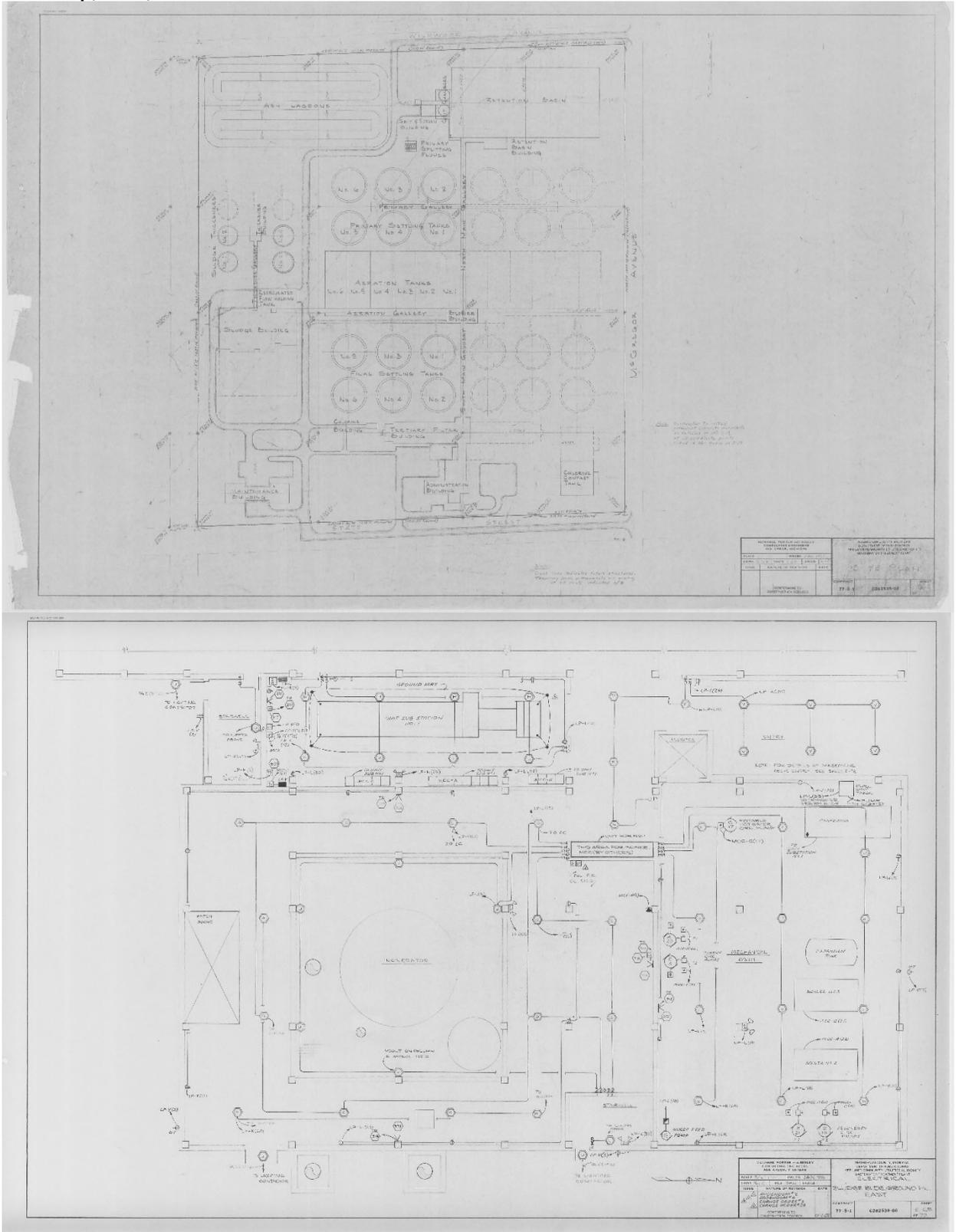
- a. Replacement of LVUS-1 along with improvements to reduce the hydrogen sulfide concentration in the existing room are warranted as the deteriorated equipment has exceeded its design life
- b. The existing generator, which has also exceeded its design life, is equipped with a manual transfer switch. The manual transfer switch and extensive time and effort required for staff to start the existing generator minimize the effectiveness of the equipment as a reliable backup source of electrical power. The new generator, which will be the same size as the existing unit, will be equipped with an automatic transfer switch which will minimize the time between a power disruption and activation of the backup electric supply.

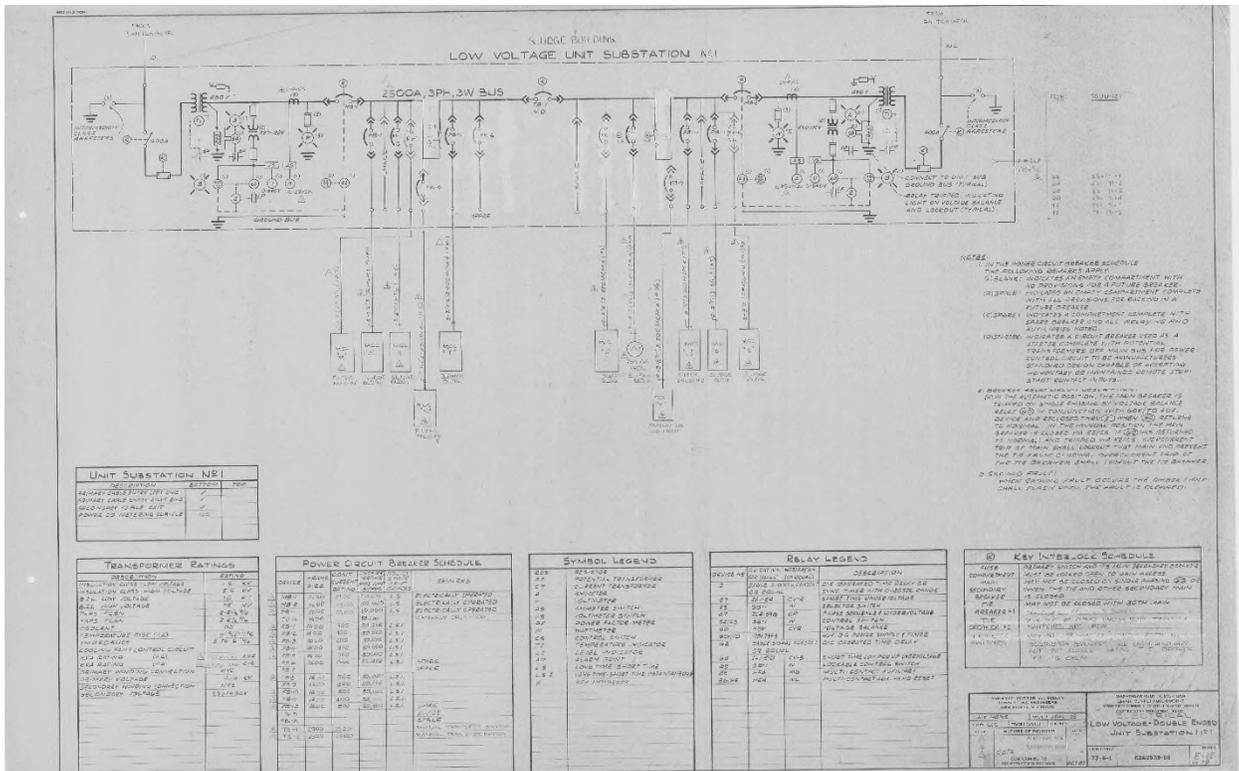
3. Maps and Sketches

a. Project Location



b. Site Map, Plan, Section





4. Sensitive Features

No environmentally-sensitive features will be affected by the proposed work.

5. Mitigation of Environmental Impacts

The contract documents will include the necessary details and language to control dust, noise, and soil erosion and sedimentation. Mitigative measures for impacts other than those related to construction operations are not anticipated to be necessary.

6. Schedule for Design and Construction

Initiate Design Engineering Phase	June 26, 2025
Draft Plans and Specifications Complete	September 26, 2025
Submit Permit Applications to Agencies	October 31, 2025
Final Plans and Specifications Complete	October 31, 2025
Issuance of Construction Permits	December 14, 2025
Publication of Bid Advertisement	December 14, 2025
Opening of Bids	January 8, 2026
Notice to Proceed	April 1, 2026
Construction Start	January 4, 2027
Construction Complete	September 1, 2028

7. Preliminary Opinion of Probable Project Cost

The preliminary opinion of probable project cost is \$6,500,000. Based on a 40-year useful life as defined in the YCUA AMP, the salvage value at 20 years after installation is \$3,250,000. Using the 20-year real discount rate of 2.2% as published in Appendix C of OMB Circular A-94, dated November 14, 2024, the present worth of the opinion of probable project cost is \$4,206,253.48 and the present worth of the salvage value is \$2,103,126.74.



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, it is necessary to acquire and construct certain improvements to the water resource recovery facility (the "WRRF") of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the "Township") and the City of Ypsilanti (the "City"); and

WHEREAS, a contract (the "Contract") has been prepared among the City, the Township and the Ypsilanti Community Utilities Authority (the "Authority") whereby the Authority will issue its bonds (the "Bonds") on behalf of the City and the Township to provide for the financing of costs of the Project; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the Project and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Contract is hereby approved and the Mayor and the City Clerk of the City are hereby authorized and directed to execute and deliver the Contract for and on behalf of the City; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the *Washtenaw Legal News*, a newspaper of general circulation within the City, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the City of the details of the proposed Contract and the rights of referendum thereunder.

2. The City Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

RESOLUTION APPROVING CONTRACT

Ypsilanti Community Utilities Authority
County of Washtenaw, Michigan

Minutes of a regular meeting of the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, Michigan, held in the Authority, on the 28th day of January, 2026, at 3:00 p.m., prevailing Eastern Time.

PRESENT: Commissioners _____

ABSENT: Commissioners _____

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____:

WHEREAS, the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, Michigan, intends to authorize the issuance and sale of its Wastewater System Bonds (City of Ypsilanti and Charter Township of Ypsilanti) pursuant to Act 233, Public Acts of Michigan, 1955, as amended, in an amount not to exceed Eleven Million Dollars (\$11,000,000), for the purpose of defraying the cost of acquiring and constructing improvements to the water resource recovery facility (the "WRRF") of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the "Township") and the City of Ypsilanti (the "City"); and

WHEREAS, a SRF Contract has been prepared among the Authority, the Township and the City to provide for the financing of the cost of acquiring and constructing said improvements, which Contract has been reviewed by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The SRF Contract dated as of March 3, 2026, among the Authority, Township and the City is hereby approved and the Chair and Secretary are each authorized to sign the same on behalf of the Authority.

2. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

AYES: Commissioners _____

NAYS: Commissioners _____

RESOLUTION DECLARED ADOPTED.

Secretary

I hereby certify that the attached is a true and complete copy of a resolution adopted by the Board of Commissioners of the Ypsilanti Community Utilities Authority, County of Washtenaw, State of Michigan, at a regular meeting held on the 28th day of January, 2026, and that public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act No. 267, Public Acts of Michigan, 1976, as amended, and that minutes of the meeting were kept and will be or have been made available as required by said Act.

Secretary

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SRF CONTRACT

THIS SRF CONTRACT, dated as of March 3, 2026, by and among the YPSILANTI COMMUNITY UTILITIES AUTHORITY, a municipal authority and public body corporate of the State of Michigan (hereinafter referred to as the “Authority”), the CHARTER TOWNSHIP OF YPSILANTI (the “Township”) and the CITY OF YPSILANTI (the “City,” together with the Township referred to as the “Local Units”) both located in the County of Washtenaw, Michigan.

WITNESSETH:

WHEREAS, the Authority has been incorporated under the provisions of Act No. 233, Public Acts of Michigan, 1955, as amended (hereinafter referred to as “Act 233”), for the purposes set forth in Act 233 and the Local Units being constituent members of the Authority; and

WHEREAS, it is immediately necessary and imperative for the public health, safety and welfare of the present and future residents of the Local Units to acquire and construct certain improvements to the water resource recovery facility (the “WRRF”) of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, be acquired and constructed to service the Local Units (the “Project”); and

WHEREAS, plans and an estimate of cost of said improvements have been prepared by the Authority’s consulting engineers (the “Consulting Engineers”), which said estimate of cost totals not to exceed \$11,000,000; and

WHEREAS, each of the Local Units is desirous of having the Authority arrange for the acquisition of said improvements, in order to furnish the residents of each of the Local Units with improved wastewater system services and facilities; and

WHEREAS, the parties hereto have determined that said improvements are essential to the general health, safety and welfare of each of the Local Units; and

WHEREAS, the Authority and the Local Units are each agreeable to the execution of this Contract, by and among themselves, to provide, among other things, for the financing of the cost of the Project; and

WHEREAS, each of the Local Units has approved and authorized the execution of this Contract by resolution of its governing body; and

WHEREAS, this Contract will become effective for each of the Local Units upon expiration of a period of forty-five days following publication by each of the Local Units of its respective notice of intent without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of the respective Local Unit;

Miller, Canfield, Paddock and Stone, P.L.C.

NOW, THEREFORE, in consideration of the premises and the covenants made herein, THE PARTIES HERETO AGREE AS FOLLOWS:

SECTION 1. The Authority and the Local Units each have previously approved and again approve the establishment of wastewater system improvements in the Local Units under the provisions of Act 233, together with all necessary appurtenances, attachments and rights in land adequate and sufficient to furnish such service to the area of each of the Local Units, as set forth in the plans prepared by the Consulting Engineers.

SECTION 2. The system referred to in Section 1 above is designated as YPSILANTI COMMUNITY UTILITIES AUTHORITY WASTEWATER SYSTEM (City of Ypsilanti and Charter Township of Ypsilanti) (hereinafter sometimes referred to in this Contract as the "System").

SECTION 3. Each of the Local Units hereby consents to the use by the Authority and any parties contracting with the Authority of the public streets, alleys, lands and rights-of-way in each Local Unit for the purpose of performing the Project.

SECTION 4. The System is designed to serve areas in each of the Local Units as described in the plans prepared by the Consulting Engineers and is immediately necessary to protect and preserve the public health; and each Local Unit does, by these presents, consent to the furnishing of such service through the System pursuant to Section 8 hereof, to the individual users in each Local Unit.

SECTION 5. The Authority and each of the Local Units hereby approve and confirm the plans for the System prepared by the Consulting Engineers and the total estimated cost thereof of not to exceed the sum of \$11,000,000 and the Local Units' combined share thereof (100%) of \$11,000,000. Said cost estimate includes all surveys, plans, specifications, acquisition of property for rights-of-way, physical construction necessary to acquire and construct the System, the acquisition of all materials, machinery and necessary equipment, and all engineering, engineering supervision, administrative, legal and financing expenses necessary in connection with the acquisition and construction of the System and the financing thereof.

SECTION 6. The Authority will take bids for the construction of the Project and the Authority shall in no event agree to any contract price or prices as will cause the actual cost thereof to exceed the estimated cost as approved in Section 5 of this Contract unless each of the Local Units, by resolution of its legislative body, (a) approves said increased total cost, and (b) agrees to pay such prorated excess over the estimated cost, either in cash or by specifically authorizing the maximum principal amount of bonds to be issued, as provided in Sections 10 and 16 of this Contract, to be increased to an amount which will provide sufficient funds to meet said increased cost, and approves a similar increase in the installment obligations of each Local Unit, if any, pledged under the terms of this Contract to the payment of such bonds.

SECTION 7. The Project shall be constructed by the Authority substantially in accordance with the plans and specifications therefor approved by this Contract. All matters relating to engineering plans and specifications, together with the making and letting of final construction contracts, the approval of work and materials thereunder, and construction supervision, shall be in

the control of the Authority. All acquisition of sites and rights-of-way shall be done by the Authority. Each Local Unit's share of the costs of such acquisition shall be paid from bond proceeds and, in addition, any costs incurred by any Local Units in connection with the acquisition or construction of the System, including engineering expenses, shall be promptly reimbursed to the Local Unit by the Authority from the proceeds of Authority Bonds.

SECTION 8. The System shall be retained, maintained and operated by the Authority. The parties hereto agree that the System shall be improved upon, operated, administered and maintained for the sole use and benefit of the Local Units and their respective users, including contract customers.

SECTION 9. To provide for the construction and financing of the Project in accordance with the provisions of Act 233, the Authority shall take the following steps:

(a) Immediately after execution hereof, the Authority will promptly take steps to adopt a resolution providing for the issuance of its bonds, in one or more series, in the aggregate principal amount of not to exceed \$11,000,000 (except as otherwise authorized pursuant to Section 16 of this Contract) to finance each of the Local Units' share of the cost of the System. Said bonds shall mature serially, as authorized by law, and shall be secured by the contractual obligations of each Local Unit in this Contract. After due adoption of the resolution, the Authority will take all necessary legal procedures and steps necessary to effectuate the sale and delivery of said bonds to the Michigan Finance Authority.

(b) The Authority shall take all steps necessary to take bids for and enter into and execute final acquisition and construction contracts for the construction of the Project as specified and approved hereinbefore in this Contract, in accordance with the plans and specifications therefor based on the plans as approved by this Contract. Said contracts shall specify a completion date agreeable to each Local Unit and the Authority.

(c) The Authority will require and procure from the contractor or contractors undertaking the actual construction of the Project necessary and proper bonds to guarantee the performance of the contract or contracts and such labor and material bonds as may be required by law.

(d) The Authority, upon receipt of the proceeds of sale of the bonds, will comply with all provisions and requirements provided for in the resolution authorizing the issuance of the bonds and this Contract relative to the disposition and use of the proceeds of sale of the bonds.

(e) The Authority may temporarily invest any bond proceeds or other funds held by it for the benefit of each Local Unit as permitted by law and investment income shall accrue to and follow the fund producing such income. The Authority shall not, however, invest, reinvest or accumulate any moneys deemed to be proceeds of the bonds pursuant to §148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder (the "Code"), in such a manner as to cause the bonds to be "arbitrage bonds" within the meaning of Code § 103(b)(2) and §148.

SECTION 10. The cost of the System shall be charged to and paid by each Local Unit to the Authority in the manner and at the times herein set forth.

The cost of the Project to be financed with the issuance of one or more series of bonds of the Authority (\$11,000,000) shall be paid by the Local Units to the Authority in annual installments (corresponding to principal payments on each series of the bonds on the next April 1st of each year) on March 15 of each year, as follows:

2029	\$430,000	2039	\$550,000
2030	440,000	2040	565,000
2031	450,000	2041	580,000
2032	465,000	2042	595,000
2033	475,000	2043	610,000
2034	485,000	2044	625,000
2035	500,000	2045	640,000
2036	510,000	2046	655,000
2037	525,000	2047	670,000
2038	540,000	2048	690,000

Each Local Unit shall pay its Local Unit Share (as hereinafter defined) of each payment required to be made by the Local Units to the Authority pursuant to this Section 10 of the Contract. “Local Unit Share” means initially for each Local Unit, the percentage of each payment as follows:

Charter Township of Ypsilanti	75.77%
City of Ypsilanti	24.23%

The Local Unit Share is subject to adjustment on an annual basis based upon existing agreements between the Local Units.

It is understood and agreed that the bonds of the Authority hereinbefore referred to will be issued in anticipation of the above contractual obligation, with principal installments on April 1 of each year, commencing with the year 2029, corresponding to the principal amount of the above installments, and each Local Unit shall also pay to the Authority in addition to said principal installments, on March 15 and September 15 of each year, commencing on March 15, 2027 as accrued interest on the principal amount remaining unpaid, an amount sufficient to pay all interest, not to exceed two and one-half percent (2.500%) per annum, due on the next succeeding interest payment date (April 1 and October 1, respectively), on the installment portions of said bonds of the Authority from time to time outstanding. From time to time as other costs and expenses accrue to the Authority from handling of the payments made by each Local Unit, or from other actions taken in connection with the System, the Authority shall notify each Local Unit of the amount of such fees and other costs and expenses, and each Local Unit shall, within thirty (30) days from such notification, remit to the Authority sufficient funds to meet such fees and other costs and expenses. The principal payment date may be adjusted to October 1 at the time the bonds are sold to the Michigan Finance Authority but shall be payable in not more than thirty annual installments.

Should cash payment be required from each Local Unit in addition to the amounts specified in the preceding paragraph to meet additional costs of constructing the System, each Local Unit shall, upon written request by the Authority, furnish to the Authority written evidence of their agreement and ability to make such additional cash payments, and the Authority may elect not to proceed with the acquisition or financing of the System until such written evidence, satisfactory to the Authority, has been received by it. Each Local Unit shall pay to the Authority such additional cash payments within thirty (30) days after written request for such payment has been delivered by the Authority to such Local Unit.

The Authority shall, within thirty (30) days after the delivery of the bonds of the Authority hereinbefore referred to, furnish each Local Unit with a complete schedule of installments of principal and interest thereon, and the Authority shall also (a) at least sixty (60) days prior to January 1 of each year, commencing in 2027, advise each Local Unit, in writing, of the exact amount of principal and interest installment due on the Authority bonds on the next succeeding April 1, and payable by each Local Unit on March 15, as hereinbefore provided, and the exact amount of interest installments due on the bonds of the Authority on the next succeeding October 1, and payable by each Local Unit on September 15, as hereinbefore provided.

If any principal installment or interest installment is not paid when due, the amount not so paid shall be subject to a penalty, in addition to interest, of one percent (1%) thereof for each month or fraction thereof that the same remains unpaid after the due date.

SECTION 11. Each Local Unit, pursuant to the authorization contained in Act 233, hereby irrevocably pledges its limited tax full faith and credit for the prompt and timely payment of its respective obligations pledged for bond payments as expressed in this Contract, and shall each year, commencing with the fiscal year commencing January 1, 2027 for the Township and July 1, 2026 for the City, set aside sufficient general fund moneys to make the payments, and, if necessary, levy an ad valorem tax on all the taxable property in the Local Unit, subject to applicable constitutional, statutory and charter tax rate limitations, in an amount which, taking into consideration estimated delinquencies in tax collections, will be sufficient to pay such obligations under this Contract becoming due before the time of the following year's tax collections. Nothing herein contained shall be construed to prevent the Local Unit from using any, or any combination of, means and methods provided in Section 7 of Act 233, as now or hereafter amended, including revenues derived from user charges or special assessments, for the purpose of providing funds to meet its obligations under this Contract, and if at the time of making the annual tax levy there shall be other funds on hand earmarked and set aside for the payment of the contractual obligations due prior to the next tax collection period, then such annual tax levy may be reduced by such amount.

SECTION 12. Each Local Unit may pay in advance any of the payments required to be made by this Contract, in which event the Authority shall credit the respective Local Unit with such advance payment on future due payments to the extent of such advance payment.

SECTION 13. Each Local Unit may pay additional moneys over and above any of the payments specified in this Contract, with the written request that such additional funds be used to prepay installments, in which event the Authority shall be obligated to apply and use said moneys for such purpose to the fullest extent possible. Such moneys shall not then be credited as advance payments under the provisions of Section 12 of this Contract.

SECTION 14. In the event a Local Unit shall fail for any reason to pay to the Authority at the times specified the amounts required to be paid by the provisions of this Contract, the Authority shall immediately give notice of such default and the amount thereof, in writing, to the Treasurer of such Local Unit, the Treasurer of the County of Washtenaw, the Treasurer of the State of Michigan, and such other officials charged with disbursement to such Local Unit of funds returned by the State and now or hereafter under Act 233 available for pledge, as provided in this paragraph and in Section 12a of Act 233, and if such default is not corrected within ten (10) days after such notification, the State Treasurer, or other appropriate official charged with disbursement to such Local Unit of the aforesaid funds, is, by these presents, specifically authorized by the Local Unit, to the extent permitted by law, to withhold from the aforesaid funds the maximum amount necessary to cure said deficit and to pay said sums so withheld to the Authority, to apply on the obligations of such Local Unit as herein set forth. Any such moneys so withheld and paid shall be considered to have been paid to the Local Unit within the meaning of the Michigan Constitution and statutes, the purpose of this provision being voluntarily to pledge and authorize the use of said funds owing to such Local Unit to meet any past-due obligations of such Local Unit due under the provisions of this Contract. In addition to the foregoing, the Authority shall have all other rights and remedies provided by law to enforce the obligations of each Local Unit to make its respective payments in the manner and at the times required by this Contract, including the right of the Authority to direct each Local Unit to make a tax levy to reimburse the Authority for any funds advanced.

SECTION 15. It is specifically recognized by each Local Unit that the debt service payments required to be made by each pursuant to the terms of Section 10 of this Contract are to be pledged for and used to pay the principal installments of and interest on with respect to the bonds to be issued by the Authority as provided by this Contract and authorized by law, and each Local Unit covenants and agrees that it will make all required payments to the Authority promptly and at the times herein specified without regard to whether the System is actually completed or placed in operation.

SECTION 16. If the proceeds of the sale of the bonds to be issued by the Authority are for any reason insufficient to complete each Local Unit's share of the cost of the System, the Authority shall automatically be authorized to issue additional bonds in an aggregate principal amount sufficient to pay the respective Local Unit's share of completing the System and to increase the annual payments required to be made by each Local Unit in an amount so that the total payments required to be made as increased will be sufficient to meet the annual principal and interest requirements on the bonds herein authorized plus the additional bonds to be issued. It is expressly agreed between the parties hereto that the Authority shall issue bonds pursuant to this Contract and each Local Unit shall be committed to retire such amount of bonds as may be necessary to pay each Local Unit's share of the costs of the System whether or not in excess of those presently estimated herein. Any such additional bonds shall comply with the requirements of Act 233 and any increase in the annual payments shall be made in the manner and at the times specified in this Contract. In lieu of such additional bonds, each Local Unit may pay over to the Authority, in cash, sufficient moneys to complete each Local Unit's share of the System.

SECTION 17. After completion of the System and payment of all costs thereof, any surplus remaining from the proceeds of sale of bonds shall be used by the Authority for either of the following purposes, at the sole option of and upon request made by resolution of any Local

Unit, to wit: (a) for additional improvements to the System or for other projects of the Authority undertaken on behalf of said Local Units, subject to approval of the Authority; or (b) credited by the Authority toward the next payments due the Authority by said Local Units hereunder.

SECTION 18. The obligations and undertakings of each of the parties to this Contract shall be conditioned on the successful issuance and sale of the bonds pursuant to Act 233, and if for any reason whatsoever said bonds are not issued and sold within two (2) years from the date of this Contract, this Contract, except for payment of preliminary expenses and ownership of engineering data, shall be considered void and of no force and effect.

SECTION 19. The Authority and Local Units each recognize that the owners of the bonds issued by the Authority under the provisions of Act 233 to finance the cost of the System will have contractual rights in this Contract, and it is, therefore, covenanted and agreed to by the Authority and each Local Unit that so long as any of said bonds shall remain outstanding and unpaid, the provisions of this Contract shall not be subject to any alteration or revision which would in any manner materially affect either the security of the bonds or the prompt payment of principal or interest thereon. The Local Units and the Authority each further covenant and agree that each will comply with its respective duties and obligations under the terms of this Contract promptly at the times and in the manner herein set forth, and will not suffer to be done any act which would in any way impair the said bonds, the security therefor, or the prompt payment of principal and interest thereon. It is hereby declared that the terms of this Contract insofar as they pertain to the security of any such bonds shall be deemed to be for the benefit of the owners of said bonds.

SECTION 20. This Contract shall remain in full force and effect from the effective date hereof (as provided in Section 23) until the bonds issued by the Authority are paid in full, but in any event not to exceed a period of twenty-five (25) years. At such time within said 25-year term as all of said bonds are paid, this Contract shall be terminated. In any event, the obligation of each Local Unit to make payments required by this Contract shall be terminated at such time as all of said bonds are paid in full, together with any deficiency or penalty thereon.

SECTION 21. The parties hereto hereby expressly agree that the Authority shall not be liable for and each Local Unit shall, to the extent legally available, pay, indemnify and save the Authority harmless of, from and against all liability of any nature whatever regardless of the nature in which such liability may arise, for any and all claims, actions, demands, expenses, damages and losses of every conceivable kind whatsoever (including, but not limited to, liability for injuries to or death of persons and damages to or loss of property) asserted by or on behalf of any person, firm, corporation or governmental authority arising out of, resulting from, or in any way connected with the Project; the ownership, acquisition, construction, operation, maintenance and repair of the System; this Contract; or the issuance, sale and delivery of the bonds herein described. It is the intent of the parties that the Authority be held harmless by each Local Unit from liability for such claims, actions, demands, expenses, damages and losses, however caused or however arising, including, but not limited to, to the extent not prohibited by law, such claims, actions, demands, expenses, damages and losses even though caused, occasioned or contributed to by the negligence, sole or concurrent, of the Authority or by negligence for which the Authority may be held liable. In any action or proceeding brought about by reason of any such claim or demand, each Local Unit, to the extent legally available, will also pay, indemnify and save the Authority harmless from and against all costs, reasonable attorneys' fees and disbursements of any kind or nature incidental

to or incurred in said defense, and will likewise pay all sums required to be paid by reason of said claims, demands, or any of them, in the event it is determined that there is any liability on the part of the Authority. Upon the entry of any final judgment by a court of competent jurisdiction or a final award by an arbitration panel against the Authority on any claim, action, demand, expense, damage or loss contemplated by this Section and notwithstanding that the Authority has not paid the same, each Local Unit shall be obligated to pay to the Authority, upon written demand therefor, the amount thereof not more than sixty (60) days after such demand is made. In the event that any action or proceeding is brought against the Authority by reason of any such claims or demands, whether said claims or demands are groundless or not, each Local Unit shall, upon written notice and demand from the Authority, but not without written consent of the Authority, settle any such action in the proceeding. Notwithstanding the foregoing, nothing contained in this Section shall be construed to indemnify or release the Authority against or from any liability which it would otherwise have arising from the wrongful or negligent actions or failure to act on the part of the Authority's employees, agents or representatives with respect to matters not related to the ownership, acquisition, construction, operation, maintenance or repair of the System, this Contract or the issuance, sale or delivery of the bonds herein described.

SECTION 22. This Contract shall inure to the benefit of and be binding upon the respective parties hereto, their successors and assigns.

SECTION 23. This Contract shall become effective upon (i) approval by each legislative body of the Local Unit, (ii) approval by the Board of the Authority, (iii) expiration of the forty-five day period following publication by each Local Unit of its notice of intention without filing of a petition for referendum on the question of its entering into this Contract, or if such referendum election be required, then upon approval by the qualified electors of such Local Unit, and (iv) due execution by the Supervisor and Township Clerk of the Township, the Mayor and City Clerk of the City and by the Chair and Secretary of the Authority.

SECTION 24. In the event construction bids are received by the Authority pursuant to Section 9 hereof and such bids are below the Consulting Engineers' estimates thus necessitating a smaller amount of Bonds for each Local Unit's share to be issued than \$11,000,000, the Authority shall be automatically authorized to reduce the amount of Bonds sold and the annual principal installments specified in Section 10 of this Contract shall be automatically revised according to the new debt service schedule for the Bonds, without the necessity of publication of notice of such revision.

SECTION 25. This Contract may be executed in several counterparts.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

In the presence of:

YPSILANTI COMMUNITY UTILITIES
AUTHORITY

By: _____
Chair

By: _____
Secretary

In the presence of:

CHARTER TOWNSHIP OF
YPSILANTI

By: _____
Supervisor

By: _____
Township Clerk

In the presence of:

CITY OF YPSILANTI

By: _____
Mayor

By: _____
City Clerk

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WASTEWATER SYSTEM BONDS, SERIES 2026 - ACT 233
(LTGO OF YPSILANTI TOWNSHIP AND CITY OF YPSILANTI)
CWSRF 5788-01**

PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

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SOURCES AND USES OF FUNDS

**YPSILANTI COMMUNITY UTILITIES AUTHORITY
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CWSRF 5788-01**

PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

Sources:

Bond Proceeds:	
Par Amount	11,000,000.00
	11,000,000.00

Uses:

Project Fund Deposits:	
Project Fund	11,000,000.00
	11,000,000.00



SCHEDULE OF PRINCIPAL & INTEREST REQUIREMENTS

**YPSILANTI COMMUNITY UTILITIES AUTHORITY
COUNTY OF WASHTENAW, STATE OF MICHIGAN
WASTEWATER SYSTEM BONDS, SERIES 2026 - ACT 233
(LTGO OF YPSILANTI TOWNSHIP AND CITY OF YPSILANTI)
CWSRF 5788-01**

PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
04/01/2027			163,472.22	163,472.22	163,472.22
10/01/2027			137,500.00	137,500.00	
04/01/2028			137,500.00	137,500.00	275,000.00
10/01/2028			137,500.00	137,500.00	
04/01/2029	430,000	2.500%	137,500.00	567,500.00	705,000.00
10/01/2029			132,125.00	132,125.00	
04/01/2030	440,000	2.500%	132,125.00	572,125.00	704,250.00
10/01/2030			126,625.00	126,625.00	
04/01/2031	450,000	2.500%	126,625.00	576,625.00	703,250.00
10/01/2031			121,000.00	121,000.00	
04/01/2032	465,000	2.500%	121,000.00	586,000.00	707,000.00
10/01/2032			115,187.50	115,187.50	
04/01/2033	475,000	2.500%	115,187.50	590,187.50	705,375.00
10/01/2033			109,250.00	109,250.00	
04/01/2034	485,000	2.500%	109,250.00	594,250.00	703,500.00
10/01/2034			103,187.50	103,187.50	
04/01/2035	500,000	2.500%	103,187.50	603,187.50	706,375.00
10/01/2035			96,937.50	96,937.50	
04/01/2036	510,000	2.500%	96,937.50	606,937.50	703,875.00
10/01/2036			90,562.50	90,562.50	
04/01/2037	525,000	2.500%	90,562.50	615,562.50	706,125.00
10/01/2037			84,000.00	84,000.00	
04/01/2038	540,000	2.500%	84,000.00	624,000.00	708,000.00
10/01/2038			77,250.00	77,250.00	
04/01/2039	550,000	2.500%	77,250.00	627,250.00	704,500.00
10/01/2039			70,375.00	70,375.00	
04/01/2040	565,000	2.500%	70,375.00	635,375.00	705,750.00
10/01/2040			63,312.50	63,312.50	
04/01/2041	580,000	2.500%	63,312.50	643,312.50	706,625.00
10/01/2041			56,062.50	56,062.50	
04/01/2042	595,000	2.500%	56,062.50	651,062.50	707,125.00
10/01/2042			48,625.00	48,625.00	
04/01/2043	610,000	2.500%	48,625.00	658,625.00	707,250.00
10/01/2043			41,000.00	41,000.00	
04/01/2044	625,000	2.500%	41,000.00	666,000.00	707,000.00
10/01/2044			33,187.50	33,187.50	
04/01/2045	640,000	2.500%	33,187.50	673,187.50	706,375.00
10/01/2045			25,187.50	25,187.50	
04/01/2046	655,000	2.500%	25,187.50	680,187.50	705,375.00
10/01/2046			17,000.00	17,000.00	
04/01/2047	670,000	2.500%	17,000.00	687,000.00	704,000.00
10/01/2047			8,625.00	8,625.00	
04/01/2048	690,000	2.500%	8,625.00	698,625.00	707,250.00
	11,000,000		3,552,472.22	14,552,472.22	14,552,472.22



BOND PRICING

**YPSILANTI COMMUNITY UTILITIES AUTHORITY
COUNTY OF WASHTENAW, STATE OF MICHIGAN
WASTEWATER SYSTEM BONDS, SERIES 2026 - ACT 233
(LTGO OF YPSILANTI TOWNSHIP AND CITY OF YPSILANTI)
CWSRF 5788-01**

PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Bond Component:					
	04/01/2029	430,000	2.500%	2.500%	100.000
	04/01/2030	440,000	2.500%	2.500%	100.000
	04/01/2031	450,000	2.500%	2.500%	100.000
	04/01/2032	465,000	2.500%	2.500%	100.000
	04/01/2033	475,000	2.500%	2.500%	100.000
	04/01/2034	485,000	2.500%	2.500%	100.000
	04/01/2035	500,000	2.500%	2.500%	100.000
	04/01/2036	510,000	2.500%	2.500%	100.000
	04/01/2037	525,000	2.500%	2.500%	100.000
	04/01/2038	540,000	2.500%	2.500%	100.000
	04/01/2039	550,000	2.500%	2.500%	100.000
	04/01/2040	565,000	2.500%	2.500%	100.000
	04/01/2041	580,000	2.500%	2.500%	100.000
	04/01/2042	595,000	2.500%	2.500%	100.000
	04/01/2043	610,000	2.500%	2.500%	100.000
	04/01/2044	625,000	2.500%	2.500%	100.000
	04/01/2045	640,000	2.500%	2.500%	100.000
	04/01/2046	655,000	2.500%	2.500%	100.000
	04/01/2047	670,000	2.500%	2.500%	100.000
	04/01/2048	690,000	2.500%	2.500%	100.000
		11,000,000			

Dated Date	08/27/2026	
Delivery Date	08/27/2026	
First Coupon	04/01/2027	
Par Amount	11,000,000.00	
Original Issue Discount		
Production	11,000,000.00	100.000000%
Underwriter's Discount		
Purchase Price	11,000,000.00	100.000000%
Accrued Interest		
Net Proceeds	11,000,000.00	

BOND SUMMARY STATISTICS

**YPSILANTI COMMUNITY UTILITIES AUTHORITY
COUNTY OF WASHTENAW, STATE OF MICHIGAN
WASTEWATER SYSTEM BONDS, SERIES 2026 - ACT 233
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PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

Dated Date	08/27/2026
Delivery Date	08/27/2026
Last Maturity	04/01/2048
Arbitrage Yield	2.499839%
True Interest Cost (TIC)	2.499839%
Net Interest Cost (NIC)	2.500000%
All-In TIC	2.499839%
Average Coupon	2.500000%
Average Life (years)	12.918
Duration of Issue (years)	10.819
Par Amount	11,000,000.00
Bond Proceeds	11,000,000.00
Total Interest	3,552,472.22
Net Interest	3,552,472.22
Total Debt Service	14,552,472.22
Maximum Annual Debt Service	708,000.00
Average Annual Debt Service	673,898.89
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	

Total Underwriter's Discount	
Bid Price	100.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Bond Component	11,000,000.00	100.000	2.500%	12.918
	11,000,000.00			12.918

	TIC	All-In TIC	Arbitrage Yield
Par Value	11,000,000.00	11,000,000.00	11,000,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense			
- Other Amounts			
Target Value	11,000,000.00	11,000,000.00	11,000,000.00
Target Date	08/27/2026	08/27/2026	08/27/2026
Yield	2.499839%	2.499839%	2.499839%



PROOF OF ARBITRAGE YIELD

**YPSILANTI COMMUNITY UTILITIES AUTHORITY
COUNTY OF WASHTENAW, STATE OF MICHIGAN
WASTEWATER SYSTEM BONDS, SERIES 2026 - ACT 233
(LTGO OF YPSILANTI TOWNSHIP AND CITY OF YPSILANTI)
CWSRF 5788-01**

PRELIMINARY, SUBJECT TO CHANGE.

ASSUMES Q4 FINANCING, 20 PRINCIPAL PAYMENTS, I/O DATE OF 4/2/2028

<i>Date</i>	<i>Debt Service</i>	<i>Present Value to 08/27/2026 @ 2.4998387546%</i>
04/01/2027	163,472.22	161,075.79
10/01/2027	137,500.00	133,811.77
04/01/2028	137,500.00	132,159.88
10/01/2028	137,500.00	130,528.38
04/01/2029	567,500.00	532,075.72
10/01/2029	132,125.00	122,348.29
04/01/2030	572,125.00	523,249.87
10/01/2030	126,625.00	114,378.13
04/01/2031	576,625.00	514,425.27
10/01/2031	121,000.00	106,615.30
04/01/2032	586,000.00	509,961.13
10/01/2032	115,187.50	99,003.40
04/01/2033	590,187.50	501,002.73
10/01/2033	109,250.00	91,596.07
04/01/2034	594,250.00	492,073.42
10/01/2034	103,187.50	84,390.41
04/01/2035	603,187.50	487,218.39
10/01/2035	96,937.50	77,333.64
04/01/2036	606,937.50	478,218.02
10/01/2036	90,562.50	70,475.10
04/01/2037	615,562.50	473,112.86
10/01/2037	84,000.00	63,764.24
04/01/2038	624,000.00	467,829.73
10/01/2038	77,250.00	57,201.45
04/01/2039	627,250.00	458,727.23
10/01/2039	70,375.00	50,832.04
04/01/2040	635,375.00	453,267.52
10/01/2040	63,312.50	44,608.67
04/01/2041	643,312.50	447,669.08
10/01/2041	56,062.50	38,531.23
04/01/2042	651,062.50	441,945.20
10/01/2042	48,625.00	32,599.48
04/01/2043	658,625.00	436,108.52
10/01/2043	41,000.00	26,813.01
04/01/2044	666,000.00	430,171.09
10/01/2044	33,187.50	21,171.27
04/01/2045	673,187.50	424,144.33
10/01/2045	25,187.50	15,673.57
04/01/2046	680,187.50	418,039.09
10/01/2046	17,000.00	10,319.12
04/01/2047	687,000.00	411,865.69
10/01/2047	8,625.00	5,106.97
04/01/2048	698,625.00	408,557.91
	14,552,472.22	11,000,000.00

Proceeds Summary

Delivery date	08/27/2026
Par Value	11,000,000.00
Target for yield calculation	11,000,000.00

RESOLUTION APPROVING CONTRACT
AND AUTHORIZING NOTICE

City of Ypsilanti
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the City Council (the “Governing Body”) of the City of Ypsilanti, County of Washtenaw, State of Michigan (the “City”), held on the 3rd day of March, 2026, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____ and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain improvements to the water resource recovery facility (the “WRRF”) of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the “Township”) and the City of Ypsilanti (the “City”); and

WHEREAS, a contract (the “Contract”) has been prepared among the City, the Township and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the City and the Township to provide for the financing of costs of the Project; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the Project and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Contract is hereby approved and the Mayor and the City Clerk of the City are hereby authorized and directed to execute and deliver the Contract for and on behalf of the City; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in the *Washtenaw Legal News*, a newspaper of general circulation within the City, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the City of the details of the proposed Contract and the rights of referendum thereunder.

2. The City Clerk is directed to publish the attached notice in the newspaper above designated as soon as possible after the adoption hereof.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Tracey Boudreau, City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on March 3, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Tracey Boudreau, City Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CITY OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the City of Ypsilanti (the “City”) has approved by resolution the execution of a contract (the “Contract”) with the Ypsilanti Community Utilities Authority (the “Authority”) and the Charter Township of Ypsilanti (the “Township”) pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire, construct and install certain improvements to the water resource recovery facility (the “WRRF”) of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the “Township”) and the City of Ypsilanti (the “City”), and will issue its bonds in the principal amount not to exceed \$11,000,000 to finance the cost of the acquisition and construction of such wastewater improvements for the City and the Township AND THE CITY WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE ITS PERCENTAGE SHARE OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

CITY’S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be in the principal amount of not to exceed \$11,000,000, of which the City’s “Local Unit Share” (as that term is defined in the Contract and is based on the City’s annual usage of the wastewater system) is initially 24.23%, subject to adjustment annually, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two and one-half percent (2.500%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the City’s pledge of its limited tax full faith and credit for the prompt and timely payment of the City’s obligations as expressed in the Contract. THE CITY WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL, STATUTORY AND CHARTER TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE CITY TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY ITS SHARE OF THE PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE CITY TO USE THE REVENUES FROM THE CITY DIVISION OF THE AUTHORITY’S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the City without vote of the electors as permitted by law unless a petition requesting an election on the question of the City entering into the Contract, signed by not less than 10% of the registered electors of the City, is filed with the City Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the City qualified to vote and voting on the question. The Contract is on file at the office of the City Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the City Clerk’s office.

Tracey Boudreau
Clerk, City of Ypsilanti

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Miller, Canfield, Paddock and Stone, P.L.C.

RESOLUTION APPROVING CONTRACT
AND AUTHORIZING NOTICE

Charter Township of Ypsilanti
County of Washtenaw, State of Michigan

Minutes of a regular meeting of the Township Board (the “Governing Body”) of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan (the “Township”), held on the 17th day of February, 2026, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolutions were offered by Member _____ and supported by Member _____:

WHEREAS, it is necessary to acquire and construct certain improvements to the water resource recovery facility (the “WRRF”) of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the “Township”) and the City of Ypsilanti (the “City”); and

WHEREAS, a contract (the “Contract”) has been prepared among the Township, the City and the Ypsilanti Community Utilities Authority (the “Authority”) whereby the Authority will issue its bonds (the “Bonds”) on behalf of the Township and the City to provide for the financing of costs of the Project; and

WHEREAS, this Governing Body has carefully reviewed the Contract and finds that it provides the best means for accomplishing the Project and for providing the needed services.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The Contract is hereby approved and the Supervisor and the Clerk of the Township are hereby authorized and directed to execute and deliver the Contract for and on behalf of the Township; provided, however, that Contract shall not become effective until the expiration of forty-five (45) days after the publication of the attached notice as a display advertisement of at least ¼ page in size in a newspaper of general circulation within the Township, which manner of publication is deemed by the Governing Body to be the most effective manner of informing the taxpayers and electors of the Township of the details of the proposed Contract and the rights of referendum thereunder.

2. The Township Clerk is directed to publish the attached notice in a newspaper of general circulation within the Township as soon as possible after the adoption hereof.

Miller, Canfield, Paddock and Stone, P.L.C.

3. All resolutions and parts of resolutions in conflict with this resolution be, and the same hereby are repealed.

AYES: Members: _____

NAYS: Members: _____

RESOLUTION DECLARED ADOPTED.

Debbie Swanson, Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan, at a regular meeting held on February 17, 2026, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Debbie Swanson, Township Clerk

NOTICE OF INTENT TO EXECUTE
TAX-SUPPORTED CONTRACT AND OF RIGHT TO
PETITION FOR REFERENDUM THEREON

TO THE TAXPAYERS AND ELECTORS OF
THE CHARTER TOWNSHIP OF YPSILANTI,
WASHTENAW COUNTY, MICHIGAN:

PLEASE TAKE NOTICE, the Charter Township of Ypsilanti (the "Township") has approved by resolution the execution of a contract (the "Contract") with the Ypsilanti Community Utilities Authority (the "Authority") and the City of Ypsilanti (the "City") pursuant to Act No. 233, Public Acts of Michigan, 1955, as amended, which Contract provides, among other things, that the Authority will acquire, construct and install certain improvements to the water resource recovery facility (the "WRRF") of the wastewater treatment plant, including but not limited to the replacement of the settling tanks at the WRRF and the replacement of the electrical substation and generator in the solids process building at the WRRF, together with all necessary appurtenances and attachments thereto, to serve the Charter Township of Ypsilanti (the "Township") and the City of Ypsilanti (the "City") and will issue its bonds in the principal amount not to exceed \$11,000,000 to finance the cost of the acquisition and construction of such wastewater improvements for the Township and the City AND THE TOWNSHIP WILL PAY TO THE AUTHORITY PURSUANT TO THE CONTRACT THE SUMS NECESSARY TO RETIRE ITS PERCENTAGE SHARE OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

TOWNSHIP'S CONTRACT OBLIGATIONS

It is presently contemplated that the bonds will be in the principal amount of not to exceed \$11,000,000, of which the Township's "Local Unit Share" (as that term is defined in the Contract and is based on the Township's annual usage of the wastewater system) is initially 75.77%, subject to adjustment annually, will mature serially over a period of not to exceed twenty-five (25) years, and will bear interest at the rate or rates to be determined at the time of sale to the Michigan Finance Authority but in no event to exceed two and one-half percent (2.500%) per annum on the balance of the bonds from time to time remaining unpaid. The Contract includes the Township's pledge of its limited tax full faith and credit for the prompt and timely payment of the Township's obligations as expressed in the Contract. THE TOWNSHIP WILL BE REQUIRED TO LEVY AD VALOREM TAXES WITHIN APPLICABLE CONSTITUTIONAL AND STATUTORY TAX LIMITATIONS ON ALL TAXABLE PROPERTY WITHIN THE TOWNSHIP TO THE EXTENT NECESSARY TO MAKE THE PAYMENTS REQUIRED TO PAY ITS SHARE OF THE PRINCIPAL OF AND INTEREST ON THE BONDS IF OTHER FUNDS FOR THAT PURPOSE ARE NOT AVAILABLE. IT IS THE PRESENT INTENT OF THE TOWNSHIP TO USE THE REVENUES FROM THE TOWNSHIP DIVISION OF THE AUTHORITY'S SYSTEM TO MAKE THE PAYMENTS REQUIRED TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS.

RIGHT OF REFERENDUM

The Contract will become effective and binding upon the Township without vote of the electors as permitted by law unless a petition requesting an election on the question of the Township entering into the Contract, signed by not less than 10% of the registered electors of the Township, is filed with the Township Clerk within forty-five (45) days after publication of this notice. If such petition is filed, the Contract cannot become effective without an approving vote of a majority of electors of the Township qualified to vote and voting on the question. The Contract is on file at the office of the Township Clerk.

This notice is given pursuant to the requirements of Section 8 of Act No. 233, Public Acts of Michigan, 1955, as amended. Further information concerning the details of the Contract and the matters set out in this notice may be secured from the Township Clerk's office.

Debbie Swanson
Clerk, Charter Township of Ypsilanti

45452752.2/099369.00056

Miller, Canfield, Paddock and Stone, P.L.C.



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Katie Jones, Economic Development/Equity Coordinator

Subject: Resolution No. 2026-055 Authorizing the City Manager to sign the grant and loan agreements with DABC, pending review by the City Attorney, to use our Brownfield capture towards repayment of the loan portion of the funds.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. RFL & Resolution for DABC Loan Reimbursement
2. Water Street RLF Eligibility App Pt 1 - 2.23.2026

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION

Date: March 3, 2026

For: Mayor and City Council
From: Katie Jones, Community, Economic Development & Equity
Manager
Subject: Brownfield Reimbursement Agreement

SUMMARY & BACKGROUND:

After about eight years of capture on the Family Dollar, the Brownfield TIF account balance has accrued \$285,861.91. Council has already approved the use of those funds on the Water Street Redevelopment Area. Now, we are applying for a grant and loan from the Downriver Community Conference Downriver Area Brownfield Consortium (DABC) which the Washtenaw County Redevelopment Authority is a part of. We will be submitting application for a \$500,000 grant and up to \$300,000 loan or the amount that is in the TIF capture (approximately the amount that our Brownfield TIF will accumulate this spring). Essentially the plan is that we will re-pay the loan as we spend the funds with the TIF capture. The DABC looks favorably on a grant/loan agreement and the fact that we will be immediately re-paying it will also work to our advantage to be approved for the grant/loan.

RECOMMENDED ACTION:

Staff recommends that the Council approve the attached

ATTACHMENTS :

- A) Application for DABC Grant loan

CITY MANAGER APPROVAL: _____ COUNCIL AGENDA DATE: _____

CITY MANAGER COMMENTS: _____

FISCAL SERVICES DIRECTOR APPROVAL: _____



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti has an interest in remediating and developing Water Street;
and

WHEREAS, the City of Ypsilanti will be doing additional excavation work this spring and
summer; and

WHEREAS, The City has approximately \$285,861.91 in TIF capture from the development of
Family Dollar, which can be used towards reimbursable Brownfield Environmental Assessment and
Due Care Planning expenses and the City is seeking a DABC grant and loan;

NOW THEREFORE BE IT RESOLVED, THAT the City Council of the City of Ypsilanti
authorizes the City Manager to sign the grant and loan agreements with DABC, pending review
by the City Attorney, to use our Brownfield capture towards repayment of the loan portion of the
funds.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

REVOLVING LOAN FUND*

LOAN/SUBGRANT ELIGIBILITY APPLICATION – PART 1

**Attachment A – Revolving Loan Fund Guidelines
Revision 0
April 14, 2021**

Submit Completed Application to:

**John D’Addona
Brownfield Program Manager
Downriver Community Conference
Downriver Area Brownfield Consortium
15100 Northline Rd, Suite 121
Southgate, MI 48195**

Checklist for Application Submittal

Indicate those items you have attached:

- Project Description - Include information necessary for the DABC to determine the fiscal viability of the project, including:
 - Detailed description of all elements of the proposed plan, including type of development, estimated taxable value, and estimated developer investment.
 - Preliminary Drawing
- Synopsis of Environmental Investigations
- Preliminary Cleanup Plan
- Site Map
- Legal Description
- Evidence of Site Ownership
- Evidence of Support from Local Municipality
- Evidence of 20% Match in Funds from Borrower

Attachments

- Attachment A - Site Map – Water Street 2026 Cleanup Disposal Area and Western Marsh
- Attachment B – Water Street Disposal Area and Western Marsh Budget
- Attachment C - Disposal Area PCB Sampling Results and Depth

*The Revolving Loan Fund (RLF) is a U.S. Environmental Protection Agency (USEPA) Initiative.

REVOLVING LOAN FUND ELIGIBILITY APPLICATION

Applicant/Borrower: The City of Ypsilanti

Address: One South Huron Street, Ypsilanti, Michigan 48197

Contact Person: Katie Jones

Phone: (734) 483-9646

Fax

Email: kjones@cityofypsilanti.com

I. APPLICANT/BUSINESS

Provide a brief description and history of the Applicant and the Business to be assisted by this loan (if different). Include information on product or service and number of employees for the Business. Attach evidence of the financial assurance to complete the project.

The City of Ypsilanti is a general-purpose unit of local government as defined under 2 CFR 200.64.

II. SITE

Identify the site and municipality for which the loan has been requested. Include information on the current owner of property, street address, legal description, size, zoning, and other related information. Attach site map.

Current Owner: City of Ypsilanti
Street Address: 4 Water Street, Ypsilanti, Michigan 48198
Parcel Number: 11-11-09-170-031
Size: 37.15 Acres
Zoning: C-Center

Legal Description:

OWNER REQUEST YPC-1-1B "WATER STREET REDEVELOPMENT AREA" COM AT E 1/4 COR SEC 9, TH N 02-19-30 W 554.44 FT, TH S 88-46-40 W 111.18 FT, TH N 88-02-00 W 382.04 FT TH N 87-57-00 W 597.06 FT, TH N 88-04-00 W 33.00 FT, TH S 02-11-58 W 209.50 FT TO A POB, TH CONT S 02-11-58 W 154.70 FT, TH S 02-39-49 W 299.48 FT, TH S 88-01-57 E 78.99 FT, TH S 01-58-03 W 132.00 FT, TH S 88-01-57 E 118.25 FT, TH S 02-17-49 W 107.43 FT, TH S 87-56-41E 134.33 FT, TH S 02-18-05 W 288.36 FT, TH N 88-01-57 W 2.00 FT TO PT "A", TH CONT N 88-01-57 W 29.36 FT TO WATER'S EDGE, TH W'LY & N'LY ALNG WATERS EDGE TO S'LY R/W MICHIGAN AVE, TH S 87-53-00 E 9.27 FT TO PT "B" WHICH LINES N 38-47-58 W 309.10 FT, TH N 89-24- 13 W 40.73 FT, TH N 79-19-43 W 219.06 FT, TH N 54-19-29 W 106.32 FT, TH N 54-12-59 W 171.50 FT, TH N 47-45-59 W 148.90 FT, TH N 32-55-29 W 89.12 FT, TH N33-40-02 W 116.79 FT, TH N 12-47-38 W 51.82 FT, TH N 12-07-20 W 169.77 FT, TH N 02-07-22 W 105.96 FT, TH N 08-15-47 E 50.28 FT, TH N 05-36-02 E 200.01FT, TH N 15-54-30 E 179.31 FT FROM PT "A", TH S 87-53-00 E 844.06 FT, TH S 88-04-00 E 382.21FT, TH S 01-56-00 W 160.00 FT, TH S 88-04-00 E 230.00 FT TO THE POB, ALSO ALL LAND BETWEEN TRAVERSE LINE AND WATER'S EDGE. PT OF NE 1/4 SEC9, T3S-R7E. 37.15 ACRES SPLIT ON 06/05/2014 FROM 11-11-09-170-029

III. REDEVELOPMENT PLAN

Describe your plans for redeveloping the site. Include a detailed description of all elements of the proposed plan, such as

type of development (residential, commercial, office, etc.), estimated private investment in the site, estimated taxable value after completion, an estimated construction timetable and other related information. Describe any commitments for financing the proposed project. Pro forma statements may be requested, and their confidentiality will be maintained as permitted by law.

The Water Street Redevelopment Area (WSRA), previously consisting of as many as 40 smaller individual tax parcels, had several unique historical land uses, many of which have contributed to environmental contamination at the site. Several areas of the site have been remediated, but polychlorinated biphenyl (PCB) soil contamination still remains at concentrations ≥ 50 parts per million (ppm), which qualifies the contamination as hazardous waste for disposal. The remaining contamination continues to be an impediment to redevelopment, particularly residential.

In an effort to address the remaining areas of contamination, the City procured \$4.38 million in cleanup funding from the Michigan Economic Development Corporation (MEDC). After extensive site characterization, following a surveyed ten foot by ten-foot grid methodology, remediation activities were initiated and completed in 2025 for a 1.91 acre portion of the WSRA referred to as the Detroit United Railway (DUR) Storage Yard/Metal Junk Yard.

In concert with cleanup activities, the City has been working with Carlisle Wortman Associates, Inc. (CWA) to provide assistance with the development of a Request for Qualifications (RFQ) to be released to potential developers. The City and CWA held several community engagement meetings in 2025. That followed with establishing a community benefits committee that is tasked with preparing community benefit guidelines for the site and ultimately approving the release of the RFQ. The City's goal is to support a mixture of residential and commercial uses at the WSRA. The goal is to release a RFQ to developers in the third quarter of 2026. This will enable the City to identify qualified developers that have experience developing brownfield sites in urban centers. The City anticipates evaluating proposed development plans and engaging in purchase agreements in the second or third quarter of 2027.

The City has secured \$3,000,000 in funding from the US Department of Housing and Urban Development (HUD) as Community Project Funding (CPF) via the Consolidated Appropriations Act of 2023. The CPF will be used for soft costs to support remediation activities and development planning. A portion of these funds will be used for waste characterization, verification sampling, and additional assessment activities. Furthermore, the City is currently partnering with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) through the Brownfield Site Assessment (BSA) program to complete a Phase I Environmental Site Assessment (ESA) of the entire site with the goal of providing this information to future developers. The BSA will also provide funding for additional site assessment activities along Michigan Avenue. Once developers are secured, EGLE grant and loans can be used to support due care activities. Brownfield Tax Increment Financing (TIF) can also be used to support environmental and non-environmental eligible activities and housing development activities.

IV. ENVIRONMENTAL ISSUES

Provide a synopsis of the environmental investigations completed at the site and the contamination impeding development of the site. ***If a Brownfield Redevelopment Plan, Phase I and/or Phase II and Site Assessments have been done, please attach those that apply. Is the applicant a liable party under Part 201 of NREPA?***

PCB Site Characterization and Cleanup Areas

The PCB soil contamination for which cleanup funding is being requested is associated with the historical use of former Parcel 28 and Parcel 26 at the WSRA. The 1.91-acre northern portion of Parcel 28 was historically used as a Detroit United Railway (DUR) storage yard (ca. 1901-1929) followed by Ypsilanti Iron and Metal Company junk yard (ca. 1930-2003). The southern half of the DUR storage yard/metal junk yard was previously referred to as a hypothetical "lead removal area" due to elevated concentrations of lead in soil. PCBs were first identified at a concentration close to 50 ppm within the DUR storage yard/metal junk yard in 2014 and subsequently confirmed to exceed 50 ppm during extensive site characterization activities completed between 2021 and 2025. The vertical distribution of PCBs in the DUR storage yard/metal junk yard was consistent with surface spillage of PCB-containing oils and was correlated with the distribution of total lead.

On the adjacent southeastern portion of Parcel 26 and southern portion of Parcel 28, south of the DUR storage yard/metal junk yard, PCB soil contamination was identified by the early 2000s. This portion of Parcel 26 was previously referred to as a hypothetical "PCB removal area," and is located in an area labeled "marsh land" on historical fire insurance maps. PCBs were first identified at concentrations ≥ 50 ppm in 2016 and subsequently delineated during extensive PCB site characterization activities completed between 2020 and 2024. The vertical distribution of PCBs on the southeastern

portion of Parcel 26 and southern portion of Parcel 28 was consistent with placement of fill/landfilling. Based on a review of historical resources, the southern portion of the WSRA, including the southern portions of Parcels 26 and 28, along with adjacent Parcel 39, was apparently used for landfilling activities between 1940 and 1961. Land title records indicate that a strip of Parcel 28 (junk yard) was acquired by the owner of Parcel 26 in 1942, and by the time of the 1949 aerial photograph, this strip of land had been cut/graded, with spoils likely relocated to the southeastern portion of Parcel 26 and southern portion of Parcel 28. This 1.65-acre portion of the property is now referred to as the PCB "Disposal Area." The remainder of the southern/southwestern portion of Parcel 26 is referred to as the western landfill or "western marsh."

DUR Storage Yard/Metal Junk Yard – 2025 Self-Implementing PCB Cleanup

After extensive site characterization following a surveyed ten foot by ten-foot grid methodology, AKT Peerless developed, submitted and received the United States Environmental Protection Agency (USEPA) approval of the **40 CFR §761.61(a) Notification and Certification of Self-Implementing Cleanup & Disposal of PCB Remediation Waste** (PCB Cleanup Plan). The City prepared and released an Invitation to Bid (ITB) in April of 2025 to secure a contractor to implement the PCB Cleanup Plan. The City approved a contract with 21st Century Salvage, Inc (Contractor) and remediation activities were initiated in the early fall and completed in December of 2025. A total of 4,879.70 tons of soil qualifying as hazardous waste under the Toxic Substances Control Act (TSCA) and/or Resource Conservation and Recovery Act (RCRA) and 10,198.44 tons of non-hazardous waste was removed from the site for proper off-site disposal. The cleanup objectives were achieved with residual PCB concentrations < 1 ppm to meet TSCA high occupancy standards and residual total lead concentrations ≤ 400 ppm to meet Part 201 generic residential cleanup criteria for direct contact.

Disposal Area and Western Marsh – Targeted 2026-2027 Self-Implementing PCB Cleanup(s)

The City is now focusing on extending PCB cleanup activities into the Disposal Area (2026) and eventually the remainder of the western marsh (2027). The City will utilize the remaining MEDC funding and the requested RLF funding from the DABC to remove soil qualifying as hazardous waste (under TSCA and RCRA) and non-hazardous waste from the Disposal Area. Attachment A includes a Site Map identifying the DUR storage yard/metal junk yard (2025 cleanup), Disposal Area (targeted 2026 cleanup with MEDC and DABC funding) and Western Marsh. Attachment B includes the Water Street Disposal Area and Western Marsh Budget (Budget) estimate for remediation of the Disposal Area and Western Marsh. The City also applied for an USEPA Cleanup Grant to complete remediation of the remaining Disposal Area and Western Marsh (targeted 2027 cleanup, if funding is awarded).

Disposal Area – Summary of Costs and Approach

In 2026, the City will focus its remediation efforts in two areas within the Disposal Area identified on the Site Map as the "MEDC Target Area" and "DABC Target Area". Attachment C includes the Disposal Area PCB Sample Results and Depth for PCB concentrations. The following outlines two approaches to complete remediation in these areas.

Approach #1

The Budget estimates include costs for soil excavation, environmental services and federal compliance activities. The cost estimates assume the City will use the existing Contractor to complete remediation in the MEDC Target Area and will complete a PCB Cleanup Plan for this area. Further, the City has included costs to complete a separate PCB Cleanup Plan for the DABC Target Area, develop another ITB and complete the typical federal compliance requirements. The following table summarizes the estimated total cost, total tonnage of soil removed, and cost share provided by the City.

Summary of Target Area, Total Estimated Cost and Funding Sources						
Target Area	Total Cost	MEDC	EDI - HUD	DABC	Hazardous Soil (tons)	Non-hazardous Soil (tons)
Northern Portion of Disposal Area (North of Rail) - MEDC Target Area	\$300,675	\$260,775	\$39,900		15	1785
Portion of Disposal Area South of Rail - DABC Target Area	\$912,945		\$79,800	\$799,845	550	2480
Total Cost	\$1,213,620	\$260,775	\$119,700	\$799,845	565	4265

Approach #2

The City has communicated with the Contractor and the Contractor currently pays union wages (which would be similar to Davis Bacon wages). Furthermore, the Contractor would extend their current unit pricing for soil excavation and disposal activities through 2026. An alternative to Approach #1 would be to develop one PCB Cleanup Plan, encompassing both the MEDC and DABC Target Areas, and extend the contract with the current Contractor. This approach would not require the development of another ITB and contractor selection process. If Approach #2 were implemented, it would save approximately 4-5 months and approximately \$50,000 in compliance documentation and closeout reporting. Furthermore, due to the Contractor's competitive pricing from the ITB issued in 2025, there is a high likelihood that unit rates for soil excavation and disposal activities would increase if another ITB was issued. The City would prefer Approach #2, as the funds saved would be directed to remediate more soil in the Disposal Area.

The City is currently working with AKT Peerless to complete Waste Characterization Sampling/Analysis in the Disposal Area to support landfill approvals. The results of this analysis will also refine soil excavation and disposal costs.

What is the estimated cost for the cleanup?	\$1,213,620
Anticipated Start Date for cleanup	Second Quarter 2026
Anticipated Completion Date for cleanup	End of 2026

Has a Remediation or Due Care Plan been developed? If yes, please attach. Yes **No**
AKT Peerless will prepare a PCB Cleanup Plan(s) to guide cleanup activities.

Has an Engineering Evaluation/Cost Analysis been done? If yes, please attach. Yes **No**
Yes, AKT Peerless completed a cost analysis based on the contractor responses from the ITB issued in 2025. That analysis can be provided upon request.

Is the party who caused the contamination known? If yes, identify. Yes **No**

Name of Responsible Party	None Viable
Address (if known)	

Has the Responsible Party been contacted regarding the cleanup? Yes **No**
No responsible party has been identified

Has the Applicant or Business being assisted ever been cited for non-compliance with any environmental regulation? If yes, explain. Yes **No**

V. LOAN REQUEST

BORROWER NAME: City of Ypsilanti

DATE OF APPLICATION: February 23, 2026

AMOUNT OF LOAN REQUESTED (\$) **\$300,000** TERM: 2 Year no payment / no interest

AMOUNT OF SUBGRANT REQUESTED (\$) **\$500,000**

LOAN PURPOSE (BRIEF DESCRIPTION):

Attachment A
Site Map - Water Street 2026 Cleanup
Disposal Area and Western Marsh

Attachment B
Water Street Disposal Area and Western Marsh Budget

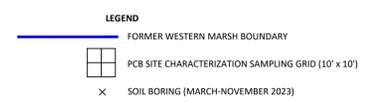
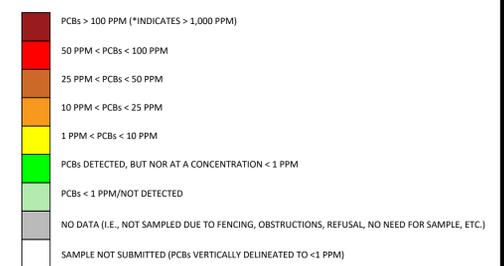
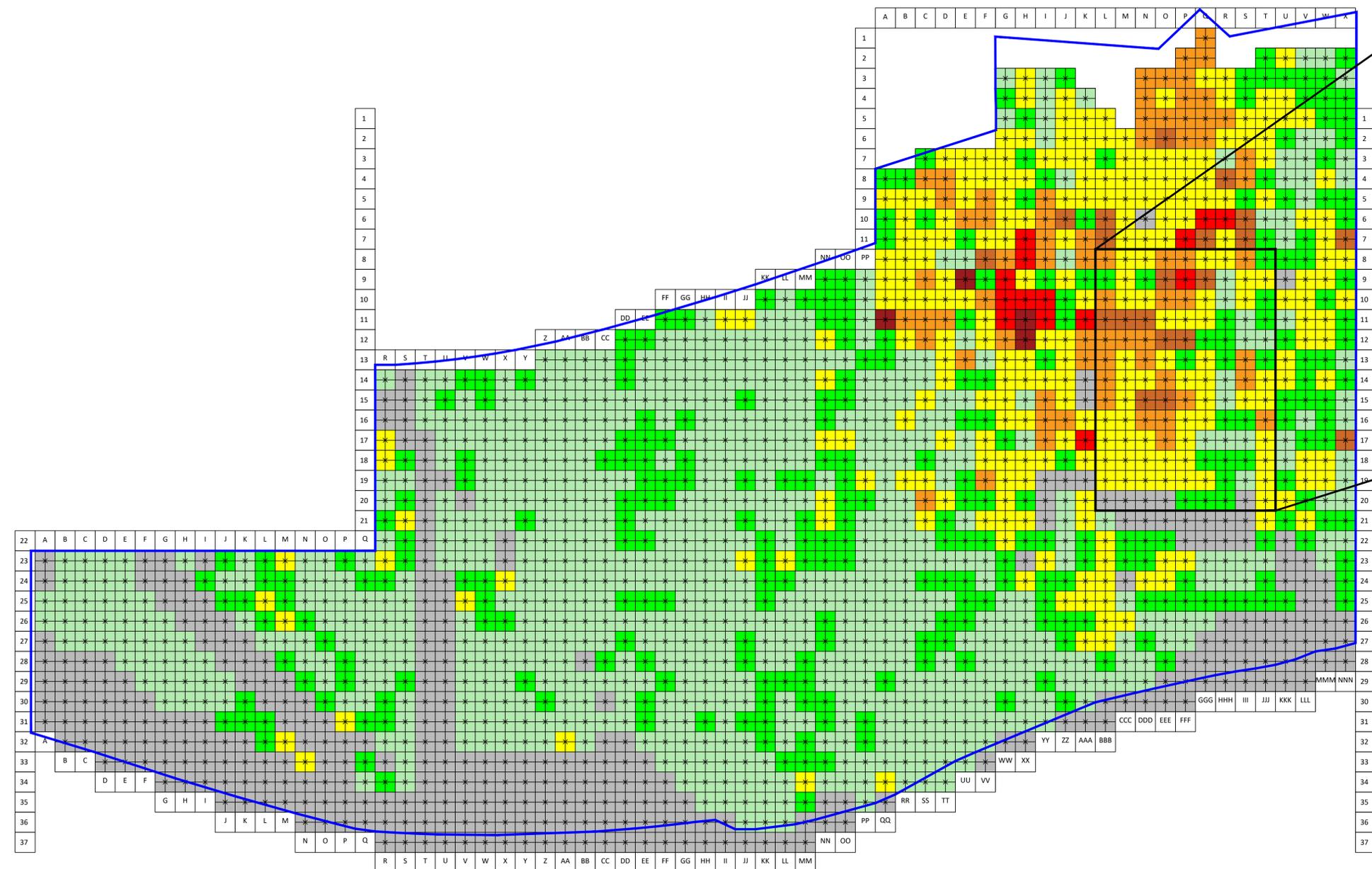
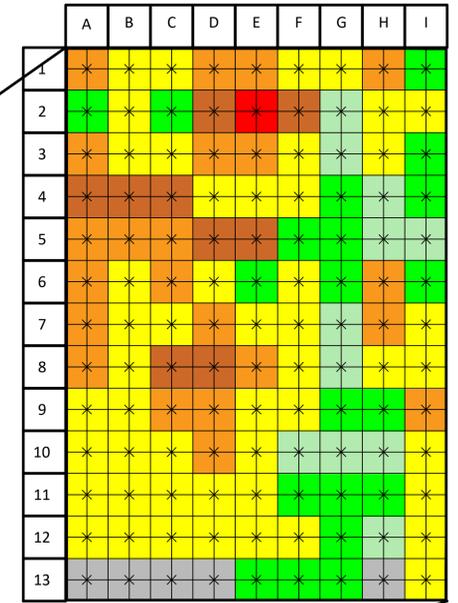
Water Street - Disposal Area and Western Marsh Remediation Estimated Budget									
Summary of Target Areas, Estimated Total Cost and Funding Sources									
Target Area	Total Cost	MEDC	EDI - HUD	DABC	EPA Cleanup	Services Summary		Total Cost	
Northern Portion of Disposal Area (North of Rail) -MEDC Target Area	\$ 300,675	\$ 260,775	\$ 39,900	\$ -		Soil Removal and Backfill		\$ 1,697,975	
Portion of Disposal Area South of Rail - DABC Target Area	\$ 912,945		\$ 79,800	\$ 799,845		Environmental Services		\$ 655,125	
Remaining Disposal Area South of Rail - EPA Cleanup Funding	\$ 940,705		\$ 79,800		\$ 860,905	Federal Compliance Services		\$ 100,000	
Remaining Western Marsh - EPA Cleanup Funding	\$ 298,775		\$ -		\$ 298,775	Total		\$ 2,453,100	
Total	\$ 2,453,100	\$ 260,775	\$ 199,500	\$ 799,845	\$ 1,159,680				
MEDC and DCC Funding Areas									
Northern Portion of Disposal Area (North of Rail) -MEDC Target Area					Remaining Disposal Area - South of Rail				
Soil Excavation					Soil Type				
Activity	Units (Tons)	Price / Unit	Total Cost	MEDC	EDI - HUD			Remaining Disposal Area Total Tons	
Excavate/Transport Hazardous Waste	15	\$ 36	\$ 540	\$ 540		Hazardous		550	
Disposal of Hazardous Waste	15	\$ 400	\$ 6,000	\$ 6,000		Non-Hazardous		7750	
Excavate/Transport Non-Hazardous Waste	1785	\$ 36	\$ 64,260	\$ 64,260					
Disposal of Non-Hazardous Waste	1785	\$ 20	\$ 35,700	\$ 35,700					
Backfill (total tonnage removed)	1800	\$ 40	\$ 72,000	\$ 72,000					
Subtotal			\$ 178,500						
Contingency (15%)			\$ 26,775	\$ 26,775					
Soil Total			\$ 205,275	\$ 205,275	\$ -				
Environmental Services									
Activity	Units (Days)	Price / Unit	Cost	MEDC	EDI - HUD				
Waste Characterization Sampling/Analysis			\$ 22,800		\$ 22,800				
VSR Laboratory Analysis, Data Analysis and Mapping			\$ 17,100		\$ 17,100				
Oversight including Dust Monitoring	18	\$ 2,250	\$ 40,500	\$ 40,500					
Project Management			\$ 10,000	\$ 10,000					
Closeout Reporting			\$ 5,000	\$ 5,000					
Environmental Services Total			\$ 95,400	\$ 55,500	\$ 39,900				
Disposal Area North of Rail - Total Cost			\$ 300,675	\$ 260,775	\$ 39,900				
					Portion of Disposal Area South of Rail - DABC Target Area				
Soil Excavation									
Activity	Units (Tons)	Price / Unit (DB)	Total Cost	EDI - HUD	DABC				
Excavate/Transport Hazardous Waste	550	\$ 45	\$ 24,750		\$ 24,750				
Disposal of Hazardous Waste	550	\$ 400	\$ 220,000		\$ 220,000				
Excavate/Transport Non-Hazardous Waste	2480	\$ 45	\$ 111,600		\$ 111,600				
Disposal of Non-Hazardous Waste	2480	\$ 20	\$ 49,600		\$ 49,600				
Backfill (total tonnage removed)	3030	\$ 45	\$ 136,350		\$ 136,350				
Subtotal			\$ 542,300						
Contingency (15%)			\$ 81,345		\$ 81,345				
Soil Total			\$ 623,645	\$ -	\$ 623,645				
Environmental Services									
Activity	Units (days)	Price / Unit	Cost	EDI - HUD	DABC				
Waste Characterization Sampling/Analysis			\$ 45,600	\$ 45,600					
VSR Laboratory Analysis, Data Analysis and Mapping			\$ 34,200	\$ 34,200					
Oversight including Dust Monitoring	30	\$ 2,250	\$ 67,500		\$ 34,200				
Dewatering and Disposal			\$ 50,000		\$ 50,000				
Project Management			\$ 15,000		\$ 15,000				
Closeout Reporting			\$ 20,000		\$ 20,000				
Environmental Services Total			\$ 232,300	\$ 79,800	\$ 119,200				
Federal Compliance Activities									
Activity			Cost	EDI - HUD	DABC				
Site Eligibility Determination			\$ 1,000		\$ 1,000				
Administrative Record			\$ 1,250		\$ 1,250				
Community Involvement Plan			\$ 3,000		\$ 3,000				
ABCA			\$ 3,500		\$ 3,500				
ABCA Public Hearing			\$ 1,250		\$ 1,250				
Memorandum of Decision			\$ 3,000		\$ 3,000				
Davis-Bacon Compliance			\$ 7,500		\$ 7,500				
Equivalency Memorandum			\$ 2,000		\$ 2,000				
Section 106 Review (Historical)			\$ 6,500		\$ 6,500				
Section 7 Consult (Endangered Species)			\$ 3,000		\$ 3,000				
TSCA Self Implementing Work Plan			\$ 10,000		\$ 10,000				
Plans and Specifications			\$ 15,000		\$ 15,000				
DCC Compliance Activities Total			\$ 57,000	\$ -	\$ 57,000				
Portion of Disposal Area South of Rail									
DCC Funding Area - Total Cost			\$ 912,945	\$ 79,800	\$ 799,845				

EPA Cleanup Grant Funding Areas and Funding Sources											
Remaining Disposal Area South of Rail - EPA Cleanup Funding						Remaining Western Marsh - EPA Cleanup Funding					
Soil Excavation						Soil Excavation					
Activity	Units (Tons)	Price / Unit (DB)	Total Cost	EPA Cleanup Funding	EDI - HUD	Activity	Units (Tons)	Price / Unit	Total Cost	EPA Cleanup Funding	EDI - HUD
Excavate/Transport Hazardous Waste	0	\$ 45	\$ -	\$ -		Excavate/Transport Hazardous Waste	0	\$ 45	\$ -	\$ -	
Disposal of Hazardous Waste	0	\$ 400	\$ -	\$ -		Disposal of Hazardous Waste	0	\$ 400	\$ -	\$ -	
Excavate/Transport Non-Hazardous Waste	5270	\$ 45	\$ 237,150	\$ 237,150		Excavate/Transport Non-Hazardous Waste	1600	\$ 45	\$ 72,000	\$ 72,000	
Disposal of Non-Hazardous Waste	5270	\$ 20	\$ 105,400	\$ 105,400		Disposal of Non-Hazardous Waste	1600	\$ 20	\$ 32,000	\$ 32,000	
Backfill (total tonnage removed)	5270	\$ 45	\$ 237,150	\$ 237,150		Backfill (total tonnage removed)	1600	\$ 45	\$ 72,000	\$ 72,000	
Subtotal			\$ 579,700			Subtotal			\$ 176,000		
Contingency (15%)			\$ 86,955	\$ 86,955		Contingency (15%)			\$ 26,400	\$ 26,400	
Soil Total			\$ 666,655	\$ 666,655	\$ -	Soil Total			\$ 202,400	\$ 202,400	\$ -
Environmental Services						Environmental Services					
Activity	Units (days)	Price / Unit	Cost	EPA Cleanup Funding	EDI - HUD	Activity	Units (days)	Price / Unit	Cost	EPA Cleanup Funding	EDI - HUD
Waste Characterization Sampling/Analysis			\$ 45,600		\$ 45,600	Waste Characterization Sampling/Analysis			\$ 28,500	\$ 28,500	\$ -
VSR Laboratory Analysis, Data Analysis and Mapping			\$ 34,200		\$ 34,200	VSR Laboratory Analysis, Data Analysis and Mapping			\$ 21,375	\$ 21,375	\$ -
Oversight including Dust Monitoring	45	\$ 2,250	\$ 101,250	\$ 101,250		Oversight including Dust Monitoring	14	\$ 2,250	\$ 31,500	\$ 31,500	
Project Management			\$ 40,000	\$ 40,000		Project Management			\$ 5,000	\$ 5,000	
Closeout Reporting			\$ 10,000	\$ 10,000		Closeout Reporting			\$ 10,000	\$ 10,000	
Environmental Services Total			\$ 231,050	\$ 151,250	\$ 79,800	Environmental Services Total			\$ 96,375	\$ 96,375	\$ -
Federal Compliance Activities						Remaining Western Marsh - EPA Cleanup Funding					
Activity			Cost	EPA Cleanup Funding	EDI - HUD						
Site Eligibility Determination			\$ 1,000	\$ 1,000							
Administrative Record			\$ 1,250	\$ 1,250							
Community Involvement Plan			\$ 3,000	\$ 3,000							
ABCA			\$ 3,500	\$ 3,500							
ABCA Public Hearing			\$ 1,250	\$ 1,250							
Memorandum of Decision			\$ 3,000	\$ 3,000							
Davis-Bacon Compliance			\$ 5,500	\$ 5,500							
Equivalency Memorandum			\$ 2,000	\$ 2,000							
Section 106 Review (Historical)			\$ 6,500	\$ 6,500							
Section 7 Consult (Endangered Species)			\$ 3,000	\$ 3,000							
TSCA Self Implementing Work Plan			\$ 5,000	\$ 5,000							
Plans and Specifications			\$ 8,000	\$ 8,000							
DCC Compliance Activities Total			\$ 43,000	\$ 43,000	\$ -						
Remaining Disposal Area South of Rail - EPA Cleanup Funding			\$ 940,705	\$ 860,905	\$ 79,800						

Attachment C
Disposal Area PCB Sample Results and Depth



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 0.5-1' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

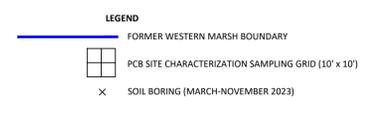
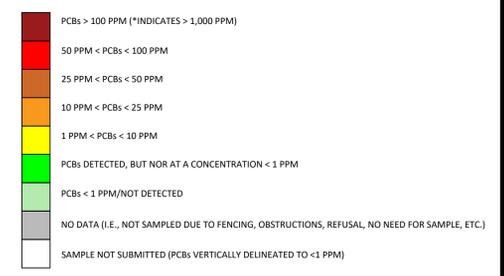
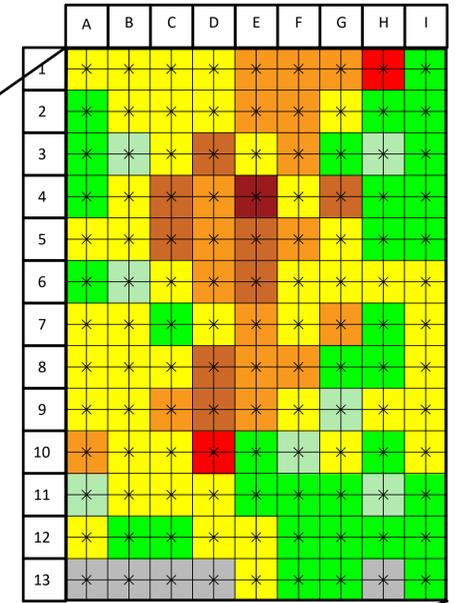
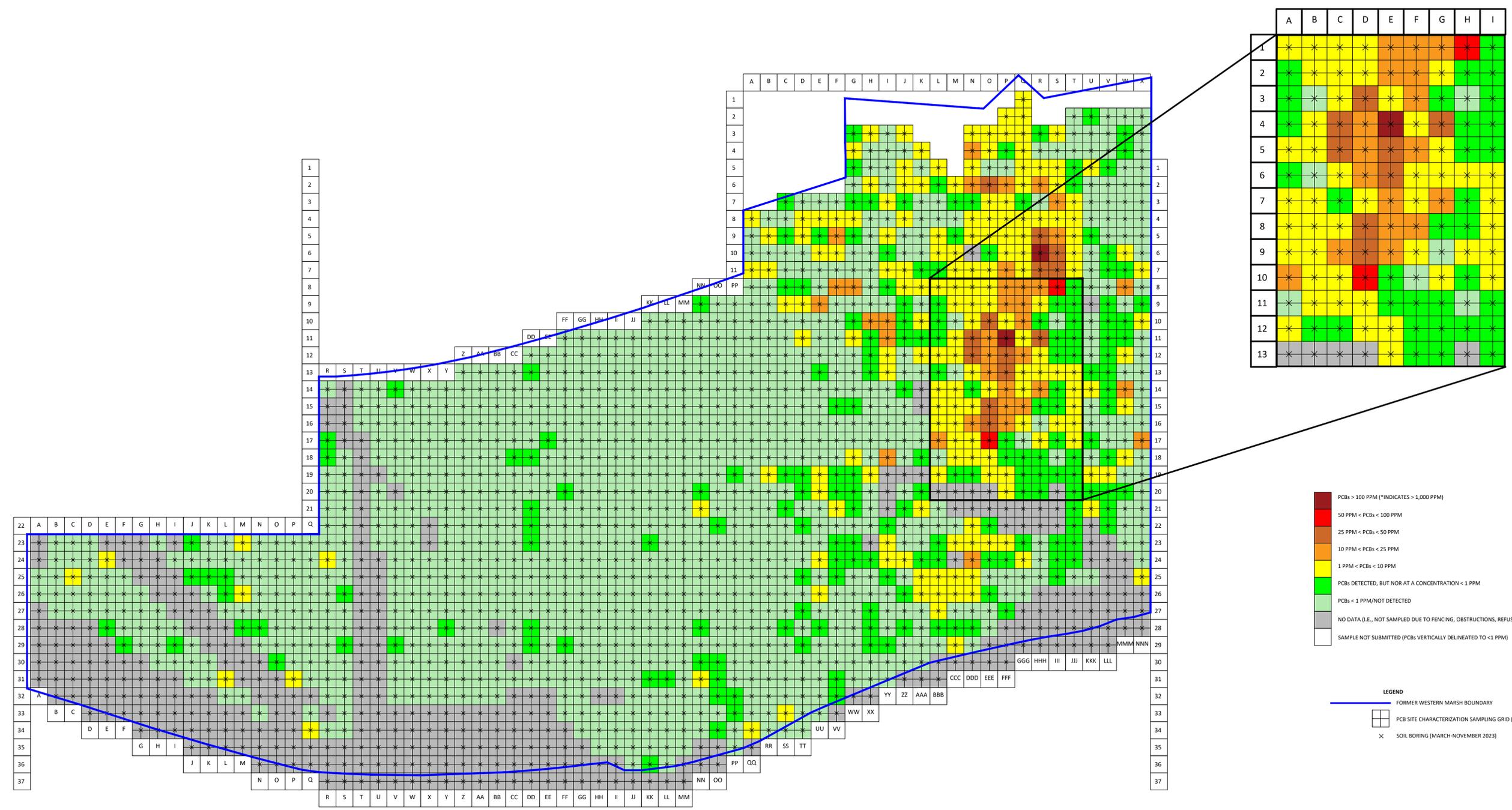
AKTPEERLESS.
ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 4



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 1-2' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

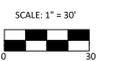
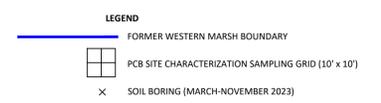
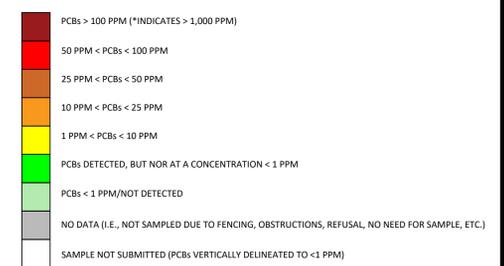
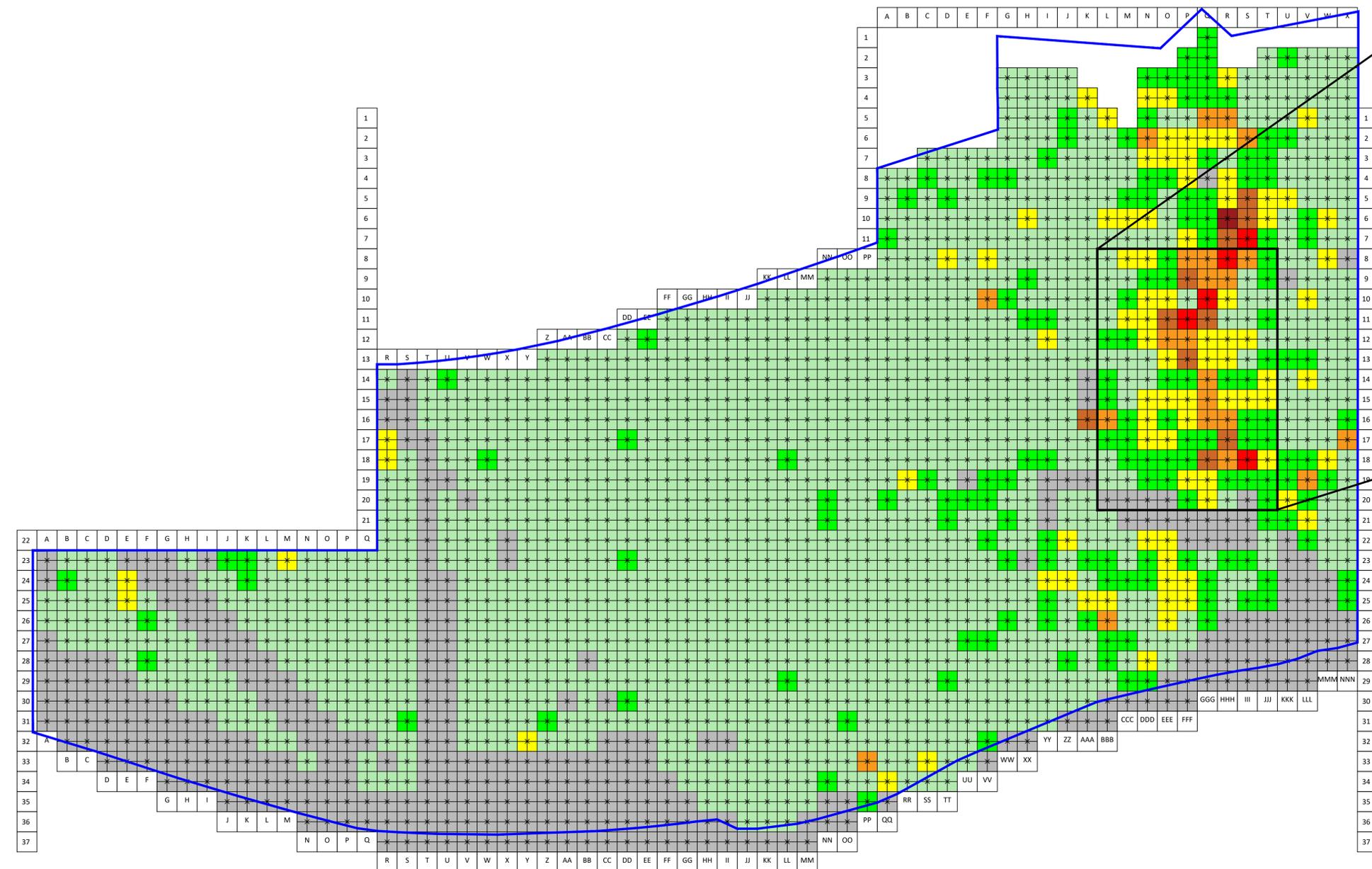
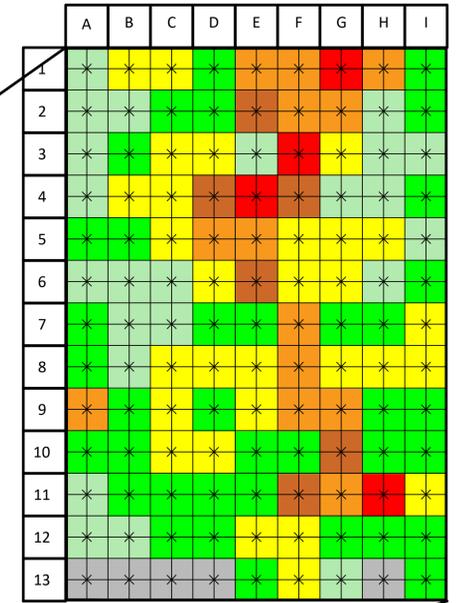
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 5



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 2-3' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

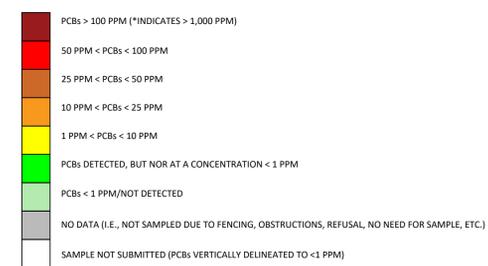
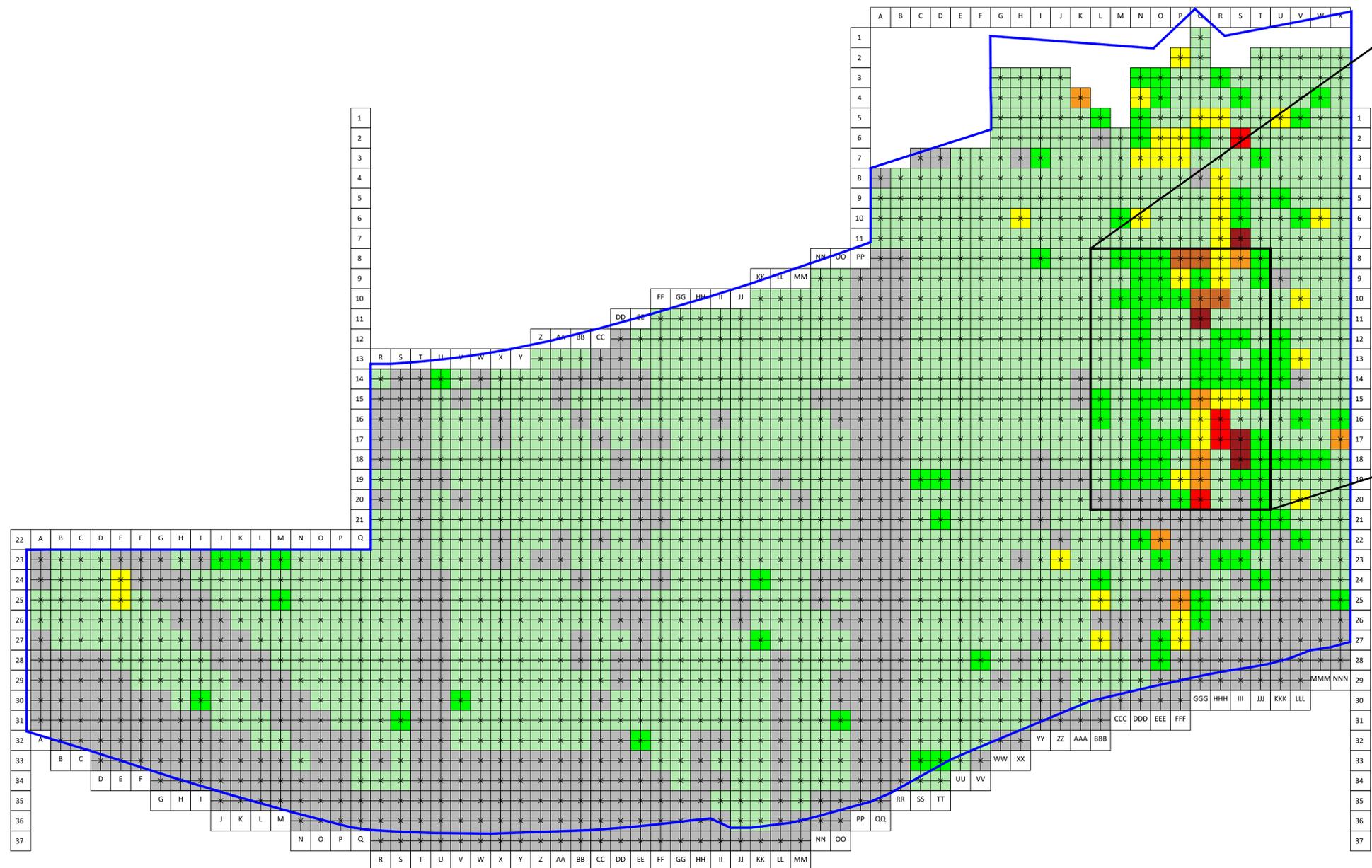
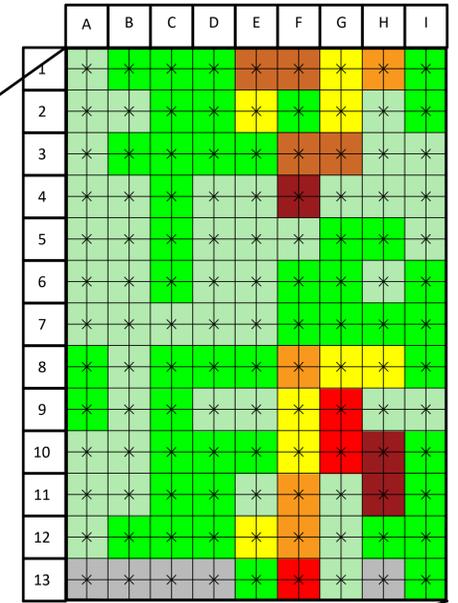
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 6



DELINEATION AREA
SCALE: 1" = 20'



LEGEND

- FORMER WESTERN MARSH BOUNDARY
- PCB SITE CHARACTERIZATION SAMPLING GRID (10' x 10')
- SOIL BORING (MARCH-NOVEMBER 2023)



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 3-4' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

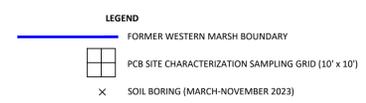
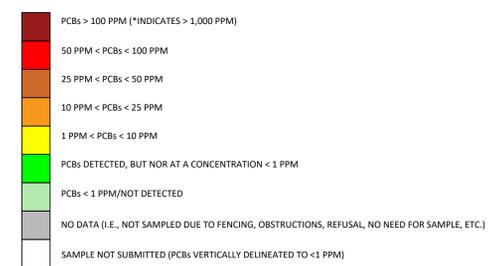
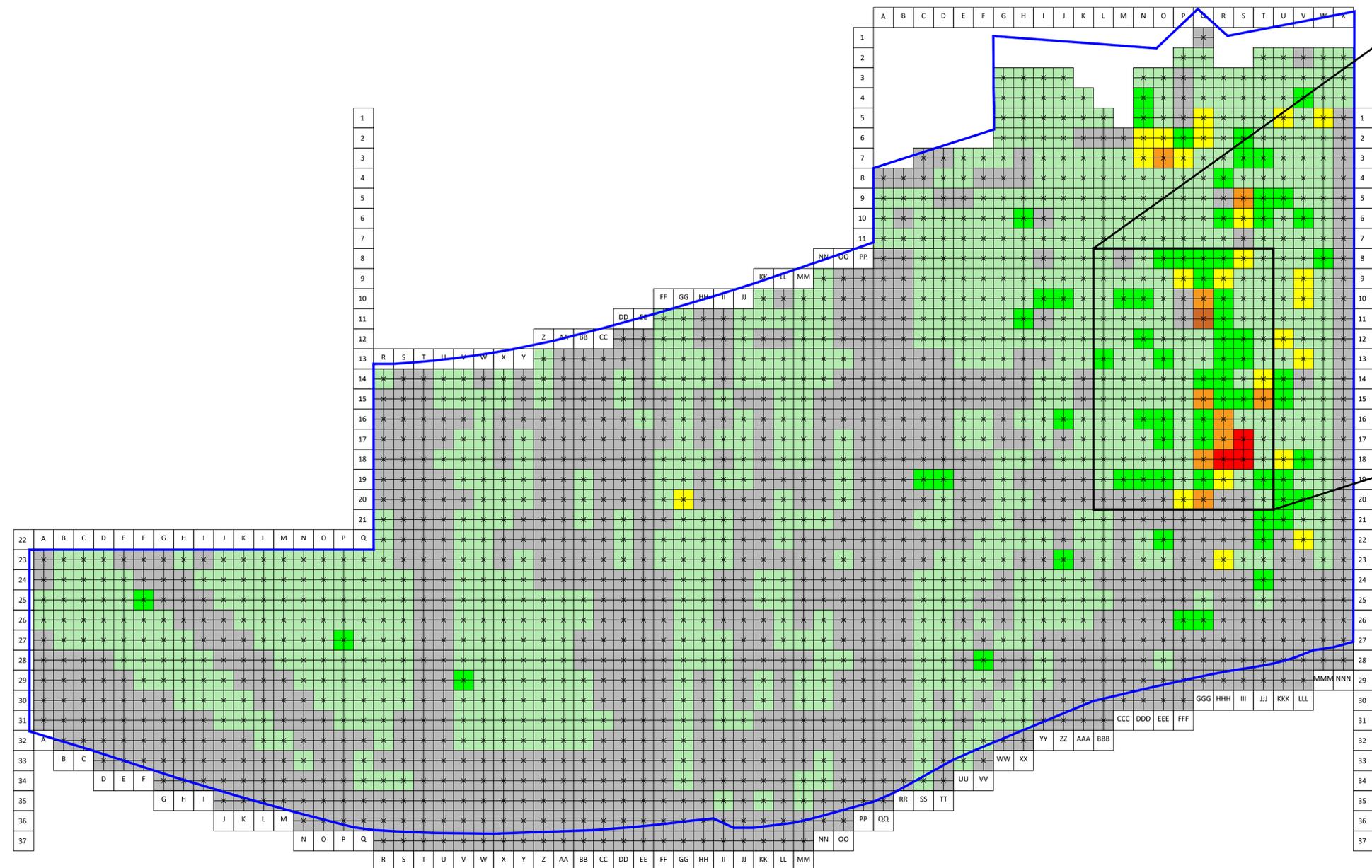
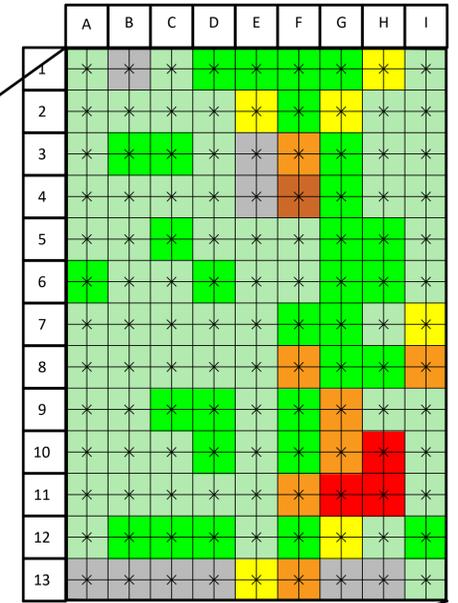
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 7



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 4-5' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

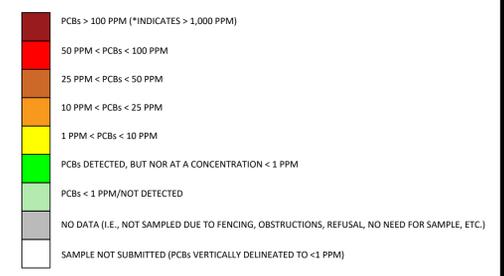
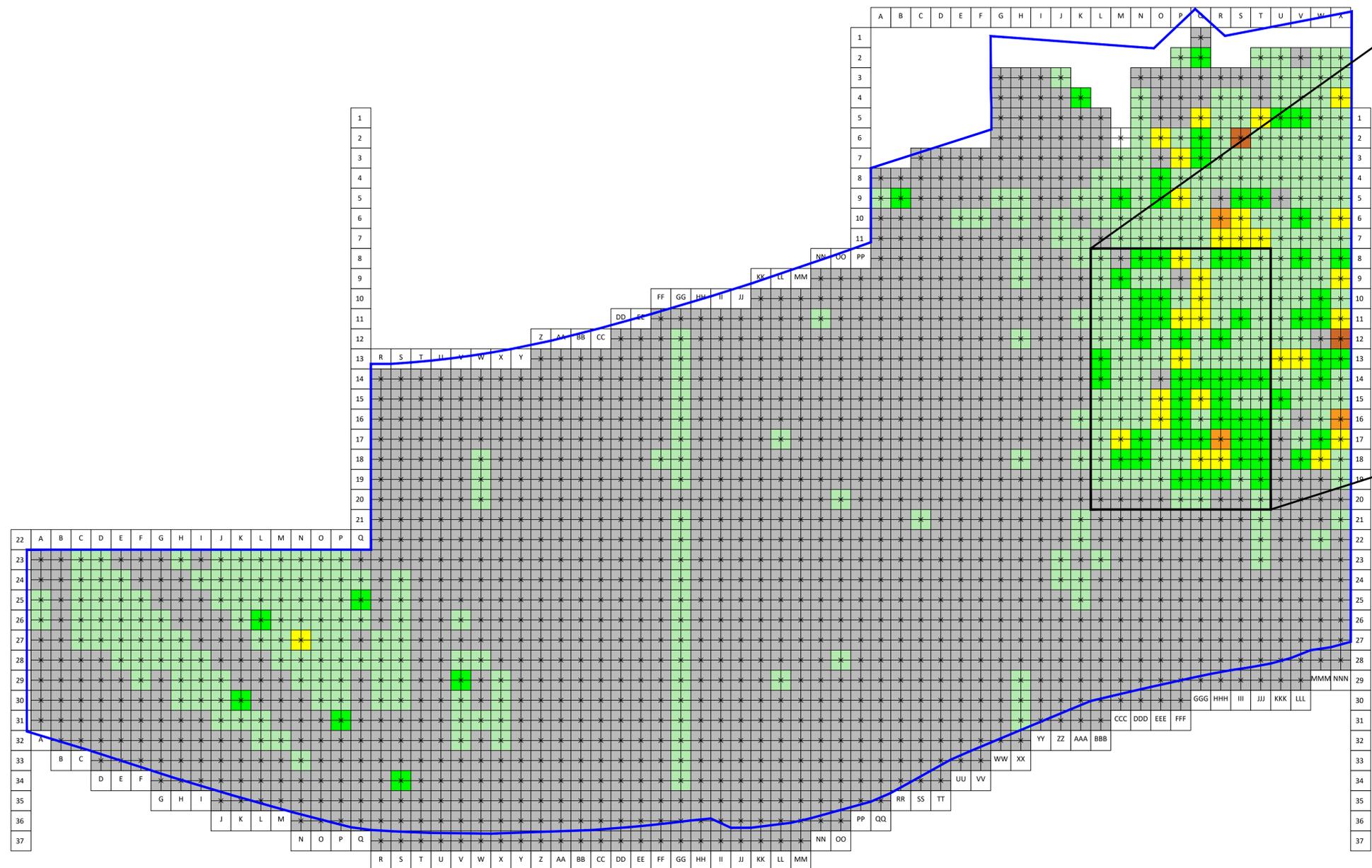
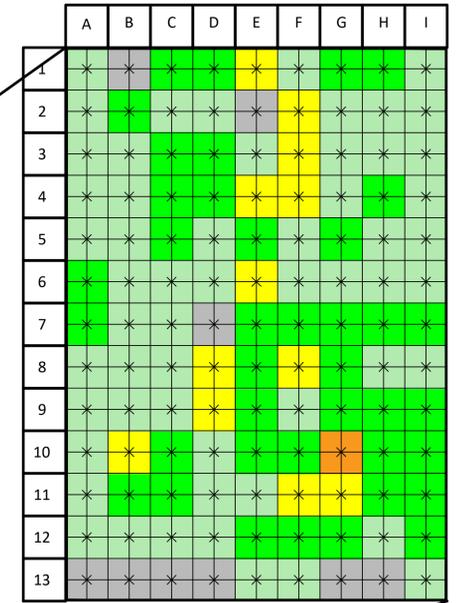
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 8

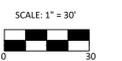


DELINEATION AREA
SCALE: 1" = 20'



LEGEND

- FORMER WESTERN MARSH BOUNDARY
- PCB SITE CHARACTERIZATION SAMPLING GRID (10' x 10')
- SOIL BORING (MARCH-NOVEMBER 2023)



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 5-6' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

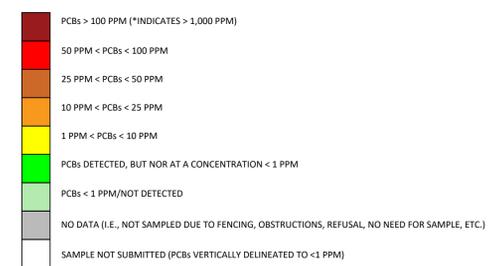
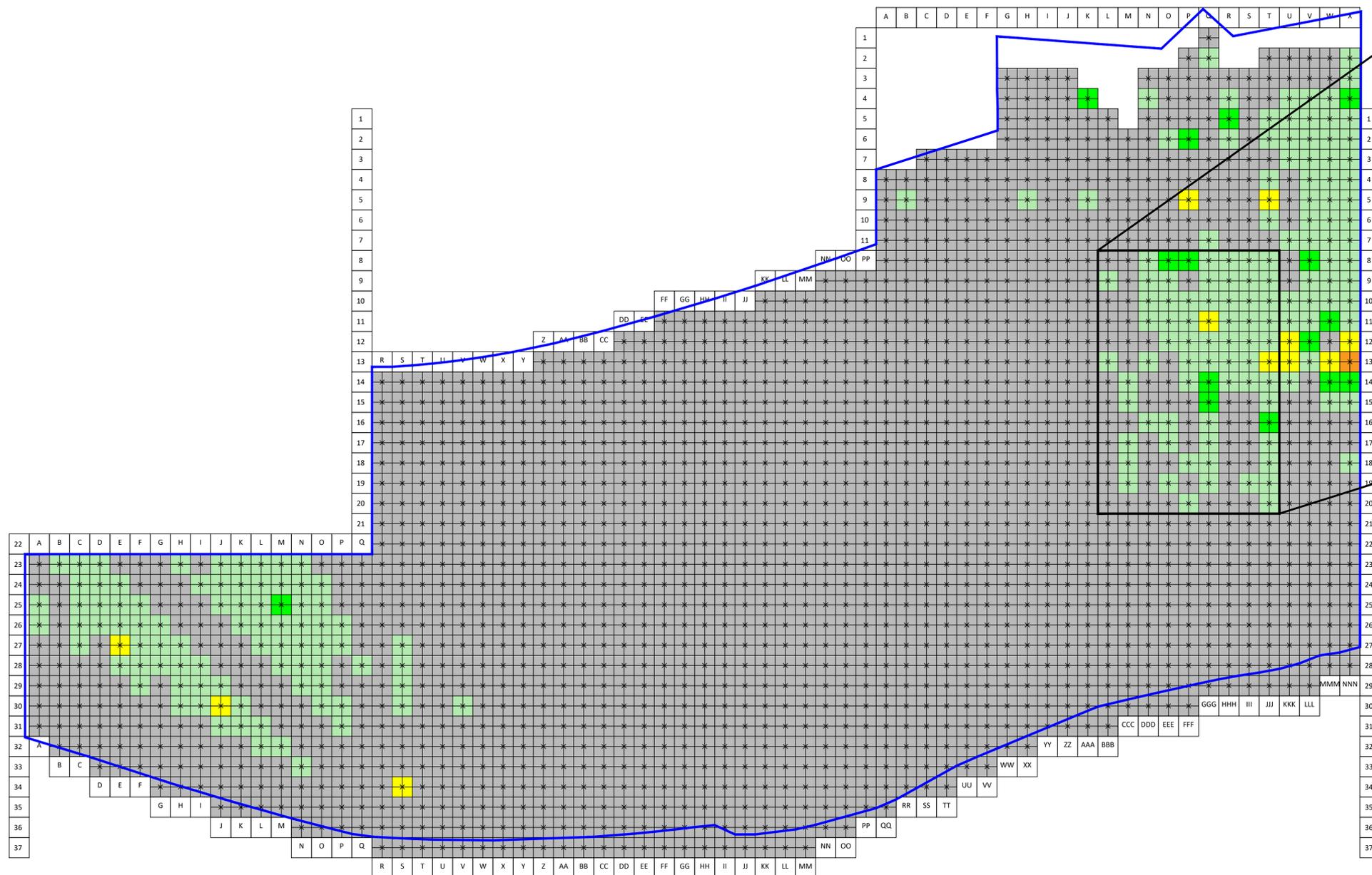
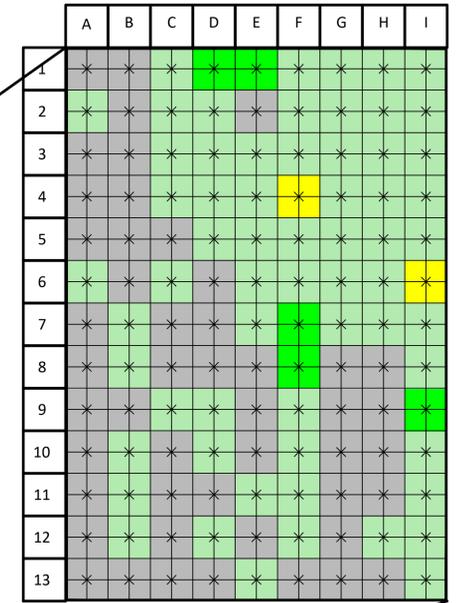
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 9



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 6-7' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

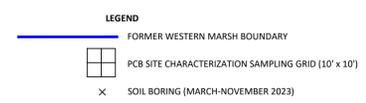
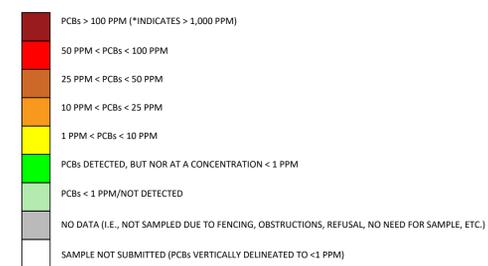
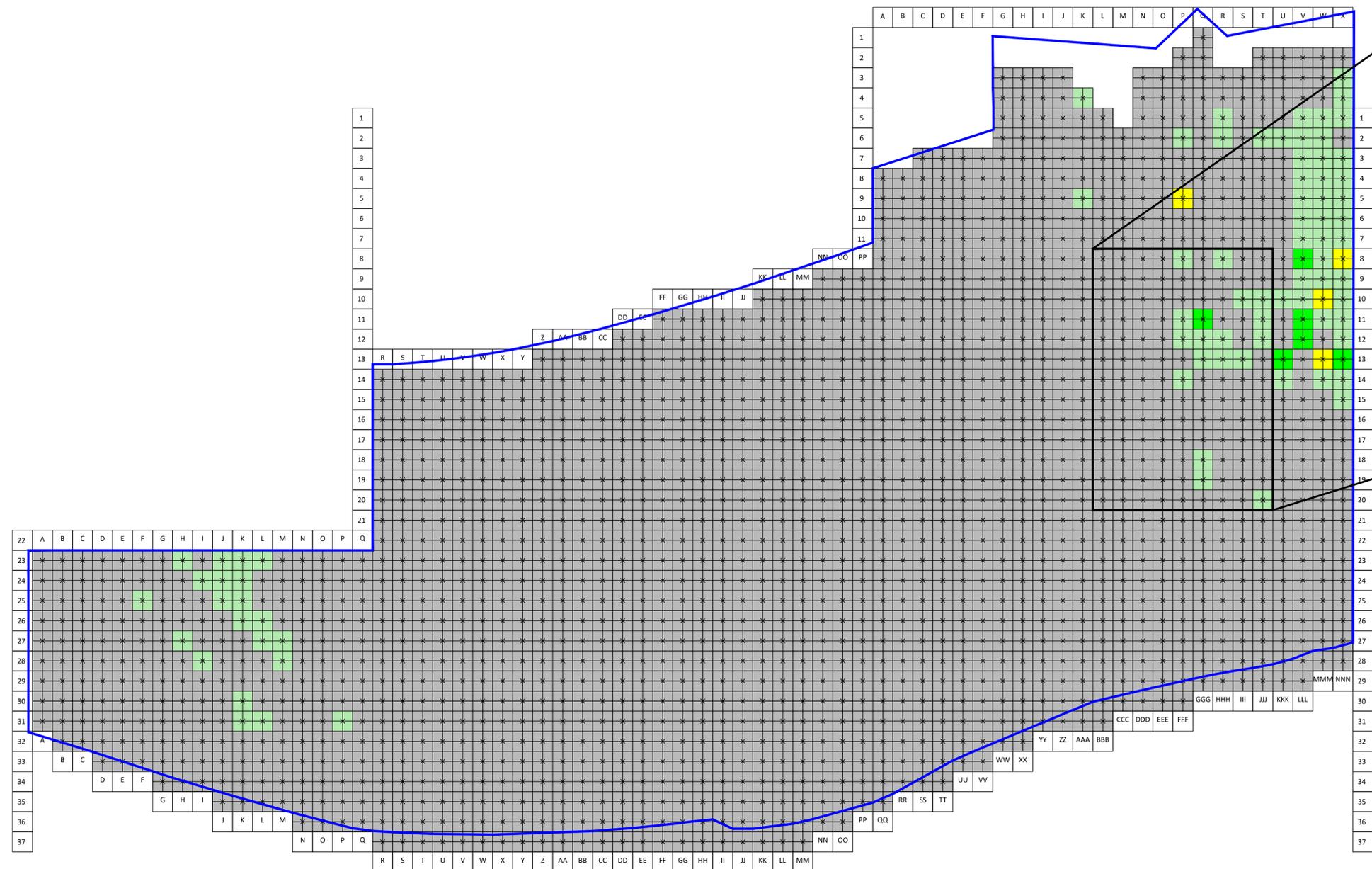
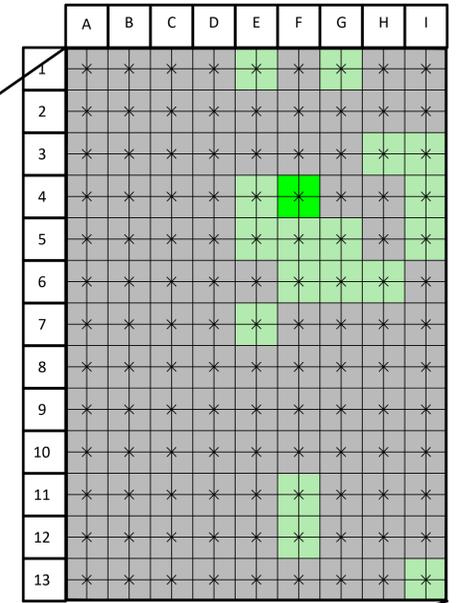
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 10



DELINEATION AREA
SCALE: 1" = 20'



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 7-8' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

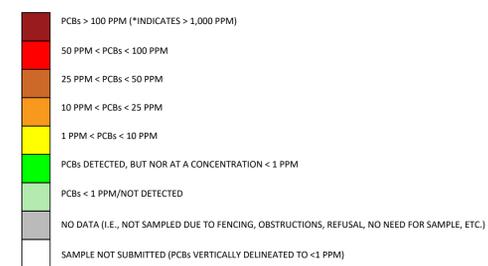
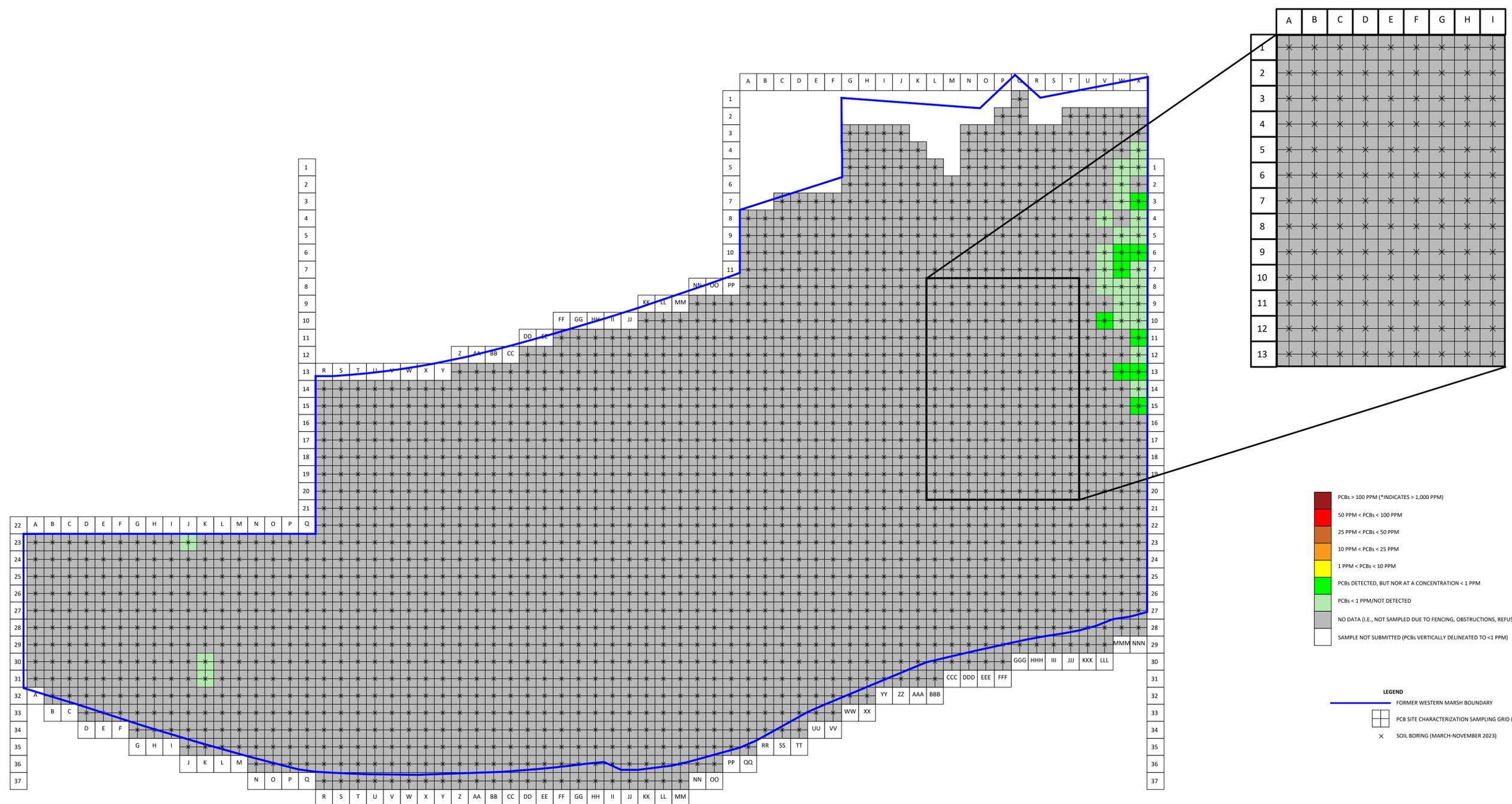
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ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 11



DELINEATION AREA
SCALE: 1" = 20'



LEGEND

— FORMER WESTERN MARSH BOUNDARY

□ PCB SITE CHARACTERIZATION SAMPLING GRID (10' x 10')

× SOIL BORING (MARCH-NOVEMBER 2023)



PCB SITE CHARACTERIZATION SOIL ANALYTICAL RESULTS, FORMER WESTERN MARCH, 8-9' BGS

WATER STREET REDEVELOPMENT AREA
4 WATER STREET
YPSILANTI, MICHIGAN

PROJECT NUMBER : 8808B-26-20

AKTPEERLESS.
ENVIRONMENTAL SERVICES

DRAWN BY: OGO
DATE: 10/24/2024

FIGURE 12



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Amber Fellows, Council Member, Michelle King, Council Member

Subject: Resolution No. 2026-056 Appropriating funds for the rehabilitation of public restrooms in Riverside, Parkridge, and Prospect Parks and to establish design standards.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-056 Funds for Parks Restrooms

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



A RESOLUTION TO APPROPRIATE FUNDS FOR THE REHABILITATION OF PUBLIC RESTROOMS IN RIVERSIDE, PARKRIDGE, AND PROSPECT PARKS AND TO ESTABLISH DESIGN STANDARDS

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is committed to maintaining and enhancing public parks as vital community assets that promote health, recreation, and social connection, and safe, clean, and accessible public restrooms are a fundamental component of functional and welcoming public spaces; and

WHEREAS, the existing restroom facilities in Riverside Park and Parkridge Park are in need of significant rehabilitation, and the City may draw upon a combination of Fund 205 and CDBG funds—including \$1 million in CDBG funds designated for the Parkridge Community Center roof and restroom, a Riverside Park restroom, and a Prospect Park pathway—to cover eligible capital improvement costs; and

WHEREAS, in June 2025, the City Council adopted a resolution aligning Public Safety Millage funds with equity and community health priorities, explicitly supporting alternative public safety initiatives—including reopening public restrooms; and

WHEREAS, investing in high-quality, durable, and inclusive restroom facilities reflects the City's commitment to creating public spaces for everyone and advances these alternative public safety initiatives as reflected in the 2026 Council priorities.

NOW, THEREFORE, BE IT RESOLVED that the Ypsilanti City Council appropriates Three Hundred Thousand Dollars (\$300,000) from Fund 205, in combination with available CDBG funds, to rehabilitate the public restrooms at Riverside Park, Parkridge Park, and Prospect Park.

BE IT FURTHER RESOLVED that the City Manager or designee is directed to issue a Request for Proposals (RFP) for design services for the rehabilitation of these facilities. To the greatest extent feasible, the design and construction shall incorporate:

- High-quality, durable materials and fixtures for longevity and ease of maintenance;
- Comprehensive accessibility features meeting or exceeding ADA standards;
- Family-friendly amenities, including baby changing stations in all restrooms;
- Modern sanitation features, including bidet attachments or washlet-style seats;
- Universal design principles to create a welcoming environment for all users.

BE IT FINALLY RESOLVED that the City Administrator or designee shall develop a facility operating hours plan that balances public access with maintenance and public safety considerations. The plan shall include a rationale for open and closed hours and be presented to Council for approval prior to construction completion.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Joe Meyers, Community Services Director

Subject: Resolution No. 2026-057 supporting Ypsilanti Township's recommended improvements for the Ecorse Road (M-17) corridor and committing to continued coordination with the Township, MDOT, and funding partners to advance implementation.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Ecorse Rd Resolution 2026-057 & RFL_

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



REQUEST FOR LEGISLATION
3-3-2026

FOR Mayor and City Council
FROM Joe Meyers, Director of Community Services
SUBJECT Ecorse Rd Resolution

BACKGROUND:

Ypsilanti Township completed a Transportation Analysis of the Ecorse Road corridor from West Michigan Avenue to the US-12 T-intersection east of South Ford Boulevard

The study evaluated existing traffic operations, safety conditions, and future (2050) projections.

The recommended alternative includes a three-lane cross section (one lane in each direction with a center turn lane), shared-use paths on both sides of the roadway, amenity zones, and select raised medians to improve safety and multimodal access

Ecorse Road functions as a shared commercial and transportation corridor serving both the City of Ypsilanti and Ypsilanti Township. Coordination with MDOT will be required for implementation.

RECOMMENDED ACTION: It is recommended that City Council approve the attached Resolution of Support to facilitate intergovernmental coordination and advancement of corridor improvement

ATTACHMENTS –

CITY MANAGER APPROVAL

COUNCIL AGENDA DATE

MANAGER COMMENTS –

FISCAL SERVICES DIRECTOR APPROVAL



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Ypsilanti Township completed a Transportation Analysis of the M-17 (Ecorse Road) corridor from West Michigan Avenue to the US-12 T-intersection east of South Ford Boulevard, evaluating safety, traffic operations, and future conditions; and

WHEREAS, the study recommends a three-lane cross section (one lane in each direction with a center turn lane), shared-use paths, amenity zones, and select raised medians to improve safety and multimodal access; and

WHEREAS, the study shares the elements of city’s complete streets ordinance; and

WHEREAS, Ecorse Road is a shared commercial corridor serving residents and businesses in both the City of Ypsilanti and Ypsilanti Township;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ypsilanti hereby supports Ypsilanti Township’s recommended improvements for the Ecorse Road (M-17) corridor and commits to continued coordination with the Township, MDOT, and funding partners to advance implementation.

OFFERED BY _____

SUPPORTED BY _____

YES:	NO:	ABSENT:	VOTE:
_____	_____	_____	_____



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-058 Appointing two Council Members, as voting members, to the Tenant's Rights Subcommittee.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-058 CC to Tenants Rights Committee
2. Tenants Rights Committee Proposed Structure

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council established a Tenants’ Rights Subcommittee in September 2025 (Res. No. 2025-191); and

WHEREAS, City Council has appointed Tenant members and an YpsiBig Representative; and

WHEREAS, The Planning Commission and the Sustainability Commission have appointed one of their members to sit on the Tenants’ Right Subcommittee, as directed by City Council, with the HRC still needing to appoint one of their members; and

WHEREAS, For this Committee to move forward and decide on an organizational structure, City Council must appoint two Council Members to the Tenants’ Rights Subcommittee; now therefore

BE IT RESOLVED, That the City Council appoints two Council Members, as voting members, to the Tenant’s Rights Subcommittee.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI

A TENANTS' RIGHTS COMMITTEE

An Ad-Hoc Tenants' Rights committee of the Ypsilanti City Council to address housing instability, promote safe and healthy rental housing, and advance the City's Master Plan goal that "Anyone, no matter what age or income, can find a place to call home in Ypsilanti."

THE CITY OF YPSILANTI RESOLVES:

Section 1. TITLE.

This body shall be known as the Tenants' Rights Committee of the Ypsilanti City Council (the "Committee").

Section 2. FINDINGS AND PURPOSE.

The City Council finds that:

- (a) Ypsilanti is a community of renters, with over 58% of households being tenant-occupied, one of the highest rates in Washtenaw County.
- (b) Nearly 60% of tenant households are cost-burdened, spending more than 30% of their income on rent, creating severe housing instability.
- (c) A significant power imbalance exists in the landlord-tenant relationship, evidenced by the high rate of eviction filings where the majority of landlords have legal representation while most tenants do not.
- (d) There is a critical need for a dedicated body to research, recommend, and develop policies to protect tenant rights, ensure housing quality, and work towards a more equitable housing market.

Section 3. ESTABLISHMENT AND DURATION.

There is hereby established an Ad-Hoc Tenants' Rights Committee. The Committee shall exist for a period of three (3) years from the date of this Resolution's adoption, after which the Council shall review its progress and consider its status.

Section 4. MEMBERSHIP.

4.1 Composition. The voting membership of the Committee shall consist of nine (9) members as follows:

- (a) Two (2) members of the Ypsilanti City Council;
- (b) One (1) representative from YpsiBIG (Ypsi Ballot Initiative Group);
- (c) One (1) representative from the Human Relations Commission;
- (d) One (1) representative from the Planning Commission;
- (e) One (1) representative from the Sustainability Commission.
- (f) Three (3) tenants who reside in the City of Ypsilanti

4.2 Ex-Officio Members. The following shall serve as non-voting, ex-officio members:

- (a) The City Attorney or their designee;
- (b) A City staff liaison from the Community Services or a designated department.
- (c) Legal Services of Southeast Michigan

Section 5. DUTIES AND RESPONSIBILITIES.

The Committee shall have the following duties:

- (a) To research and propose ordinances and policies for Council consideration, including but not limited to: tenant right of first refusal and just-cause eviction policies, pre-tenancy fee reforms, etc.
- (b) To develop and recommend strategies for tenant education and empowerment.
- (c) To serve as a forum for receiving public comment on tenant-landlord issues.
- (d) To engage with landlords and other stakeholders to promote best practices.
- (e) To track relevant housing data and provide an annual report to the City Council on the state of tenant housing in the City.
- (f) To perform any other activities consistent with this Resolution.

Section 6. LEGAL SUPPORT.

The Committee shall be supported by the legal expertise of its appointed representative from Legal Services of South Central Michigan (LSSCM), who shall advise on matters of landlord-tenant law, ordinance drafting, and legal trends.

Section 7. OPERATIONAL PROCEDURES.

7.1 Officers. The Committee shall, at its first meeting, decide organizational structure and elect a chair.

7.2 Meetings. The Committee shall meet on a bi-monthly basis or as it determines necessary to accomplish its duties.

7.3 Reporting. The Committee shall report its findings and recommendations to the City Council on a regular basis, and no less than annually.

Section 8. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-059 Appointing three Council Members, as voting members, to the Ad Hoc Citizens Committee for Water Street Redevelopment Area.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-059 CC to Water St Redevelopment Committee
2. Resolution No 2025-088 Water St Citizen Committee
3. Attachment for Res 2025-088

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, City Council established an Ad Hoc Citizens Committee for Water Street Redevelopment Area in May 2025 (Res. No. 2025-088); and

WHEREAS, City Council approved the process for this Committee in December 2025 (Res. No. 2025-247); and

WHEREAS, City Council appointed a slate of members at the February 17th meeting; and

WHEREAS, For this Committee to move forward with the process of assisting in developing community benefits for the Water Street Redevelopment Area, City Council must appoint three Council Members to the Ad Hoc Citizens Committee for Water Street Redevelopment Area; now therefore

BE IT RESOLVED, That the City Council appoints three Council Members, as voting members, to the Ad Hoc Citizens Committee for Water Street Redevelopment Area.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



Resolution for the Creation of an Ad Hoc Citizen Committee to Develop a Request for Qualifications (RFQ) for the Water Street Redevelopment Area

WHEREAS, the City of Ypsilanti seeks to create a **community-driven Request for Qualifications (RFQ)** for the **Water Street Redevelopment Area**, ensuring that development aligns with residents’ needs and priorities rather than a traditional developer-led approach;

WHEREAS, the City aims to engage residents in a **collaborative and creative process** to shape the future of **Water Street**, the last major publicly owned riverfront property (38 acres) adjacent to downtown, given its history of stalled projects, ecological significance, and concerns over rising rents and gentrification;

WHEREAS, this process will align with the **Community Benefits Ordinance’s Quadruple Bottom Line**—social equity, cultural vitality, economic prosperity, and environmental sustainability;

WHEREAS, in 2017, Ypsilanti voters approved a 2.3-mill millage to pay off Water Street debt, generating approximately \$650,000 annually for debt service;

NOW, THEREFORE, BE IT RESOLVED, by the Ypsilanti City Council, that:

- 1. An Ad Hoc Citizen Committee** is established to draft a **Community Benefits-driven RFQ** for Water Street, guided by the **Quadruple Bottom Line**.
- 2. Committee Composition:**
 - **Three (3) City Councilmembers** (one from each Ward, selected from interested members),
 - **Six (6) to eight (8) appointed community members** (approved by Council, with at least three nominated at a public meeting),
 - **Up to two (2) non-residents with relevant expertise**, ensuring diverse representation (long-term/new residents, business owners, etc.).
- 3. Process & Responsibilities:**
 - Following the completion of **Carlisle Wortman’s draft RFQ**, a public **Community Participation Meeting** (with 30-day advance notice) will be held to gather input and solicit committee nominations.
 - **The Committee will:**
 - Meet at least **six times within 180 days**, complying with the **Open Meetings Act**,
 - Draft an RFQ prioritizing **affordable housing, cultural preservation, environmental sustainability, and equitable development**,
 - Present a **final RFQ recommendation** to Council for approval, amendment, or rejection, followed by a **public hearing**.
 - After RFQ submissions close, the Committee will **review developer qualifications** and recommend finalists to Council.
- 4. Long-Term Integration:**

- The Committee’s work will inform the **Master Plan update** and guide **Water Street RFQs for at least five years.**
- The City will uphold **Free, Prior, and Informed Consent (FPIC)** principles, ensuring meaningful community engagement.

RESOLVED, That an Ad Hoc Citizen Committee be established to assist in creating the Water Street RFQ while incorporating community input and Community Benefits Ordinance values; be it further

BE IT FURTHER RESOLVED, that:

- The City Manager will assign a **staff liaison** to support the Committee,
- All proceedings will comply with **FOIA and Open Meetings Act** requirements,
- The Committee will provide **periodic updates** to Council, contributing to Water Street’s ongoing development strategy,
- This resolution shall take effect **immediately upon adoption.**
- That this Committee operates according to Council rules, this **attachment**, and the City Code of Ordinances.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:



Attachment: Creation of the Ad Hoc Citizen Committee

An Ad Hoc Citizen Committee ("the Committee") will be established to assist in creating the Request for Qualifications (RFQ) for Water Street property development, ensuring inclusion of community input and values from the City's Community Benefits Ordinance.

Committee Composition

The Committee shall consist of:

- Three (3) Ypsilanti City Councilmembers (one from each Ward, selected from interested members)
- Six (6) to eight (8) members appointed by the Mayor or two Councilmembers (subject to Council approval), with at least three selected from community participation meeting recommendations
- Up to two (2) non-residents with relevant expertise may be appointed (all other members must be Ypsilanti residents)

Appointments shall reflect equitable representation across all three wards, including a mix of:

- Long-term and newer residents
- Business owners
- Other community representatives

Community Participation Meeting

Following the completion of the 2025 Carlisle Wortman Water Street draft RFQ, the City will hold a public meeting to:

- Explain the RFQ ad hoc committee process
- Present Water Street's history and RFQ draft findings
- Solicit public questions and input
- Gauge interest and potentially conduct a straw poll for nominations

The meeting will be:

- Publicly noticed 30 days in advance
- Announced via mailed notices to all Ypsilanti addresses

Quadruple Bottom Line Priorities

The Committee will evaluate proposals based on:

1. Cultural Vitality: Enhancing Ypsilanti's cultural identity
2. Social Equity: Benefiting underserved groups
3. Economic Prosperity: Supporting local businesses/jobs
4. Environmental Sustainability: Promoting green practices

Potential Community Benefits to Consider

The Committee should evaluate including:

- Public ownership percentage of property
- Tax-abatement ceilings
- Public infrastructure requirements
- Affordable/mixed-income housing

- Cultural preservation
- Living wage standards
- Environmental remediation
- Public spaces
- Recreational areas
- Green energy features
- Transportation improvements
- Opportunities for local/minority-owned businesses
- Job training/education programs
- Zoning requirements/TIF considerations
- Contract clawbacks

Free, Prior, and Informed Consent (FPIC)

The City will apply FPIC principles, ensuring affected communities are fully informed and can consent to developments impacting their rights/resources.

Committee Procedures

- Meet ≥ 6 times within 180 days of formation
- City Manager will assign a staff liaison
- All meetings will comply with Open Meetings Act
- Records available per FOIA

Meeting Structure:

1. First Meeting:
 - Introductions
 - Election of chair/vice chair
 - Alignment discussion
2. Second Meeting:
 - Joint session with City Council
 - Review Carlisle Wortman RFQ draft findings and 2017 220 N Park RFQ
 - Establish draft framework
3. Subsequent Meetings:
 - Public engagement
 - Stakeholder consultation
 - Fact-finding
 - RFQ drafting

Final Recommendation Process

1. Committee submits draft RFQ to Council
2. Council holds public hearing (≥ 15 days notice)
3. Council may accept, reject, or amend proposal
4. After RFQ approval and developer submissions, Committee will reconvene for ≥ 2 meetings to review submissions and recommend qualified organizations to Council

Master Plan Integration

Committee recommendations will be:

- Incorporated into the next Master Plan update

- Maintained as a subsection for long-term planning

Timeline

Committee recommendations will guide Water Street RFQs for at least five years.



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Tracey Boudreau, City Clerk

Subject: Resolution No. 2026-060 Calling a Special Meeting and setting a specific date for a hearing on the findings and order of the hearing officer for the properties located at 558 Madison St., 539 S Huron St., 601 E Michigan, and 1032 Watling Blvd.; also directing the City Clerk to give notice to all interested parties.

SUMMARY & BACKGROUND: Good afternoon Mr. Barker

Please be advised that at the December 2nd, 2025 meeting of the Dangerous Building Hearing, I determined that the following four properties be brought into compliance with our building codes and be made safe, or torn down, within 60 days. It has been reported to me by the City of Ypsilanti's Building Department that none of the following properties complied with either aspect of that judgement.

558 Madison Street
539 S. Huron Street
601 E. Michigan Avenue
1032 Watling Boulevard

My understanding that the next step for these properties is for you to set up a show cause hearing for our City Council. Please make the necessary arrangements for that to occur. If there is anything further you need from me please do not hesitate to ask. Thanks you for your attention to this matter.

Regards
Chuck Bultman
Ypsilanti City Dangerous Building Officer

RECOMMENDED ACTION: Approval

ATTACHMENTS:

1. Resolution No 2026-060 Dangerous Buildings Hearing
2. Code of Ordinances - DIVISION_6. ___DANGEROUS_BUILDINGS
3. Council_Show_Cause_Order 052311

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, At the December 2, 2025, Dangerous Buildings Hearing, the DBH Officer determined that the properties located at 558 Madison St., 539 S Huron St., 601 E Michigan, and 1032 Watling Blvd. be brought into compliance with our building codes and be made safe, or torn down, within 60 days; and

WHEREAS, The Dangerous Buildings Hearing Officer has informed the administration that none of the four properties complied with either aspect of that judgement; and

WHEREAS, Next, City Council must schedule a hearing on the findings and order of the hearing officer and shall give notice to all interested parties; and

WHEREAS, At this hearing, interested parties will be given the opportunity to show cause why the order should not be enforced; and

WHEREAS, the City Council may approve the Hearing Officer’s order, disapprove the order, or modify the order; now therefore

BE IT RESOLVED, That the City Council hereby calls a Special Meeting and sets a specific date for a hearing on the findings and order of the hearing officer for the properties located at 558 Madison St., 539 S Huron St., 601 E Michigan, and 1032 Watling Blvd.; also directing the City Clerk to give notice to all interested parties.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

DIVISION 6. DANGEROUS BUILDINGS

Sec. 18-220. Dangerous building prohibited.

It is unlawful for any owner, agent, or owner/agent thereof to keep or maintain any dwelling or part thereof which is a dangerous building. All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition, or removal in accordance with the procedures specified within this division, or, where applicable, the procedures set forth within chapter 54, Historical Preservation, of this Code.

(Ord. No. 975, 1-21-2003)

Sec. 18-221. Inspections.

A representative of the city building department with the assistance of the city fire department and/or fire marshal shall inspect or cause to be inspected every building or structure or part thereof reported as or observed to be unsafe or damaged, and if such is found to be a dangerous building as defined in this article, the building department shall commence proceedings to cause the repair, rehabilitation, demolition or removal of the building or structure.

(Ord. No. 975, 1-21-2003)

Sec. 18-222. Notice.

- (a) *Issue.* Notwithstanding any other provision of this division, if a building or structure is found to be a dangerous building, the city building department shall issue a notice that the building or structure is a dangerous building.
- (b) *Persons who may be served notice.* The notice shall be served on the owner, agent, or owner/agent. If an owner, agent, or owner/agent is not registered under this article, the notice shall be served on each owner of or party in interest in the building or structure in whose name the property appears on the last local tax assessment records.
- (c) *Contents, notice of hearing.* The notice shall specify the time and place of a hearing on whether the building or structure is a dangerous building. The person to whom the notice is directed shall have the opportunity to show cause at the hearing why the hearing officer should not order the building or structure to be demolished, otherwise made safe, properly maintained, and/or, where applicable, referred to the historic district commission for a determination of demolition by neglect. Any repairs or maintenance ordered, where applicable, shall comply with the procedures set forth in chapter 54, Historical Preservation, of this Code.
- (d) *Hearing officer; filing of notice with officer.* The hearing officer shall be appointed by the mayor and be approved by city council and shall then serve at the mayor's pleasure. The hearing officer shall be a person who has expertise in housing matters including, but not limited to, an engineer, architect, building contractor, building inspector, member of a community housing organization, or any person with similar qualifications. An employee of the city shall not be appointed as hearing officer. The city building department shall file a copy of the notice that the building or structure is a dangerous building with the hearing officer.

-
- (e) *Notice in writing; service.* The notice shall be in writing and shall be served upon the person to whom the notice is directed either personally or by certified mail, return receipt requested, addressed to the address they provided when registering under this article. If the owner, agent, or owner/agent is not registered under this article, the notice shall be addressed to the owner or party in interest at the address shown on the tax records. If a notice is served on a person by certified mail, a copy of the notice shall also be posted upon a conspicuous part of the building or structure. The notice shall be served upon the owner or party in interest at least ten days before the date of the hearing included in the notice.

(Ord. No. 975, 1-21-2003)

Sec. 18-223. Hearing; testimony; decision.

- (a) *Generally.* The hearing officer shall take testimony from representatives of the city building department, the city fire department, and/or fire marshal, a representative of the historic district commission where applicable, the owner of the property, and any interested party. Not more than five days after completion of the hearing, the hearing officer shall render a decision either closing the proceedings or ordering the building or structure demolished, otherwise made safe, properly maintained, and/or, where applicable, referred to the historic district commission for a determination of demolition by neglect.
- (b) *Order; compliance.* If the hearing officer determines that the building or structure should be demolished, otherwise made safe, or properly maintained, the hearing officer shall so order, fixing a time in the order for the owner, agent, or owner/agent to comply with the order. Any repairs or maintenance ordered, where applicable, shall comply with the procedures set forth in chapter 54, Historical Preservation, of this Code. If the building is a dangerous building under subsection (10) of the definition of dangerous building in section 18-111, the order may require the owner, agent, or owner/agent to maintain the exterior of the building and adjoining grounds owned by the owner of the building including, but not limited to, the maintenance of lawns, trees, and shrubs.
- (c) *Failure to appear, noncompliance; filing report of findings; request to enforce order.* If the owner, agent, or owner/agent fails to appear or neglects or refuses to comply with the order issued under section 18-223, subsection (b), the hearing officer shall file a report of the findings and a copy of the order with the city council not more than five days after noncompliance by the owner or owners and request that necessary action be taken to enforce the order. A copy of the findings and order of the hearing officer shall be served on the owner, agent, or owner/agent in the manner prescribed in section 18-222.
- (d) *Hearing; notice, show cause why order should not be enforced, decision on order, compliance.* The city council shall fix a date not less than 30 days after the hearing prescribed in subsection (a) for a hearing on the findings and order of the hearing officer and shall give notice to 1) the owner, agent, or owner/agent, and 2) all interested parties, in the manner prescribed in section 18-222 of the time and place of the hearing. At the hearing, any interested party shall be given the opportunity to show cause why the order should not be enforced. The city council shall either approve, disapprove, or modify the order. If the city council approves or modifies the order, the city council shall take all necessary action to enforce the order. If the order is approved or modified, the owner, agent, or owner/agent shall comply with the order within 60 days after the date of the hearing under this subsection. In the case of an order of demolition, if the city council determines that the building or structure has been substantially destroyed by fire, wind, flood, or other natural disaster, and the cost of repair of the building or structure will be greater than the state equalized value of the building or structure, the owner, agent, or owner/agent shall comply with the order of demolition within 21 days after the date of the hearing under this subsection.
- (e) *Compliance costs; reimbursement.* The cost of the demolition, of making the building safe, or of maintaining the exterior of the building or structure, or grounds adjoining the building or structure incurred by the city to bring the property into conformance with this division, including the cost of consulting services,

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(Supp. No. 15)

investigation, publication charges, attorney fees, court costs, and all administrative expenses shall be reimbursed to the city by the owner or party in interest in whose name the property appears.

- (f) *Notification; failure to reimburse; collection and lien for compliance costs.* The owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified by the assessor of the amount of the cost of the demolition, of making the building safe, or of maintaining the exterior of the building or structure or grounds adjoining the building or structure by first class mail at the address shown on the records. If the owner or party in interest fails to pay the cost within 30 days after mailing by the assessor of the notice of the amount of the cost, the city shall thereupon place the entire sum, plus collection charge as set by resolution of the city council, on the tax rolls as an assessment against the parcel or lot, the assessment to be collected as other taxes are levied and collected. Such charges shall be added to the general city tax roll, and to the total of the taxes levied on such parcel or lot for the same year. The city shall have a lien for the cost incurred by the city to bring the property into conformance with this division and for any charges imposed until the amounts have been fully paid. The lien shall not take effect until notice of the lien has been filed or recorded as provided by law. A lien provided for in this subsection does not have priority over previously filed or recorded liens and encumbrances. The lien for the cost shall be collected and treated in the same manner as provided for property tax liens under the General Property Tax Act, Act No. 206 of the Public Acts of Michigan of 1893, being MCL 211.1 to 211.157, or the applicable sections of the Ypsilanti City Charter and Code.
- (g) *Action against owner; lien on property.* In addition to other remedies under this Code, the city may bring an action against the owner of the building or structure for the full cost of the demolition, of making the building safe, or of maintaining the exterior of the building or structure or grounds adjoining the building or structure. The city shall have a lien on the property for the amount of a judgment obtained pursuant to this subsection. The lien provided for in this subsection shall not take effect until notice of the lien is filed or recorded as provided by law. The lien does not have priority over prior filed or recorded liens and encumbrances.

(Ord. No. 975, 1-21-2003)

Sec. 18-224. Judgment; enforcement against assets of owner.

- (a) A judgment in an action brought pursuant to subsection 18-223(g) may be enforced against assets of the owner other than the building or structure.
- (b) Judgment lien. The city shall have a lien for the amount of a judgment obtained pursuant to subsection 18-223(g) against the owner's interest in all real property located in this state that is owned in whole or in part by the owner of the building or structure against whom the judgment is obtained. A lien provided for in this section does not take effect until notice of the lien is filed or recorded as provided by law, and the lien does not have priority over prior filed or recorded liens and encumbrances.

(Ord. No. 975, 1-21-2003)

Sec. 18-225. Noncompliance with order; misdemeanor.

A person who fails or refuses to comply with an order approved or modified by the city council under section 18-223 within the time prescribed by that section is guilty of a misdemeanor, punishable by imprisonment for not more than 90 days, or a fine of not more than \$500.00, or both.

(Ord. No. 975, 1-21-2003; Ord. No. 1002, § 1, 3-1-2005)

Sec. 18-226. Judicial review.

An owner aggrieved by any final decision or order of the city council under section 18-223 may appeal the decision or order to the circuit court by filing a petition for an order of superintending control within 20 days from the date of the decision.

(Ord. No. 975, 1-21-2003; Ord. No. 1002, § 1, 3-1-2005)

Sec. 18-227. Emergency situations.

Where it reasonably appears to the city building department, fire department, police, or fire marshal that there is immediate danger to the public safety or health unless a dangerous building as defined in section 18-111 is immediately demolished or otherwise made safe, or whenever any building or structure becomes open at door(s) or window(s), or damaged from vandalism, fire, or other cause, including lawful entry by police enforcement, leaving the interior of the building or structure exposed to the elements, or accessible to entrance by trespassers; and the owner(s) or other responsible party is unable to be immediately contacted or cannot adequately secure the building or structure within one hour; and where it is determined that it is inappropriate to delay making such building or structure secure; such facts shall be reported to the building official or fire marshal who shall cause the immediate repair, demolition, or boarding up of such dangerous building or structure. The costs of such immediate repair, demolition, or boarding up shall be the responsibility of the owner or party in interest which costs shall be paid within two weeks. The city may choose to deduct such costs from any escrow established pursuant to section 18-194 for such building and/or the city may collect such costs as set forth in section 18-223.

(Ord. No. 975, 1-21-2003; Ord. No. 1002, § 1, 3-1-2005)

Sec. 18-228. Compliance; return to pre-vacant building status.

Dangerous buildings that have been abated by alteration, repair, or rehabilitation, but remain not regularly occupied," shall return to their pre-vacant building status, and all time frames shall be reset so that the building will be considered to have on that day become not "regularly occupied."

(Ord. No. 1002, § 1, 3-1-2005)

STATE OF MICHIGAN CITY OF YPSILANTI DANGEROUS BUILDINGS BUREAU		Case No.
	CITY COUNCIL SHOW CAUSE HEARING	

PETITIONER	Respondent name, address, telephone no:
CITY OF YPSILANTI One South Huron Street Ypsilanti MI 48197 734 483-1100	

This matter concerns the property located at: _____, Ypsilanti, MI
 Parcel ID _____

COUNCIL FINDINGS

- ___ Council finds that a show cause should be set to show cause, if there is any, why the dangerous building hearing officer's order dated _____ should not be enforced.
- ___ Owner, agent, or owner/agent failed to appear at the hearing or entered a consent.
- ___ Owner, agent, or owner/agent failed to comply with the Dangerous Building Hearing Officer's order on _____ and the Dangerous Buildings Hearing Officer filed a report of the findings and a copy of the order with the City Council.

SHOW CAUSE HEARING SCHEDULED

HEARING SCHEDULED FOR: _____,
 (Day of week) (Date)
 commencing at _____ at City Hall, One South Huron Street, Ypsilanti, MI

TO RESPONDENT: You must appear at the above address on the date and time indicated if you wish to show cause why Council should not take action to enforce the findings of the Dangerous Building Hearing Officer as indicated in the attached order.

If you require special accommodations because of disabilities, please contact the City Clerk immediately to make arrangements.

CERTIFICATE OF SERVICE

I certify that on this date a copy of this Order was served upon the above named Respondent at the address shown by:

Personal Service or Certified mail, Return Receipt Requested;
 on _____ on _____

BY: _____
 name

BY: _____
 Name

AND by posting to the property on _____

BY: _____



REQUEST FOR LEGISLATION
March 3, 2026

For: Mayor and City Council

From: Randy Barker, City Attorney

Subject: Resolution No. 2026-062, either approving or denying the FOIA denial appeal of Christopher M. Vukelich, Esq., of Tishkoff PLC.

SUMMARY & BACKGROUND:

RECOMMENDED ACTION:

ATTACHMENTS:

1. Resolution approve or deny appeal

CITY MANAGER APPROVAL:

COUNCIL AGENDA DATE: March 3, 2026

CITY MANAGER COMMENTS:

FISCAL SERVICES DIRECTOR APPROVAL:



Resolution No. 2026-062
March 3, 2026

IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that:

After hearing the presentations and considering the FOIA requests and the denial notices and considering the FOIA act and the facts and circumstances of the matter, it is hereby resolved that:

(Pick one)

The FOIA appeal of Christopher M. Vukelich, Esq., of Tishkoff PLC is granted and any non-exempt material in response to the FOIA requests shall be furnished the appellant.

or

The FOIA appeal of Christopher M. Vukelich, Esq., of Tishkoff PLC is denied.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

PARKS & ARTS COMMISSION

ANNUAL REPORT

2025

PARKS & ARTS COMMISSIONERS

Michael McAtee, Chair
Brian Merlos, Vice Chair
Cathy Thorburn, Secretary
Abra Beu
Ben Connor Barrie

Amanda May Moore
Anna Parker
Aaron Seagraves
Evan Sweet

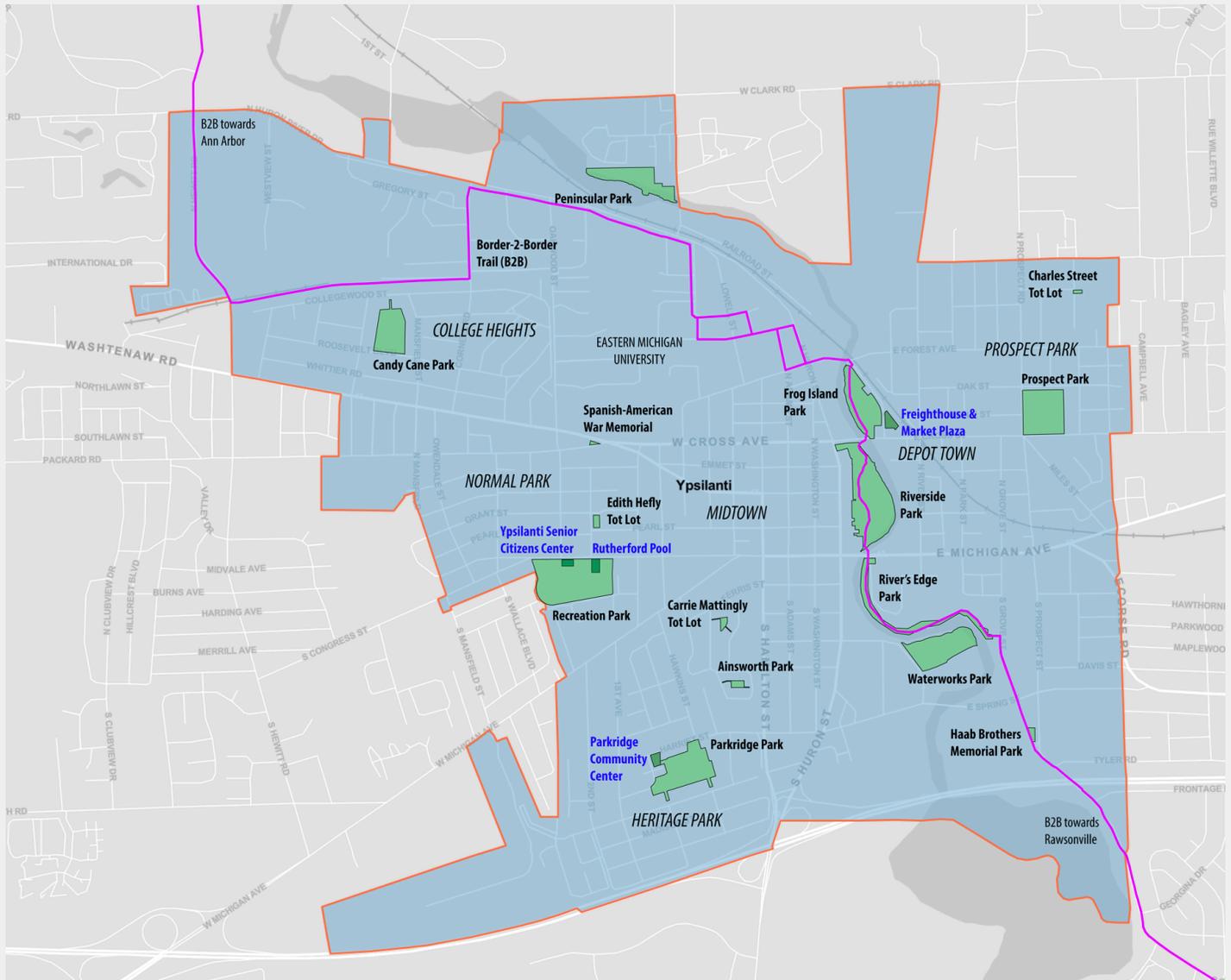
Patrick McLean, Council Liaison | Bonnie Wessler, DPW Director & Staff Liaison



MISSION

The Parks and Arts Commission is appointed by City Council to ensure recreational programs and public arts opportunities are afforded to all citizens by encouraging volunteerism and through public-private partnerships between the City, local businesses, organizations, neighborhoods, Washtenaw County, and neighboring townships. The goal of the Parks and Arts Commission is to seek sustainable methods for making the arts and recreational opportunities and programming widely available to the citizens of the City of Ypsilanti.

PARKS & FACILITIES



CITY PARKS

Candy Cane • Frog Island • Huron Landing • Parkridge • Peninsular • Prospect • Recreation • Rivers Edge & Water Street Trail • Riverside • Waterworks • Carrie Mattingly Tot Lot • Charles Street Tot Lot • Edith Hefley Tot Lot

COMMUNITY FACILITIES

Rutherford Pool • Ypsilanti Senior Center • Parkridge Community Center • Freighthouse

OPERATIONS

2025 has seen the Ypsilanti Parks & Arts Commission working to enact and advance our mission in meaningful ways. Beyond the baseline of transparently doing the people's business through regular meetings and recommending proposals to Council, the Parks and Arts Commission has been working to make art, recreation, and public space more inviting, engaging, and meaningful for everyone. We have seen successes in establishing new programs and revamping old ones.

This year's accomplishments include both quiet and overt successes. After years of various attempts by different groups, working toward a sustainable wet garden in Riverside Park has led to a model for productive relationships with local action groups. Constant advocacy on the part of Commissioners and staff alike has led to public art being explicitly included as a pillar of the 2026 Parks and Recreation Master Plan draft. Working toward more fully utilizing public spaces for arts and recreation has led us to build relationships with other City Commissions, making use of existing expertise.

More visibly, P&A welcomed the return of the Embracing Our Differences major art installation in Riverside Park for the 4th year running. Working closely with the Department of Public Works, we completely re-imagined the city's underutilized Adopt-A-Park program as a partnership between DPW and citizen volunteers, leveraging the power of the United Way's volunteerism platform to expand access and awareness. Moving into autumn, Fall River Day continued to be a marquee event for Parks & Arts, leveraging key connections with partners like the HRWC and DTE to help celebrate the city's connection to the Huron River in a fun, accessible way.



RESOLUTIONS

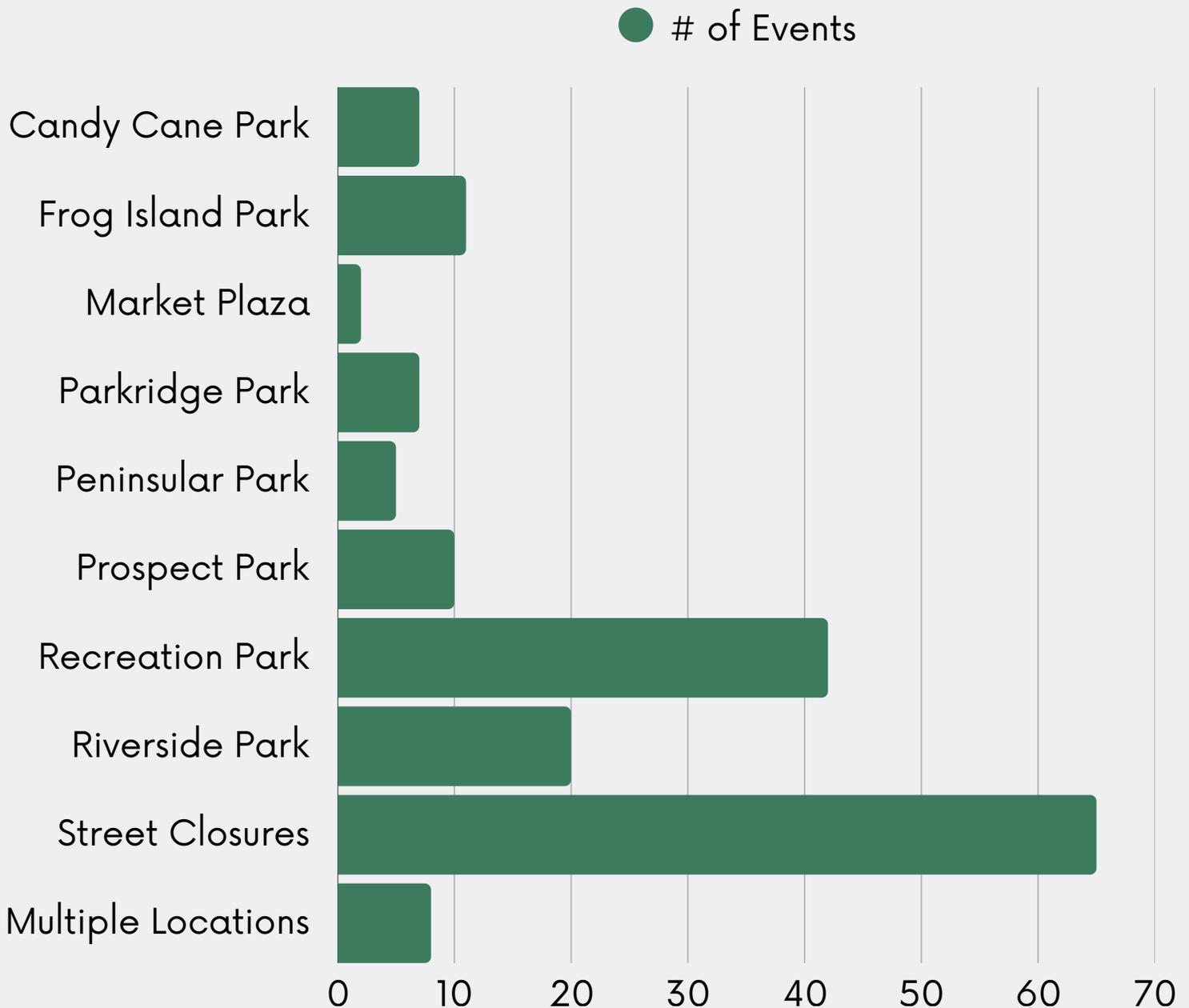
The Parks & Arts Commission passed these resolutions in 2025:

1. Creating a definition of Public Art (*May 2025*)
2. Urging council to amend the community benefits ordinance to include a requirement of at least a Percent for Public Art (*May 2025*)
3. Urging council to support the Arts in the City's Master Plan by updating regulations regarding home arts and crafts studios in residential areas (*November 2025*)
4. Approve the draft Parks & Recreation 5-Year plan (*December 2025*)

PROGRAMS & EVENTS

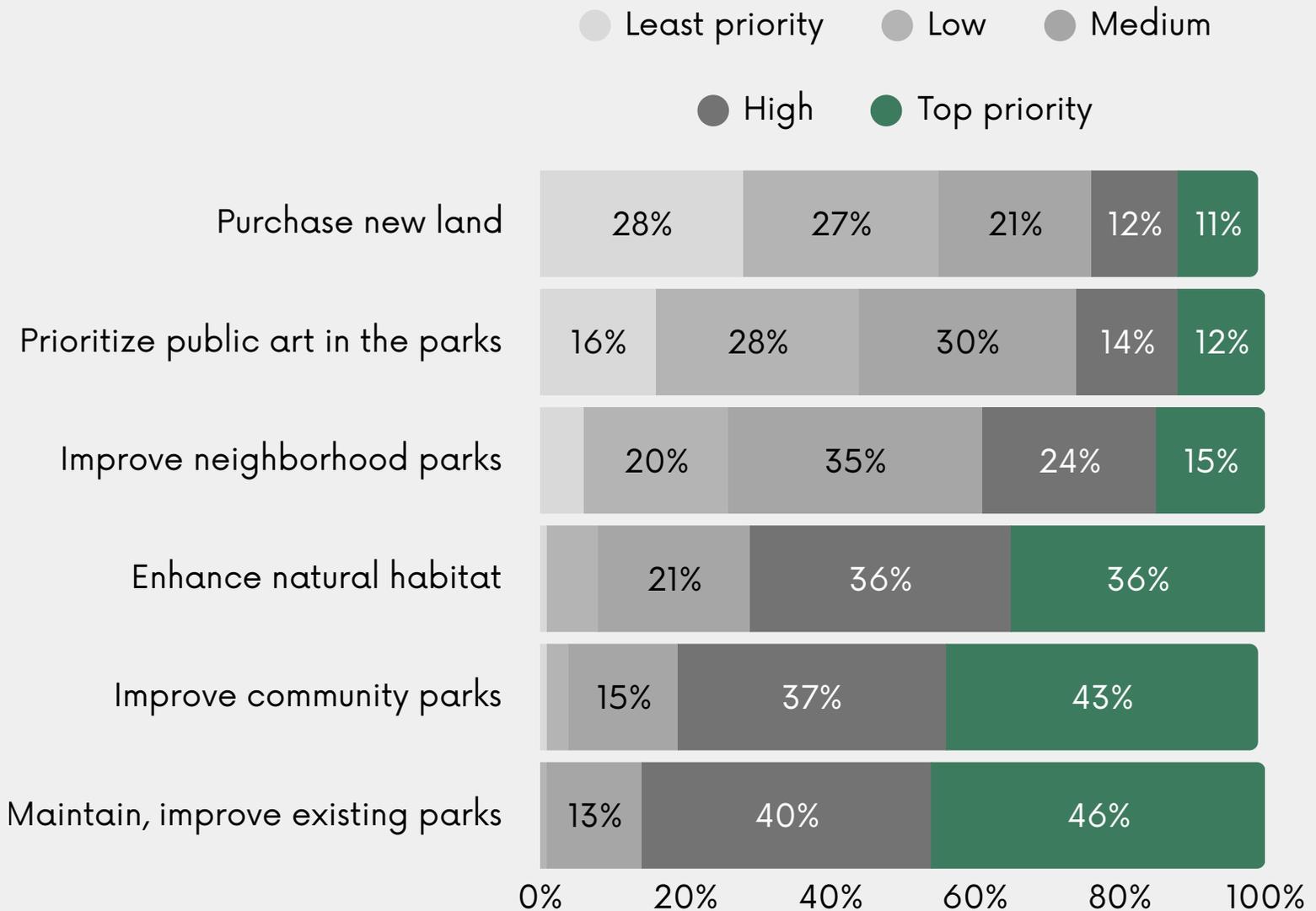
469 events permitted in 2025

The City of Ypsilanti hosted events at all its parks this year. Community members requested permits for events that ranged from block parties and weddings to art shows, sporting events, and parades at City parks and facilities!



MASTER PLAN

This year, the Parks & Arts Commission oversaw the drafting process for the City's Parks and Recreation Master Plan. The city hired The Mannik & Smith Group, Inc. to draft the plan and direct the survey and public comment. The City held two public comment hearings and opened a survey that collected 356 responses. A Public Hearing on the adoption of the plan was held on December 15th during the Parks & Arts Commission meeting. When asked about what goals should be prioritized, the most common responses were around **maintaining and improving existing parks**.



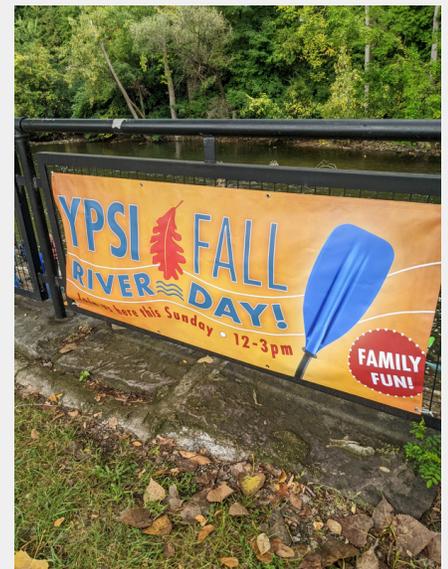
VOLUNTEER WORK DAYS



Working closely with the Department of Public Works, the Parks & Arts commission piloted a Volunteer Work Day program. Constructed as a partnership between DPW and citizen volunteers, this model replaces the city's neglected Adopt-A-Park program. Leveraging the power of the United Way's volunteerism platform, we are now able to connect to and engage with a larger volunteer base and get important feedback from participants. This knowledge will help us develop and maintain the program for long-term success, and plans are already developing for 2026.

FALL RIVER DAY

Ypsilanti Fall River Day, held on Sunday, September 21 featured free kayak trips from Frog Island Park to Huron Landing Park. Attendees enjoyed a free family-friendly day that included crafts, games, and a live creature experience. Exhibitors taught about the history and importance of protecting this natural resource. Over 100 guests took part in the festivities, a smaller number than in recent years due to rainy and cooler weather.



2025 COMMISSION HIGHLIGHTS

- Adopted a Percent for Art Community benefit resolution that expanded options for investing in public art in Ypsilanti
- Advanced steps toward establishing a public Tag Wall for expanded support of less structured public art
- Encouraged the establishment of the Riverside Native Wet Meadow partnership and supported their funding applications
- Installed communication boards at Liz Dahl MacGregor Playground in Riverside Park funded by mParks grant award
- Welcomed the Embracing Our Differences national arts exhibition to Riverside Park for a fourth straight year of major installations highlighting children's interpretations of the rejection of hate and prejudice.

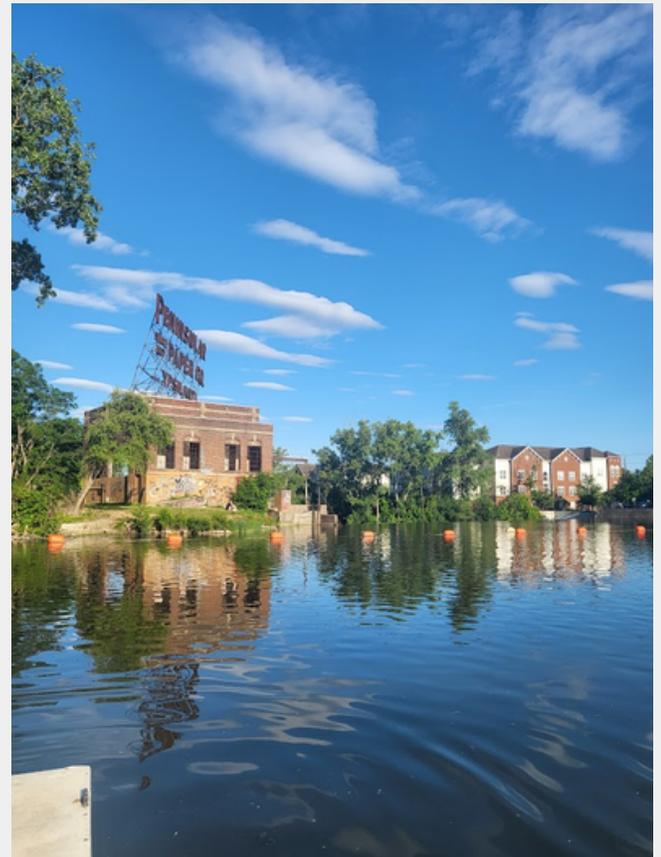




LOOKING FORWARD

The Parks & Arts Commission hopes to make progress on the following projects and goals:

- Adopt and implement Parks and Recreation Master Plan
- Identify grants and other funding from state and federal sources.
- Work toward permanent, all-year, maintained restrooms in city parks
- Build community resources for public art and streamline applications for projects like murals or public performance
- Support and advocate for all small business-to the level of makers and crafters
- Support the installation of a native wet meadow at Riverside Park
- Support the Tag Wall initiative as it moves through Council and HDC
- Support organization of outdoor recreational events such as ***plein air*** exhibitions and activities such as a city-wide slow roll
- Facilitate community discussions on the future of Peninsular Park



VOLUNTEERS & PARTNERS

THANK YOU

to our City staff, partner organizations, and the countless volunteers and supporters for all their work to make Ypsilanti Parks clean, safe, and accessible for all.



A special recognition for our partner organizations



GROWING HOPE



PARKS & RECREATION
WASHTENAW
COUNTY Michigan



CITY OF
YPSILANTI



FRIENDS OF RUTHERFORD
POOL
YPSILANTI, MICHIGAN

