



MINUTES

REGULAR COUNCIL Meeting

6:00 PM - Tuesday, February 1, 2022

Ypsilanti Freighthouse

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, February 1, 2022, at 6:00 PM, in the Ypsilanti Freighthouse, with the following members present:

PRESENT: Council Member Jennifer Symanns, Council Member Steven Wilcoxon, Mayor Pro-Tem Nicole Brown, Mayor Lois Richardson, Council Member Annie Somerville, and Council Member Brian Jones-Chance

ABSENT: Council Member Anthony Morgan

I CALL TO ORDER

The meeting was called to order at 6:09 pm

II ROLL CALL

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to excuse Council Member Anthony Morgan. On a voice vote, the motion carried.

III AGENDA APPROVAL

The agenda was approved as submitted

IV PUBLIC COMMENT (3 MINUTES)

2 members from the public spoke

V PRESENTATIONS

a) Proclamation in honor of Black History Month - Mayor Richardson (added)

VI GOAL SESSIONS - FACILITATOR DR. MILNER

a) Resolution No. 2022-022, approving the 2022 Goal Sessions Interim Report.

Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-022

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Section 5.02 of the City Charter provides City Council, by resolution, shall instruct the City Manager on priorities of the city that the budget for next Fiscal Year must address; and

WHEREAS, the Goal Session dates were delayed as a result of the increase of COVID cases in the city, county, state, and country; and

WHEREAS, as a result of COVID the final report and instructions to the City Manager cannot be fully completed.

NOW THEREFORE BE IT RESOLVED, That the City Council of the City of Ypsilanti approves a Council goals report as instructions for the City Manager for this Fiscal Year.

BE IT FURTHER RESOLVED, That the City Council directs the City Manager to evaluate the report and provide City Council a resolution with recommendations for the Final report for the February 15, 2022 City Council Meeting.

RESULT:	CARRIED.
MOVER:	Council Member Brian Jones-Chance
SECONDER:	Mayor Pro-Tem Nicole Brown
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance
ABSENT:	Anthony Morgan

VII CONSENT AGENDA

- a) Resolutions No. 2022-023, approving the Consent Agenda.

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2022-023

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

- 1. Resolution No. 2022-024, approving the minutes of January 25, 2022.**
- 2. Resolution No. 2022-025, approving appointments to boards and commissions.**

Resolution No. 2022-026, approving stated policy and federal guidelines for the Tax Board of Review in granting or denying an exemption.

RESULT:	CARRIED.
MOVER:	Mayor Pro-Tem Nicole Brown
SECONDER:	Council Member Steven Wilcoxon
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance

ABSENT: Anthony Morgan

- b) Resolution no. 2022-024, approving the minutes of January 25, 2022.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of January 25, 2022 be approved.

- c) Resolution No. 2022-025, approving appointments to boards and commissions.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the following residents be appointed to the City of Ypsilanti Boards and Commissions as indicated below:

<u>NAME</u>	<u>BOARD</u>	<u>EXPIRATION</u>
<u>Andy Fanta</u>	<u>Tax Board of Review</u>	<u>12/31/2023</u>
<u>1221 Westmoorland Blvd</u>		
<u>Ypsilanti, MI 48197</u>		
<u>Reappointment</u>		

<u>Craig Hupy</u>	<u>Tax Board of Review</u>	<u>12/31/2023</u>
<u>1124 N Congress St.</u>		
<u>Ypsilanti, MI 48197</u>		
<u>Reappointment</u>		

- d) Resolution No. 2022-026, approving stated policy and federal guidelines for the Tax Board of Review in granting or denying an exemption.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS, pursuant to PA 390 of 1994, the City of Ypsilanti, Washtenaw County adopts the following guidelines for the Board of Review to implement.

The Board of Review shall use the following guidelines to determine if a property owner qualifies for a poverty exemption from property taxes:

- 1. Exemptions will be granted to owners of homesteads only. Property must be granted at least a 50% homestead exemption from the State of Michigan.**

2. **Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office at least one day prior to the last session of the Board of Review. The application can be made by mail, if received one day prior to the last session of the Board of Review.**
3. **All applicants must file a claim with the Board of Review on a form prescribed by the State Tax Commission. The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.**
4. **Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.**
5. **The poverty threshold for eligibility for a poverty exemption is a figure which is equal to the Federal income standards established annually by the United States Office of Management and Budget for the previous calendar year. To be eligible for a poverty exemption from property taxes, the income of the property owner (household) must be less than the poverty threshold for the number of persons within the household.**
6. **All income and assets for persons in the household are reported in accordance with a form prescribed by the State Tax Commission.**
 - a. **Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns. The tax returns may be from the current or preceding tax year. If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.**

- a. **The most recent statement for all bank accounts, investments, IRAs, CDs, 401Ks, money market, annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.**
 - i. **Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.**
 - i. **The most recent mortgage statement of the primary residence under review, including any reverse mortgages.**
 - a. **If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.**
7. **Maximum total allowed assets, including amounts in banking/investment accounts may not exceed the amount of the federal poverty guideline for the number of persons in the household. Maximum total allowed liquid assets, specifically amounts in banking/investment accounts may not exceed the amount of projected 2022 taxes PLUS 50% for the entire household. The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:**
- a. **A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.**
 - b. **Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.**
 - c. **Jewelry, antiques, artwork, equipment, and other personal property of value.**
 - d. **Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.**
 - e. **Withdrawals of bank accounts and borrowed money.**
 - f. **Gifts, loans, lump-sum inheritances, and one-time insurance payments.**
 - g. **Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.**
 - h. **Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.**

- i. The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)
 - j. The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.
8. Applicants that meet the income and asset qualifications will have the taxable value reduced by 50% for the current year.

The following are the 2022 federal poverty income guidelines with are updated annually by the United States Department of Health and Human Services. The annual income includes income for all person.

<u>Family of 1.....</u>	<u>\$12,880</u>
<u>Family of 2.....</u>	<u>\$ 17,420</u>
<u>Family of 3.....</u>	<u>\$ 21,960</u>
<u>Family of 4.....</u>	<u>\$ 26,500</u>
<u>Family of 5.....</u>	<u>\$ 31,040</u>
<u>Family of 6.....</u>	<u>\$ 35,580</u>
<u>Family of 7.....</u>	<u>\$ 40,120</u>
<u>Family of 8.....</u>	<u>\$ 44,660</u>
<u>For each add 'I person</u>	<u>...\$ 4,540</u>

9. Poverty exemptions shall be granted for one year only. The property owner must apply every year in order to receive an exemption

The City of Ypsilanti Poverty Exemption Guidelines and Application will be updated annually with the current year Poverty Income Guidelines as established by the United States Department of Health and Human Services without further resolutions. If alternative guidelines are adopted by this governing body a new resolution will be required.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

VIII RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No. 2022-027, approving the transfer of the options agreement for the proposed 220 N. Park Development.

Council Member Annie Somerville moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-027

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The City of Ypsilanti owns the 220 N. Park property and is in the process of working with Renovare Development redevelop the site; and

Whereas, Public Engagement Sessions happened on the conceptual site plan in June 2021; and

WHEREAS, the Ypsilanti City Council approved the development concept proposed by Renovare Development and directed staff to enter into negotiations with the developer in July 2021 and approve an options agreement in October 2021;

WHEREAS, the Ypsilanti City Council retained control of entity transfers;

Now therefore be it resolved that the Ypsilanti City Council approves the transfer of the Options Agreement from Renovare Development LLC to Renovare Ypsilanti Homes LLC and authorizes the City Manager to sign the agreement.

RESULT:	CARRIED.
MOVER:	Council Member Annie Somerville
SECONDER:	Council Member Jennifer Symanns
AYES:	Jennifer Symanns, Annie Somerville, Steven Wilcoxon, Nicole Brown, Lois Richardson, and Brian Jones-Chance
ABSENT:	Anthony Morgan

- b) Resolution No. 2022-028, approving an extension to the due diligence period for the affordable housing development 212 N. Washington.

Council Member Steven Wilcoxon moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-028

RESOLVEDBYTHECOUNCILOFTHECITYOFYPSILANTI:

Whereas, 206-210 N Washington Street was foreclosed on by the Washtenaw County Treasurer for nonpayment of property taxes; and

Whereas, The City of Ypsilanti purchased the property using its Right of First Refusal from the Country Treasurer in 2019; and

WHEREAS, the city accepted a proposal from Avalon Housing in September 2020 to create affordable housing in the city of Ypsilanti; and

WHEREAS, Avalon Housing needs to extend the purchase agreement for six months to allow for the application of HOME and MSHDA Funds;

NOWTHEREFORE BE IT RESOLVED THAT the Ypsilanti City Council approves extending the agreement of purchase and sale with Avalon

Housing for 206-210 N. Washington for 6 months pending legal Counsel's final review.

RESULT:	CARRIED.
MOVER:	Council Member Steven Wilcoxon
SECONDER:	Mayor Pro-Tem Nicole Brown
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance
ABSENT:	Anthony Morgan

- c) Resolution No. 2022-029, approving a process for City Council Members to request citywide events.

Council Member Jennifer Symanns moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2022-029

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City seeks to establish a process for City Council Members to organize citywide events in the interest of transparency and equal opportunity; and

WHEREAS, City Council Members will have the opportunity to utilize City resources for city events through application provided by the City Manager's Office and approval by City Council; and

WHEREAS, any application for citywide event must be received not later than three weeks prior to the event to ensure time for Council approval; and

WHEREAS, the application must provide a description of the event, resources requested, date and time of the event, Council Members involved in the event, and analysis of how the event will benefit the community at large.

Now therefore be it resolved that the City Council of the City of Ypsilanti approves the stated process to regulate Council requested citywide events, and direct the City Manager to create and make available to Council Members an application for requests.

RESULT:	CARRIED.
MOVER:	Council Member Jennifer Symanns
SECONDER:	Council Member Steven Wilcoxon
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance
ABSENT:	Anthony Morgan

- d) Resolution No. 2022-030, approving a request to hold a Black History Month Panel.

Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-030

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, Mayor Richardson has requested to hold a Black History Month celebration; and

WHEREAS, the event will be focused on African American first responders that have served the City of Ypsilanti; and

WHEREAS, the event will be held on the Zoom Platform via the City of Ypsilanti's Zoom account; and

WHEREAS, the event will be held on February 25, 2022, from 10:00 am until 11:30 am.

NOW THEREFORE BE IT RESOLVED; That the City Council of the City of Ypsilanti authorize a panel to be held on the city's Zoom account for Black History and select Mayor Lois Allen-Richardson to represent City Council on the panel.

BE IT FURTHER RESOLVED; That City Council Direct the City Manager to advertise the event using the city's social media presence.

RESULT:	CARRIED.
MOVER:	Council Member Brian Jones-Chance
SECONDER:	Mayor Pro-Tem Nicole Brown
AYES:	Jennifer Symanns, Steven Wilcoxon, Nicole Brown, Lois Richardson, Annie Somerville, and Brian Jones-Chance
ABSENT:	Anthony Morgan

IX BOARD AND COMMISSION - NOMINATIONS

- a) **Ypsilanti Community Utility Authority (added)**
Jon Ichesco
1218 Pearl Street
Ypsilanti, MI 48197
Reappointment

X COUNCIL PROPOSED BUSINESS

- a) All comments to be submitted prior to the meeting.

XI COMMUNICATIONS FROM THE MAYOR

- a) All comments to be submitted prior to the meeting.

XII ADJOURNMENT

- a) Resolution No. 2022-031, adjourning the City Council Meeting.

The meeting adjourned at 7:04 pm

- b) 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.