



# 220 N Park Community Benefits Committee Meeting

6:00 PM - Monday, May 23, 2022  
Council Chambers

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The SPECIAL of the City of Ypsilanti was called to order on Monday, May 23, 2022, at 6:03 PM, in the Council Chambers:

## I CALL TO ORDER

The meeting was called to order at 6:03 PM

## II ROLL CALL

Amber Fellows **Present**  
Marc Arthur **Absent**  
Roderick Johnson **Present**  
Grant Tillman **Present**  
Bryan Foley **Absent**  
Annie Somerville **Present**  
Jen Eastridge **Present**  
Amanda Smith **Present**  
Jack Lark **Present**

## III AGENDA APPROVAL

A. Somerville moved, seconded by R. Johnson to approve the agenda as submitted. On a voice vote, the motion carried.

## IV PUBLIC COMMENT (3 MINUTES)

2 members from the public spoke

## V RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approval of the May 11, 2022 Minutes.

A. Smith moved, seconded by A. Somerville to approve the minutes from May 11, 2022. On a voice vote, the motion carried.

b) Updates

1. Renovare and Staff
  - 40/60/80% AMI housing ratios
  - HOA restrictions
  - General contractor labor standards

- MSHDA employer-assistance match program

2. Committee

- employer partners
- labor standards during construction

- c) Street Name Discussion
- input from Staying Power
  - Mattie Dorsey article

**Annie Somerville moved, seconded by Jen Easteridge to extend the meeting to 9:00. On a voice vote, the motion carried.**

- d) Approval of the Community Benefits Agreement of the 220 N Park Proposed Development.
1. CBA for Renovare
- TIF use
  - 100% PRE development
  - # and ratio of affordable units
  - Resident and first-time homebuyer prioritization window
  - Long-term affordability: City Right of First Refusal trigger for 220 N Park property sales
  - HOA fee ratio
  - HOA governance and membership
  - Unit standards: sq feet, shed/storage, energy star, double-paned windows, sound barriers
  - Labor standards
  - Covered bicycle ramp
  - Rain garden, native landscaping
  - Street naming

**A. Smith moved, seconded by J. Easteridge to apply the stated 40/60/80% ratios and that the city will waive the purchase price, and budget \$50,000 each FY for 5 years to the Housing Trust Fund earmarked specifically for this development.**

**Cottages: 4 at 40%, / 4 at 60%/ 7 at 80%**

**Duplex: 4 at 60%/ 4 at 80%**

**6 - YES; 1 - NO (G. Tillman); 2 - ABSENT MOTION CARRIED**

**A. Fellows called a Recess from 8:20 PM to 8:26 PM**

**A. Somerville moved, seconded by A. Smith to require deed restrictions for 100% Principle Residence Exemption and the affordable units, which will be 50% of development, based on Area Median Income already established.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

**A. Somerville moved, seconded by A. Smith to extend the meeting to 10 PM. On a voice vote, the motion carried.**

**A. Somerville moved, seconded by A. Smith to require prioritized sales to Ypsilanti renters and first-time home buyers for initial ninety days of unit sales, if legally allowable.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

**A. Somerville moved, seconded by J. Eastridge to extend the meeting to 10:30 PM. On a voice vote, the motion carried.**

**A. Fellows moved, seconded by A. Somerville to recommend HOA governance be as minimal as possible and not above and beyond what is outlined in City Ordinances, and maintain the affordable unit fees as low as possible, with a goal of not more 10%, and charge Council to review this further.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

**A. Smith moved, seconded by J. Eastridge to require unit standards of not less than 1,000 to 1, 200 sq. ft., a shed/storage unit, energy efficiency standards, double pained windows, and sound barriers.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

**J. Eastridge moved, seconded by G. Tillman to require a bike rack, rain garden/ storm water management, and native landscaping.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

**A. Smith moved, seconded by A. Sommerville to extend the meeting until 11PM. on a voice vote, the motion carried, and the meeting was extended.**

**A. Smith moved, seconded by G. Tillman that City Council take public comment for the naming of the street created through the development.**

**7 - YES; 0 - NO; 2 - ABSENT MOTION CARRIED**

2. CBA for City of Ypsilanti
  - Update and renew CBO with community input
  - 220 N Park purchase price allocated to Housing Trust Fund
  - Short-term rental restriction except for PRE
  - Affordability Ordinance to set City AMI standards
  - Crosswalk stripes on Cross St at Park St, Grove St
  - Tenant Right of First Refusal for units built before 2005
  - Progressive Income Property Tax to fund Housing Trust Fund
  - Education for resident first-time homebuyers

- Evaluate street repair after completion

**A. Somerville moved, seconded by A. Smith, to request the City to update and renew the Community Benefits Ordinance with community input, create short-term rental restrictions, create an affordability ordinance to set City Area Median Income standards, create a process for a Tenant Right of First Refusal for units built prior to 2005, research the potential for a progressive income property tax to fund the Housing Trust Fund, create and educational process for first time home buyers, and evaluate all streets potentially affected by the development for repair.**

**7 - YES; 0 - NO ; 2 - ABSENT MOTION CARRIED**

3. Enforceability
  - Clawback article

**A. Somerville moved, seconded by J. Lark to recommend Council include remedies in case of breach of contract.**

**4 - YES; 3 (Johnson, Tillman, Smith) - NO ; 2 - ABSENT MOTION CARRIED**

## **VI COMMUNICATIONS**

- a) [Stand on her Shoulder's: Ypsilanti's First Black Woman on City Council Inspires Leaders Today - Lucas Somolcic](#)

[Tracking Subsidies, Promoting Accountability in Economic Development](#)

## **VII PUBLIC COMMENT (3 MINUTES)**

One member of the public spoke

## **VIII ADJOURNMENT**

**J. Eastridge moved, seconded by A. Smith, to adjourn the meeting at 10:51 pm. on a voice vote, the motion carried, and the meeting was adjourned.**