



MINUTES

REGULAR COUNCIL Meeting

7:00 PM - Tuesday, June 21, 2022
Council Chambers

The REGULAR COUNCIL of the City of Ypsilanti was called to order on Tuesday, June 21, 2022, at 7:00 PM, in the Council Chambers, with the following members present:

PRESENT: Council Member Jennifer Symanns, Council Member Steven Wilcoxon (7:02 PM), Mayor Pro-Tem Nicole Brown, Mayor Lois Richardson, Council Member Brian Jones-Chance, and Council Member Annie Somerville

ABSENT: None

I CALL TO ORDER

The meeting was called to order at 7:00 PM

II ROLL CALL

III PLEDGE OF ALLEGIANCE

- a) I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

IV AGENDA APPROVAL

Mayor Pro-Tem Brown moved, seconded by Council Member Sommerville to approve the agenda as submitted.

On voice vote, the motion carried and the agenda was approved

V PUBLIC COMMENT (3 MINUTES)

Fifteen members of the public spoke

VI PRESENTATIONS

- a) Depot Town Parking Feasibility Update - Project Manager Bonnie Wessler

VII ORDINANCES FIRST READING

- a) Ordinance 13, Planned Unit Development: Financial Services Use at 611 W. Cross St.
1. Resolution No. 2022-142, determination.
 2. Public Hearing. **2 members from the public spoke**
 3. Resolution No. 2022-143, closing the public hearing.

Council Member Brian Jones-Chance moved, seconded by Council Member Steven Wilcoxon, to approve Resolution No. 2022-143

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the public hearing to consider an ordinance titled "EMUCU Planned Unit Development" be officially closed.

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

Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-142

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has a Master Plan that reflects the policy goals of the City, including the guiding value that Ypsilanti is a "great place to do business, especially the green and creative;" and

WHEREAS, the applicant, Eastern Michigan University Credit Union, intends to provide public benefits in this development; and

WHEREAS, the Planning Commission recommends the City Council approve the Planned Unit Development; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council adopt the ordinance entitled "EMUCU Planned Unit Development" and approve the associated Planned Unit Development Agreement on First Reading.

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

VIII CONSENT AGENDA

- a) Resolution No. 2022-144, approving the Consent Agenda.

Council Member Steven Wilcoxon moved, seconded by Council Member Jennifer Symanns, to approve Resolution No. 2022-144

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the following items be approved:

1. **Resolution No. 2022-145, approving the minutes of June 7, 2022.**
2. **Resolution No. 2022-146, approving Ordinance 13, an ordinance entitled "Planned Unit Development: 220 N Park". (Second Reading)**
3. **Resolution No. 2022-147, approving the administrative services contract for the Fire and Police Pension Board**

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

- b) Resolution No. 2022-145, approving the minutes of the June 7, 2022 Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT the minutes of June 7, 2022 be approved.

- c) Resolution No. 2022-146, approving Ordinance 1394, an ordinance entitled "Planned Unit Development: 220 N Park". (Second Reading)

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City has an interest in protecting the health, safety, and welfare of the community; and

WHEREAS, the City has a Master Plan that reflects the policy goals of the City, including the guiding value that "anyone, no matter what age or income, can find a place to call home in Ypsilanti;" and

WHEREAS, the applicant, Renovare Ypsilanti Homes, intends to provide public benefits in this development; and

WHEREAS, the Planning Commission recommends the City Council approve the Site Condominium Planned Unit Development; and

NOW THEREFORE BE IT RESOLVED THAT the Ypsilanti City Council adopt the ordinance entitled "220 Park Street Project Site Condominium Planned Unit Development" and approve the associated Planned Unit Development Agreement on Second and Final Reading.

- d) Resolution No. 2022-147, approving the administrative services contract for the Fire and Police Pension Board

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The Finance Department of the City of Ypsilanti serves as an independent contractor of the Ypsilanti Fire and Police Pension Board who performs administrative services on behalf of the board; and

Whereas, The services shall be performed at 1 South Huron, Ypsilanti, Michigan or as otherwise determined by mutual agreement of the parties; and

Whereas, The Contract is effective for a term commencing on July 1, 2022, and shall continue until terminated as provided herein

Whereas, The Board agrees to pay the City \$32,158.29 for services performed

Now therefore be it resolved that the Ypsilanti City Council approve the contract for the Fire and Police Pension Administrative Contract FY 2022-2023

IX RESOLUTIONS/MOTIONS/DISCUSSIONS

- a) Resolution No 2022-140, approving the Community Benefits Agreement with Lincoln Avenue Capital for the Development of 845 & 945 Clark. (Tabled June 7th)

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Jennifer Symanns, to remove Resolution No. 2022-140 from the table

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

Council Member Steven Wilcoxen moved, seconded by Mayor Lois Richardson, to amend Resolution No. 2022-140, by amended the Community Benefits Agreement to extend the pavement of Clark Road down to the end of the road.

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

Council Member Jennifer Symanns moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-140 as amended

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The City of Ypsilanti passed a community benefits ordinance in 2018 to allow the community to negotiate benefits when an incentive is requested; and

Whereas, an incentive was requested in November 2021 by Lincoln Avenue Capital; and

Whereas, the CBO Committee met five times over the past two months to negotiate a community benefits with the developer; and

Whereas, a public hearing was held on May 24, 2022 on the Community Benefits Agreement; and

Now therefore be it resolved that the City Council of the City of Ypsilanti approve Community Benefits Agreement and Emergency Services agreement for 845-945 Clark Rd with Clark Road Senior Limited Dividend Housing Association Limited Partnership and direct the Mayor and City Clerk to sign the agreements.

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

- b) Resolution No. 2022-148, approving the Community Development Agreement with Renovare for the Development of the 220 N Park.

Council Member Steven Wilcoxon moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-148

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

Whereas, The City of Ypsilanti passed a community benefits ordinance in 2018 to allow the community to negotiate benefits when an incentive is requested; and

Whereas, an incentive was requested in January 2022 by Renovare Ypsilanti Homes LLC; and

Whereas, the CBO Committee met five times over the past two months to negotiate a community benefits with the developer; and

Whereas, a public hearing was held on June 7, 2022 on the Community Benefits Agreement; and

Now therefore be it resolved that the City Council of the City of Ypsilanti approve Community Benefits Agreement for 220 N. Park St and direct the Mayor and City Clerk to sign the agreements.

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

c) Resolution No. 2022-149, approving the Brownfield Plan for 220 N Park.

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-149

RESOLUTION APPROVING BROWNFIELD PLAN FOR 220 N. PARK

WHEREAS, Washtenaw County established the Washtenaw County Brownfield Development Authority (WCBRA) in accordance with the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act") to encourage redevelopment of contaminated, functionally obsolete or blighted property by providing economic incentives; and

WHEREAS, the property located at 220 N. Park (the "Property") has been determined to be a Facility, as determined by a Phase II analysis, and

WHEREAS, The Brownfield Plan for the 220 N. Park (the "Plan") has been created to facilitate the redevelopment of the Property to include a 46 new single-family units

WHEREAS, the Plan will allow application for the units on the site to be affordable and attainable.

WHEREAS, the Plan must be approved by the City of Ypsilanti, then the WCBRA, with final adoption by the Washtenaw County Board of Commissioners; and

WHEREAS, neither Washtenaw County nor the Washtenaw County Brownfield Redevelopment Authority will incur a financial note or bonded indebtedness.

NOW THEREFORE BE IT RESOLVED, that the Ypsilanti City Council approve The Brownfield Plan for 220 N. Park Development as authorized by the Washtenaw County Brownfield Redevelopment Authority.

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

- d) Resolution No. 2022-150, approving the Fee Schedule for Fiscal Year 2022-2023.

Council Member Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown, to table Resolution No. 2022-150

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

- e) Resolution No. 2022-151, approving a towing contract with Budget Towing.

Council Member Jennifer Symanns moved, seconded by Mayor Pro-Tem Nicole Brown, to approve Resolution No. 2022-151

RESOLUTION TO APPROVE A SECOND TWO-YEAR EXTENSION OF THE CITY'S TOWING SERVICES CONTRACT WITH WALL STREET TOWING, INC.

(D.B.A. BUDGET/STADIUM TOWING)

WHEREAS, the City of Ypsilanti contracted with Wall Street Towing, Inc., dba Budget/Stadium Towing for towing services, and

WHEREAS, the contract will expire July 30, 2022 and the City Manager is requesting a two-year extension, including terms and fees, and

WHEREAS, City Council finds that the contractor has provided satisfactory services and has a towing-storage yard in the city limits and it is in the best interest of the City to extend the contract without competitive bids,

NOW, THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI that the extension of the towing contract is approved for an additional two years and the Mayor and City Clerk are authorized to sign the extension agreement for and on behalf of the city, subject to the approval by the City Attorney.

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

- f) Resolution No. 2022-152, supporting the passage of the Sickle Cell Care Expansion Act. (added)

Mayor Pro-Tem Nicole Brown moved, seconded by Council Member Brian Jones-Chance, to approve Resolution No. 2022-152

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS; Sickle Cell Disease results from a genetic mutation that causes an individual's red blood cells to distort into a C or sickle shape, reducing their ability to transport oxygen throughout the body;

WHEREAS; this disease affects approximately 100,000 people in the United States, the overwhelming majority of whom are black; and

WHEREAS; Sickle Cell Disease has primarily been considered a childhood disease, as most patients have not survived to adulthood until recently as treatments and therapeutics have advanced; and

WHEREAS; there are fewer specialists to treat adult Sickle Cell Disease than pediatric specialists, which is a key reason why Americans with Sickle Cell between the ages of eighteen and thirty are more likely than any other age group to end up in the hospital multiple times because of their condition;

WHEREAS; Senators Chris Van Hollen (D-Md) and Cory Booker (D-N.J.) introduced the Sickle Cell Care Expansion Act to improve access to medical treatment and quality of life for people suffering from Sickle Cell Disease; and

WHEREAS; This Bill will enable the National Health Service Corps to provide scholarships and loan repayment assistance for those studying benign hematology, making specializing in this field an easier financial decision and attracting more providers to the Sickle Cell Disease Workforce.

NOW THEREFORE BE IT RESOLVED; That the City Council of the City of Ypsilanti support the passage of the Sickle Cell Care Expansion Act, so that thousands of Americans with this disease can be provided the care they need to live long and fulfilling lives.

BE IT FURTHER RESOLVED; That the City Council of the City of Ypsilanti direct the City Clerk to provide this to the City of Ypsilanti's Federal leadership to encourage their support in the passage of this Act.

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

X BOARD AND COMMISSION - NOMINATIONS

- a) **Sustainability Commission**
Shannon Baer - (Exp 5/1/2025) New Appointment
1212 N Congress St.
Ypsilanti, MI 48197
- b) **Parks and Recreation (added)**
Lola Malmer - (Exp. 7/1/2023) Youth Member
913 Pleasant Drive
Ypsilanti, MI 48197
- c) **Downtown Development Authority (added)**
Ylondia Portis - (Exp. 7/1/2025) Reappointment
8763 Trillium Drive - Non-Resident
Ypsilanti, MI 48197
- d) **Parks and Recreation Commission**
Evan Sweet - Reappointment
731 Charles St
Ypsilanti, MI 48197

XI BOARD AND COMMISSION - LIAISON REPORTS

1. Police Advisory Commission. **Mayor Pro Tem Nicole Brown will be liaison for YPAC**
2. Human Relations Commission. **None**
3. Arts Commission. **None**
4. Parks and Recreation Commission. **Multiple nominations will be on the next agenda**
5. Sustainability Commission.
6. Historic District Commission. **None**
7. Planning Commission. **None**
8. Zoning Board of Appeals **None**

Mr. Brian Jones-Chance moved, seconded by Mayor Pro -Tem Nicole Brown to extend the meeting to 10:15PM. On a voice vote, the motion carried.

XII LIAISON REPORTS

1. SEMCOG Update **Gen Assembly this Thurs. LeForge**
2. Washtenaw Area Transportation Study **2024 Plan for Factory St Bridge**
3. Urban County **None**
4. Ypsilanti Downtown Development Authority **Grant for \$50,000 Solar DT & West Cross. \$80,000 FROM Gray Sweeny for solar panels**
5. Friends of Rutherford **Pool Pool is open. Work on surface fundraising (\$75,000), youth triathlon coming**

XIII COUNCIL PROPOSED BUSINESS

Symanns

- Turn in evaluations for CM &CC

- Thanked J. Meyers for being available for questions
- Concerns about Ward 2 sink holes and longer term plans for flooding. Potential projects for sustainability

Brown

- Grateful to staff
- Juneteenth festival was a great event

Wilcoxon

- Shared concern with infrastructure in response to last year's flooding.

Brian Jones-Chance

- Thanked Wendy Estey for responding on a Saturday
- Thanked J. Meyers with his concerns on 220 N Park Project

Mr. Brian Jones-Chance moved, seconded by Mayor Pro-Tem Nicole Brown to extend the meeting until 10:25 PM. On a voice vote, the motion carried.

a) **Sommerville**

Council Member Annie Somerville moved, seconded by Mayor Pro-Tem Nicole Brown, to reappoint Patton Doyle to the Downtown Development Authority

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

b) **Jones-Chance**

Council Member Brian Jones-Chance moved, seconded by Council Member Annie Somerville, to reappoint Yolndia Portis to the Ypsilanti Downtown Development Authority

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

XIV COMMUNICATIONS FROM THE MAYOR

- **Thanked Council for approving Sickle Cell**
- **Thanked T. Duckworth and the Juneteenth committee for the event**
- **The last meeting of the DDA had Dave Strenski there and presented and talked about Solar. Solar Ypsi has received more national grants than what Council has heard about.**

XV COMMUNICATIONS FROM THE CITY MANAGER

- **Informed that AFSCME changed to TPO. negotiations with them and IAFF**

- Working on Parks and Rec Plan Policy of what can be considered as community event
- Developing an equity policy

XVI COMMUNICATIONS

- a) City Council Meeting on Eastern Michigan University's Campus.

XVII PUBLIC COMMENT (3 MINUTES)

XVIII REMARKS FROM THE MAYOR

XIX ADJOURNMENT

- a) Resolution No. 2022-153, adjourning the City Council Meeting.

The meeting adjourned at 10:17 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.