



Memorandum

To: Mayor Schreiber and City Council Members

From: Edward B. Koryzno, City Manager

Date: November 10, 2011

Subject: Council Information Letter

CURRENT PROJECTS -

Friends of the Rutherford Pool ("FofRP"): Representatives of the FofRP met with Mr. Barr, Mr. Kirton, Mr. Kowal and I to review the draft Memorandum of Understanding ("MOU") I prepared. The dialogue was very positive and we are working on details related to the design, development, construction, operation and maintenance of the entire Pool Facility. We agreed that the Pool Facility should be designed to be constructed in multiple phases. We anticipate that the elements of each phase will be designed so that the City can construct and the FofRP can operate an entire phase, provided funding is available for the next phase of the project. We agreed that the City would be responsible for contracting with a qualified design consultant to provide all design and engineering documents required for construction of the Facility. As proposed, the FofRP will pay for the costs of design, engineering and inspection costs. I anticipate presenting the MOU to City Council for consideration after announcement of the Michigan Department of Natural Resources Trust Fund grant awards.

Meeting with Department of Treasury: Council Member Murdock, Mr. Profit and I met with Deputy Treasurer Roger Fraser and other Department of Treasury officials on November 3rd to discuss the City's financial condition and to explore possible options. Treasury officials recommended that we propose questions to them regarding the impact of Public Act 4 of 2011 and I am preparing a list that I will share with council. If you have questions you want posed, please email it to me.

GENERAL INFORMATION -

EVIP Distribution – Ms. Uy reported that the City received our first EVIP distribution. This is how State of Michigan calculated:

Accountability & Transparency	\$281,081/6 =	\$46,846.00
Consolidation of Services	\$281,081/6 =	\$46,846.00
Employee Compensation	\$281,081/6 =	\$46,846.00

Total amount received for July & August 2011	\$140,538.00
We budgeted to receive	\$130,436.00

**Hamilton Crossing - Attached is the latest update on Hamilton Crossing from Mr. Norris, Director of Ypsilanti Public Housing.

**Better Buildings for Michigan - This project was approved by City Council on August 16, 2011. At that time, the area approved included the Prospect Park and East Prospect Park Neighborhoods, even although the original consideration for the east side neighborhoods also included Miles and Historic Eastside. Staff from the Michigan Suburbs Alliance and the Regional Energy office report that now that all the neighborhoods throughout Southeast Michigan have been selected, they have the capacity to increase the area covered in Ypsilanti, and would like to include Miles and HESNA, as well in the project area. The area is indicated on the map and will include the entirety of the Prospect Park Neighborhood Association, East Prospect Park Neighborhood Association, Miles Neighborhood Association, Historic East Side Neighborhood Association and a portion of the Depot Town Neighborhood Association. The enclosed flier includes a map of this area. More information will be available online in early 2012. The program is scheduled to begin in June, with pre-planning tentatively scheduled for spring 2012.

Tree Survey Update: The tree inventory has been completed, with all street trees being inventoried as well as the major city parks. The canopy cover analysis is going on now, and the urban forestry plan should be completed by December. Some site preparation work for the nursery is expected this fall. Once the forestry plan is completed, trees will be ordered for spring and fall plantings of the tree nursery.

Urban Forestry Grant Update: The one acre parcel on Water Street that still contains heavy metals has been re-tested, in a grid pattern to determine if there are areas of this particular parcel that can benefit from phytoremediation. The results show that the southern area would most likely benefit from plantings. Forty-nine native evergreens have been planted, and a drip irrigation system installed. Several trees died over the heat-wave this summer, and will be replanted in the next few weeks. Additionally a sign will be installed, and a silt fence which would be used to help monitor surface run-off. In the spring, the rest of the test plots will be planted and monitoring will continue.

**Climate Action Planning Update - The City held its first stakeholder meeting on October 25 and had a nice representation of residents and parties interested in everything from energy efficiency, food access and security, water quality, transportation access, as well as long range thinking regarding climate change. A webpage on the project will be added to the City's website that includes two handouts, also attached here. Please share with the public and invite them to participate in the year-long process by adding ideas and comments online here: climateplan.uservoice.com or at one of the upcoming meetings in 2012.

3rd Annual City-Wide Open House - Nineteen houses were featured at the Open House on Saturday Oct. 18, 2011. Even with the Michigan/ Michigan State football game on concurrently, each Open House averaged about five (5) potential buyers, with an average of 11 people through each house (median of 9). The highest number of folks in one house was 25. The tour bus of Ypsilanti for prospective students and parents of EMU had its most successful year - with each bus close to full. The addition this year was hosting a home-buyer education class at the Key bank building the day of the event. About 20 folks attended the class and 5 went on the tour of houses immediately after.

Solid Waste Fund Deficit Reduction Options: Pursuant to City Council's directive, staff has met with representatives of Waste Management (WM) to discuss potential cost cutting options. Currently, WM is conducting a survey of parcels they service to establish a unit count of the City. We anticipate this survey

will be completed by the end of November. The survey information will provide the basis for discussing possible cost reductions.

Construction Project Update:

The Cross Street Streetscape Project (including Depot Town) –This project is substantially complete with the exception of street light installation and the completion of the tree installation. A walk through of the project is scheduled for Tuesday, November 15th at 9:30; during this time a punch list will be generated.

City Web Page Update: The redevelopment of the City's website has reached its final stage of development. After several rounds of iterations and customization based upon staff feedback, Artemis has completed the graphic design for the main City Home Page and corresponding subpages. The final project responsibilities of Artemis include integration of new tools that provide functionality and capacity to the website, completion of training manuals, and limited website content creation. During these final weeks of the project, staff will be responsible for transferring content from the old website to the new website, reformatting the information, and creating new content. My Management Assistant Intern, Joe Gacioch, has done an outstanding job of shepherding this project.

Freighthouse: During late summer, staff received CAD plans submitted by architect Brenda Rigdon on behalf of the FOYF. Staff recommends that these omnibus plans be phased with the intention to initially reopen the café portion of the Freighthouse. Staff has identified the following tasks be implemented to achieve this objective: (1) Improve existing restrooms and make code compliant; (2) install a temporary firewall that measures the height of the facility; (3) replace existing plumbing for current bathrooms and kitchen; and (4) initiate a cost effective solution for provision of hot water.

FOYF has identified an architect who is willing to provide volunteer services necessary to implement these changes to the original plans as submitted by Ms. Rigdon. Once appropriately modified, the plans will be sent to State Historic Preservation Office (SHPO) and the City of Ypsilanti Building Department for approval.

Energy Revolving Loan Fund Improvements: Mr. Kirton reported that he and Mr. Simmons met with CI Engineering on October 26th to finalize number of fixtures and to review the fixture specifications for the city hall light replacement RFP. Mr. Kirton added that installation of the new boiler for city hall is complete and the HVAC replacement for Parkridge Gym is scheduled to begin on November 10th.

Incandescent Signal Conversions: Mr. Kirton reports that with the federal legislation recently passed, the City will need to convert all of the traffic signals and pedestrian signals to LED lamps. DPS has received LED conversions for the pedestrian signals and the conversions have been completed. Staff has secured bids for LED conversion for the traffic signal heads and these will be on the November 15 agenda for award.

City Income Tax Request for Proposals (RFP): An RFP for a new City Income Tax Feasibility Study has been prepared and mailed this week to prospective consultants. A pre-proposal conference for all consultants interested in submitting a proposal is scheduled to be held at 1:00 PM on Monday, December 19 in the Lower Level Conference Room of City Hall.

Go Downtown, LLC v City of Ypsilanti: The attorney from the law firm assigned this case (Mr. James E. Tamm of O'Connor, DeGrazia, Tamm & O'Connor, P.C.) by the Michigan Municipal League Liability and Property Insurance Pool, recently advised the City that the Summons issued by the United States District Court for the Eastern District of Michigan expired on October 21, 2011. The Plaintiff has taken no action to serve the City of Ypsilanti or any individual City Council members. Given that the Summons has expired, Attorney Tamm is proceeding to close the subject file.

**Michigan Prisoner Re-Entry Initiative (MPRI) – Attached are the reports provided by Chief Walker for both September and October MPRI.



YPSILANTI HOUSING COMMISSION

601 ARMSTRONG DRIVE
YPSILANTI, MICHIGAN 48197-5281

TELEPHONE (734) 482-4300
FAX (734) 482-5515

TO: City of Ypsilanti Mayor and City Council
YHC Board of Commission and Community Leaders

FROM: Walter Norris, Jr. Executive Director
Ypsilanti Housing Commission

RE: Update on Redevelopment of Hamilton Crossing

DATE: October 19, 2011

Progress on the redevelopment of Parkview continues. Construction on Phase 2 is on schedule. All interior demolition has been completed on the 8 residential buildings that will be renovated and the management building. The demolition is "down to the studs" so what remains in the interior are the original hardwood floors and the framing of the buildings. Buildings 10 and 11 (in the southwest corner of the site) have been demolished and will be replaced by two newly constructed buildings. These new buildings will offer 1-, 2- and 3- bedroom units that are fully accessible.

The foundation for the addition to the management building has been poured and the addition is being framed. In addition, the garage entrance is being turned to the end of the building in order to both use the space efficiently but also present a more attractive front entrance to the building. This addition will allow the management building to offer a community room with a warming kitchen, a computer lab, and offices for the property manager and FSS Program Coordinator.

In buildings 13, 14 and 15, the first to come online, the plumbing and electrical rough-ins have been completed. Tubs and new furnaces are installed. Repair work to window frames and interior framing and sheathing damaged by water over the last few years is complete.

Focus has been on the extensive underground work required in order to be able to pour new parking lots for these three buildings and the "Monroe Street" lot before winter. All Phase 2 parking lots and sidewalks have been removed and the foundations for the new buildings 10 and 11 and the expansion of the management office have been poured. Work is underway on the new entrance driveway. This driveway will be moved to the right, creating a space for a landscaped berm between the development and Hamilton Street. The grade of this driveway will also be improved. Work is also underway on the improved stormwater retention and management system.

It is projected that units will be ready for occupancy before the end of 2011. The property management firm, Millennia Housing, plans to have a leasing trailer onsite in October to begin marketing and leasing the units. The on-site person has been hired and is in training with Millennia.

Work continues on the establishment of the Family Self Sufficiency Program. The FSS Coordinating Committee met recently and continued to define the focus of this program. A survey of area residents and a number of Section 8 voucher holders was completed by an EMU graduate student to begin to assess likely resident needs and areas of focus. The YHC and the Coordinating Committee are working on creating a community focus for Hamilton Crossing that will engage residents in creating a safe, supportive and vibrant place to live. The Committee is outlining community-wide goals such as low school truancy, high vaccination rates for students and a Community Watch Program. A grant request for additional program funding is being considered by the Kresge Foundation.

Because of the renewed interest from investors in investing in tax credit projects in the Michigan market, the development team has made the decision to pursue 4% credits for Phase 1. An application for tax-exempt bond financing has been submitted to MSHDA and the project has received a strong Letter of Intent from Great Lakes Capital fund to purchase the tax credits. The other financing for this phase, including the HUD Upfront Grant, a HUD EDI grant, and HOME and NSP funding from Washtenaw County, is all in place. A year-end closing and construction commencement is targeted.



southeast michigan regional
energy office



Energy Savings for Ypsi!

Ypsilanti's eastern neighborhoods have been selected for BetterBuildings for Michigan, a Department of Energy program that offers incentives and financing to help you take control of your home energy use.

Coming to Ypsilanti in June 2012!



■ YPSILANTI NEIGHBORHOOD BOUNDARIES

Why save energy?



COMFORT: Eliminate drafts and keep the weather outside.



ENVIRONMENT: Reduce your home's carbon footprint.



SAVINGS: Cut your energy bills by hundreds of dollars per year.



JOBS: Support green jobs in your community.

Contact the Southeast Michigan Regional Energy Office to be first on the list for a home energy assessment.

866.402.1061

outreach@regionalenergyoffice.org
www.regionalenergyoffice.org



How does it work?

1 Start with a check-up visit.

- Professional check-up: A Building Performance Institute (BPI) certified energy advisor will inspect your home and give you a report on energy saving opportunities.

You'll also get:

- Energy-saving light bulbs,
- A programmable thermostat,
- A high-efficiency showerhead, and other water-saving devices.

2 Let us help you finance your home upgrades.

- Inexpensive Financing: Michigan Saves offers low-interest loans for home energy investments. Rates will be even lower in selected neighborhoods!
- Free Options Available: Income-eligible families can get up to \$6,500 in home energy services.
- and More: Additional incentives will be announced at the kickoff in June!

BetterBuildings for Michigan is brought to you by the City of Ypsilanti and the Southeast Michigan Regional Energy Office, and is proud to work with several other local partners.



If your organization would like to join our list of partners, contact amanda@regionalenergyoffice.org.



The Southeast Michigan Regional Energy Office is a unique collaboration of local governments helping communities to become more energy efficient and reduce their impact on global warming, transforming metro Detroit from "Rust Belt" to "Green Belt."



BETTERBUILDINGS FOR MICHIGAN uses a community approach to deliver energy efficiency improvements for homes and businesses by providing access to incentives and affordable loans. The program is supported by the American Recovery and Reinvestment Act (ARRA) and developed by the Michigan Energy Office; Michigan Saves; the City of Grand Rapids; the Economic Development Corporation of the City of Detroit; and the Southeast Michigan Regional Energy Office.

CITY OF YPSILANTI

CLIMATE ACTION PLANNING

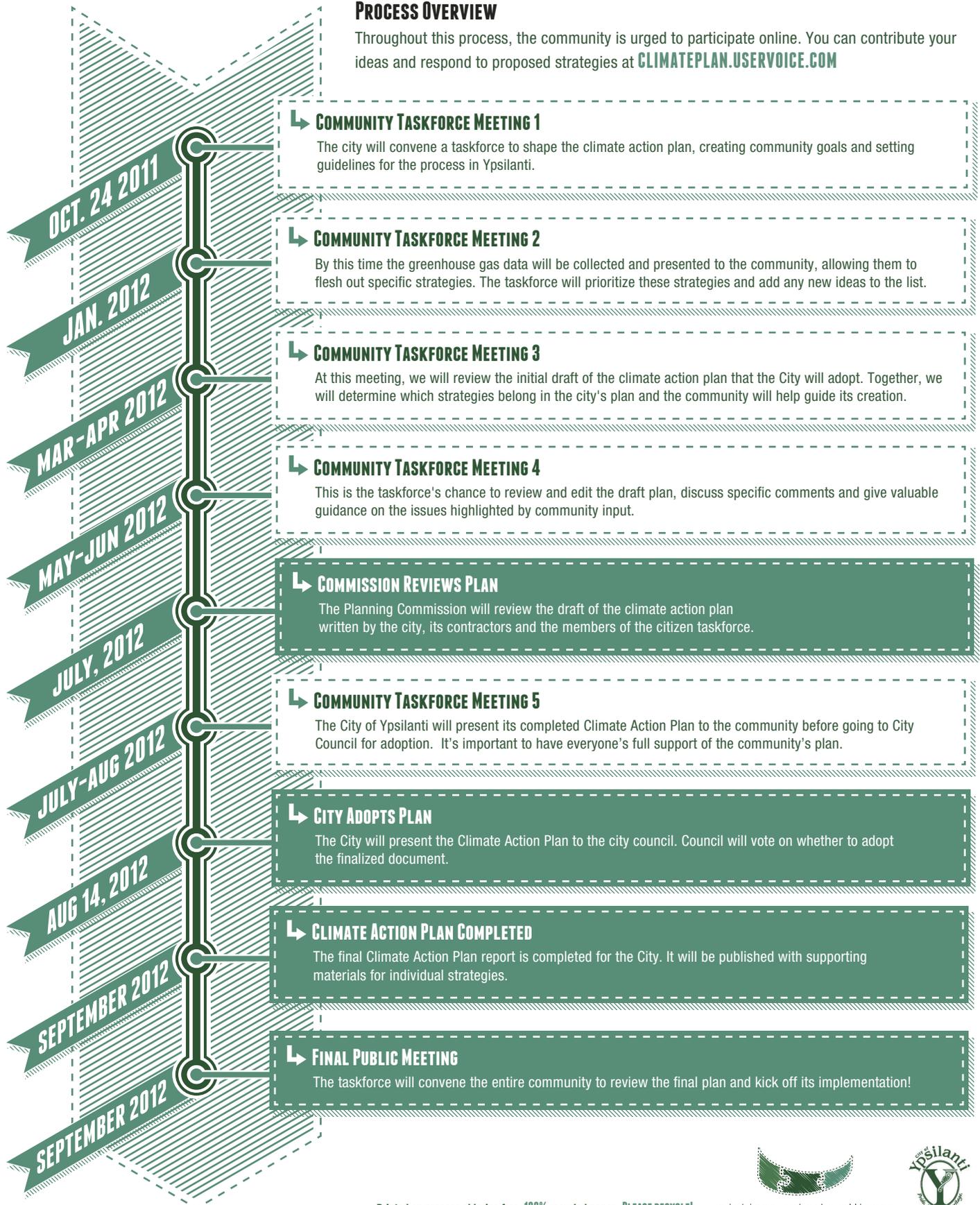
SHORT-TERM COMMITMENT ⇌ LONG-TERM IMPACT

WHAT'S BEING ASKED OF THE CITIZEN TASKFORCE?

- ▶ Attend 4 meetings over the course of a year
- ▶ Participate in online discussions about climate action planning in Ypsilanti
- ▶ Support the process and final plan by getting others involved in its creation and adoption

PROCESS OVERVIEW

Throughout this process, the community is urged to participate online. You can contribute your ideas and respond to proposed strategies at CLIMATEPLAN.USERSERVICE.COM



CLIMATE ACTION PLANNING PRIMER



michigan suburbs alliance



WHY CREATE CLIMATE PLANS?

Climate action plans encourage a community to think strategically about its future, defining a shared vision and a more sustainable approach to moving towards it, integrating economic, social and environmental concerns. Pursuing unlimited growth without considering possible negative impacts has contributed to today's global challenges: greenhouse gas concentration, resource scarcity and conditions for poor health. Unlimited growth is no longer an option. Instead, development must be sustainable, considering the planet, people and prosperity equally. This is where community **CLIMATE ACTION PLANNING** comes in, allowing a City to partner with its residents and identify opportunities to create a stronger future.

The goal of local climate action planning is to match solutions to local needs and to integrate these sustainable solutions into environmental, social and economic efforts throughout the city. Community leaders, stakeholders and individuals are encouraged to participate in the planning process to help set goals and establish guidelines for their City's sustainable development. The plan will seek to improve current development processes that contribute to climate change and adopt new processes that mitigate climate change, weighing these approaches according to the community's need and ability.

At minimum, a climate action strategy sets a greenhouse gas (GHG) reduction goal. The full climate action plan may involve one or a few strategies to meet the goal or goals. These strategies may impact a wide range of sectors, including economy and education, energy use and efficiency, health and well-being, land use and transportation, natural resources, public infrastructure and services, recreation and culture, and waste and recycling. Climate action planning isn't solely about environmental improvement—it can also drive community revitalization, job creation or cost savings. It is up to participants in the planning process to determine what interests to include and how the community network can support municipal government execution of the sustainability vision.

WHAT CLIMATE PLANNING MEANS FOR YPSI

The City of Ypsilanti is taking action to prevent climate change, improving your quality of life and becoming a green leader in the region. The City wants to partner with citizens and organizations who are already working on climate issues, leveraging your work. During the public process to create a climate action plan, you can help direct municipal action as well as identify opportunities to coordinate other initiatives in the community. When you vocalize your sustainability vision, we can build consensus to organize solutions that realize this vision. Public outreach allows opportunity for deliberation, gathering the widest variety of workable solutions and tailoring them to the known needs of community stakeholders. Any City actions will be carried out through community partnerships, with your support.

When Ypsilanti's climate action plan is complete, it should address the following questions: How can the City meet your needs? How can we achieve our shared future? How can we combine goals for environment, social and economic development? How do we focus on large, long-term goals while meeting current needs? How will we make solutions to community problems sustainable and effective?

CLIMATE ACTION PLANS ACROSS THE COUNTRY



CITY OF CAMBRIDGE, MA EMPHASIS ON ENVIRONMENTAL BENEFITS

Cambridge's primary goal is "to be smarter and more resourceful" regarding building energy efficiency, transportation of people and goods, and waste management. Cambridge resolved to "purchase 20% of electricity from green power sources" by switching from oil and coal to "solar, wind, landfill gas, and hydrogen cells." They believe that "since climate change is already underway, the future energy system should enable the community to adapt to impacts and to changes in energy availability." Cambridge's plan focuses on environmental linkages and frames social and economic outcomes as added bonuses.

CITY OF GRAND RAPIDS, MI EMPHASIS ON HOLISTIC APPROACH

Grand Rapids chose to focus on flexibility and adaptability as upfront features of their climate action plan. Their goals are to increase job creation, business investment in real estate, and clean technology use. Economics comes first, but their vision also includes sustainable development processes. The City lends institutional support through the Office of Energy and Sustainability and committed to transparency in sustainability benchmark documentation and energy reporting. Grand Rapids also signed on to the US Mayors Climate Protection Agreement, targeting GHG reductions. Grand Rapids proves a climate action plan can be successful in putting social or economic development concerns before environmental concerns without excluding them.



Prisoner ReEntry Housing Distribution 09-11
Italicized name = moved out during the month

MDOC	CSC	Name	Parole Date	Agent	Location	City
245864	Y	Coxton, Bruce	4/6/2011	Bennett	2673 Gross Rd. Apt. 1	Ann Arbor
668771	Y	Craiger, Matthew	6/22/2011	Bennett	2673 Gross Rd. Apt. 1	Ann Arbor
456681	Y	Austin, Ray	9/26/2011	Duffing	2673 Gross Rd. Apt. 2	Ann Arbor
		<i>VACANT</i>			2673 Gross Rd. Apt. 2	Ann Arbor
		<i>VACANT</i>			2708 Packard Apt. D	Ann Arbor
		<i>VACANT</i>			2708 Packard Apt. D	Ann Arbor
192221	N	Henderson, Anthony	6/7/2011	Clark	2728 Packard Apt. E	Ann Arbor
		<i>VACANT</i>			2728 Packard Apt. E	Ann Arbor
677683	N	Hockaday, Phillip	7/21/2011	Tracey	701 Newport Pl	Ann Arbor
337693	N	Walters, Dennis	6/2/2011	Belskus	701 Newport Pl	Ann Arbor
237178	N	Palmer, Lester	6/14/2011	Pena	703 Newport Pl	Ann Arbor
250788	N	<i>Hargrove, Brian</i>	6/15/2011	Tracey	703 Newport Pl	Ann Arbor
304415	Y	Threat, Cary	7/12/2011	Hughes	33 S Normal Apt 2	Ypsi City
521026	N	Sampson, Michael	9/7/2011	Jones	33 S. Normal Apt. 2	Ypsi City
695635	N	Isaac, Phillip	6/27/2011	Jones	351 Orchard St	Ypsi City
537730	N	McFarland, Byron	6/27/2011	Smith	351 Orchard St	Ypsi City
650012	Y	Willard, Michelle	9/27/2011	Bennett	353 Orchard St	Ypsi City
244660	N	Stumbo, Sharon	6/14/2011	Palmer	353 Orchard St	Ypsi City
648883	Y	Dunlap, James	8/18/2011	Duffing	7 S Normal Apt 1	Ypsi City
671453	N	<i>Newman, Joshua</i>	9/27/2011	Tracey	7 S. Normal Apt. 1	Ypsi City
		<i>VACANT</i>			801 N Congress	Ypsi City
282196	N	Jenkins, Shawn	6/14/2011	Tracey	801 N Congress	Ypsi City
773490	N	Cissoko, Boubacar	6/14/2011	Jones	1365 E Cross St. Apt 6	Ypsi TW
		<i>VACANT</i>			1365 E Cross St. Apt. 6	Ypsi TW
480206	Y	Kirchoff, Roger	5/3/2011	Bennett	1510 W. Michigan Ave Apt. 1	Ypsi TW
591008	Y	Ballard, DeAngelo	9/27/2011	Duffing	1510 W. Michigan Ave Apt. 1	Ypsi TW
240430	Y	Foreman, Mark	9/26/2011	Duffing	1510 W. Michigan Ave Apt. 4	Ypsi TW
		<i>VACANT</i>			1510 W. Michigan Ave Apt. 4	Ypsi TW
291399	N	McGawen, Early	8/25/2011	Jones	405 Harris Rd. Apt. 5	Ypsi TW
671453	N	Newman, Joshua	9/27/2011	Tracey	405 Harris Rd. Apt. 5	Ypsi TW
159399	N	Napier, Rodney	7/27/2011	Palmer	815 Rosewood N Apt. 1	Ypsi TW
639125	Y	Bowers, Daniel	7/28/2011	Duffing	815 Rosewood N Apt. 1	Ypsi TW

moved to other building

Prisoner ReEntry Housing Distribution 10-11
Italicized name = moved out during the month

MDOC	CSC	Name	Parole Date	Agent	Location	City
459999	N	Johnson, Kelvin	10/11/2011	Palmer	2673 Gross Rd. Apt. 1	Ann Arbor
668771	Y	Craiger, Matthew	6/22/2011	Bennett	2673 Gross Rd. Apt. 1	Ann Arbor
456681	Y	Duanglamphone, Vongphachan	9/26/2011	Hughes	2673 Gross Rd. Apt. 2	Ann Arbor
		VACANT			2673 Gross Rd. Apt. 2	Ann Arbor
		VACANT			2708 Packard Apt. D	Ann Arbor
		VACANT			2708 Packard Apt. D	Ann Arbor
337693	N	Walters, Dennis	6/2/2011	Belskus	2728 Packard Apt. E	Ann Arbor
		VACANT			2728 Packard Apt. E	Ann Arbor
677683	N	Hockaday, Phillip	7/21/2011	Tracey	701 Newport Pl	Ann Arbor
426315	N	Weems, Deaundre	10/6/2011	Palmer	701 Newport Pl	Ann Arbor
237178	N	Palmer, Lester	6/14/2011	Pena	703 Newport Pl	Ann Arbor
		VACANT			703 Newport Pl	Ann Arbor
686937	Y	Schneider, Russell	10/3/2011	Bennett	33 S Normal Apt 2	Ypsi City
521026	N	Sampson, Michael	9/7/2011	Jones	33 S. Normal Apt. 2	Ypsi City
457132	Y	Modla, France	10/13/2011	Bennett	351 Orchard St	Ypsi City
		VACANT			351 Orchard St	Ypsi City
650012	Y	Willard, Michelle	9/27/2011	Bennett	353 Orchard St	Ypsi City
244660	N	Stumbo, Sharon	6/14/2011	Palmer	353 Orchard St	Ypsi City
648883	Y	Dunlap, James	8/18/2011	Duffing	7 S Normal Apt 1	Ypsi City
208578	N	<i>Lorchar, Michael</i>	10/27/2011	<i>Jones</i>	<i>7 S. Normal Apt. 1</i>	<i>Ypsi City</i>
		VACANT			801 N Congress	Ypsi City
282196	N	Jenkins, Shawn	6/14/2011	Tracey	801 N Congress	Ypsi City
537730	N	McFarland, Byron	6/27/2011	Smith	130 S Prospect St	Ypsi TW
773490	N	Cissoko, Boubacar	6/14/2011	Jones	1365 E Cross St. Apt 6	Ypsi TW
		VACANT			1365 E Cross St. Apt. 6	Ypsi TW
480206	Y	Kirchoff, Roger	5/3/2011	Bennett	1510 W. Michigan Ave Apt. 1	Ypsi TW
591008	Y	Ballard, DeAngelo	9/27/2011	Duffing	1510 W. Michigan Ave Apt. 1	Ypsi TW
240430	Y	Foreman, Mark	9/26/2011	Duffing	1510 W. Michigan Ave Apt. 4	Ypsi TW
158144	Y	Moler, Charles	10/24/2011	Duffing	1510 W. Michigan Ave Apt. 4	Ypsi TW
708731	N	Merriman, Randy	8/30/2011	Jones	405 Harris Rd. Apt. 5	Ypsi TW
212624		Robinson, Gary	9/29/2011	Belskus	405 Harris Rd. Apt. 5	Ypsi TW
		VACANT			815 Rosewood N Apt. 1	Ypsi TW
639125	Y	Bowers, Daniel	7/28/2011	Duffing	815 Rosewood N Apt. 1	Ypsi TW
456681	Y	Austin, Ray	9/26/2011	Duffing	266 N Summit St	Ypsi TW
695635	N	Isaac, Phillip	6/27/2011	Jones	266 N Summit St	Ypsi TW