

**City of Ypsilanti
City Council Meeting
Tuesday, October 21, 2003
7:30 P.M.**

CALL TO ORDER

Mayor Farmer called the meeting to order at 7:30 p.m. in the Council Chambers at City Hall, One South Huron Street, Ypsilanti, Michigan.

Present: Mayor Farmer, Mayor-Pro Tem Swanson, Council Member Schulze, Council Member Richardson, Council Member LaRue, Council Member Gawlas and Council Member Nickels.

Absent: No Council Members absent.

INVOCATION

Mayor Farmer asked for a moment of silence.

PLEDGE OF ALLEGIANCE

"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."

INTRODUCTIONS

No introductions.

AGENDA APPROVAL

Mayor Pro-Tem Swanson offered and Council Member Nickels supported a motion to approve the Agenda as written.

Ayes: 7 Nays: 0 Absent: 0 Vote: Unanimous

PRESENTATIONS

- A. The planned presentation of a United Nations Proclamation to representatives of the Huron Valley Chapter of UN Associations did not take place due to the absence of a representative.
- B. Presentation by Kitty Wilson-Hill concerning parking tickets.

Kitty Wilson-Hill compared the fees for parking tickets for the City of Ypsilanti with neighboring communities. She mentioned many communities do not have parking meters in the downtown area.

- C. Presentation by Susan Lackey, Washtenaw Development Council Executive Director, of activities of the Ann Arbor/Ypsilanti Smart Zone.

Susan Lackey thanked the City of Ypsilanti for their support and Council Member Gawlas involvement with the Local Development Finance Authority/ Smart Zone. She mentioned the 2003 goals for the City of Ypsilanti targets small and growing companies.

- D. Presentation of Bosal International proposal to purchase the City's old landfill property, located at S. Huron Street and I-94, and allowing the City Manager to enter into further negotiations for the sale, by City Manager Edward B. Koryzno, Jr., Planning and Development Director, Megan Gibb and Washtenaw Development Council Executive Director, Susan Lackey.

City Manager, Edward Koryzno mentioned last years 2003 Goal Setting Meeting Council selected the landfill and other vacant structures as possible areas for redevelopment. Megan Gibb, Director of the Planning and Development Department mentioned Bosal submitted a bid for \$250,000 to purchase the land for a parking lot. She also mentioned the area is zoned M1 for light industrial manufacturing and negotiations are also in progress with Visteon for the purchase of their old parking lot which will be the actual site for a new Bosal International North American Headquarter Building.

AUDIENCE PARTICIPATION

Willie House a resident of Ypsilanti spoke about the drainage issues on Franklin Street. He mentioned during heavy rainfall the water does not properly drain. Water instead, collects in front of his driveway and during the winter ice is also a concern.

Tyrone Wilson representing RAID expressed concern with the treatment of Bell and Kramer Street residents. He questioned why Council did not have a quorum and why prior notice of the Mayor's absence was not posted.

Lee Tooson of Ypsilanti alleged the Anti-Discrimination Ordinance does not give proper protection to African Americans. He alleged the Anti-Discrimination Ordinance was written for the gay and lesbian community. He also alleged the KKK is still present in the City of Ypsilanti.

PUBLIC HEARING

- A. Public Hearing for comments on the Bosal International proposal to purchase the City's old landfill property, located at S. Huron Street and I-94, and having the City Manager continue further negotiations for the sale.

Mayor Farmer opened the Public Hearing

Evelyn McMillian expressed concern with toxic material possibly being stored at the old Ypsilanti dump. She mentioned her family has suffered many health problems and experienced many difficulties in regards to her property.

Valatha Wiley the daughter of Ms. Evelyn McMillian expressed concern with the treatment of residents in regards to the sale of the dump site. She mentioned the community only wants an opportunity to voice their opinions.

Pearline Johnson of Ypsilanti questioned whether Bosal will have a negative impact on her family's health and property taxes.

Martha Taylor of Ypsilanti commended Mayor Farmer on a job well done in the operation of the City. She questioned whether Bosal in the future would like to purchase property at a fair price from property owners.

Michael Simmons representing the Bell/Kramer Neighborhood Association presented a list of concerns regarding the use of the new landfill. He mentioned three areas of concern are: quality of life, new jobs and minority contracting opportunities, and community involvement.

Tyrone Wilson representing RAID, expressed concern with the way in which the landfill was handled by the City of Ypsilanti. He questioned the amount of traffic the new company will create in the area and if minorities were presented with same opportunity to purchase the old landfill.

Jay Davis questioned whether a noise buffer will be installed and whether Bosal will receive any tax breaks.

Esther Williams questioned whether the environmental effects will be taken into consideration in deciding if the City of Ypsilanti will further negotiate with Bosal. She mentioned the positive impact of new tax dollars would be good but, residents should be considered and respected. She urged Council to give the residents of the area an apology.

Lee Tooson of Ypsilanti alleged toxic materials were being dumped at the site causing deformities in animals.

Bob Doyle of Ypsilanti expressed his excitement with Bosal relocating its North American Headquarters to the City of Ypsilanti. He mentioned the concerns of Michael Simmons and the Bell/Kramer Street Community Association are reasonable and should be addressed.

Larry Simmons of Ypsilanti questioned whether the residents and Bosal could live in harmony.

October 21, 2003
City Council Meeting

4

Kitty Wilson-Hill question whether the Ypsilanti dump will be cleaned up by the new company. She expressed concern with selling the land without any stipulation made by the City of Ypsilanti.

Resolution #2003-209, attached and made a part hereof, offered by Mayor Pro-Tem Swanson and supported by Council Member Richardson to close the Public Hearing.

Ayes: 6 Nays: 0 Absent: Nickels Vote: Unanimous

MINUTES

Resolution #2003-210, attached and made a part hereof, offered by Council Member LaRue and supported by Council Member Gawlas- That the Minutes of September 9 and October 7, 2003 be approved with corrections.

Ayes: 7 Nays: 0 Absent: 0 Vote: Unanimous

MOTIONS, RESOLUTIONS & DISCUSSION ITEMS

A. **Resolution #2003-211**, attached and made a part hereof, offered by Council Member Richardson and supported by Council Member Nickels.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the attached purchase of service agreement between the City of Ypsilanti and the Ann Arbor Transportation Authority for the transit service for the City residents for the period October 1, 2003 through September 30, 2004 in the amount of \$187,284 be approved.

FURTHER, that the Mayor and City Clerk be authorized to sign said agreement on behalf of the City subject to the approval of the City Attorney.

FURTHER, that the funds be expended from the General Fund Account No. 101-967-969-01.

Ayes: 7 Nays: 0 Absent: 0 Vote: Unanimous

B. **Resolution #2003-212**, attached and made a part hereof, offered by Council Member Nickels and supported by Mayor Pro-Tem Swanson.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti owns 7.4 acres of property, a former landfill, at Huron Street and I-94; and

October 21, 2003
City Council Meeting

5

WHEREAS, the City of Ypsilanti has solicited offers for the purchase of the subject property; and

WHEREAS, the City received one proposal from Bosal International for \$250,000 to purchase and develop the property to serve as a parking lot for a 130,000 sq. ft. facility to house their North American headquarters, technical center, and manufacturing site, totaling \$35 million in private investment and employing approximately 350 people; and

WHEREAS, the proposal meets the minimum bid requirements, job creation, tax base enhancement, and redevelopment goals of the City.

NOW, THEREFORE BE IT RESOLVED THAT the City Council hereby authorizes City staff and the City Attorney to negotiate the terms of a purchase agreement with Bosal International for the sale of the property, which will include the concerns from the Bell/Kramer Street Community Association and others as expressed at the October 21, 2003 public hearing; and

THAT the purchase agreement be presented when finalized for City Council review and approval.

Ayes: 7 Nays: 0 Absent: 0 Vote: Unanimous

C. **Resolution #2003-213**, attached and made a part hereof, offered by Council Member Gawlas and supported by Council Member LaRue with a friendly amendment.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

THAT, the City Council hereby authorizes and directs the execution of a grant agreement with the Community Foundation of Southeastern Michigan in an amount of \$100,000 in support of the construction of River's Edge Park, a new public park in the Water Street neighborhood; and

THAT, the Mayor and City Clerk are authorized to execute the grant agreement subject to review and approval of the City Attorney; and

THAT, the City Manager is directed and authorized to sign all necessary paperwork associated with the grant beyond the Grant agreement, included, but not limited to reports and certifications to the Community Foundation of Southeastern Michigan, subject to review and approval of the City Attorney.

Ayes: 7 Nays: 0 Absent: 0 Vote: Unanimous

COUNCIL PROPOSED BUSINESS

Council Member Schulze mentioned on December 11, 2003 in Lansing, Richard Florida will be there to discuss his book "Rise of the Creative Class." She mentioned

October 21, 2003
City Council Meeting

6

registration forms will be faxed to the Clerk's Office and inquired whether any Council Members will be attending.

Council Member LaRue mentioned he received a phone call on an issue with zoning in regards to making minor improvements to property. Council Member LaRue requested someone from Planning and Development to check into the zoning requirements for a small paved parking lot with four spaces or less.

Council Member Gawlas announced on October 22, 2003 the Washtenaw Development Council will be hosting a meeting at the Washtenaw County Intermediate School District regarding the Washtenaw County Master Plan at 6:30 p.m.

Council Member Nickels mentioned he recently met with the Traffic Review Committee which reviewed the uniform traffic code and the possibility of the City of Ypsilanti and Eastern Michigan University adopting the same traffic codes to reduce the number of students who park in residential neighborhoods.

Mayor Pro-Tem Swanson announced the NAACP, Freedom Fund Dinner will start at 5:30 p.m. at the Marriott on Huron Street. The cost of the dinner is \$80. She mentioned on October 29, 2003 from 4:00 p.m. until 8:00 pm. Parkridge Community Center will host a Harvest Party for the neighborhood children. She encouraged everyone to please donate food and beverages. She also mentioned on November 1, 2003, Parkridge Community Center will have a community wide bottle drive to buy equipment for the Center.

Council Member Richardson mentioned Ms. Johnson on Bell Street has complained about large amounts of water accumulating in front of her home and ice during the winter. She also mentioned a home rehabilitation project is taking place on Hamilton Street by the Gateway Economic Development Council.

LIASION REPORTS

Council Member Gawlas mentioned the Washtenaw Development Council, Board of Directors Meeting will be hosting a debate on October 23, 2003 at 7:30 p.m. at Washtenaw Community College at the Morris Lawrence Bldg. The Mayor Hieftje of Ann Arbor and Home Builder's Association will be debating about Greenbelt Proposal.

Council Member Richardson mentioned she recently spoke with Keith Peters of the Ypsilanti Chamber of Commerce in regards to Greenbelt Proposal and the implications for the surrounding communities. She also mentioned the Ypsilanti Area Community Fund had received letters of intent for grants to be awarded at the end of the year.

COMMUNICATIONS FROM THE CITY MANAGER

City Manager Koryzno mentioned the Historic District Commission is currently meeting in regards to the two burned buildings on River Street and the possibility of having the

October 21, 2003
City Council Meeting

7

structures demolished. He also spoke about the status of Parkview Apartments mortgage which has been assigned to HUD. The owners will have 30 days to respond to why their mortgage should not be foreclosed.

COMMUNICATIONS FROM THE MAYOR

Mayor Farmer mentioned Michelle Romain's liquor license request has been tabled by the Depot Town Development Authority. She questioned whether Council would like to send a letter of support for Michelle Romain's, La Fiesta Mexicana Restaurant liquor license request and Council agreed. She also mentioned a silent auction and dinner has been planned to benefit the Farmers Market on October 24, 2003 at 6:00 p.m. sponsored by The Friends of the Friegthouse.

ADJOURNMENT

Resolution No #2003-214, offered by Council Member LaRue and supported by Council Member Gawlas to adjourn the meeting.

Ayes: 6 Nays: 0 Absent: Schulze Vote: Unanimous

Adjourned at 10:59 p.m.