

**City of Ypsilanti  
Special Council Study Session  
Thursday, August 26, 2004  
7:00 P.M.**

**CALL TO ORDER**

Mayor Farmer called the meeting to order at 7:12 p.m. in the Senior Citizen Center, 1015 Congress Street, Ypsilanti, Michigan.

Present: Mayor Farmer, Council Member Nickels, Council Member Richardson, Council Member LaRue, Council Member Schulze and Council Member Gawlas.

Absent: Mayor Pro-Tem Swanson

Council Member LaRue offered to excuse the absence of Mayor Pro-Tem Swanson and Council Member Richardson supported.

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

Mayor Pro-Tem Swanson arrived at 7:15 p.m.

**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."

**PRESENTATION/DISCUSSION**

- A. Presentation of the concept for the recreation center by Ken Staples, Advisory Board Member for the Salvation Army.

Salvation Army's Ken Staples and Major Carl Rich presented the proposed plan for the Kroc Center and provided an overview of potential sources of funding. Members of the development team were also introduced.

Council Member LaRue questioned the funding sources for the Kroc Center and whether funding will be needed from corporate partners and the community to make the project a reality.

Major Carl Rich said raising money to build the Kroc Center will be the responsibility of the Salvation Army. Annual gifts will be needed to provide continual support.

Council Member Schulze asked whether there was a time line for the Kroc Center.

Major Rich stated the Salvation Army has a deadline of April 2005.

Council Member Schulze questioned whether the Salvation Army has reviewed the information from the City needed to proceed.

Mayor Pro Tem Swanson questioned whether the money given by the Kroc Foundation could include the purchase of land or will the land need to be donated. She also questioned the number of acres of land will be needed to build the facility.

Major Rich said a portion of the grant can be used to purchase land however, if land is donated more can be spent on the construction of the building. He stated the Salvation Army would like a minimum of 10 to 12 acres to build the facility.

Council Member Gawlas asked how the Salvation Army will determine the capacity of a community is to be able to match for an endowment.

Major Rich said there is a series of steps that must be followed and the first is the approval, next a separate company would come in to assess the area.

Mayor Farmer asked whether the centers that have already been built have ongoing community input.

Salvation Army Development Director stated community input is needed to decide the type of programming needs of the community.

Mayor Farmer opened the Audience Participation.

Fred Veigel questioned the type of area the Salvation Army is looking to build the Kroc Center.

Ronnie Peterson, County Commissioner asked whether there are any other communities competing for a Kroc Center and are there any regional limitations within the state. He questioned what hope can be given to the City for securing the Kroc Grant.

City Manager Koryzno asked whether the application being submitted in September will indicate the amount of money needed to build a Kroc Center in Ypsilanti and give details about the level of commitment given by the community. He asked whether an award will be made in April upon review of the plan.

Fred Veigel questioned whether a land lease would be feasible for securing a site to build.

B. Potential sites in the City, Megan Gibb, Director of Planning and Development.

Megan Gibb, Planning and Development Director stated the City does want to take property off the tax roles, but we are considering publicly owned property. She provided a list of properties located on the Southside of Ypsilanti.

Mayor Farmer asked what would be needed to have a vote of the people to use Parkridge Park.

City Attorney, John Barr said the City Charter states the Planning Commission had to make a list of protected land which can not be sold or disposed of without a vote of the people if the land is valued \$500,000 or more. He said if the value of the land is less than \$500,000 a Public Hearing must be held to dispose of the land. The Charter states a park or a cemetery can not be sold without a vote of the people.

Council Member LaRue questioned whether there was a list of those designated areas available.

Mayor Farmer asked whether the land had been appraised and questioned whether anyone representing the Ypsilanti Public Schools was in the audience. Farmer questioned whether it was possible to have a scattered site.

Council Member Gawlas questioned whether the land had to be assembled into one large parcel.

Paul Schreiber said he believed the Kroc Center would be an asset to the community. He said the quality of life has improved in the area.

Council Member Gawlas asked what percentage of public housing does Parkridge Housing Community provide.

Paul Schreiber said Parkridge Housing Community had a total of 200 units which is about 77%. He stated currently there is a need for public housing in this area and there is a waiting list.

Council Member LaRue questioned whether the City could possibly enter into a discussion with Perry School.

C. Potential partners in the grant/application process.

Mayor Farmer opened the discussion to the potential partners.

Darryl Beasley pledged the Gateway's support of the Salvation Army's Kroc Center.

Esther Williams stated according to the Master Plan Parkridge Park is eight acres.

Jane Mueller questioned who owns the land adjacent to Perry School the state or Ypsilanti Public School.

Paula Fields questioned whether will the Kroc Center displace the at risk youth in the City if public housing is used.

Council Member Gawlas questioned whether we were asking the Housing Commission to become apart of the Plan and how would they reconfigure housing within the city. He stated the Ypsilanti Housing Commission could not afford to give away land. The property would have to be purchased from the Housing Commission.

Paul Schreiber, Ypsilanti Housing Commissioner said the Housing Commission would like to provide better housing and possibly look into expanding outside of the City and have scattered sites.

Council Member Gawlas spoke of the Hope 6 Project. He questioned how the housing stock will be replaced if the Parkridge property is sold.

Dale Suckstorff questioned why Parkridge is only being considered. He stated there are other sites available within the City.

Lisa Zuber spoke in support of the Kroc Center. She stated she would like to see Ypsilanti Public School involved. She said the Commission would like to see the Center located in the Southside of Ypsilanti where there are at risk youth. She expressed the urgency in moving forward.

Mayor Pro-Tem Swanson said Parkridge Park is the only park we have on the Southside of the Ypsilanti.

City Attorney Barr said the City of Ypsilanti owns the land where Parkridge Housing Community is located. He mentioned the Ypsilanti Housing Commission by Ordinance and status has the authority to run Parkridge Housing Community and HUD has a substantial mortgage owed on the property.

Council Member Richardson stated the school should be involved and questioned whether a presentation by the Salvation Army was given to the School Board.

Council Member Nickels suggested the Salvation Army attend a School Board Meeting and present the Kroc Center plan to the Board.

City Manager Koryzno suggested Council should do what ever they could to help make the Salvation Army's Proposal as air tight as possible because the City does not want to lessen its chance for funding.

Council discussed a possible meeting with the Ypsilanti Public School Board and a Public Hearing to involve the Community.

Judith Lucchetti questioned whether eight acres would be enough to build on.

Paul Schreiber offered to have the Housing Commission meet in joint session with the Ypsilanti Public School Board.

Fred Viegel a Washtenaw County Parks Commissioner stated he has heard in the community the Washtenaw County Parks Commission had not given the City of Ypsilanti funding towards the Parks and Recreation Department which is not true. The Washtenaw County Parks Commission has given the City of Ypsilanti \$20,000.

Esther Williams stated she has some concerns about public housing and Hope 6 and the potential for the residents being displaced.

Ronnie Peterson said Washtenaw County supports the Salvation Army's Plan for locating the Kroc Center within Washtenaw County.

#### **ADJOURNMENT**

Adjourned at 8:50 p.m.