



**CITY OF YPSILANTI
SPECIAL COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS
ONE SOUTH HURON, YPSILANTI, MI 48197
TUESDAY, APRIL 12, 2005
7:00 P.M.**

I. CALL TO ORDER

The Council Meeting was called to order at 7:00 p.m.

II. ROLL CALL

Mayor Farmer	Present	Council Member Richardson	Present
Council Member Gawlas	Present	Council Member Filipiak	Present
Council Member LaRue	Present	Mayor Pro-Tem Swanson	Present
Council Member Nickels	Present		

III. READING OF THE CALL

City Clerk Cherry Lawson read the call.

IV. INVOCATION

Mayor Farmer asked all to stand for a moment of silence.

V. 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."

VI. PRESENTATIONS

A. Water Street Project update. Mayor Farmer provided an overview of the Water Street process. Brett Lenart began the presentation.

VII. AUDIENCE PARTICIPATION / QUESTIONS

A. Stewart Beal – Downtown business owner, Chair Central Business Community – asked about the timetable of the project/proposal, the start date of the construction project, and whether there will be occupancy.

- B.** Kevin Hill – Ypsilanti resident – requested an explanation of complimentary commercial development. He also asked where the exceedent contamination from this area went.
- C.** Council Member LaRue questioned “no big box” commercial development and the appropriateness of the commercial entity.
- D.** Bob Doyle – Ypsilanti resident/developer – explained the “big box” concept.
- E.** Rami Fukori – questioned “fitting in” along Michigan Avenue. He asked if front-style parking would be allowed.
- F.** Imregard Gelletly – asked about making Ypsilanti an ecological community. She suggested permeable parking spots and gave the example of Cleveland, Ohio, which is working on a project called “Eco City”.
- G.** Hank Prebys – asked about housing representing a range of prices. He wished to know what would be the low-end and high-end range.
- H.** Bob Doyle – 210 S. Washington – spoke about a land use and soil plan. He requested more details on the proposal. He suggested a market rate analysis of the developers’ proposals as a part of the RFP.
- I.** Mr. Fukori asked if a market study was done.
- J.** Barb Watson – 216 S. Huron – asked how “green” the project can actually be built. She spoke as a person with asthma and asked what it would take to designate a building as “smoke-free”.
- K.** Ruth Halsey – Prospect Gardens – requested a copy of the slides being presented at this meeting.
- L.** Unknown Speaker – questioned the process of selecting a developer. He asked that the process run its natural course and not set a timetable at this time.
- M.** Pam Hamblin – 109 North St. – complimented the staff and Council in the process thus far. She expressed her hope that the development process continue with public involvement to the greatest extent possible.
- N.** Ingrid Kock – 308 Maple – asked if the City had made any estimate what it will cost for the developer to clean up the area contaminated with PCP.
- O.** Steve Pierce – 112 S. Washington – agreed with Pam Hamblin. He requested that bidders submit bids electronically. He questioned the cost to Biltmore as a result of breaking off negotiations. Joe Fasseo from Miller/Canfield responded to Mr. Pierce’s inquiry.

- P. Ruth Halsey – asked if there would be any additional elementary schools in the area as a result of the new homes.
- Q. Bob Doyle – stated that he would like to see open space in the RFP in the City.
- R. Mr. Udoji – expressed concern over a comment made by Megan Gibb, the Director of Planning and Development, regarding market rate pricing and affordable housing. Mayor Farmer responded. Mr. Udoji then asked a follow-up to his earlier question of housing affordability.
- S. Imrgard Gelletly asked that the word “Ecological” be added to the RFP.
- T. Stewart Beal – asked if there is any way to guarantee that the developers have tenants for the property that they are building.
- U. Steve Pierce – commented about affordable housing and the possibility of adding a grocery market.
- V. Amanda Garland – spoke regarding making Ypsilanti an Eco City and suggested more local non-profit businesses.

VIII. COMMUNICATIONS FROM THE CITY MANAGER

- A. Closed Session to consider the attorney legal opinion per Section 8 (h) and (e) Pending Litigation of the Open Meetings Act.

Mayor Farmer moved to adjourn to Closed Session. Supported by Council.

VOTE

Yes: 7 No: 0 Absent: 0 Vote: 7

IX. ADJOURNMENT

Meeting was adjourned at 8:25 p.m.