



Approved

**CITY OF YPSILANTI
SPECIAL COUNCIL MEETING MINUTES
CITY COUNCIL CHAMBERS
ONE SOUTH HURON, YPSILANTI, MI 48197
THURSDAY, SEPTEMBER 18, 2008
7:00 – 9:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. ROLL CALL

Council Member Filipiak	Absent	Council Member Robb	Present
Council Member Gawlas	Present	Mayor Pro-Tem Swanson	Present (7:10 p.m.)
Council Member Nickels	Absent	Mayor Schreiber	Present
Council Member Richardson	Present (7:46 p.m.)		

Council Member Gawlas moved, supported by Council Member Nickels to excuse the absence of Council Member Filipiak.

The motion carried.

III. INVOCATION

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

IV. 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."

Council Member Nickels moved, supported by Council Member Gawlas to remove Resolution No. 208-203 from the agenda.

The agenda was approved as amended.

V. INTRODUCTIONS

Mayor Schreiber introduced City Planner Richard Murphy, MSU Extension Planner & Community & Economic Development Educator Teresa Gillotti, Administrative Services Director April McGrath, Ward 2 Democratic Council Member Candidate Michael Bodary, Ward 3 Democratic Council Member Candidate Peter Murdock, Ypsilanti DDA Member John Coleman, and CB Richard Ellis Retail Team Associate Drew Chorney and fellow staff.

VI. PRESENTATIONS

1. Water Street Development Vetting Process

City Manager Koryzno and Administrative Services Director McGrath presented information about the history and background of the Water Street Redevelopment Project.

Administrative Services Director McGrath, CB Richard Ellis Retail Team Associate Drew Chorney and fellow staff presented information in regard to the Water Street Redevelopment Project brokering process, marketing study and strategy, price structure to begin the negotiation process, possible uses, and attaining development for the property.

2. Water Street September Report

Administrative Services Director McGrath presented information regarding the importance of potential Council action at this meeting and going forward and suggested that Council continue to prioritize goals for development and hold future meetings to further discuss them.

VII. AUDIENCE PARTICIPATION

Mayor Schreiber read the rules for audience participation.

1. David Davis, 11700 Pleasant Shore Dr., Manchester MI, Chair of the City's Economic Development Corporation and Brownfield Redevelopment Authority said that the vision for Water Street has not yet been realized but is worthwhile and could redefine the City. He stated that use for the space off Michigan Ave. should be residential or compatible. He urged that the City not make a mistake in choosing who to sell the property to as it has in the past, and to decide what it wants and stick to the plan.
2. Dr. John Coleman, YDDA Member and owner of Look in the Attic, said that he is encouraged about what he has heard tonight and that the marketing study makes sense. He said that mixed use of the space is the right decision, including businesses and residential, and not necessarily excluding a stadium or something similar. He said he hopes that development at the intersection of River St. and Michigan Ave. doesn't stop development in the rest of the property.

VIII. REMARKS FROM THE MAYOR

Mayor Schreiber stated that City staff and Council have taken a whipping regarding Water Street through the years and he is encouraged tonight by the study and conversation that is occurring. He said that Council is taking a leadership role in planning how Water Street will be developed and thanked City staff and Council for its attention and hard work, and also thanked the audience.

IX. RESOLUTIONS/MOTIONS/DISCUSSIONS

1. Resolution No. 2008-191, approving Water Street Pricing Structure.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti hired C.B. Richard Ellis to market and broker the Water Street Redevelopment Project and;

WHEREAS, C.B. Richard Ellis has recommended a pricing structure for the Water Street Redevelopment Project and;

WHEREAS, City Council must approve the recommendations before C.B. Richard Ellis can begin negotiations with developers and;

WHEREAS, City Council understands the pricing structure is a recommendation and guideline to begin negotiations; and

WHEREAS, C.B. Richard Ellis will bring any final offer to City Council for final approval and;

NOW THEREFORE BE IT RESOLVED the City approves the pricing structure recommendation of \$7,290,000 to \$11,020,000 (see detailed structure attached) and gives authority to C.B. Richard Ellis the authority to negotiate in good faith with developers with a final offer brought to City Council for approval.

OFFERED BY: Council Member Nickels
SUPPORTED BY: Mayor Pro-Tem Swanson

Administrative Services Director McGrath, City Manager Koryzno, and City Planner Murphy explained the request and answered questions from Council. Administrative Services Director McGrath summarized Council's steps to move forward on the Water Street Redevelopment Project.

Council Member Robb moved, supported by Council Member Nickels to extend the meeting to 10:00 p.m. The motion carried.

The vote on the resolution was as follows:

VOTE:

Yes: 6 No: 0 Absent: 1 (Filipiak) Vote: Carried

2. ~~Resolution No. 2008-203, approving the vetting process, accepting the market study and authorizing C.B. Richard Ellis to begin negotiations.~~ **(Removed)**

X. AUDIENCE PARTICIPATION

1. Steve Pierce thanked Council for ending the meeting before 10:00 p.m.
2. Peter Murdock stated that he has heard concerns about how to move forward on Water Street without going into the hole. He said that \$50 million worth of development is needed in order to make the debt payments in two or three years. He stated that the City should continue to rule out by the master plan and consider all possibilities including industrial or research and development uses, citing the construction of a windmill factory in Plymouth. He said the City does not have a shortage of housing and the property should be used to create jobs.

XI. REMARKS FROM THE MAYOR

Mayor Schreiber stated that he appreciates Mr. Murdock's comments and will welcome him to participate with Council if he wins the November election.

XII. ADJOURNMENT

- A. Resolution No. 2008-204, adjourning the City Council Meeting.

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That the City Council Meeting be adjourned, on call, by the Mayor or two (2) members of Council.

OFFERED BY: Mayor Pro-Tem Swanson
SUPPORTED BY: Council Member Nickels

VOTE:

Yes: 6 No: 0 Absent: 1 (Filipiak) Vote: Carried

The meeting was adjourned at 9:08 p.m.