



CITY OF YPSILANTI
945 Clark Community Benefits Committee MEETING
April 21, 2022 @ 7:00 pm
Council Chambers - City Hall
One South Huron, Ypsilanti, MI 48197
[Virtual Access](#)

Page

I. CALL TO ORDER

II. ROLL CALL

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

2 A. Approval of the minutes of April 6, 2022
[945 Clark Community Benefits Committee Meeting - 06 Apr 2022 - Regular Minutes](#)

3 - 4 B. Discussion, prioritization, and final approval of agreed upon community benefits for the 954 Clark Rd Development. (not listed in prioritized order)

- 1) Property Management Relationship Accountability
- 2) More units for lower AMI
- 3) Food Pantry/Free Store
- 4) Onsite Tutoring/Community Space
- 5) "Resident Governance Committee"
- 6) Ypsi-Area Targeted Promotions
- 7) Energy/Air Quality/Radon/Mold
- 8) Sponsor Formerly Incarcerated/Those with Felony Charges
- 9) Easement Agreement
- 10) City of Ypsilanti
- 11) Cover Letter and Presentation Logistics

[945 Clark Tiered Benefits](#)

VI. ADJOURNMENT



MINUTES

945 Clark Community Benefits Committee Meeting

7:00 PM - Wednesday, April 6, 2022
Council Chambers

The 945 Clark Community Benefits Committee of the City of Ypsilanti was called to order on Wednesday, April 6, 2022.

I CALL TO ORDER

The meeting was called to order at 7:10 pm

II ROLL CALL

Present: S. Wilcoxon, D. Simmons, T. John, L. Voelker

Absent: A. Elliott (attended virtually), Jon Lusk (attended virtually), Alyssa Newsome

III AGENDA APPROVAL

S. Wilcoxon moved, seconded by T. John to approve the agenda. On a voice vote, the motion carried and the agenda was approved.

Yes - 4: No - 0: Absent - 3 (Lusk, Elliott, Newsome)

IV PUBLIC COMMENT (3 MINUTES)

None

V DISCUSSION OF COMMUNITY BENEFITS

a) Approval of the March 29, 2022 Committee meeting minutes

S. Wilcoxon moved, seconded by T. John to approve the minutes. On a voice vote, the motion carried and the minutes was approved.

Yes - 4: No - 0: Absent - 3 (Lusk, Elliott, Newsome)

b) Discussion and prioritization of proposed community benefits

VI ADJOURNMENT

The meeting adjourned at 9:56 pm

945 Clark Rd. Community Benefits by Tiers

Tier 1

Providing, either on-site or off-site, additional recreational activities, parks, open space, public service enhancements, or public infrastructure improvements for the City of Ypsilanti and its residents. This includes public transportation services and infrastructure.	<ul style="list-style-type: none">● Food Pantry/Free Store Space● Easement Agreement for Peninsular Park
Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.	<ul style="list-style-type: none">● Energy Efficiency Audits● Air Quality Assessments● Radon Mitigation● Mold Mitigation and Remediation
Unbundling of construction work into bid sizes that will allow local small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement, and other types of capacity-related assistance where necessary and when available.	
Additional	

Tier 2

<p>Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide training, development, and preparation for potential contractual and hiring opportunities for local small businesses, minority-owned business enterprises, women-owned business enterprises, and other relevant business organizations and chambers.</p>	<ul style="list-style-type: none"> ● Employer Sponsor for Formerly Incarcerated and those with Felony Convictions
<p>Providing or supporting educational and/or mentoring activities that provide or enhance employment opportunities for local residents and youth through the Ypsilanti Community Schools, Washtenaw Community College, or other educational programs.</p>	<ul style="list-style-type: none"> ● On-site Tutoring/Community Space
<p>Creation or financial support of, either on-site or off-site, mixed or low income housing units.</p>	<ul style="list-style-type: none"> ● Affordable Housing Development ● Added Units at 40% and 50% AMI ● More units at 1 and 2 BR ● Affordability Clawback
<p>Additional</p>	<ul style="list-style-type: none"> ● Resident Governance Committee ● Property Management Accountability ● Ypsi-Area Targeted Promotions

City of Ypsilanti

- Corridor Beautification and Maintenance
- Covered Bus Stop on LeForge (TheRide Long-Range Plan?)
- Pedestrian Barriers (CDBG?)
- Info about the Peninsular Dam Project
- **Investment in new affordable housing for our full community to counter effects of gentrification (low-income people who live alone or with unrelated adults, families, seniors) (Accepting 3% PILOT)**