



**CITY OF YPSILANTI
220 N PARK COMMUNITY BENEFITS COMMITTEE
MEETING**

**MAY 11, 2022 @ 6:00 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. Approving the minutes of the May 4, 2022 Meeting

[Minutes](#)

B. Centering Ypsilanti residents who are first-time homebuyers

- Memo from Fair Housing Center
- NDO: Clarification of legal opinion from the City Attorney's Office
- Housing Trust to fund city, or tenant right of first refusal

3 - 19

C. Prioritization of potential benefits

[Memo](#)

[Scored List](#)

D. Discussion with Renovare

- Review data regarding AMI & Brownfield TIF.
- Update on business model/options to promote long-term affordability
- Co-creating achievable community benefits

VI. PUBLIC COMMENT (3 MINUTES)

VII. ADJOURNMENT



MINUTES

220 N Park Community Benefits Committee Meeting

6:00 PM - Wednesday, May 4, 2022

Council Chambers

All meetings of this committee may be viewed on the City of Ypsilanti's YouTube Page

The SPECIAL of the City of Ypsilanti was called to order on Wednesday, May 4, 2022, at 6:04 PM, in the Council Chambers:

I CALL TO ORDER

The meeting was called to order at 6:04 pm

II ROLL CALL

PRESENT:

Amber Fellows (6:07PM), Marc Arthur, Roderick Johnson, Jen Eastridge, Amanda Smith, Jack Lark, Annie Somerville

ABSENT: Bryan Foley, Grant Tillman

III AGENDA APPROVAL

J. Eastridge moved, seconded by A. Smith to approve the agenda as submitted. On a voice vote, the motion carried, and the agenda was approved.

IV PUBLIC COMMENT (3 MINUTES)

V RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approving the minutes of the April 5, 2022 meeting.

R. Johnson moved, seconded by A. Fellows to approve the minutes as submitted.

On a voice vote, the motion carried, and the minutes were approved.

b) Discussion with the Fair Housing Center of Washtenaw County

c) Presentation by the developer: Modeling projected recipients of down payment assistance.

- Debt to income ratio and purchase price

d) Brainstorming potential community benefits

VI ADJOURNMENT

The meeting adjourned at 8:29 pm



Memo

To: Joe Meyers, Economic Development Director
From: Christopher Jacobs, Community Development Manager
Date: May 6, 2022
Subject: 220 N Park CBO Committee Benefits List for Prioritization

Background:

The following community benefits were proposed at the meeting Wednesday May 4, 2022 Committee Members have been asked to rank their top 10 priorities with 1 being the most important and 10 the least. The results will be tabulated and reviewed at the next meeting.

City Code Section 30-515 (a)

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.
 - Resilience fund for yard supplies and storage facilities.
 - Shared green space such as community garden.
 - Didactic learning space.
 - Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.
 - Fence at south end of the site.
 - One additional covered bicycle ramp/loop at northwest corner of the site.
 - Dog Park.
 - Crosswalks at northern two pocket parks proposed.
 - Benches wherever possible.
 - Drop off USPS Mailbox.
 - Mailboxes directly in front of home instead of consolidated.
 - Sound barriers for train noise.
 - Train Station/Crossing/Pedestrian Bridge.
 - Public kiosks.
 - Covered bus stop.
 - Post Project Street Repairs/Assessment.

2. Incorporation of green or sustainable energy elements into the Project or the promotion of such investments throughout the City of Ypsilanti.

- Public on street recycling containers.
- Low environmental impact and resilience structures.
- Solar Power.
- No gas stoves or furnaces.
- Water runoff solutions like raingardens, natural and native landscaping and sound barriers.
- Low environmental impact and resilience structures.

3. 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.

4. Other

- Inquire about train speed at Grove and Park to ensure consistency.
- Minimal HOA governance.
- Expressly allowing yard signs, political signs and canvassing signs within HOA.
- HOA membership input requested.
- Specific amenities list requested at pocket parks proposed.
- Documentation of herbicides used at railroad tracks.

1. 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.

2. 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.

3. Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

- Limit purchase to those who are current renters/residents or those without a home in Ypsi.
- Restricting purchase to 1 home per 1 family.
- Long term affordability and local definition of affordability.
- Prevent collection of school taxes on TIF
- No rentals and negotiating additional affordability/density.
- City wide ban on short term rentals.

Tier 1

Amber Rod Grant Marc Amanda Annie

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	16	4	10	13	2	2	47
Shared green space such as community garden.	5	12	12	17	7	3	56
Didactic learning space.	15	13	5	6	10	16	65
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	13	2	12	1	4	1	33
Fence at south end of the site.	18	1	18	7	11	15	70
One additional covered bicycle ramp/loop at northwest corner of the site.	3	5	2	5	6	4	25
Dog Park.	14	16	10	14	18	14	86
Crosswalks at northern two pocket parks proposed.	11	6	10	2	13	5	47
Benches wherever possible.	10	7	10	8	12	7	54
Drop off USPS Mailbox.	7	9	5	16	14	6	57
Mailboxes directly in front of home instead of consolidated.	6	10	3	9	9	8	45
Sound barriers for train noise.	12	8	5	15	15	18	73
Train Station/Crossing/Pedestrian Bridge.	8	17	1	18	1	10	55
Public kiosks.	1	18	1	10	17	9	56
Covered bus stop.	2	11	5	12	8	11	49
Post Project Street Repairs/Assessment.	17	3	18	3	5	13	59
Edible Landscaping	9	14	5	11	16	17	72
Shared community space/storage shed	4	15	5	4	3	12	43

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4	2	5	5	3	4	23
Low environmental impact and resilience structures.	2	3	3	2	1	3	14
Solar Power.	3	4	5	4	5	2	23
No gas stoves or furnaces.	5	5	1	3	4	1	19
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1	1	10	1	2	5	20

Unbundling of construction work into bid sizes that will allow local small businesses level competition.

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	4	5	1	6	5	6	27
Minimal HOA governance.	2	6	1	2	1	1	13
Expressly allowing yard signs, political signs and canvassing signs within HOA.	5	3	1	1	2	2	14
HOA membership input requested.	1	1	1	3	6	3	15
Specific amenities list requested at pocket parks proposed.	3	4	12	4	3	4	30
Documentation of herbicides used at railroad tracks.	6	2	1	5	4	5	23

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1	1	1	4	2	1	10
Restricting purchase to 1 home per 1 family/owner occupied	2	2	1	1	3	5	14
Long term affordability and local definition of affordability.	3	4	18	2	1	2	30
Prevent collection of school taxes on TIF	5	5	1	6	6	6	29
No rentals and negotiating additional affordability/density.	2	6	18	5	4	3	38
City wide ban on short term rentals	4	3	2	3	5	4	21

Tier 1 Amber Fellows

Amber

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	16
Shared green space such as community garden.	5
Didactic learning space.	15
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	13
Fence at south end of the site.	18
One additional covered bicycle ramp/loop at northwest corner of the site.	3
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	11
Benches wherever possible.	10
Drop off USPS Mailbox.	7
Mailboxes directly in front of home instead of consolidated.	6
Sound barriers for train noise.	12
Train Station/Crossing/Pedestrian Bridge.	8
Public kiosks.	1
Covered bus stop.	2
Post Project Street Repairs/Assessment.	17
Edible Landscaping	9
Shared community space/storage shed	4

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4
Low environmental impact and resilience structures.	2
Solar Power.	3
No gas stoves or furnaces.	5
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

- Inquire about train speed at Grove and Park to ensure consistency. 4
- Minimal HOA governance. 2
- Expressly allowing yard signs, political signs and canvassing signs within HOA. 5
- HOA membership input requested. 1
- Specific amenities list requested at pocket parks proposed. 3
- Documentation of herbicides used at railroad tracks. 6

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

- Limit purchase to those who are current renters/residents or those without a home in Ypsi. 1
- Restricting purchase to 1 home per 1 family/owner occupied 2
- Long term affordability and local definition of affordability. 3
- Prevent collection of school taxes on TIF 5
- No rentals and negotiating additional affordability/density. 2
- City wide ban on short term rentals 4

Tier 1 Rodrick Johnson

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	4
Shared green space such as community garden.	12
Didactic learning space.	13
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	2
Fence at south end of the site.	1
One additional covered bicycle ramp/loop at northwest corner of the site.	5
Dog Park.	16
Crosswalks at northern two pocket parks proposed.	6
Benches wherever possible.	7
Drop off USPS Mailbox.	9
Mailboxes directly in front of home instead of consolidated.	10
Sound barriers for train noise.	8
Train Station/Crossing/Pedestrian Bridge.	17
Public kiosks.	18
Covered bus stop.	11
Post Project Street Repairs/Assessment.	3
Edible Landscaping	14
Shared community space/storage shed	15

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	2
Low environmental impact and resilience structures.	3
Solar Power.	4
No gas stoves or furnaces.	5
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

- Inquire about train speed at Grove and Park to ensure consistency. 5
- Minimal HOA governance. 6
- Expressly allowing yard signs, political signs and canvassing signs within HOA. 3
- HOA membership input requested. 1
- Specific amenities list requested at pocket parks proposed. 4
- Documentation of herbicides used at railroad tracks. 2

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

- Limit purchase to those who are current renters/residents or those without a home in Ypsi. 1
- Restricting purchase to 1 home per 1 family/owner occupied 2
- Long term affordability and local definition of affordability. 4
- Prevent collection of school taxes on TIF 5
- No rentals and negotiating additional affordability/density. 6
- City wide ban on short term rentals 3

Tier 1 Grant Tillman

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	10
Shared green space such as community garden.	12
Didactic learning space.	5
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	12
Fence at south end of the site.	18
One additional covered bicycle ramp/loop at northwest corner of the site.	2
Dog Park.	10
Crosswalks at northern two pocket parks proposed.	10
Benches wherever possible.	10
Drop off USPS Mailbox.	5
Mailboxes directly in front of home instead of consolidated.	3
Sound barriers for train noise.	5
Train Station/Crossing/Pedestrian Bridge.	1
Public kiosks.	1
Covered bus stop.	5
Post Project Street Repairs/Assessment.	18
Edible Landscaping	5
Shared community space/storage shed	5

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	5
Low environmental impact and resilience structures.	3
Solar Power.	5
No gas stoves or furnaces.	1
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	10

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	1
Minimal HOA governance.	1
Expressly allowing yard signs, political signs and canvassing signs within HOA.	1
HOA membership input requested.	1
Specific amenities list requested at pocket parks proposed.	12
Documentation of herbicides used at railroad tracks.	1

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	1
Restricting purchase to 1 home per 1 family/owner occupied	1
Long term affordability and local definition of affordability.	18
Prevent collection of school taxes on TIF	1
No rentals and negotiating additional affordability/density.	18
City wide ban on short term rentals	2

Tier 1 Marc Arthur

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	13
Shared green space such as community garden.	17
Didactic learning space.	6
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	1
Fence at south end of the site.	7
One additional covered bicycle ramp/loop at northwest corner of the site.	5
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	2
Benches wherever possible.	8
Drop off USPS Mailbox.	16
Mailboxes directly in front of home instead of consolidated.	9
Sound barriers for train noise.	15
Train Station/Crossing/Pedestrian Bridge.	18
Public kiosks.	10
Covered bus stop.	12
Post Project Street Repairs/Assessment.	3
Edible Landscaping	11
Shared community space/storage shed	4

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	5
Low environmental impact and resilience structures.	2
Solar Power.	4
No gas stoves or furnaces.	3
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	1

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

- Inquire about train speed at Grove and Park to ensure consistency. 6
- Minimal HOA governance. 2
- Expressly allowing yard signs, political signs and canvassing signs within HOA. 1
- HOA membership input requested. 3
- Specific amenities list requested at pocket parks proposed. 4
- Documentation of herbicides used at railroad tracks. 5

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

- Limit purchase to those who are current renters/residents or those without a home in Ypsi. 4
- Restricting purchase to 1 home per 1 family/owner occupied 1
- Long term affordability and local definition of affordability. 2
- Prevent collection of school taxes on TIF 6
- No rentals and negotiating additional affordability/density. 5
- City wide ban on short term rentals 3

Tier 1 Amanda Smith

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	2
Shared green space such as community garden.	7
Didactic learning space.	10
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	4
Fence at south end of the site.	11
One additional covered bicycle ramp/loop at northwest corner of the site.	6
Dog Park.	18
Crosswalks at northern two pocket parks proposed.	13
Benches wherever possible.	12
Drop off USPS Mailbox.	14
Mailboxes directly in front of home instead of consolidated.	9
Sound barriers for train noise.	15
Train Station/Crossing/Pedestrian Bridge.	1
Public kiosks.	17
Covered bus stop.	8

Post Project Street Repairs/Assessment.

By this, I mean - the city will ensure the street is functional as compared to surrounding streets after the project is completed

Edible Landscaping	16
Shared community space/storage shed	3

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	3
Low environmental impact and resilience structures.	1
Solar Power.	5
No gas stoves or furnaces.	4
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	2

Unbundling of construction work into bid sizes that will allow local small businesses level competition. Oh! I love this. Please consider.

No benefits requested

Other

Please rank 1-6

Inquire about train speed at Grove and Park to ensure consistency.	5
Minimal HOA governance.	1
Expressly allowing yard signs, political signs and canvassing signs within HOA.	2
HOA membership input requested.	6
Specific amenities list requested at pocket parks proposed.	3
Documentation of herbicides used at railroad tracks.	4

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment Please partner with YCSI

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

Limit purchase to those who are current renters/residents or those without a home in Ypsi.	2 Renters/those without a home specifically
Restricting purchase to 1 home per 1 family/owner occupied	3
Long term affordability and local definition of affordability.	1

Prevent collection of school taxes on TIF
No rentals and negotiating additional affordability/density.
City wide ban on short term rentals

6
4
5

If we were prioritizing these across the board, and not by section, the items in this last section would far outweigh the items in other sections for me.

Tier 1 Annie Sommerville

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.

Please Rank 1-18

Resilience fund for yard supplies and storage facilities.	2
Shared green space such as community garden.	3
Didactic learning space.	16
Two raised Hawk Crosswalks at Cross St/N Park and Cross/N Grove.	1
Fence at south end of the site.	15
One additional covered bicycle ramp/loop at northwest corner of the site.	4
Dog Park.	14
Crosswalks at northern two pocket parks proposed.	5
Benches wherever possible.	7
Drop off USPS Mailbox.	6
Mailboxes directly in front of home instead of consolidated.	8
Sound barriers for train noise.	18
Train Station/Crossing/Pedestrian Bridge.	10
Public kiosks.	9
Covered bus stop.	11
Post Project Street Repairs/Assessment.	13
Edible Landscaping	17
Shared community space/storage shed	12

Incorporation of green or sustainable energy elements into the Project or the promotion of such

Please Rank 1-5

Public on street recycling containers.	4
Low environmental impact and resilience structures.	3
Solar Power.	2
No gas stoves or furnaces.	1
Water runoff solutions like raingardens, natural and native landscaping and sound barriers.	5

Unbundling of construction work into bid sizes that will allow local small businesses level competition,

No benefits requested

Other

Please rank 1-6

- Inquire about train speed at Grove and Park to ensure consistency. 6
- Minimal HOA governance. 1
- Expressly allowing yard signs, political signs and canvassing signs within HOA. 2
- HOA membership input requested. 3
- Specific amenities list requested at pocket parks proposed. 4
- Documentation of herbicides used at railroad tracks. 5

Tier 2

Work with Michigan Works, the SBDC, and other similarly situated organizations to help provide

No Benefits Requested

Providing or supporting educational and/or mentoring activities that provide or enhance employment

No Benefits Requested

Creation or financial support of, either on-site or off-site, mixed or low-income housing units.

Please Rank 1-6

- Limit purchase to those who are current renters/residents or those without a home in Ypsi. 1
- Restricting purchase to 1 home per 1 family/owner occupied 5
- Long term affordability and local definition of affordability. 2
- Prevent collection of school taxes on TIF 6
- No rentals and negotiating additional affordability/density. 3
- City wide ban on short term rentals 4