



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

**MAY 23, 2022 @ 6:00 PM
CITY HALL - COUNCIL CHAMBERS
One South Huron, Ypsilanti, MI 48197**

[VIRTUAL ACCESS](#)

Page

I. CALL TO ORDER

II. ROLL CALL

Amber Fellows
Marc Arthur
Roderick Johnson
Grant Tillman
Bryan Foley
Annie Somerville
Jen Eastridge
Amanda Smith
Jack Lark

III. AGENDA APPROVAL

IV. PUBLIC COMMENT (3 MINUTES)

V. RESOLUTIONS/MOTIONS/DISCUSSIONS

3 - 4

- A. Approval of the May 11, 2022 Minutes.
[Minutes](#)
- B. Updates
1. Renovare and Staff
 - 40/60/80% AMI housing ratios
 - HOA restrictions
 - General contractor labor standards
 - MSHDA employer-assistance match program
 2. Committee
 - employer partners
 - labor standards during construction
- C. Street Name Discussion
- input from Staying Power
 - Mattie Dorsey article

- D. Approval of the Community Benefits Agreement of the 220 N Park Proposed Development.
1. CBA for Renovare
 - TIF use
 - 100% PRE development
 - # and ratio of affordable units
 - Resident and first-time homebuyer prioritization window
 - Long-term affordability: City Right of First Refusal trigger for 220 N Park property sales
 - HOA fee ratio
 - HOA governance and membership
 - Unit standards: sq feet, shed/storage, energy star, double-paned windows, sound barriers
 - Labor standards
 - Covered bicycle ramp
 - Rain garden, native landscaping
 - Street naming
 2. CBA for City of Ypsilanti
 - Update and renew CBO with community input
 - 220 N Park purchase price allocated to Housing Trust Fund
 - Short-term rental restriction except for PRE
 - Affordability Ordinance to set City AMI standards
 - Crosswalk stripes on Cross St at Park St, Grove St
 - Tenant Right of First Refusal for units built before 2005
 - Progressive Income Property Tax to fund Housing Trust Fund
 - Education for resident first-time homebuyers
 - Evaluate street repair after completion
 3. Enforceability
 - Clawback article

VI. COMMUNICATIONS

- A. [Stand on her Shoulder's: Ypsilanti's First Black Woman on City Council Inspires Leaders Today - Lucas Somolcic](#)

[Tracking Subsidies, Promoting Accountability in Economic Development](#)

VII. PUBLIC COMMENT (3 MINUTES)

VIII. ADJOURNMENT



MINUTES SPECIAL Meeting

6:00 PM - Wednesday, May 11, 2022

Council Chambers

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

The 220 N Park Community Benefits Committee of the City of Ypsilanti was called to order on Wednesday, May 11, 2022, at 6:00 PM, in the Council Chambers.:

1 CALL TO ORDER

The meeting was called to order at 6:05 PM

2 ROLL CALL

PRESENT:

Amber Fellows, Marc Arthur, Roderick Johnson, Amanda Smith, Annie Somerville

ABSENT:

Grant Tillman (attended virtually), Jennifer Eastridge, Jack Lark, Bryan Foley

3 AGENDA APPROVAL

R. Johnson moved, seconded by A. Somerville to approve the agenda as submitted. On a voice vote, the motion carried and the agenda was approved.

4 PUBLIC COMMENT (3 MINUTES)

2 members from the public spoke

5 RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approving the minutes of the May 4, 2022 Meeting

A. Somerville moved, seconded by Marc Arthur to approve the minutes as submitted.

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

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

c) Prioritization of potential benefits

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

A. Somerville moved, seconded by Marc Arthur to extend the meeting to 8:30 PM. On a voice vote, the motion carried.

A. Somerville moved, seconded by A. Smith to extend the meeting to 8:45 PM. On a voice vote, the motion carried.

6 PUBLIC COMMENT (3 MINUTES)

1 member from the public spoke

7 ADJOURNMENT

A. Somerville moved, seconded by Marc Arthur to adjourn the meeting. On a voice vote the meeting was adjourned. The meeting adjourned at 8:34 PM