



MINUTES

Community Benefits 945

Clark Meeting

7:00 PM - Thursday, March 3, 2022
Council Chambers

The SPECIAL of the City of Ypsilanti was called to order on Thursday, March 3, 2022, at 7:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 7:22 pm

II ROLL CALL

Alyssa Newsome - Present
Desirae Simmons - Present
Kara Landstrom - Absent
Lisa Voelker - Present
Jon Lusk - Absent (attended virtually)
Tegwyn John - Present (7:24 pm)
Alice Elliot - Present
Steve Wilcoxon - Present

III AGENDA APPROVAL

D. Simmons moved, seconded by S. Wilcoxon to approve the agenda as submitted.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

IV PUBLIC COMMENT (3 MINUTES)

To members of the public made comment

V COMMITTEE INTRODUCTIONS

VI OPERATING PROCEDURES FOR THE COMMITTEE

a) Approve Committee Structure

Nominations for Chair

Lisa Voelker & Desirae Simmons

On a roll call vote, Desirae Simmons Was Elected Chair

Simmons - 5; Voelker - 1

Nominations for Vice-Chair

Lisa Voelker

With no other nominations Lisa Voelker was elected Vice-Chair

- b) Approve Committee Rules of Operation

S. Wilcoxon moved, seconded by A. Newsome to follow Robert's Rules of Order hybrid 'Fist of Five'.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

- c) Approve Committee meeting schedule/meeting length.

A. Elliott moved, seconded by S. Wilcoxon to approve the Committee Schedule, with a clause that either the Chair, or three members of the committee could cancel a meeting.

The Schedule is as follows:

- **Friday, March 18, 2022 from 7:00 pm to 9:00 pm**
- **Tuesday, March 29, 2022 from 7:00 pm to 9:00 pm**
- **Wednesday, April 6, 2022 from 7:00 pm to 9:00 pm**
- **Thursday, April 21, 2022 from 7:00 pm to 9:00 pm**

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

VII REVIEW OF DOCUMENTS / DISCUSSION

<https://cityofypsilanti.com/819/945-Clark-Rd>

- a) Community Benefits Ordinance

- b) Site Plan:

- The link in this header has another link to the presentation by the developer which includes the site plan
- The site plan was presented to the Planning Commission and has conditions to be met before submission to Council.

A. Elliott moved, seconded by S. Wilcoxon to move into a committee of the whole.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

S. Wilcoxon moved, seconded by T. John to exit the committee of the whole.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

S. Wilcoxon moved, seconded by L. Voelker to extend the meeting until 9:30 pm.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

T. John moved, seconded by S. Wilcoxon to extend the meeting until 9:50 pm.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)

- c) Pilot Program: Overview and Specifics

VIII COMMUNITY BENEFITS

- a) City Code Section 30-515 (a) - Listed Benefits
b) Additional Unlisted Benefits

IX COMMITTEE PROPOSED BUSINESS

- Discuss already proposed benefits
- Property Management/Resident Dynamics
- Watershed impacts & storm water management
- Average Median Income Alternatives
- Senior Project Spatial Design
- Hiring Local
- Increase in precipitation
- List of entities involved in the development
- Affordability over the duration of the PILOT

X ADJOURNMENT

T. John moved, seconded by A. Elliott to adjourn at 9:37 PM.

On a voice vote, the motion carried: Yes - 5; No - 0; Absent (Lusk, Landstrom)