



ACTION MINUTES

945 Clark Community Benefits Committee Meeting

7:00 PM - Thursday, April 21, 2022
Council Chambers

The 945 Clark Community Benefits Committee meeting was called to order on Thursday, April 21, 2022, at 7:00 PM, in the Council Chambers.

I CALL TO ORDER

The meeting was called to order at 7:05 pm

II ROLL CALL

Present: Desirae Simmons, Lisa Voelker, Tegwyn John (7:14), Alice Elliott, Steve Wilcoxon

Absent: Alyssa Newsome, Jon Lusk (virtually)

III AGENDA APPROVAL

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

IV PUBLIC COMMENT (3 MINUTES)

One member of the public spoke

V RESOLUTIONS/MOTIONS/DISCUSSIONS

a) Approval of the minutes of April 6, 2022

S, Wilcoxon moved, seconded by A. Elliot to approve the minutes.
On a voice vote the motion carried, and the minutes were approved.
Yes - 4; No - 0; Absent - 3 (John, Lusk, Newsome)

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

A. Elliott moved, seconded by T. John, to to require the developer to require property management accountability in the following:

- Residents may request an accessibility improvement and receive a receipt communication within two business days and a response within one week and have the amenity installed within fifteen days, or be provide further communication on when the amenity will be installed.
- Residents will not be penalized for forming a resident committee in a different manner then outlined in this agreement.

- Residents may request a repair and expect that repair to be made in a timely manner and be communicated a timeline for said repair.
- Residents will be provided the city created handbook and additional information including a copy of the the community benefits agreement, protections for tenants provided by the city, and upon payment of the PILOT the owner must submit an affidavit indicating this information was provided to tenants.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

2) More units for lower AMI

T. John moved, seconded by L. Voelker to approve a 3% blended PILOT as indicated in the following chart:

Family	1 Bedroom	2 Bedroom	3 Bedroom	Total
60%	12	60	48	120
50%	5	3	2	10
40%	8	10	8	26
	18	78	60	156

Senior	1 Bedroom	2 Bedroom	3 Bedroom	Total
60%	79	58	0	137
40%	9	7	0	16
	88	64	0	153

Approved: Yes - 4; No - 1 (Wilcoxen); Absent (Newsome, Lusk)

3) Food Pantry/Free Store

S. Wilcoxen moved, seconded by T. John to require the owner ensure a free store be provided with shelving, refrigeration, and outside access. And that the Resident Council, when and if residents choose to organize in that manner, dictate hours of operation and specifications of shelving and other amenities of the free store within a budget of \$8,000.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

4) Onsite Tutoring/Community Space

A. Elliott moved, seconded by S. Wilcoxen to require the developer provide a community space and survey resident regarding programming. Property management will be required to provide scheduling, engage in providing services and programming for the resident community. All residents must be informed of this amenity upon signing of their lease and be provided monthly communications regarding programming. This program will be fully implemented within fifteen months of the beginning of leasing and the owner must provided an affidavit of compliance upon payment of the PILOT.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

5) "Resident Governance Committee"

A. Elliott moved, seconded by T. John to require that the developer encourage and facilitate the formation of a resident council with six members for the family unit, including one youth seat and five members from the senior unit. The council will be provided \$1,000 annually for programming. This council shall hold regular meetings with ownership and property management and have authority to make suggestions regarding capital improvements. This council will be provided resources and inspiration on methods of formation.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

6) Ypsi-Area Targeted Promotions

T. John moved, seconded by A. Elliott to require the developer to engage in targeted promotion for city residents, and preferential leasing for Ypsilanti residents if allowable by law.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

7) Energy/Air Quality/Radon/Mold

A. Elliott moved, seconded by T. John to require the developer to have all energy efficient appliances and built to the National Green Building Standard at a minimum of Bronze Level. Ownership is required to preform an energy audit every ten years and provide residents information on how to maintain energy efficiency and testing available to them. Ownership must also provide mold mitigation when necessary.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

8) Sponsor Formerly Incarcerated/Those with Felony Charges

L. Voelker moved, seconded by A. Elliott to require the developer make every attempt to hire previously incarcerated individuals with felony charges and provide an environment that allows these individuals to succeed and thrive through sponsorship; such examples as mentorship, apprenticeship, GED services, transportation, and other challenges the employee might face, while respected people's privacy.

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

9) Easement Agreement

S. Wilcoxon moved, seconded by A. Elliott require the developer to agree to an easement to the city for uncovered land because of the removal of the Pen Dam.

Approved: Yes - 4; No - 0; Absent - 3 (Newsome, Lusk, John)

10) City of Ypsilanti

T. John moved, seconded by A. Elliott to request the City provide as a part of this development a covered bus stop, Leforge corridor beatification, maintenance and safety; including bike lanes and pedestrian barriers, information on Pen Dam and ecological impacts. Encourage City Council to invest in new affordable housing for our full

community to counter effects of gentrification (low-income people who live alone or with unrelated adults, families, and seniors).

Approved: Yes - 5; No - 0; Absent - 2 (Newsome, Lusk)

11) Cover Letter and Presentation Logistics

VI ADJOURNMENT

The meeting adjourned at 11:55 pm