

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Trinitas project public hearing & vote March 6
Date: Tuesday, February 27, 2018 12:19:33 PM

Hi Ron -- Here's some background on the student housing project north of your house -- Cottages at Barton Green (Trinitas is the developer). Planning Commission will be discussing it on Tuesday, March 6 at 7 pm in City Hall, second floor.

Ken Garber, one of the neighborhood leaders, has done a great job rallying the troops.

Thanks,
Anne

From: kengarber@prodigy.net [REDACTED]
Sent: Tuesday, February 13, 2018 12:00 PM
To: [REDACTED]; Jessica Anderson; [REDACTED] Jessica Prozinski; Mike Prozinski; [REDACTED]; Ralph Katz; David Newton; ink blot; [REDACTED]; bobby streng; Steve Young; Rachel Young; Brigid Kowalczyk; Michael and Alison Greenlee; Ed Dawson; [REDACTED]; P. Heck; Andrea Wilkerson; [REDACTED]; Katherine Gawlowski Munter; [REDACTED] LaRose Corey; [REDACTED]; Kate Pepin; Bryan Debbink; Cristy Scoville Starkweather; Brian Wilson; [REDACTED]; Tonya Huffman; [REDACTED] Elizabeth Benson-Cox; [REDACTED] Jean Wilson at Gmail; [REDACTED] Rodney Cox; Michael Greenlee; Nolan Reed; Cristy Starkweather; Ken Clark; Erin Bigelow; Caleb Kline; [REDACTED]; Susan Moran; [REDACTED] Laura Strowe; [REDACTED] Tom Stulberg; [REDACTED] Anne Bannister; [REDACTED]; Hayley Roberts; [REDACTED]; Susan; [REDACTED] Lauren K-L
Cc: Bannister, Anne; Kailasapathy, Sumi
Subject: Trinitas project public hearing & vote March 6

Hello--

It's showtime, again, this time for real. The city informed me this morning that the proposed Trinitas student housing project ("Cottages at Barton Green," on Pontiac Trail just north of Skydale and south of the North Sky project under construction) will be on the March 6 Planning Commission meeting agenda. That's three weeks from today. There will be a new public hearing (anyone can speak), followed by a vote of the Commissioners. Then the project goes to City Council for a final public hearing and vote, probably later in March. The Planning Commission vote is critical, because City Council will feel pressure to follow the Commission's recommendation.

Trinitas is basically presenting the same site plan as in October. The only changes were the conversion of six six-bedroom duplexes along our border to five-bedroom duplexes; two four-

unit townhomes to duplexes; and they've rotated eight duplexes so that their front entrances face St. Regis way (in the northeast part of the property), instead of their rear entrances. They also promised to add a berm to our boundary, for sound and sight mitigation. The total number of units is reduced from 225 to 221, and the total number of bedrooms from 716 to 710. The number of parking spaces remains the same, at 559. The site plan (and all related documents) can be found at <http://etrakit.a2gov.org/etrakit3/Search/project.aspx> . (Do a name search for "Cottages.") If you're unable to access the plan, let me know and I'll send you a PDF copy.

Trinitas says they will not add covered bicycle parking, an AAATA bus stop, or Zipcars, all of which Planning Commission suggested on October 17. They have not bothered to respond to our proposal to convert 22 duplexes to single family homes, as they did at their Oxford, Ohio project.

I am scheduling a neighborhood meeting for Thursday, March 1, to plan our public mobilization effort and maybe choreograph our individual public hearing speeches a bit. It will be at my house, 2387 Hilldale (corner of Skydale). I hope you can make it, but the March 6 meeting is the crucial one.

Thanks,

Ken Garber

██████████ phone

From: [ron_gin](#)
To: [Bannister, Anne](#)
Subject: Re: Citizens Academy
Date: Sunday, March 4, 2018 12:44:24 PM

Hi Anne
Here is my new cell number
[REDACTED]
Ron G

Sent from my MetroPCS 4G LTE Android device

----- Original message-----

From: Bannister, Anne
Date: Fri, Mar 2, 2018 4:02 PM
To: [REDACTED]
Cc: Eaton, Jack;
Subject: RE: Citizens Academy

Jack, if you get this message and have Ron's phone, please call him on my behalf and make sure he knows that I'm suddenly NOT available until the meeting at 6 PM today. I'm dashing up to Briarwood Apple now to hopefully get some help! I can't access my phone. etc. Thanks -- A.

From: Bannister, Anne
Sent: Friday, March 02, 2018 3:46 PM
To: [REDACTED]
Cc: Eaton, Jack
Subject: RE: Citizens Academy

Hi Ron -- I need to postpone our meeting today at 5 pm. My phone died late Wednesday night and I've been twice to the Verizon store and now they're sending me to the Apple Store.

I still plan to be at the 6 pm meeting at the Traverwood branch of the library.
<https://aadl.org/aboutus/traverwood>

If I can get my phone working again, I'll call you, but right now I'm off the grid and cannot access my phone book / contacts.

Please accept my apologies for the mayhem!
Thanks,
Anne

Anne Bannister
Ward One Council Member
734-945-1639

From: Bannister, Anne
Sent: Tuesday, February 27, 2018 1:00 PM
To: [REDACTED]
Cc: Eaton, Jack
Subject: Citizens Academy

Hi Ron -- FYI -- One of my greatest challenges as a new Council member has been the steep learning curve. This Citizen's Academy looks like a good way to learn how things work.

Maybe you already know all this stuff! Here's the link: <https://www.a2gov.org/departments/city-clerk/A2CA/Pages/default.aspx>

The deadline to apply is March 2.

Anne Bannister

Ward One Council Member

734-945-1639

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: [ron_gin](#)
To: [Bannister, Anne](#)
Subject: Re: FW: 3/6/2018 City Planning Commission Agenda with Live Links
Date: Monday, March 5, 2018 11:16:29 AM

Sounds good Anne
I will call you later, what is a good time?
Also I would like to meet Unni
Ron

Sent from my MetroPCS 4G LTE Android device

----- Original message-----

From: Bannister, Anne
Date: Mon, Mar 5, 2018 10:28 AM
To: [REDACTED]
Cc: Eaton, Jack;
Subject: FW: FW: 3/6/2018 City Planning Commission Agenda with Live Links

Hi Ron -- This Tuesday night at 7 pm at City Hall, in the Council chambers on the 2nd floor, is an important Planning Commission meeting. The Cottages at Barton Green on Pontiac Trail, is on the agenda, and several concerned Ward One residents will be there to speak, including Ken Garber.

It's just another opportunity to see and be seen by the residents, and also learn about the complex processes of development in Ann Arbor! -- Anne

From: Bannister, Anne
Sent: Monday, March 05, 2018 10:20 AM
To: Tom Stulberg; [REDACTED]
Subject: FW: FW: 3/6/2018 City Planning Commission Agenda with Live Links

Hi Ken and Tom -- Per notes below, Ken Clein confirmed that residents will be able to speak at #9a and #11 on the agenda. He hasn't responded yet to my follow-up question about whether people might be excluded if they spoke before. Thx -- A.

From: Bannister, Anne
Sent: Monday, March 05, 2018 8:45 AM
To: Ken Clein
Cc: Lenart, Brett
Subject: RE: FW: 3/6/2018 City Planning Commission Agenda with Live Links

Thank you, and yes it can be confusing! So to reiterate, Audience Participation will be at the beginning of the commissioners discussion of #9a, directly after the other public comment listed under #7 and #8? And then they have a second opportunity during #11.

Do you anticipate any exclusion of people who have spoken at previous meetings?

Thanks again for helping confirm this in advance. -- Anne

From: Ken Clein [ken.clein@gmail.com]
Sent: Sunday, March 04, 2018 7:54 PM
To: Bannister, Anne
Cc: Lenart, Brett
Subject: Re: FW: 3/6/2018 City Planning Commission Agenda with Live Links

Hi Anne,

The agenda does state this, but it can be confusing for items like The Cottages, which are listed as unfinished business (#9a). The public can comment on that petition during the hearing under #9a or during #11 Audience Participation.

Hope this helps,
Ken

On Sat, Mar 3, 2018 at 2:31 PM, Bannister, Anne <ABannister@a2gov.org> wrote:

Hello Ken,

Would you please confirm if/when the residents may speak about the Cottages at Barton Green on Tuesday? Several people would like to do so, and we're seeking clarification whether they can at section 7, 10, 11, or not at all.

Thanks for your help!

Anne Bannister
Ward One Council Member
[734-945-1639](tel:734-945-1639)

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Gale, Mia
Sent: Friday, March 02, 2018 6:18 PM
To: *City Council Members (All); Mayor
Subject: 3/6/2018 City Planning Commission Agenda with Live Links

Dear City Council Members and Mayor:

Attached please find a copy of the agenda with live links in-bedded for access to the staff reports for items that will be coming before the City Planning Commission at their next meeting on **Tuesday, March 6, 2018**. The meeting will be held in Council Chambers, City Hall.

To access files, click on the blue [underlined](#) [\[Legistar file #\]](#), wait until the 'hand' turns to a 'pointing finger' and click. It will open to the 'Details' page where you will need to click on the underlined attachment to view.

For further information on these projects, please reference documents through the quick links provided to the City's website.

Thanks!

Mia Gale

Administrative Assistant V

Planning Department

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107

Tel: [734 794 6265 x42665](tel:734.794.6265x42665)

Fax: [734 994 8312](tel:734.994.8312)

From: [Bannister, Anne](#)
To: [Eaton, Jack](#); [Will Hathaway](#); [REDACTED]
Subject: FW: HHSAB meeting packet (3/8)
Date: Tuesday, March 6, 2018 9:47:50 AM
Attachments: [HHSAB March 2018 packet.pdf](#)

Hi Jack, Will, James, and Ron -- FYI -- The Housing and Human Services Advisory Board (HHSAB) works on affordable housing. The public is welcome to attend our monthly meetings.

Here's an excerpt from a resolution that will be on the agenda for the March 19 Council meeting:

In summary, the HHSAB recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and

25% to the Ann Arbor Housing Commission (AAHC) to contract with local non-profits to provide supportive services for residents of AAHC properties and AAHC administered voucher programs and/or operational support for the Ann Arbor Housing Commission

The allocation above continues for the 8 year duration of the millage

-- Anne

From: Teresa M. Gillotti [gillottitm@ewashtenaw.org]
Sent: Monday, March 05, 2018 4:43 PM
To: Thaddeus Jabzanka; Bannister, Anne
Cc: paul sher; David S. Beck; Amanda Carlisle; Plevak, Andrea; Andrew Gilroy; Anna Erickson; Anna Foster; David Blanchard; Eleanor Pollack; Floria Tsui; Greg Pratt; Julie Steiner; Nora Wright; Rosemary Sarri; Ackerman, Zach
Subject: HHSAB meeting packet (3/8)

Good afternoon HHSAB!

Attached is the packet for the upcoming meeting **[Thursday, March 8, 2018 at 200 N. Main St, Lower Level Conference Room from 6:30-8:30pm.](#)**

We're looking for a lively discussion on a few of the items. Let me know if you have any questions prior to the meeting.

David will upload the packet into Legistar tomorrow.

-Teresa

Teresa Gillotti
Housing & Infrastructure Manager

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AGENDA

Housing and Human Services Advisory Board (HHSAB)

March 8, 2018

6:30 PM-8:30 PM

**Location: 200 N. Main St.
Ann Arbor, MI 48104
Lower Level Conference Room**

- I. Convene Meeting (Thaddeus Jabzanka, Chairperson)_____ 6:30pm
- II. Introductions – Welcome new members Paul Sher and Floria Tsui_____ 6:35pm
- III. Public Comment_____ 6:40pm
- IV. Approval of Agenda (**ACTION**)_____ 6:45pm
- V. Approval of Minutes from 2-8-18 (**ACTION**)_____ 6:50pm
- VI. Business 6:55 pm

- a. Request for small change to Feb. HHSAB resolution recommending allocations for the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing. (**ACTION**)

Included in the packet is the resolution as drafted and approved by the HHSAB at the Feb. 8 meeting. A memo was drafted to accompany the resolution, with help from Jennifer Hall of the Ann Arbor Housing Commission. The resolution was submitted to be included as communication for the upcoming March 19, 2018 City Council meeting. City Administration requested a change, that 25% be used for supportive services and/or operating support for the Ann Arbor Housing Commission.

- b. Public Hearing - 5 Year Washtenaw Urban County 2018-2023 Consolidated Plan and 2018 Annual Action Plan (**ACTION**)

Every 5 years the Washtenaw Urban County drafts, seeks public input, and adopts a 5-year Consolidated Plan for the use of HUD funds including Community Development Block Grant (CDBG), HOME investment Partnership, and Emergency Solutions Grant (ESG). This plan focuses on the key priorities for the now 20 member communities for the next 5 years. The priorities should be developed based on needs identified through data analysis as well as in put of need through a community process. One new change this year, is that the goals of the Assessment of Fair Housing will establish the framework for needs and priorities, supplemented through the current process. Staff will provide a short presentation prior to holding the public hearing. Here's the link to the page that will have regular update to the 5-year Consolidated Plan during the required comment period.

c. Initial presentation of City of Ann Arbor Implementation Plan for Affordable Housing

Staff will present a draft plan for implementation to meet the specific goals of the Housing Affordability and Economic Equity Analysis adopted by the City of Ann Arbor and Ann Arbor DDA in 2015.

- VII. Update from Coordinated Funding Volunteers _____ 7:50 pm
- VIII. HHSAB affordable housing fund policy Committee Subcommittee updates _____ 8:00 pm
- IX. City Council (Council Member Update) _____ 8:15pm
- X. Public Comment _____ 8:20pm
- XI. Adjournment (**ACTION**) _____ 8:30pm

MINUTES
Housing and Human Services Advisory Board
Thursday, February 8, 2017
6:30-8:30pm
200 N. Main St
Ann Arbor, MI 48104
Lower Level Large Conference Room

Members Present: G. Pratt, A. Gilroy, N. Wright, A. Foster, A. Erickson, R. Sarri, E. Pollack,
Z. Ackerman, A. Bannister

Members Absent: D. Blanchard, T. Jabzanka, J. Steiner, A. Carlisle

Staff Present: T. Gillotti, D. Beck

Public Present: Jennifer Hall, Executive Director Ann Arbor Housing Commission

I. Convene Meeting:

Anna Erickson, vice-chair, convened meeting at 6:40pm

II. Public Comment

none

III. Approval of Agenda

Council member Ackerman notes that he needs to leave early to attend another meeting, and asks that the councilmember updates be moved to the top of the agenda. Greg Pratt moves to move up city council member update to after approval of agenda so Z. Ackerman can give an update, as well as approving agenda. R. Sarri seconded. Motion passed unanimously

City Council (Council Member Update)

Z. Ackerman: I have a couple of updates. First, there is some exciting stuff going on with the Swift Lane, White/State/Henry properties, although Jennifer Hall is hear and I imagine she will provide an update but we're excited that the project was funded!

Second, there is an update for the civilian review committee. We had a meeting on Monday night where Mayor Taylor and Chuck Warpehoski proposed a task force that would design the civilian review and policing commission. There was good debate and helpful amendments by several council members. For now, it looks like there will be 11 members and will be assembled through a 3 step process.

Applications accepted through Feb. 9. The administrator's office will accumulate and analyze the applications. Then they will be sent to the Human Rights commission, who will also analyze the applications and make a recommendation.. Then, they will send the applications with the analysis, of both places directly to the mayor's office who will nominate each of the 11 members. Applications are due tomorrow.

R. Sarri: Michigan is one of the worst states for property seizure with little to no recall for the victims. We need to change this.

Z. Ackerman: I agree.

A. Bannister: The question that the task force is preparing to tackle is: "Can the police effectively police themselves without citizen oversight?" The other big issue is if the commission should be able to view full detail for cases. There will be staff on the committee, but as non-voting members of both the task force and commission.

Z. Ackerman: Some other questions that will be asked are "What is the commission's acting leverage going to be?" and about resourcing. The volunteers will make up the commission, but actually investigating police is going to be difficult without investigator help.

IV. Approval of Minutes

A. Foster moved to approve December's and January's meeting minutes; E. Pollack seconded. Motion passed unanimously

V. Business

a. Update from Washtenaw County Mental Health (CMH) (I just copy pasted the agenda notes if that's okay)

T. Gillotti reminded the board that in December members of the public and HHSAB had questions about an incident in Ypsilanti, where a person died in a "group" home and then was moved to a second group home nearby." Members and the public were concerned about the living conditions, who was responsible for reviewing and improving those conditions and the future living situations for residents living in those homes. Staff contacted Washtenaw County Mental Health and reported the following information:

- Neither of the two locations were licensed. Neither Washtenaw County nor WCCMH funded either of those two locations in any way. WCCMH did deploy clinical staff to assess the need of the remaining folks residing in the two locations. WCCMH either assisted in connecting individuals to family for safe placement, community resources to assist with relocation, or if they had an

existing service connection to CMH we moved them into locations we do oversee. WCCMH does not have knowledge of any individuals returning to either location.

Separately, HHSAB members were interested in learning more about the process to plan and implement services related to the County Community Health Millage. At the Sept. 17, 2017 Board of Commissioners meeting, a resolution was passed creating a Community Mental Health Advisory Committee (CMHAC). The CMHAC shall function as an advisory board to assist BOC with the identification of community need and the evaluation of services provided (that were funded by the millage). BOC approved the CMHAC membership at their January 17, 2018 meeting (attached). As the committee is brand new, the formal process is not finalized, but it's expected that CMHAC will meet monthly for the next few months in order to create an action plan. The action plan will go before the CMH Board for review/approval. CMHAC would then present the plan before the BOC for final approval. Since the millage dollars are under the purview of BOC, they have the authority over the decisions regarding millage dollars. Amanda Carlisle from WHA (and on HHSAB) is included on the committee.

T. Gillotti: A. Carlisle is on the committee, but unfortunately, wasn't able to attend the meeting tonight to give an update. You can find more details on the resolution on the back 2 pages of the packet.

b. Update from the Ann Arbor Housing Commission (Jennifer Hall)

The AAHC isn't a city department, but a separate authority, operating similarly to how the Downtown Development Authority operates, in close collaboration and partnership with the City. The history of Public Housing is that HUD used to provide funding for operations, maintenance and capital improvements. Over time, the federal government has changed their policies and commitment to ongoing funding, so there has been less available for public housing maintenance. Estimates point to 10,000-15,000 units of Public Housing that have been lost over time as the units have become uninhabitable due to loss of funding. The AAHC used to manage public housing, but that has been changing over time due to federal changes.

Now, AAHC focuses more on housing choice vouchers, what was previously known as Section 8 housing. There are about 1500 vouchers administered by the AAHC in Washtenaw County that work in private housing market. The voucher program is better funded.

As a result of these two big changes, over the last 5 years the AAHC has been working to convert Public Housing to affordable housing through the Rental

Assistance Development Program. This program encourages public/private development efforts that allow for capital to be funded through Low Income Housing Tax Credits (LIHTC). Rental income can be secured through switching vouchers to project-based which means anchoring them to specific housing, and then providing housing support to tenants of those developments.

The cost of the redevelopment is \$65 million to rehabilitation and redevelopment 350 total units. At this point we're two-thirds done. We got good news for the Swift Lane project, the last piece of this effort finally got Low Income Housing Tax Credits (LIHTC) after 5 attempts. Tax credits are the main way we fund the improvements. The market for tax credits will probably go down due to the revised federal tax code. We're also applying for more grants and have received some from the county and other places including the Affordable Housing Fund.

A. Foster: How do you sell tax credits or who takes care of selling them?

J. Hall: We have a developer who either goes to syndicators, that sell the credit to a mix of people, or to a bank or insurance company that buys it all.

J. Hall: So there's some bad news now. 90% of our budget is HUD-funded. The federal government hasn't been helping too much and the most recent House-Senate budget has deep cuts to the voucher program on the administrative side. The past 3-4 years, city council has helped support our operating budget through general funds. The fiscal 2019 budget was approved last year (and again in May 2018) has provided \$60,000 for support services and \$168,000 for voucher program administration and RAD transition.

The new HUD budget is estimated to cut administrative support for the voucher program anywhere from \$112,000 to \$170,000 depending on how it's resolved. The city administrator recommended funding from the recent millage which I didn't like. The Housing Commission had to form a non-profit for the conversion of public housing to affordable housing. This non-profit gives revenue back to us after a certain period of time. I would rather use that revenue for operations, and direct the funding from the millage to supportive services. I came with a proposal to HHSAB to make a recommendation to ask how much money would be used/needed for support services (attached).

Board discusses percentages and effective use of millage funding on supportive services.

T. Gillotti: So I thought we could make a resolution/motion to pass this on to council if the board is in agreement to move forward in this direction.

Board and staff draft resolution on computer projecting for all to review. The resolution is then moved by A. Foster and seconded by G. Pratt.

Whereas the City of Ann Arbor passed a resolution R-on x date redirecting the public safety portion of the Washtenaw County Community Mental Health and Public Safety Preservation Millage by directing 40% to affordable housing, 40% to climate action, and 20% to pedestrian safety; and

Whereas supportive housing is important to ensuring the success of tenants with special needs and who have experienced chronic homelessness; and

Whereas recent successes in adding affordable housing including Avalon Housing and Ann Arbor Housing Commission (AAHC) Rental Assistance Demonstration (RAD) conversion have all included critical supportive services; and

Whereas the AAHC provides funding to Avalon Housing, SOS Community Services, Peace Neighborhood Center, Washtenaw County Community Mental Health, and Community Action Network to provide supportive services for residents of Ann Arbor Housing Commission properties and AAHC administered voucher programs; and

Whereas continued success in adding affordable housing should include supportive services in addition to costs for construction;

Now therefore be it resolved that the Housing and Human Services Advisory Board (HHSAB) recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

- 25% to the Ann Arbor Housing Commission (AAHC) to contract with local non-profits to provide supportive services for residents of AAHC properties and AAHC administered voucher programs
- 75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and

May it further be resolved that this allocation continues for the 8 year duration of the millage

Motion passes unanimously.

c. Update from Coordinated Funding Volunteers

A. Foster: I've been reassigned to the Early Childhood Pod, but there's no big update.

E. Pollack: I was really pleased with the Friday session. We talked about the bias on grant applications and context for a large portion of the time.

A. Foster: I appreciated that too, but I wasn't too familiar with the application itself, so it would be nice to introduce that section first and then learn about the biases.

A. Bannister: I attended as well and echo their sentiments.

d. HHSAB Affordable Housing Fund Policy Committee Subcommittee update

T. Gillotti: We haven't met yet, but we do plan to meet in March.

e. HHSAB/Planning Commission Affordable Housing Subcommittee update

D. Blanchard isn't present and so there is no update.

VII. Public Comment

No public comment

VIII. Adjournment

**A. Foster moved to adjourn; G. Pratt seconded. Motion passed unanimously.
Meeting adjourned at 8:25pm.**

Resolution to Recommend ...

Memorandum

City Council Resolution R-17-261 was approved in order to notify the public about how the City of Ann Arbor intended to use the millage rebate funds from the Community Mental Health and Public Safety Preservation Millage, as required by law. City Council notified the public that 40% of the annual millage would be used to *“effect the goals of the Affordable Housing Needs Assessment (a/k/a 2015 Washtenaw County Housing Affordability and Economic Equity Analysis) and to increase Workforce Housing (operating & Capital) with guidance by the Housing and Human Services Advisory Board”*, hereafter referred to as the *“affordable housing portion of the millage”*.

The Affordable Housing Needs Assessment highlighted the disparity in housing markets between properties in Ann Arbor and with Ann Arbor addresses compared to properties in Ypsilanti and Ypsilanti Township, which is causing an imbalanced housing market & socio-economic segregation.

The study recommends a multi-faceted strategy to increase market and below-market rate housing in Washtenaw County. The study recommends that Ann Arbor *“focus its attention on the preservation and production of affordable non-student rental housing for low and moderate-income workers who are helping to keep so much of the Ann Arbor economy vibrant”*. The recommended strategies included incentive-based zoning, brownfield financing for mixed-income housing, tax incentives, and dedicated funding for the Affordable Housing Fund, and use of Affordable Housing Fund and HUD programs to incentivize below-market rate housing.

The Housing and Human Services Advisory Board met at their regular meeting on February 8, 2017 and made a recommendation to City Council regarding the use of the affordable housing portion of the millage. In order to serve the needs of low-wage earners, the Housing and Human Service Advisory Board recommends that City Council annually allocate 75% of the affordable housing portion of the millage to the Affordable Housing Fund. The Affordable Housing Fund already has existing policy that includes income targets and project review processes. The Affordable Housing Fund is for housing serving households at 60% AMI or less and historically developers who have requested Affordable Housing Funds have leveraged an average of \$25 for every \$1 of HTF requested.

The HHSAB recognizes that the most successful housing model for housing low-income households is permanent supportive housing, which includes supportive services on-site, as needed by residents. Supportive services can include a range of services from programs for youth and financial literacy classes, to crisis management and mental health services. This model has been successful for Michigan Ability Partners, Avalon Housing, and the Ann Arbor Housing Commission in Ann Arbor.

The Ann Arbor Housing Commission is the largest provider of affordable housing in the City and they contract with Avalon, Peace Neighborhood Center (PNC), Community Action Network (CAN), Washtenaw County Community Mental Health (WCCMH), Food Gatherers and SOS Community Services to provide a variety of services for their tenants and voucher participants.

Due to federal cuts to HUD’s budget over the years, the AAHC has suffered significant budget cuts for its programs. The AAHC is expecting further cuts by the current administration, which has been a significant strain on their resources. The AAHC has been paying a portion of their non-profit partner’s expenses in

order to provide critical services to their tenants. The AAHC can no longer afford to provide funding support to these organizations without impacting its own operations.

The HHSAB recognizes the importance of providing supportive services to AAHC tenants and recommends that City Council dedicate 25% of the affordable housing portion of the millage to the AAHC to pass through and contract with non-profit agencies to provide supportive services to their properties and voucher program.

In summary, the HHSAB recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

- 75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and
- 25% to the Ann Arbor Housing Commission (AAHC) to contract with local non-profits to provide supportive services for residents of AAHC properties and AAHC administered voucher programs [and/or operational support for the Ann Arbor Housing Commission](#)
- The allocation above continues for the 8 year duration of the millage

Prepared by: Teresa Gillotti OCED Housing Manager

Reviewed by Derek Delecourt, Community Services Area Administrator

Resolution:

Whereas the City of Ann Arbor passed a resolution R-on x date redirecting the public safety portion of the Washtenaw County Community Mental Health and Public Safety Preservation Millage by directing 40% to affordable housing, 40% to climate action, and 20% to pedestrian safety; and

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- 75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and

May it further be resolved that this allocation continues for the 8 year duration of the millage

From: [Bannister, Anne](#)
To: kengarber@prodigy.net; [REDACTED]
Cc: [Eaton, Jack](#)
Subject: RE: public hearing tonight (Trinitas student housing)
Date: Tuesday, March 6, 2018 10:27:52 AM

Great job, Ken! Especially using "student housing" in the subject line.
I'm forwarding this to Jack Eaton and Ron Ginyard (from Brookside).
I hope to introduce you and Ron tonight. -- Anne

From: kengarber@prodigy.net [kengarber@prodigy.net]
Sent: Tuesday, March 06, 2018 10:18 AM
To: geoffanderso@gmail.com; Jessica Anderson; kathyk911@comcast.net; Jessica Prozinski; Mike Prozinski; steveslachs@gmail.com; Ralph Katz; David Newton; ink blot; jmunter1@comcast.net; bobby streng; Steve Young; Rachel Young; Brigid Kowalczyk; Michael and Alison Greenlee; Ed Dawson; dlpheighton@yahoo.com; landefel@gmail.com; lindaann_harris@yahoo.com; sakosel@aol.com; jamullet@ameritech.net; P. Heck; Andrea Wilkerson; randall@theragbirds.com; ebird@theragbirds.com; liahantom@aol.com; daveging@gmail.com; Katherine Gawlowski Munter; jenlshepp@gmail.com; LaRose Corey; daher.louis@gmail.com; jkastely@ameritech.net; burkeharrisdawson@gmail.com; Kate Pepin; Bryan Debbink; Cristy Scoville Starkweather; Brian Wilson; tracyjensen3@gmail.com; Tonya Huffman; momrules57@yahoo.com; mbruening@comcast.net; cloyd999@gmail.com; Elizabeth Benson-Cox; eerani@comcast.net; Spideymglb@gmail.com; Jean Wilson at Gmail; donwilkerson1@gmail.com; Rodney Cox; Michael Greenlee; Nolan Reed; Cristy Starkweather; Ken Clark; Erin Bigelow; Caleb Kline; openbyways@yahoo.com; george.hoffman@att.net; keywestshari@att.net; chadbertel@hotmail.com; krwarm@gmail.com; krisclearlake@gmail.com; arnt_reidar@yahoo.com; bridgettaylor44@gmail.com; nicolechardoul@gmail.com; Susan Moran; bigelowp@gmail.com; Laura Strowe; bamulrooney@gmail.com; joankoconnell@gmail.com; Tom Stulberg; jfs0012@att.net; ABroderick48105@gmail.com; pcroach8@comcast.net; Hayley Roberts; patrickraesley@gmail.com; danielk_macho@hotmail.com; Susan; bushwj@sbcglobal.net; Dapdaniel@hotmail.com; dawnt61@gmail.com; nancywitter@yahoo.com; ed.trager@gmail.com; elissatrumbull@gmail.com; mdhall2707@comcast.net; bcbough@gmail.com; cscott9999@comcast.net; lovew@umich.edu; gaw51@comcast.net; Lauren K-L; Ken Garber
Cc: Kailasapathy, Sumi; Bannister, Anne
Subject: public hearing tonight (Trinitas student housing)

Hello--

Planning Commission will vote tonight on the Cottages at Barton Green site plan from Trinitas Ventures, to be built on Pontiac Trail just south of North Sky, the project now under construction. A public hearing will precede the vote—anyone can speak. The meeting will be at 7pm at City Hall (Huron and Fifth), second floor Council Chambers. We are at the top of the agenda.

A few last-minute facts and predictions:

1. The plan is basically the same Commission saw in October, with 221 units and 710 bedrooms, down from 225 units and 716 bedrooms. The 559 parking spaces are unchanged. Trinitas will be building a low berm along its southern boundary.
2. Planning staff is recommending that Commission approve the plan.
3. Trinitas has agreed to pay \$346,000 for traffic mitigation. The money will go to improve the Pontiac Trail-Barton Drive intersection. The plan is to add center-left and right turn lanes to Barton Drive in both directions, and a right turn lane to southbound Pontiac Trail. It's hard for me to see how this can be done without dangerously reducing the sidewalk extensions.

4. I intend to ask Commission to postpone tonight's vote to allow the most affected neighborhoods (Huron Highlands, Arrowwood Hills, River District and Olson Park) to meet with the developer to arrive at a compromise plan. I expect the developer will insist on a yes-no vote tonight. That is what will probably happen. How Commission will vote is anyone's guess, but a good public turnout tonight can only help.

5. Regardless of tonight's outcome, the plan will then go to City Council for a final vote. This could happen as soon as next week. (A public hearing will precede the vote.) So it could all be over very soon.

Thanks,

Ken Garber

(734) 741-0134 phone

From: [Bannister, Anne](#)
To: [Glenn Nelson](#); [REDACTED] [Teresa M. Gillotti](#)
Cc: [Kailasapathy, Sumi](#); [Eaton, Jack](#)
Subject: RE: HHSAB meeting packet (3/8)
Date: Thursday, March 8, 2018 2:44:17 PM
Attachments: [HHSAB%20March%202018%20packet.pdf](#)

Dear Teresa Gillotti -- Per notes below, I invited Glenn Nelson to speak at the public comment section of tonight's meeting. According to the attached agenda, the meeting starts at 6:30 and public comment is at 6:40.

Glenn spoke during public comment at the last City Council meeting, about the mental health millage.

I've also invited Council member Jack Eaton, and Ward One resident, Ron Ginyard. As far as I know they don't have anything for public comment. I look forward to introducing you to Ron Ginyard, and I suppose you already know Jack!

Just wanted to send advance notice of some audience members.

Thanks,
Anne

Anne Bannister

Ward One Council Member

734-945-1639

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Glenn Nelson [gnelsonaa@gmail.com]
Sent: Tuesday, March 06, 2018 6:08 PM
To: Kailasapathy, Sumi
Cc: Bannister, Anne
Subject: Re: HHSAB meeting packet (3/8)

Anne and Sumi,

I will be pleased to speak in the public commentary portion of the HHSAB meeting on March 8. Thank you for making me aware of this opportunity.

I hope to speak during another meeting in Ann Arbor that evening that starts at 7 pm. I do not need to be concerned about being a little late to that meeting. However, I will leave the HHSAB meeting before it is complete. I hope to be present at HHSAB for the discussion of the resolution concerning the millage (item A so this will probably work). This is, of course, of special interest to me.

Thank you for your work to have funds raised under the banner of "mental health and public safety services" used for mental health and public safety services. I feel strongly this is what voters asked for.

Glenn

On Tue, Mar 6, 2018 at 11:50 AM, Kailasapathy, Sumi <SKailasapathy@a2gov.org> wrote:

Dear Mr. Nelson,

I really appreciated you speaking during public commentary last evening. I was one of the three people who voted against using the millage monies for purposes other than mental health and public safety. Thanks for taking this on.

In solidarity

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Sent: Tuesday, March 06, 2018 10:35 AM
To: gnelsonaa@gmail.com
Cc: Kailasapathy, Sumi
Subject: FW: HHSAB meeting packet (3/8)

Dear Glenn Nelson -- Thank you for your comments and hardcopy last night at the Council meeting. I'm sifting through the information, and also wanted to invite you to speak during public comment at the HHSAB meetings. We meet monthly and there's a meeting this Thursday, too.

As the attached packet shows, the HHSAB has prepared a resolution about the use of a portion of the millage money.

Thanks,
Anne

Anne Bannister
Ward One Council Member
[734-945-1639](tel:734-945-1639)
abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

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From: Teresa M. Gillotti [gillottitm@ewashtenaw.org]
Sent: Monday, March 05, 2018 4:43 PM
To: Thaddeus Jabzanka; Bannister, Anne
Cc: paul sher; David S. Beck; Amanda Carlisle; Plevak, Andrea; Andrew Gilroy; Anna Erickson; Anna Foster; David Blanchard; Eleanor Pollack; Floria Tsui; Greg Pratt; Julie Steiner; Nora Wright; Rosemary Sarri; Ackerman, Zach
Subject: HHSAB meeting packet (3/8)

Good afternoon HHSAB!

Attached is the packet for the upcoming meeting **Thursday, March 8, 2018 at 200 N. Main St.**

Lower Level Conference Room from 6:30-8:30pm.

We're looking for a lively discussion on a few of the items. Let me know if you have any questions prior to the meeting.

David will upload the packet into Legistar tomorrow.

-Teresa

Teresa Gillotti

Housing & Infrastructure Manager

Office of Community & Economic Development

415 West Michigan Avenue

[Ypsilanti, MI 48197](#)

[\(734\) 544-3042](#) Phone

[\(734\) 259-3074](#) Fax

gillottitm@ewashtenaw.org

Visit us on the web at: www.ewashtenaw.org/oced

View the Opportunity Index at www.opportunitywashtenaw.org

AGENDA

Housing and Human Services Advisory Board (HHSAB)

March 8, 2018

6:30 PM-8:30 PM

**Location: 200 N. Main St.
Ann Arbor, MI 48104
Lower Level Conference Room**

- I. Convene Meeting (Thaddeus Jabzanka, Chairperson)_____ 6:30pm
- II. Introductions – Welcome new members Paul Sher and Floria Tsui_____ 6:35pm
- III. Public Comment_____ 6:40pm
- IV. Approval of Agenda (**ACTION**)_____ 6:45pm
- V. Approval of Minutes from 2-8-18 (**ACTION**)_____ 6:50pm
- VI. Business 6:55 pm

- a. Request for small change to Feb. HHSAB resolution recommending allocations for the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing. (**ACTION**)

Included in the packet is the resolution as drafted and approved by the HHSAB at the Feb. 8 meeting. A memo was drafted to accompany the resolution, with help from Jennifer Hall of the Ann Arbor Housing Commission. The resolution was submitted to be included as communication for the upcoming March 19, 2018 City Council meeting. City Administration requested a change, that 25% be used for supportive services and/or operating support for the Ann Arbor Housing Commission.

- b. Public Hearing - 5 Year Washtenaw Urban County 2018-2023 Consolidated Plan and 2018 Annual Action Plan (**ACTION**)

Every 5 years the Washtenaw Urban County drafts, seeks public input, and adopts a 5-year Consolidated Plan for the use of HUD funds including Community Development Block Grant (CDBG), HOME investment Partnership, and Emergency Solutions Grant (ESG). This plan focuses on the key priorities for the now 20 member communities for the next 5 years. The priorities should be developed based on needs identified through data analysis as well as in put of need through a community process. One new change this year, is that the goals of the Assessment of Fair Housing will establish the framework for needs and priorities, supplemented through the current process. Staff will provide a short presentation prior to holding the public hearing. Here's the link to the page that will have regular update to the 5-year Consolidated Plan during the required comment period.

c. Initial presentation of City of Ann Arbor Implementation Plan for Affordable Housing

Staff will present a draft plan for implementation to meet the specific goals of the Housing Affordability and Economic Equity Analysis adopted by the City of Ann Arbor and Ann Arbor DDA in 2015.

- VII. Update from Coordinated Funding Volunteers _____ 7:50 pm
- VIII. HHSAB affordable housing fund policy Committee Subcommittee updates _____ 8:00 pm
- IX. City Council (Council Member Update) _____ 8:15pm
- X. Public Comment _____ 8:20pm
- XI. Adjournment (**ACTION**) _____ 8:30pm

MINUTES
Housing and Human Services Advisory Board
Thursday, February 8, 2017
6:30-8:30pm
200 N. Main St
Ann Arbor, MI 48104
Lower Level Large Conference Room

Members Present: G. Pratt, A. Gilroy, N. Wright, A. Foster, A. Erickson, R. Sarri, E. Pollack,
Z. Ackerman, A. Bannister

Members Absent: D. Blanchard, T. Jabzanka, J. Steiner, A. Carlisle

Staff Present: T. Gillotti, D. Beck

Public Present: Jennifer Hall, Executive Director Ann Arbor Housing Commission

I. Convene Meeting:

Anna Erickson, vice-chair, convened meeting at 6:40pm

II. Public Comment

none

III. Approval of Agenda

Council member Ackerman notes that he needs to leave early to attend another meeting, and asks that the councilmember updates be moved to the top of the agenda. Greg Pratt moves to move up city council member update to after approval of agenda so Z. Ackerman can give an update, as well as approving agenda. R. Sarri seconded. Motion passed unanimously

City Council (Council Member Update)

Z. Ackerman: I have a couple of updates. First, there is some exciting stuff going on with the Swift Lane, White/State/Henry properties, although Jennifer Hall is hear and I imagine she will provide an update but we're excited that the project was funded!

Second, there is an update for the civilian review committee. We had a meeting on Monday night where Mayor Taylor and Chuck Warpehoski proposed a task force that would design the civilian review and policing commission. There was good debate and helpful amendments by several council members. For now, it looks like there will be 11 members and will be assembled through a 3 step process.

Applications accepted through Feb. 9. The administrator's office will accumulate and analyze the applications. Then they will be sent to the Human Rights commission, who will also analyze the applications and make a recommendation.. Then, they will send the applications with the analysis, of both places directly to the mayor's office who will nominate each of the 11 members. Applications are due tomorrow.

R. Sarri: Michigan is one of the worst states for property seizure with little to no recall for the victims. We need to change this.

Z. Ackerman: I agree.

A. Bannister: The question that the task force is preparing to tackle is: "Can the police effectively police themselves without citizen oversight?" The other big issue is if the commission should be able to view full detail for cases. There will be staff on the committee, but as non-voting members of both the task force and commission.

Z. Ackerman: Some other questions that will be asked are "What is the commission's acting leverage going to be?" and about resourcing. The volunteers will make up the commission, but actually investigating police is going to be difficult without investigator help.

IV. Approval of Minutes

A. Foster moved to approve December's and January's meeting minutes; E. Pollack seconded. Motion passed unanimously

V. Business

a. Update from Washtenaw County Mental Health (CMH) (I just copy pasted the agenda notes if that's okay)

T. Gillotti reminded the board that in December members of the public and HHSAB had questions about an incident in Ypsilanti, where a person died in a "group" home and then was moved to a second group home nearby." Members and the public were concerned about the living conditions, who was responsible for reviewing and improving those conditions and the future living situations for residents living in those homes. Staff contacted Washtenaw County Mental Health and reported the following information:

- Neither of the two locations were licensed. Neither Washtenaw County nor WCCMH funded either of those two locations in any way. WCCMH did deploy clinical staff to assess the need of the remaining folks residing in the two locations. WCCMH either assisted in connecting individuals to family for safe placement, community resources to assist with relocation, or if they had an

existing service connection to CMH we moved them into locations we do oversee. WCCMH does not have knowledge of any individuals returning to either location.

Separately, HHSAB members were interested in learning more about the process to plan and implement services related to the County Community Health Millage. At the Sept. 17, 2017 Board of Commissioners meeting, a resolution was passed creating a Community Mental Health Advisory Committee (CMHAC). The CMHAC shall function as an advisory board to assist BOC with the identification of community need and the evaluation of services provided (that were funded by the millage). BOC approved the CMHAC membership at their January 17, 2018 meeting (attached). As the committee is brand new, the formal process is not finalized, but it's expected that CMHAC will meet monthly for the next few months in order to create an action plan. The action plan will go before the CMH Board for review/approval. CMHAC would then present the plan before the BOC for final approval. Since the millage dollars are under the purview of BOC, they have the authority over the decisions regarding millage dollars. Amanda Carlisle from WHA (and on HHSAB) is included on the committee.

T. Gillotti: A. Carlisle is on the committee, but unfortunately, wasn't able to attend the meeting tonight to give an update. You can find more details on the resolution on the back 2 pages of the packet.

b. Update from the Ann Arbor Housing Commission (Jennifer Hall)

The AAHC isn't a city department, but a separate authority, operating similarly to how the Downtown Development Authority operates, in close collaboration and partnership with the City. The history of Public Housing is that HUD used to provide funding for operations, maintenance and capital improvements. Over time, the federal government has changed their policies and commitment to ongoing funding, so there has been less available for public housing maintenance. Estimates point to 10,000-15,000 units of Public Housing that have been lost over time as the units have become uninhabitable due to loss of funding. The AAHC used to manage public housing, but that has been changing over time due to federal changes.

Now, AAHC focuses more on housing choice vouchers, what was previously known as Section 8 housing. There are about 1500 vouchers administered by the AAHC in Washtenaw County that work in private housing market. The voucher program is better funded.

As a result of these two big changes, over the last 5 years the AAHC has been working to convert Public Housing to affordable housing through the Rental

Assistance Development Program. This program encourages public/private development efforts that allow for capital to be funded through Low Income Housing Tax Credits (LIHTC). Rental income can be secured through switching vouchers to project-based which means anchoring them to specific housing, and then providing housing support to tenants of those developments.

The cost of the redevelopment is \$65 million to rehabilitation and redevelopment 350 total units. At this point we're two-thirds done. We got good news for the Swift Lane project, the last piece of this effort finally got Low Income Housing Tax Credits (LIHTC) after 5 attempts. Tax credits are the main way we fund the improvements. The market for tax credits will probably go down due to the revised federal tax code. We're also applying for more grants and have received some from the county and other places including the Affordable Housing Fund.

A. Foster: How do you sell tax credits or who takes care of selling them?

J. Hall: We have a developer who either goes to syndicators, that sell the credit to a mix of people, or to a bank or insurance company that buys it all.

J. Hall: So there's some bad news now. 90% of our budget is HUD-funded. The federal government hasn't been helping too much and the most recent House-Senate budget has deep cuts to the voucher program on the administrative side. The past 3-4 years, city council has helped support our operating budget through general funds. The fiscal 2019 budget was approved last year (and again in May 2018) has provided \$60,000 for support services and \$168,000 for voucher program administration and RAD transition.

The new HUD budget is estimated to cut administrative support for the voucher program anywhere from \$112,000 to \$170,000 depending on how it's resolved. The city administrator recommended funding from the recent millage which I didn't like. The Housing Commission had to form a non-profit for the conversion of public housing to affordable housing. This non-profit gives revenue back to us after a certain period of time. I would rather use that revenue for operations, and direct the funding from the millage to supportive services. I came with a proposal to HHSAB to make a recommendation to ask how much money would be used/needed for support services (attached).

Board discusses percentages and effective use of millage funding on supportive services.

T. Gillotti: So I thought we could make a resolution/motion to pass this on to council if the board is in agreement to move forward in this direction.

Board and staff draft resolution on computer projecting for all to review. The resolution is then moved by A. Foster and seconded by G. Pratt.

Whereas the City of Ann Arbor passed a resolution R-on x date redirecting the public safety portion of the Washtenaw County Community Mental Health and Public Safety Preservation Millage by directing 40% to affordable housing, 40% to climate action, and 20% to pedestrian safety; and

Whereas supportive housing is important to ensuring the success of tenants with special needs and who have experienced chronic homelessness; and

Whereas recent successes in adding affordable housing including Avalon Housing and Ann Arbor Housing Commission (AAHC) Rental Assistance Demonstration (RAD) conversion have all included critical supportive services; and

Whereas the AAHC provides funding to Avalon Housing, SOS Community Services, Peace Neighborhood Center, Washtenaw County Community Mental Health, and Community Action Network to provide supportive services for residents of Ann Arbor Housing Commission properties and AAHC administered voucher programs; and

Whereas continued success in adding affordable housing should include supportive services in addition to costs for construction;

Now therefore be it resolved that the Housing and Human Services Advisory Board (HHSAB) recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

- 25% to the Ann Arbor Housing Commission (AAHC) to contract with local non-profits to provide supportive services for residents of AAHC properties and AAHC administered voucher programs
- 75% to the Affordable Housing Fund for development of affordable housing per existing Affordable Housing Fund policy; and

May it further be resolved that this allocation continues for the 8 year duration of the millage

Motion passes unanimously.

c. Update from Coordinated Funding Volunteers

A. Foster: I've been reassigned to the Early Childhood Pod, but there's no big update.

E. Pollack: I was really pleased with the Friday session. We talked about the bias on grant applications and context for a large portion of the time.

A. Foster: I appreciated that too, but I wasn't too familiar with the application itself, so it would be nice to introduce that section first and then learn about the biases.

A. Bannister: I attended as well and echo their sentiments.

d. HHSAB Affordable Housing Fund Policy Committee Subcommittee update

T. Gillotti: We haven't met yet, but we do plan to meet in March.

e. HHSAB/Planning Commission Affordable Housing Subcommittee update

D. Blanchard isn't present and so there is no update.

VII. Public Comment

No public comment

VIII. Adjournment

**A. Foster moved to adjourn; G. Pratt seconded. Motion passed unanimously.
Meeting adjourned at 8:25pm.**

Resolution to Recommend ...

Memorandum

City Council Resolution R-17-261 was approved in order to notify the public about how the City of Ann Arbor intended to use the millage rebate funds from the Community Mental Health and Public Safety Preservation Millage, as required by law. City Council notified the public that 40% of the annual millage would be used to *“effect the goals of the Affordable Housing Needs Assessment (a/k/a 2015 Washtenaw County Housing Affordability and Economic Equity Analysis) and to increase Workforce Housing (operating & Capital) with guidance by the Housing and Human Services Advisory Board”*, hereafter referred to as the *“affordable housing portion of the millage”*.

The Affordable Housing Needs Assessment highlighted the disparity in housing markets between properties in Ann Arbor and with Ann Arbor addresses compared to properties in Ypsilanti and Ypsilanti Township, which is causing an imbalanced housing market & socio-economic segregation.

The study recommends a multi-faceted strategy to increase market and below-market rate housing in Washtenaw County. The study recommends that Ann Arbor *“focus its attention on the preservation and production of affordable non-student rental housing for low and moderate-income workers who are helping to keep so much of the Ann Arbor economy vibrant”*. The recommended strategies included incentive-based zoning, brownfield financing for mixed-income housing, tax incentives, and dedicated funding for the Affordable Housing Fund, and use of Affordable Housing Fund and HUD programs to incentivize below-market rate housing.

The Housing and Human Services Advisory Board met at their regular meeting on February 8, 2017 and made a recommendation to City Council regarding the use of the affordable housing portion of the millage. In order to serve the needs of low-wage earners, the Housing and Human Service Advisory Board recommends that City Council annually allocate 75% of the affordable housing portion of the millage to the Affordable Housing Fund. The Affordable Housing Fund already has existing policy that includes income targets and project review processes. The Affordable Housing Fund is for housing serving households at 60% AMI or less and historically developers who have requested Affordable Housing Funds have leveraged an average of \$25 for every \$1 of HTF requested.

The HHSAB recognizes that the most successful housing model for housing low-income households is permanent supportive housing, which includes supportive services on-site, as needed by residents. Supportive services can include a range of services from programs for youth and financial literacy classes, to crisis management and mental health services. This model has been successful for Michigan Ability Partners, Avalon Housing, and the Ann Arbor Housing Commission in Ann Arbor.

The Ann Arbor Housing Commission is the largest provider of affordable housing in the City and they contract with Avalon, Peace Neighborhood Center (PNC), Community Action Network (CAN), Washtenaw County Community Mental Health (WCCMH), Food Gatherers and SOS Community Services to provide a variety of services for their tenants and voucher participants.

Due to federal cuts to HUD’s budget over the years, the AAHC has suffered significant budget cuts for its programs. The AAHC is expecting further cuts by the current administration, which has been a significant strain on their resources. The AAHC has been paying a portion of their non-profit partner’s expenses in

order to provide critical services to their tenants. The AAHC can no longer afford to provide funding support to these organizations without impacting its own operations.

The HHSAB recognizes the importance of providing supportive services to AAHC tenants and recommends that City Council dedicate 25% of the affordable housing portion of the millage to the AAHC to pass through and contract with non-profit agencies to provide supportive services to their properties and voucher program.

In summary, the HHSAB recommends that the Ann Arbor City Council allocate the Washtenaw County Community Mental Health and Public Safety Preservation Millage fund rebate for public safety dedicated to affordable housing (40%) in the following manner:

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- The allocation above continues for the 8 year duration of the millage

Prepared by: Teresa Gillotti OCED Housing Manager

Reviewed by Derek Delecourt, Community Services Area Administrator

Resolution:

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From: [Bannister, Anne](#)
To: [Teresa M. Gillotti](#)
Cc: [REDACTED]; [ron gin](#)
Subject: Re: HHSAB meeting packet (3/8)
Date: Thursday, March 8, 2018 8:57:05 PM

Hi Teresa! Great meeting again tonight. Thanks for mentioning about new HHSAB members. James Daniel, copied on this message, is considering it and we are wondering how to apply?

Thanks!
Anne

Get [Outlook for iOS](#)

On Thu, Mar 8, 2018 at 5:20 PM -0500, "Teresa M. Gillotti" <gillottitm@ewashtenaw.org> wrote:

Hi Anne,

Thanks so much! It's especially helpful so I get their names correct in the minutes 😊

I look forward to meeting everyone tonight!

-Teresa

From: Bannister, Anne [mailto:ABannister@a2gov.org]
Sent: Thursday, March 08, 2018 2:44 PM
To: Glenn Nelson; [REDACTED] Teresa M. Gillotti
Cc: Kailasapathy, Sumi; Eaton, Jack
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Subject: FW: HHSAB meeting packet (3/8)

Dear Glenn Nelson -- Thank you for your comments and hardcopy last night at the Council meeting. I'm sifting through the information, and also wanted to invite you to speak during public comment at the HHSAB meetings. We meet monthly and there's a meeting this Thursday, too.

As the attached packet shows, the HHSAB has prepared a resolution about the use of a portion of the millage money.

Thanks,
Anne

Anne Bannister
Ward One Council Member
[734-945-1639](tel:734-945-1639)
abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Teresa M. Gillotti [gillottitm@ewashtenaw.org]

Sent: Monday, March 05, 2018 4:43 PM

To: Thaddeus Jabzanka; Bannister, Anne

Cc: paul sher; David S. Beck; Amanda Carlisle; Plevak, Andrea; Andrew Gilroy; Anna Erickson; Anna Foster; David Blanchard; Eleanor Pollack; Floria Tsui; Greg Pratt; Julie Steiner; Nora Wright; Rosemary Sarri; Ackerman, Zach

Subject: HHSAB meeting packet (3/8)

Good afternoon HHSAB!

Attached is the packet for the upcoming meeting **Thursday, March 8, 2018 at 200 N. Main St. Lower Level Conference Room from 6:30-8:30pm.**

We're looking for a lively discussion on a few of the items. Let me know if you have any questions prior to the meeting.

David will upload the packet into Legistar tomorrow.

-Teresa

Teresa Gillotti

Housing & Infrastructure Manager

Office of Community & Economic Development

415 West Michigan Avenue

[Ypsilanti, MI 48197](http://www.ewashtenaw.org/oced)

[\(734\) 544-3042](tel:(734)544-3042) Phone

[\(734\) 259-3074](tel:(734)259-3074) Fax

gillottitm@ewashtenaw.org

Visit us on the web at: www.ewashtenaw.org/oced

View the Opportunity Index at www.opportunitywashtenaw.org

From: [Bannister, Anne](#)
To: [Tom Stulberg](#); [Will Hathaway](#); [REDACTED]; [Kailasapathy, Sumi](#); [Lumm, Jane](#); [REDACTED]
Cc: [Eaton, Jack](#)
Subject: FW: Downtown Today and Tomorrow- FINAL.pptx
Date: Friday, March 9, 2018 3:40:15 PM
Attachments: [Downtown%20Today%20and%20Tomorrow-%20FINAL.pptx](#)

Hi Tom, Will, Ron, Sumi, Jane, Kathy -- Please find attached a fascinating slide show that Susan Pollay of the DDA presented last summer at WCC.

It starts getting good at #14 when it compares our downtown job density per square mile with peer cities (ours is higher). Then it ends with #35 about predictions for the future, including loss of our "funkiness."
-- Anne

From: Bannister, Anne
Sent: Friday, March 09, 2018 3:23 PM
To: Maura Thomson; Eaton, Jack
Subject: RE: Downtown Today and Tomorrow- FINAL.pptx

Thank you so much for meeting with us today! Not only was it fun, but I learned a whole bunch about our shared concerns. Please don't hesitate to contact me anytime, and thanks for the slides!

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Maura Thomson [mthomson@a2dda.org]
Sent: Friday, March 09, 2018 1:38 PM
To: Bannister, Anne; Eaton, Jack
Subject: Downtown Today and Tomorrow- FINAL.pptx

Anne and Jack – Thank you again for taking the time to meet today. I value your input and look forward to continued dialog. I have attached Susan's presentation from the meeting at WCC where she presented with Ray Detter. Best - Maura

Downtown Ann Arbor

Today and Tomorrow

Susan Pollay

Ann Arbor Downtown Development Authority



Ray Talked about Downtown's Past



1. Court House.
2. County Jail.
3. First English Home.
4. M. C. R. H. Depot.
5. A. A. & T. H. H. Depot.
6. Cemetery.

SCHOOLS.

7. Union School.
8. Third Ward.
9. Second Ward.
10. First Ward.
11. Fourth Ward.
12. Fifth Ward.
X. German School.

CHURCHES.

13. Baptist.
14. Congregational.
15. Episcopal.
16. Evangelical.
17. Lutheran.
18. Methodist.
19. German Methodist.
20. Presbyterian.
21. St. Catharine.
22. Universalist.

PHOTO BY J. J. STORCK, ANN ARBOR, MICH.

PANORAMIC VIEW OF THE CITY OF
ANN ARBOR,
WASHTENAW CO. MICHIGAN 1880

REPRODUCED BY PERMISSION OF THE

UNIVERSITY OF MICHIGAN

23. University Hall.
24. Department of Law.
25. Department of Medicine and Surgery.
26. Hospital—Michigan.
27. Homeopathic Medical College and Hospital.
28. Chemical Laboratory.
29. Dental College.
30. Museum of Science.
31. Museum of Art and History.
32. Belle Isle.
33. Anatomical Observatory.
34. Prothonotary House.
35. Susan Chapman's Shop.

36. Carriage & Sleigh Factory, C. Walker & Son, Prop.
37. Carriage & Sleigh Factory, H. P. Ashby, Prop.
38. Sash, Door & Blind Factory, L. A. B. Schmidt, Prop.
39. Cabinet Factory, H. K. K. Prop.
40. Cabinet Factory, H. K. K. Prop.
41. Triumph Wind Mill Factory, A. M. Bodebeck, Prop.
42. Saw and Planing Factory, A. H. K. Prop.
43. Tannery, J. H. H. Prop.
44. Henry Trasson, Prop.
45. Fur and Leather Goods, J. C. T. Prop.
46. Marble Yard, A. H. K. Prop.
47. Cook House, C. H. & J. W. Lewis, Prop.
48. Hotel.
49. Agricultural Ware House, M. H. H. Prop.
50. Green House, O. H. & H. Prop.
51. J. W. Yon, Prop.

Facing A Modern Challenge, Downtown Begins a New Era

After Briarwood & Arborland, downtown struggles

Little reinvestment

Infrastructure deterioration

Is downtown obsolete?



1983: Ann Arbor DDA was created

Mission: undertake public improvements that have the greatest impact in strengthening the downtown area and attracting new private investments

Increase property values / tax base

Promote economic growth

Attract new private investment



DDA: A Catalyst for Downtown's Revitalization

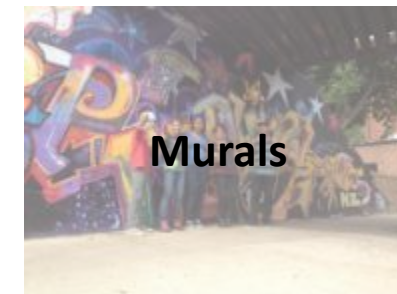
Projects that enhance sense of place & make downtown development-ready

e.g. Public Parking....

Facilities now in great shape; system is very well-run
A tool to encourage development & support quality of life



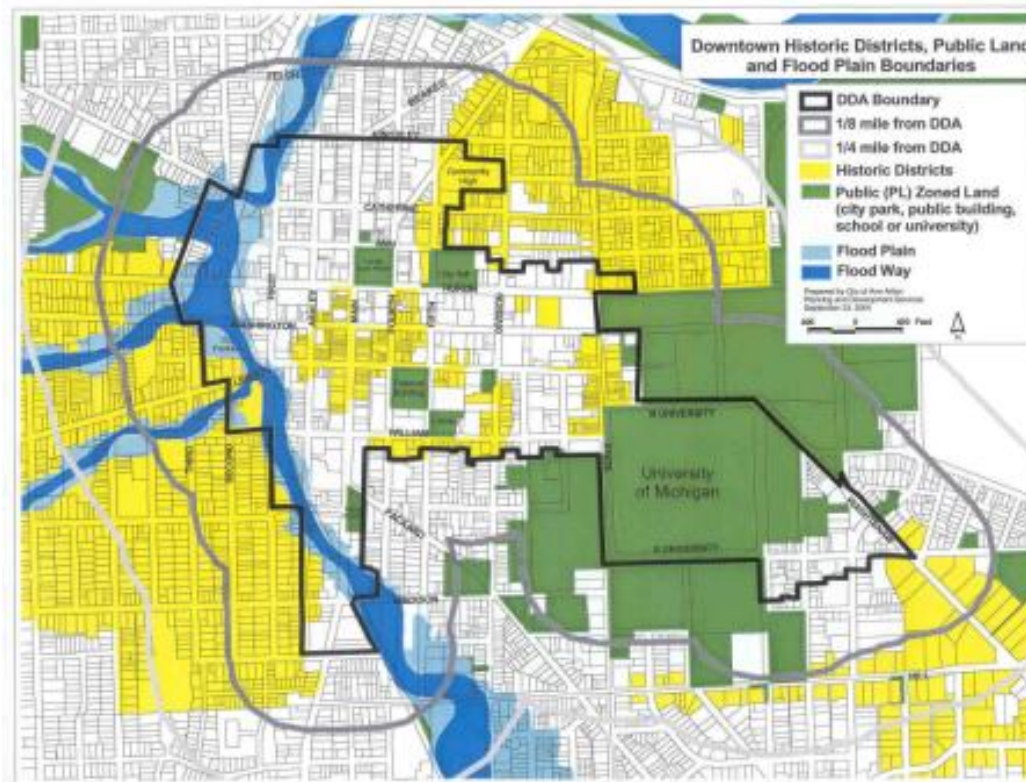
Other DDA projects have included:



Downtown Today

Downtown = .42 sq miles or 67 blocks

9 historic districts + floodway/floodplain + UM + roadway
= 39% developable



Downtown Today

University of Michigan affects all of Downtown
Faculty/staff, students, conferences, events, tech-spinoffs
UM campus = 22% of DDA District



Downtown Today

4 districts: Main Street, State Street, South U, & Kerrytown

25% of total A2 jobs in
Downtown

6,541 Downtown
residents

Over 1 million visitors to
the Downtown library,
Hands on Museum, and
Michigan Theater

2.2 million hourly parking
patrons



Downtown Today: Commercial

Largest Downtown Employers in 2016

Employer	Full-time Employees in DDA District
University of Michigan	14,714
Washtenaw County	1,332
City of Ann Arbor	850
DTE	500
Google Ann Arbor	400
Barracuda Networks	267
Llamasoft	200
Duo Security	154
Bank of Ann Arbor	140
Prime Research	110
Wellness + Prevention	90

1,318 employers

29,310 employees

More than 2,000
government
employees, plus
federal, AADL,
AAATA, and AAPS

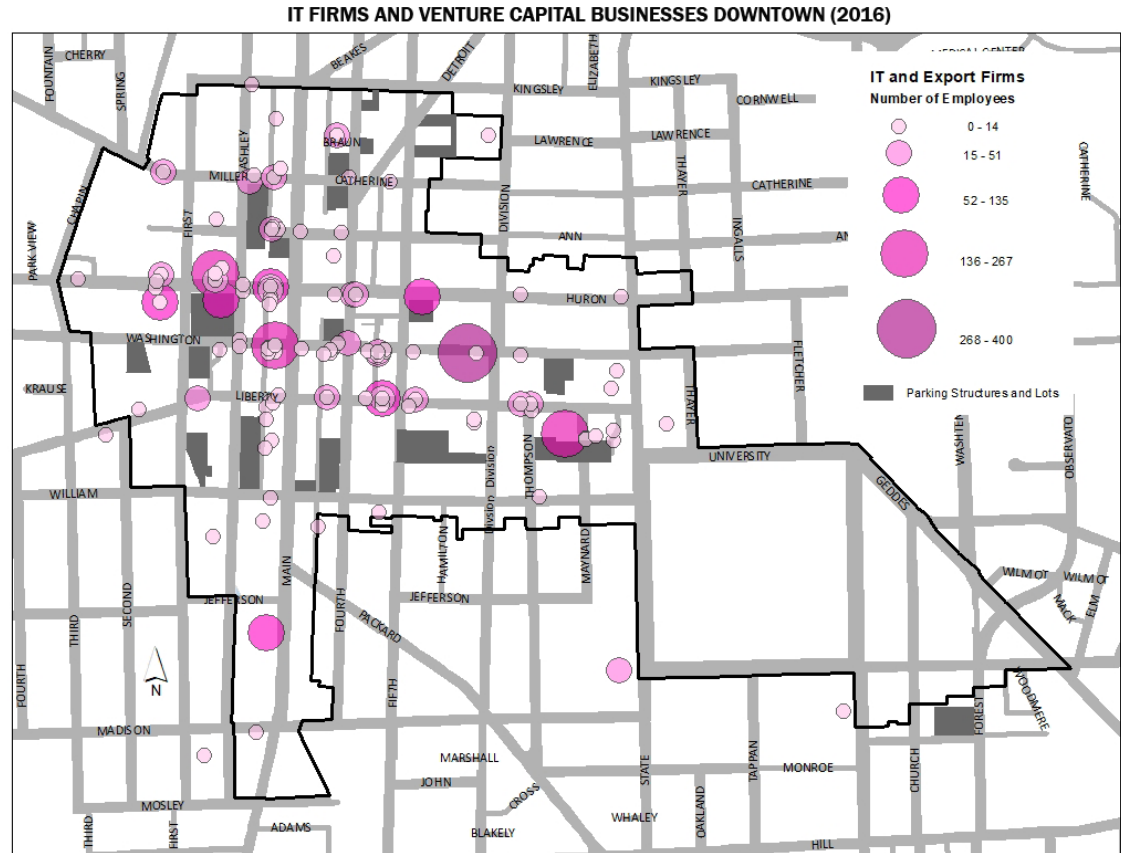


Downtown Today: Commercial

Downtown: center for innovation & the new economy

221 tech businesses with 2,866 employees

Liberty area evolved into an unofficial “tech corridor”



Downtown Today: Commercial

Downtown Is Increasingly Expensive to Do Business

Commercial vacancy 2%

Office rents \$26-\$30+sf

Retail rents \$30-\$40+sf

Density of residents & workers = more customers for retail & restaurant

But also increased strain on independent businesses due to rising rents

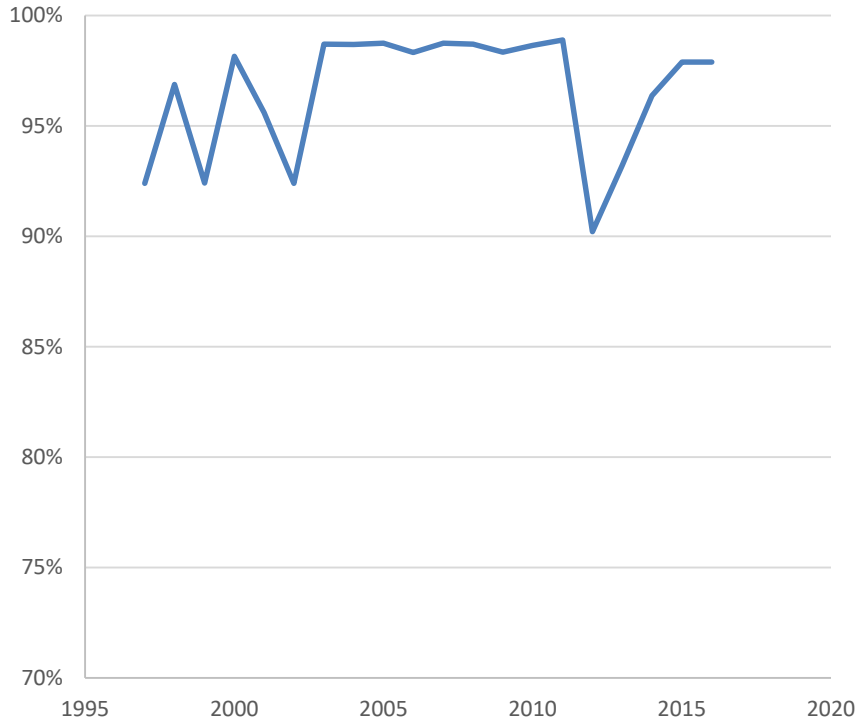
Low margin for error



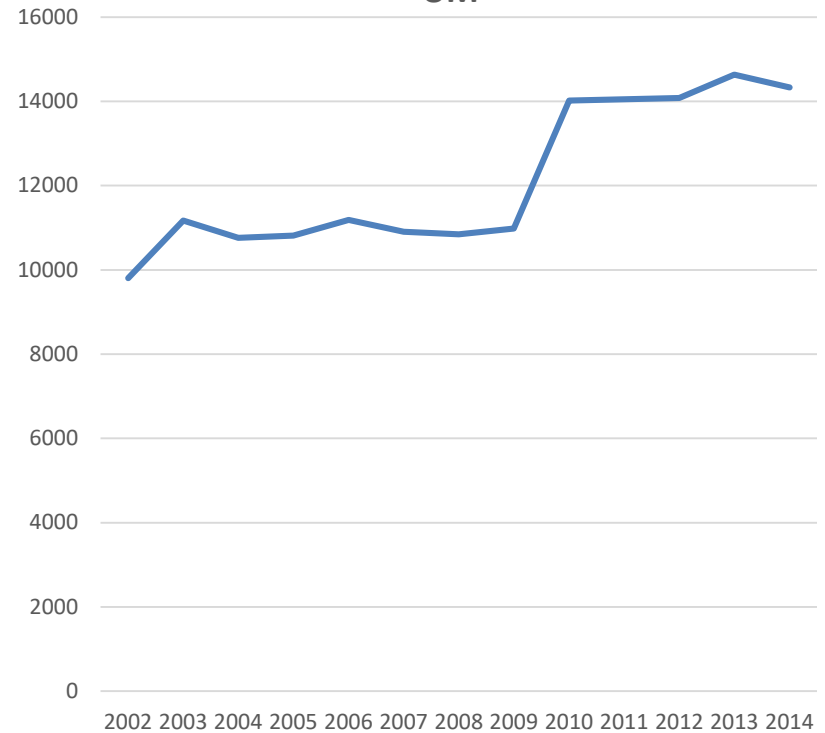
Downtown Today: Commercial

More People Work Downtown Than In the Past

Downtown Occupancy Rates

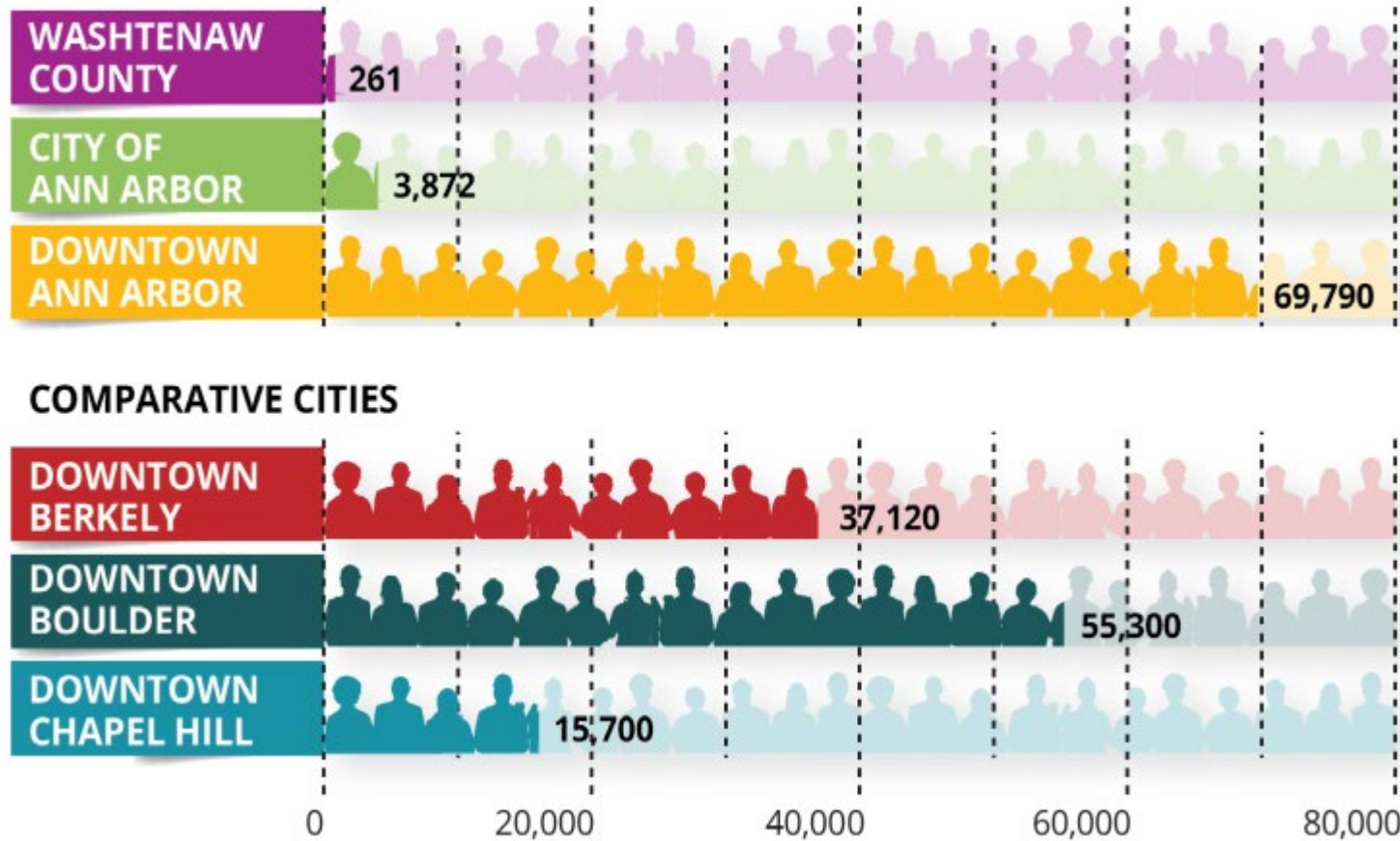


Number of Downtown Jobs, not including UM



Downtown Today: Commercial

Job Density per Square Mile



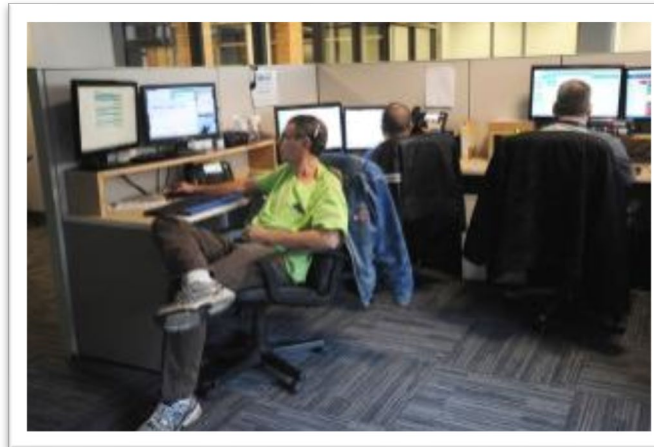
Downtown Today: Commercial

370 Restaurants and Retail Shops = 28%

Professional Offices = 23%

Services = 24%

Other Offices, Financial, Insurance = 23%



300,000 sq feet demand for additional new office space



Downtown Today: Commercial

Downtown has retained its diverse business mix.

Grocers, Optical, Dry Cleaners, Fitness, Clothing & Shoes, Drug Stores, Shoe Repair, Kitchenware, Gardening

Also Churches, Pre-School & Daycare, Libraries, Post Offices

Amenity	Number of Establishments
Grocers	6
Pharmacy & Optical Locations	8
Dry Cleaners	6
Libraries	4
Pre-schools & Daycares	6
Fitness Facilities	17
Specialty Education & Test Prep	13



Downtown Today: Residential

6,541 Downtown residents (3,000+ in the past decade)

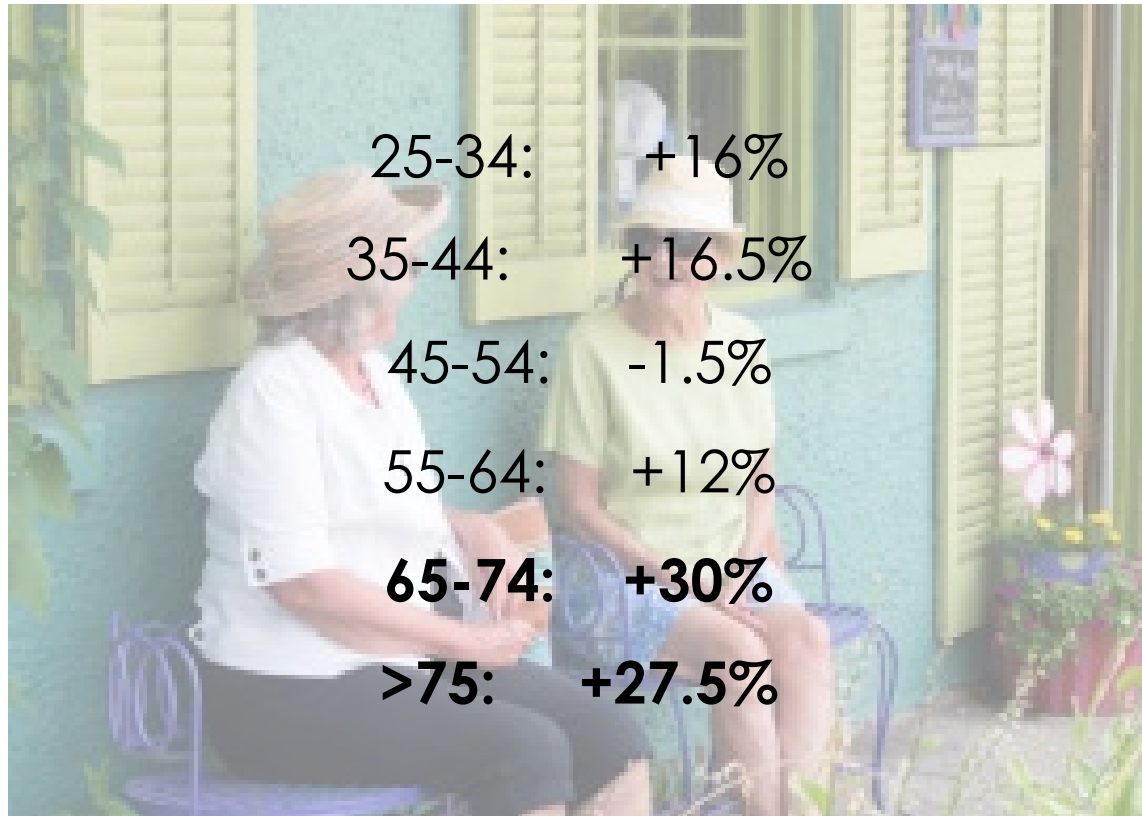
More population growth Downtown (8% per year) than City or County
(0.8% per year)

New residents have increased Downtown retail sales by 45%



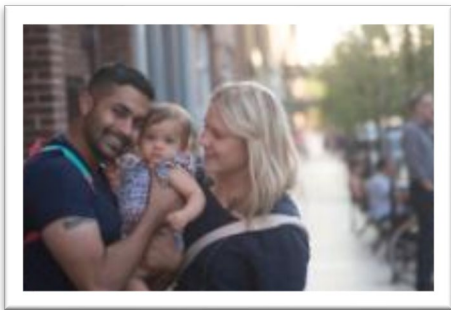
Downtown Today: Residential

65-74 age demographic expected to grow the most by 2021



Downtown Today: Residential

Location	Median Age	Avg Household Size
Downtown Ann Arbor	23.9	2.4
Ann Arbor City	28.5	2.2
Ann Arbor MSA	34.3	1.9
COMPARATIVE CITIES		
Downtown Berkeley	24.5	2.0
Downtown Boulder	31.3	1.5
Downtown Chapel Hill	22.2	3.6



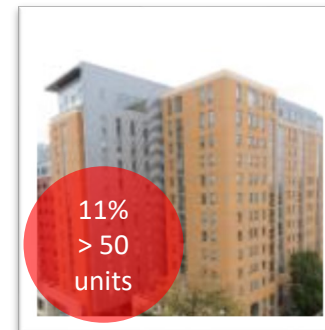
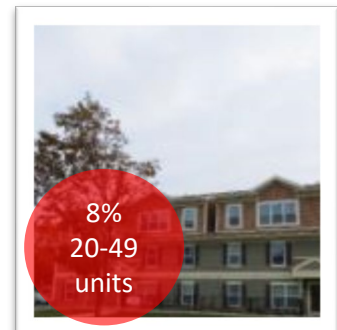
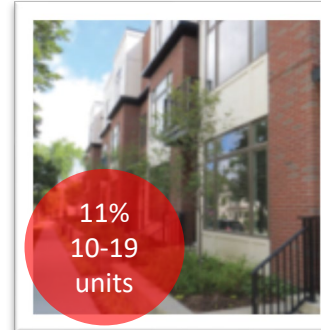
Downtown Today: Residential

3,100 housing units Downtown

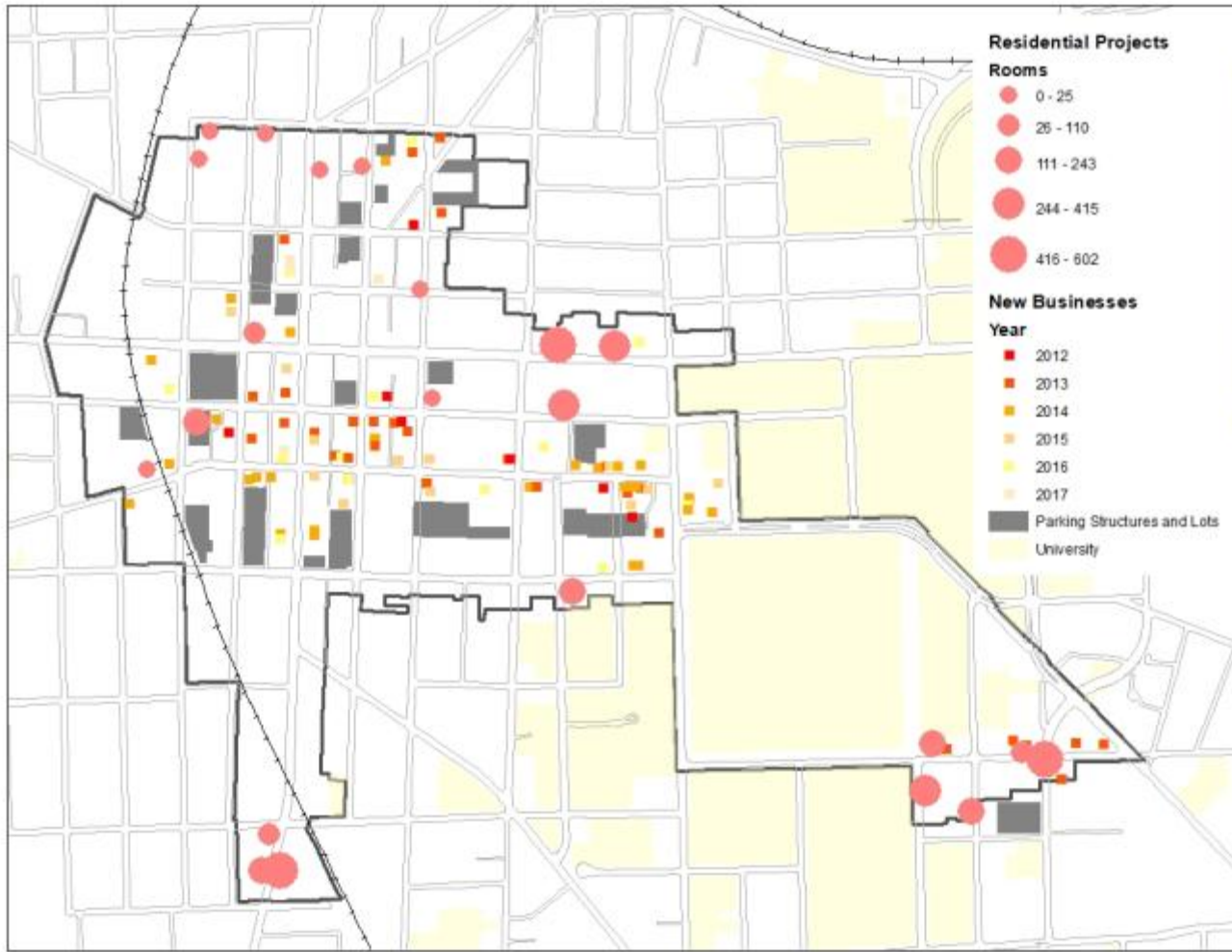
1,168 units added since 2010

171 units under construction

Est'd demand for additional
new housing units: 1,525



Downtown Today: Residential



Downtown Today: Residential

Recent Residential Developments

215 N. Fifth	Single-family	1 unit	2011
Zaragon West	Apartments	99 units	2012
The Landmark	Apartments	175 units	2012
The Varsity	Apartments	181 units	2013
Ann Arbor City Apts	Apartments	155 units	2013
ArborBlu	Apartments	123 units	2015
414 Main	Condos	18 units	2015
618 S. Main	Apartments	190 units	2105
Foundry Lofts	Apartments	209 units	2016
The Mark	Condos	7 units	2016



Downtown Today: Residential

An increasingly expensive place to live

Apt Asking Rents				Condo Prices/Sq Ft			
	2014	2016	Change		2014	2016	Change
Studio	\$1,090	\$1,300	+19%	State St	\$315	\$311	-1%
1 bed	\$1,520	\$1,480	-3%	Main St	\$323	\$387	+20%
2 bed	\$1,900	\$2,240	18%	Kerrytown	\$354	\$448	+26%
DDA Avg	\$1,520	\$1,780	+12%	S. U.	NA	NA	NA
				DDA Avg	\$335	\$382	+15%



Downtown Today: Transportation



Public Parking System = **7,880 total spaces**

Type	Number of Spaces
Structure	5,050
Cashiered/permit lots	630
Meters & metered lots	2,200

Gained 800+ parking spaces since the early 1980's

During the same time:
+3.4 Million Square Feet new private development

Downtown Today: Transportation

Managing A Limited Asset: DDA Parking Principles

Parking is not the end in itself; the goal is vibrancy & prosperity

Parking is part of a transportation system

Menu of options gives people choices

Demand Management approach extends usage

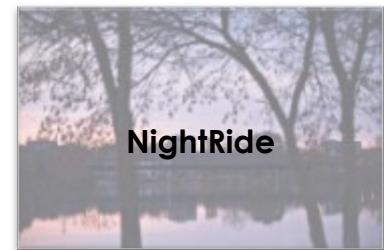
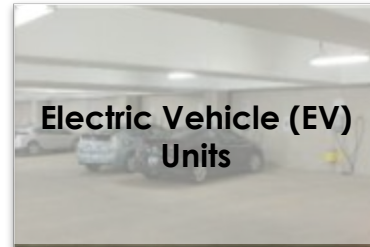
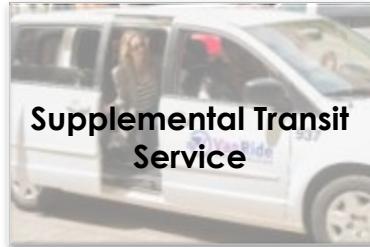


Downtown Today: Transportation



Downtown Today: Transportation

Because parking is part of a transportation system, DDA uses parking revenues to sponsor transportation programs/projects:



Downtown Today: Transportation

Downtown Parking Demand Generators

6,600+ residents

13,500 jobs

10,000+ theater/performance seats

60+ events every year

7 UM home football games

180+ restaurants, 100+ retail, 280+ service businesses, 17 fitness facilities, 6 churches

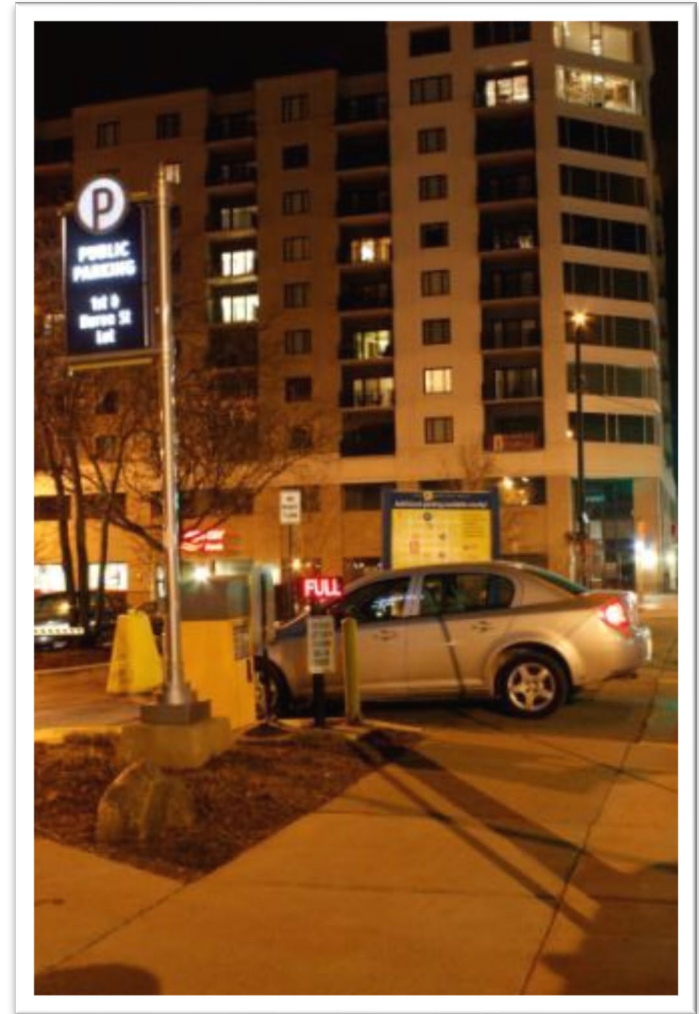
43,000+ UM students + visitors to UM campus

Additional Contributors

Commercial vacancy at historic low: 2%

Demand for additional downtown residential

Gas prices remains well under \$3/gallon



Downtown Today: Transportation

2015 study: “Does downtown Ann Arbor have a parking problem?”

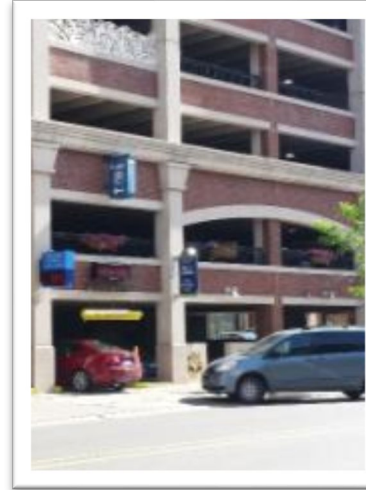
Yes, it has a few.

Availability is constrained midday

Evening on-street availability is extremely low, even on Mondays

Wait list data & stakeholder input speak to chronic lack of access to monthly permits

Some rates appear to have fallen behind demand



Downtown Today: Transportation

AAATA / TheRide

19 fixed routes into
Downtown

AAATA connects downtown
to the rest of A2:

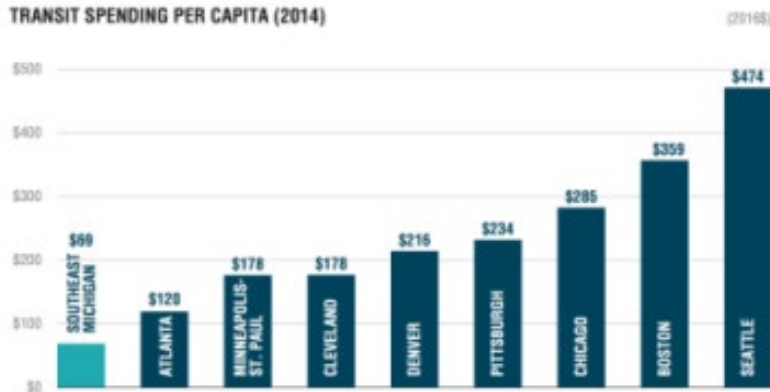
- all UM A2 Campuses
- Ypsilanti
- Scio Twp
- Ypsilanti Twp
- Chelsea
- Canton

Also connects downtown to
Amtrak, Greyhound and DTW

Total Ridership (2016)	6,572,012
Fixed Rate	6.3M
Express	29k
AirRide	85k
A-Ride	140k
NightRide	26k



Downtown Today: Transportation



No Regional Transit: **difficulty attracting / retaining talent**

SE Michigan is the only major metro without regional transit service

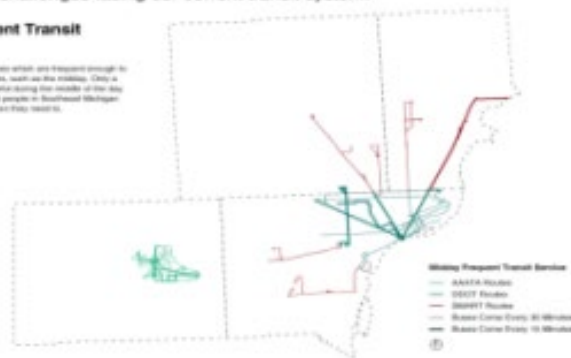
Ann Arbor disconnected from region

RTA An Inconvenient Regional Transit System

The challenges facing our current transit system.

Midday Frequent Transit Service

This map shows the transit lines which are frequent enough to be useful during off-peak hours, such as the midday. Only a handful of transit lines are useful during the middle of the day. This makes it difficult for most people in Southeast Michigan to move across the region after their hours.



“Industries in MI from construction to health care are facing shortages of competent workers.... One issue often cited is the lack of public transportation in metro Detroit....”

Detroit Free Press



Downtown Today: Quality of Life

64 events = 750,000+ attendees



10,250 theater & movie seats

110 sidewalk cafes

14,675 visitors on a Farmer's Market summer day



550,000+/year visit the downtown library



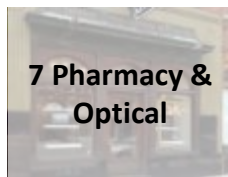
1,400+ trees



3 public parks + Diag



Downtown Today: Quality of Life



Downtown: Tomorrow



What predictions can we make for Downtown in the future?

Downtown: Predictions About Tomorrow

UM: impacts from fewer federal grants & rising college costs

Fabric of Main, State, 4th Ave, etc. will remain the same (historic districts) but businesses will change (banks in 2050?)

Downtown street grid cannot expand. Must manage more traffic from outside A2, plus autonomous vehicles & Uber/Lyft add congestion

Downtown will be more connected to Detroit & SE Michigan (more transportation choices, more shared businesses)

Rising rents → downtown loses what's left of its "funkiness"

Amazon.com versus brick & mortar retail



Downtown: Predictions About Tomorrow

More residents, (Millennials & Baby Boomers) want downtown's walkability & offerings → more taller buildings & boundaries of downtown will expand

Increasing residential density → conflicts over noise, solid waste & deliveries

More human service needs / fewer federal & state funds to address them

Allen Creek Greenway

Retail deliveries by drone → fewer commercial loading zones, but passenger loading/unloading zones will increase

Which predictions can you make...?





What Questions Do You Have for Us?



From: [Bannister, Anne](#)
To: [Teresa M. Gillotti](#); [REDACTED] Dapdaniel@hotmail.com
Subject: FW: Mobility Insights Pilot / Vital Seniors Competition
Date: Friday, March 9, 2018 3:56:17 PM
Attachments: [180309 - Mobility Insights Pilot.pdf](#)

Hi Teresa, Ron, and JD -- I just happened to get in today's email, the attached report about the **Vital Seniors** program that Amanda mentioned at last night's HHSAB meeting, after James asked what's happening for seniors!

I don't have Amanda's email handy, but Teresa please feel free to share with others who may be interested.

Thanks everyone, and have a great weekend! I'll see a couple of you at the civilian police oversight meeting at 9:30 for bagels, and 10 for the meeting, in the basement of the County building at 200 North Main.

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020
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From: Higgins, Sara
Sent: Friday, March 09, 2018 9:45 AM
To: *City Council Members (All); ldfeldt@gmail.com; ldf@lindadianefeldt.com
Cc: Will Purves; James Sayer; Hood, Jeffrey (US - Detroit); Eric Wingfield; mcarpenter@theride.org; 'Gregory Dill'; Crawford, Tom; Hupy, Craig; Pollay, Susan; Wondrash, Lisa; Shewchuk, Tom; Rechten, Matthew; Postema, Stephen; Coleman, Kayla
Subject: Mobility Insights Pilot / Vital Seniors Competition

Mayor, City Council and Transportation Commission Chair Feldt,

On behalf of Mr. Lazarus, attached is a memo regarding two mobility efforts in which the City is participating, the Mobility Insights Pilot and the Vital Seniors Competition.

Sara Higgins, Strategic Planning Project Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall | 301 E. Huron, 3rd Floor · Ann Arbor · MI · 48104
734.794.6110 (O) · 734.994.8296 (F) |
shiggins@a2gov.org | www.a2gov.org

 Think Green! Please don't print this e-mail unless absolutely necessary.



EVERYWHERE · EVERYONE · EVERY DAY.
a2gov.org/A2BeSafe



MEMORANDUM

TO: Mayor and City Council
Chair, Transportation Commission

FROM: Howard S. Lazarus, City Administrator

SUBJECT: Mobility Insights Pilot/Vital Seniors Competition

DATE: March 9, 2018

I am writing to inform Council of two related exciting and innovative mobility efforts in which the City is participating. At this time, there is no financial commitment on the part of the City, but it is important that Council and the Transportation Commission be made aware of the initiatives that have the potential to change the way we look at regional mobility and ensure that one of the most vulnerable sectors of our population remains connected to vital services.

The ***Mobility Insights Project*** is a collaboration among the City of Ann Arbor, Deloitte Consulting, and the Ford Motor Company. Other partners may include the University of Michigan Transportation Research Institute (UMTRI), the Ann Arbor Area Transportation Authority, and the Downtown Development Authority. Other entities have also expressed interest, and may join the collaboration as the initiative moves forward.

The pilot is centered on developing a long-term mobility transformation that would improve the quality of life for those who live, work and play in and around the City of Ann Arbor. The transformation would entail creating a Mobility Operating System (mOS) that provides interoperability across modes of transportation managed by public and private entities. The first step towards evaluating the approach and benefits of a mobility transformation is to create insights using data from various modes of transportation and parking facilities across Ann Arbor. This Mobility Insights Pilot will seek to create analytical insights that are intended to inform City decisions about specific mobility solutions that can be scaled to enhance Ann Arbor's future prosperity. Such mobility benefits could include:

- Improved throughput of people and goods across Ann Arbor;
- Optimized parking utilization and revenue attainment;
- Better access to transportation options and time-cost tradeoffs;
- Enhanced value proposition for businesses considering investments in Ann Arbor; and
- New revenue streams for City.

Ford and Deloitte Consulting will conduct an initial exploration of the related systems over a period of approximately 90 days and create a roadmap and funding plan. Subsequent to the original 90 day period,

the private-sector partners may work with the City to plan how to execute the roadmap. The parties intend to integrate data from a limited number of transportation modes and available parking data from across City sites. The City has expressed interest in reviewing insights from the pilot as a means to inform how and if it will take the next steps towards realizing value from a mobility transformation. Once Ford and Deloitte have conducted their analysis of the data they will be in a better position to review future monetization options with the City with the goal being solutions which are financially sustainable for all parties.

Vital Seniors: A Community Innovation Competition is an opportunity from the Ann Arbor Area Foundation and the Glacier Hills Legacy Fund. The goal of the competition is to “catalyze and create enduring impact for the vulnerable seniors and caregivers in our community raising community awareness to the needs of vulnerable seniors and caregivers; sparking Innovative actionable solutions; and partnering nonprofit organizations with innovative partners to develop sustainable programs that prioritize community impact.” Eligibility is very inclusive, and the lead must be a 501(c)(3) organization headquartered in or with a satellite location within Washtenaw County. Six prizes will be awarded ranging from \$50,000 to \$500,000.

The City is partnering with the Center for Independent Living (serving as the lead on this opportunity), Washtenaw County, UMTRI, and the private sector entities identified above to develop an application of the mOS (described above) specifically oriented toward seniors, particularly those who have mobility-challenges, and their caretakers. The project will match origins and destinations for the senior population, allow for customization of routes, and work with local agencies to provide accessible infrastructure. The project will also serve as a gateway to innovative applications of autonomous vehicle technologies. The end result is that the abilities of seniors to stay in their homes will be enhanced through improved connectivity throughout the community.

There is no initial financial commitment on the part of any of the participants at this time. Letters of intent are due on March 9th, and ten finalist teams will receive an initial award of \$20,000 to “support capacity building activities throughout the application process.”

Please do not hesitate to contact me if you have any questions or if you have further interests as we embark upon these exciting opportunities.

ADDITIONAL DISTRIBUTION

W Purves, CIL
J Sayer, UMTRI
J Hood, Deloitte
E Wingfield, Ford
M Carpenter, AAATA

G Dill, Washtenaw County
T Crawford, City of Ann Arbor
C Hupy, City of Ann Arbor
S Pollay, DDA
L Wondrash, City of Ann Arbor
T Shewchuk, City of Ann Arbor

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Bridging 23 Unity march
Date: Sunday, March 11, 2018 1:08:18 PM
Attachments: [AA City Council.doc](#)

FYI -- A big march coming up on June 2 -- assuming all the planning goes well.

From: Robin Stephens [REDACTED]
Sent: Friday, February 23, 2018 7:04 AM
To: Bannister, Anne; Jack Eaton
Subject: Re: Bridging 23 Unity march

Good morning Anne and Jack,

I have attached a two page document requesting support from each of the jurisdiction that we will be walking thru. If you could assist us with getting the kickoff approved that would be extremely helpful.

I am asking each jurisdiction to waive the cost of a permit and we would like to have registration begin at the City hall plaza in Ann Arbor. Please let me know if you can assist with getting permission for this part of the walk and if not you who I should talk to.

Thanks!

*Robin D. Stephens, MSW
Attorney at Law*

On Saturday, February 17, 2018 9:51 AM, "Bannister, Anne" <ABannister@a2gov.org> wrote:

Hi Robin! I've already got a UM CEW event on March 1, so can't be at the planning session, but am very enthusiastic about the Bridging 23 Unity Walk!

Juneteenth at Wheeler Park is also around June 2, so I hope the two events coordinate, if need be.

Thanks so much for organizing this and please keep me in the loop to help! -- Anne

Anne Bannister
Ward One Council Member
734-945-1639

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Robin Stephens [REDACTED]
Sent: Friday, February 16, 2018 8:41 AM
Subject: Bridging 23 Unity march

The WCDP Black Caucus, is organizing a non-partisan, Bridging 23 Unity walk for June 2nd, 2018. We are reaching out to each of you to participate and support this community initiative. The walk is designed to build a connection across the US 23 dividing line. There is a very real perception that US 23 divides our county racially and economically. Walking together from one community into the next is the perfect way to help get people from the two communities walking and talking together and potentially forming a better understanding .

Next meeting:

March 1, 2018 (3/1/18) 6 pm - 7:30 pm
Learning Resource Center (LRC) - Huron room
4135 Washtenaw Avenue
Ann Arbor, MI

The Walk

The walk will be from Ann Arbor city hall and end at Ypsilanti city hall with a Unity picnic in Ypsilanti at Frog Island park. The reality is that the governing bodies of both cities must unite in order for this county to Unite. That is the significance of walking from city hall to city hall. Registration would start at 8 am in front of City Hall in Ann Arbor with speakers, music, coffee, juice, water and light food. The march would begin at 9 am and proceed down Washtenaw into the city of Ypsilanti. It is a 9 mile walk so if people are walking three miles per hour they should arrive in Ypsi between 12 and 1 pm. In Ypsilanti there would be a speech, possibly awards and the Unity picnic will be at Frog Island.

Please come on March 1st, 2018 to help plan and execute this community building endeavor! If you can't attend but would like to be involved please contact the WCDP Black Caucus on FB.

Robin D. Stephens, MSW
Attorney at Law

Namaste-I bow to your true self.

The True Self-the deeper, more essential you, less connected to ego, social expectations and pretensions.

The exchange of Namaste-to honor the true self in each of us and recognize that all life is interrelated.



Chair, Robin Stephens
Vice-Chair, Jimmie Wilson, Jr.
Treasurer, Marleta Robinson
Secretary, Sandra White

***Washtenaw County Democratic
Party Black Caucus
418 W. Michigan Avenue
Ypsilanti, MI 48108
wcdpblackcaucus@gmail.com***

To: Ann Arbor City Council

Purpose: Request for Support

The WCDP Black Caucus is organizing a *non-partisan*, Bridging 23 Unity walk set for June 2nd, 2018. We are reaching out to the Ann Arbor City Council to support this initiative. The Unity Walk is designed to build a connection across the US 23 dividing line, for which there is a very real perception that US 23 divides our county racially and economically. Walking together from one community into the next is the perfect way to help get people from the two communities walking and talking together and potentially forming a deeper understanding of our communities.

The Walk

The idea to organize a Unity Walk was born at the very first Bridging 23 circles sponsored by the DRC and The Association for Youth Empowerment. The experience of hearing others talks about their county and the dissimilarity of others perception of their county ignited a need for a walk from Ann Arbor city hall and end at Ypsilanti city hall with a Unity picnic in Ypsilanti at Frog Island park. The reality is that the governing bodies of both cities must unite for the County to Unite. That is the significance of walking from city hall to city hall. Registration would begin at 8 am in front of City Hall in Ann Arbor with speakers, music, coffee, juice, water and light food. The march would begin at 9 am and proceed down Washtenaw into the city of Ypsilanti. It is a 9 mile walk so if people are walking three miles per hour they should arrive in Ypsilanti between 12 and 1 pm. In Ypsilanti there will be a speech, possibly awards and the Unity picnic at Frog Island Park.

What we have and what we need

The WCP Black Caucus has partnered with the Dispute Resolution Center, which is a 501c3 non-profit, to act as a fiscal sponsor for this walk. Staying true to our non-partisan position we did not want to make this a fundraiser. Partnering with the DRC, where the idea for the walk was born is the best option now. This issue will be revisited after we experience the walk and its impact on the community.

We have secured sponsorship for the 4 permits that we need to obtain (Ann Arbor, Pittsfield Township, Ypsilanti Township and Ypsilanti city).

We have secured sponsorship for bus tokens to shuttle people between Ypsilanti and Ann Arbor before and after the walk.

We still need sponsorship for tee shirts that could read, "Bridging 23-One Community" (or something) to be given to walkers.

We would like to have the business along the route donate water (fruit slices or other snacks) and open their bathroom facilities as rest areas.

We would like to have the Merri Lou rec center designated as a medical center/rest area. We are recruiting medically trained volunteers as well as reaching out to the Public Health department to have medical help available to assist.

After the Picnic and Walk

We envision the first weekend in June becoming the annual "One Community Day" with a Bridging 23 march every year. As the initiative grows we envision having more opportunities for members throughout the county to participate, such as a unity march from Ann Arbor to Dexter or Chelsea. Or County volunteer day in Manchester. Those are just ideas beyond this initiative.

Please let us know what you can do thru your position or contacts to fulfill any of our needs. I am happy to meet with you all to discuss this further and brain storm. This is very doable. The Montgomery bus boycott was organized in 3 days and you see how powerful that movement was. I believe this can be just as powerful in the time that we have to organize.

**Our next meeting is: March 1, 2018 (3/1/2018) 6 pm - 9 pm
Learning Resource Center (LRC)
4135 Washtenaw Avenue – Huron Room
Ann Arbor, MI 48108**

Anyone is welcome to attend!

Anxiously awaiting your response.

**Robin D. Stephens, MSW, JD
Chair - WCDP Black Caucus**

From: [Bannister, Anne](#)
To: [ron_gin](#)
Subject: Fwd: 3/12/18 Work Session Packet and Agenda
Date: Monday, March 12, 2018 2:54:53 PM
Attachments: [image001.jpg](#)
[03-12-18 Special Session Agenda.pdf](#)
[03-12-18 Work Session Agenda.pdf](#)

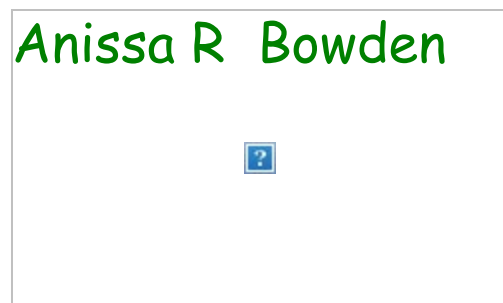
FYI — the 6 pm meeting is closed session but the 7 pm presentation might be interesting for you if you happen to be available.

Get [Outlook for iOS](#)

----- Forwarded message -----

From: "Bowden, Anissa" <ABowden@a2gov.org>
Date: Thu, Mar 8, 2018 at 4:52 PM -0500
Subject: 3/12/18 Work Session Packet and Agenda
To: "*City Council Members (All)" <CityCouncilMembersAll@a2gov.org>, "Alexa, Jennifer" <JALexa@a2gov.org>, "Beattie, Kelly" <KBeattie@a2gov.org>, "Beaudry, Jacqueline" <JBeaudry@a2gov.org>, "Crawford, Tom" <TCrawford@a2gov.org>, "Delacourt, Derek" <DDelacourt@a2gov.org>, "Harris, David" <DHarris@a2gov.org>, "Higgins, Sara" <SHiggins@a2gov.org>, "Lazarus, Howard" <HLazarus@a2gov.org>, "McDonald, Gregory" <GMcDonald@a2gov.org>, "Michailuk, Greg" <GMichailuk@a2gov.org>, "Orcutt, Wendy" <WOrcutt@a2gov.org>, "Postema, Stephen" <SPostema@a2gov.org>, "Satterlee, Joanna" <JESatterlee@a2gov.org>, "Schopieray, Christine" <CSchopieray@a2gov.org>, "Stewart, Courtney" <CStewart@a2gov.org>, "Wondrash, Lisa" <LWondrash@a2gov.org>

The packets for the special and work sessions are available for viewing on the web. The agendas are attached for your convenience, thanks.



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Anissa R. Bowden

Administrative Assista...

41402 Phone

(734) 994-8296 Fax

ABowden@a2gov.org

www.a2gov.org

City of Ann Arbor



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda - Final City Council

Monday, March 12, 2018

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

Special Session

CALL TO ORDER

READING OF ORDER AND NOTICE OF CALL OF SPECIAL SESSION

MOMENT OF SILENCE

ROLL CALL OF COUNCIL

APPROVAL OF AGENDA

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

**CLOSED SESSION UNDER THE MICHIGAN OPEN MEETINGS, ACT, MCLA 15.268(A)
FOR A PERSONNEL EVALUATION OF THE CITY ADMINISTRATOR**

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, MARCH 12, 2018 AT 6:00 P.M.

**REPLAYS: WEDNESDAY, MARCH 14, 2018 @ 8:00 A.M. AND FRIDAY, MARCH 16, 2018
@ 8:00 P.M.**

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

**CTN's Government Channel live televised public meetings can be viewed in a
variety of ways:**

Live Web streaming or Video on Demand: <https://a2ctn.viebit.com>

Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99

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City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be viewed at the front counter of the City Clerk's Office.



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda - Final City Council

Monday, March 12, 2018

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

Work Session

CALL TO ORDER

WS WORK SESSION

WS-1 [18-0388](#) FY2019 Budget and Cost of Services/Rates

(City Administrator - Howard S. Lazarus, City Administrator)

Attachments: 3-12-2018 Budget Presentation.pdf, Council Rate Presentation 3-12-18v3 (002).pdf, Draft Capital Financing Policy FY18.pdf, Draft Enterprise Fund Capital Financing Policy FY18.pdf, Section5-Information Pgs-Pension Policy FY18 DRAFT.pdf, Section6-Information Pgs-OPEB Policy FY18-DRAFT.pdf

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, MARCH 12, 2018 @ 7:00 P.M.

REPLAYS: WEDNESDAY, MARCH 14, 2018 @ 8:00 A.M. AND FRIDAY, MARCH 16, 2018 @ 8:00 P.M.

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A hard copy of this Council packet can be viewed at the front counter of the City Clerk's Office.

From: [Bannister, Anne](#)
To: [Tom Stulberg](#); [ron gin](#)
Cc: [Eaton, Jack](#); [Lumm, Jane](#); [Kailasapathy, Sumi](#)
Subject: RE: 1140 Broadway sort of random excerpts from Planning Staff
Date: Tuesday, March 13, 2018 1:39:30 PM

Excellent research and documentation, Tom, revealing the odd change of heart occurring between July 5 and August 1. -- Anne

From: Tom Stulberg [REDACTED]
Sent: Monday, March 12, 2018 9:27 PM
To: ron gin
Cc: Eaton, Jack; Bannister, Anne; Lumm, Jane; Kailasapathy, Sumi
Subject: Fw: 1140 Broadway sort of random excerpts from Planning Staff

I was doing some homework about when Planning Staff switched from having questions about the project's site plan to recommending approval, and what had changed. Staff brought it to Planning Commission for input because the developer was not making further changes that staff was looking to see. After PC postponed it, but without meaningful changes proposed other than dealing with the natural features buffer infringement (the developer wasn't going to get a path inside the buffer approved), Planning Staff declared the plan in compliance and recommended it. The reasoning was asserted but not matched by the facts.

1140 Broadway Planning Review #1 March 10, 2017: Page 5: Other than the natural feature open space adjacent to Traver Creek, the site layout lacks meaningful public open space. Both the future land use recommendation in the Master Plan and the current PUD Supplemental Regulations call for a village-like design with plazas and open spaces available to the public. Please reevaluate the proposed layout to incorporate one or more plazas or open spaces for public use.

1140 Broadway Planning Review #2 March 31, 2017: Page 3 of 5 • Additional design guidelines are described on page [54] of this chapter. 3. Fundamental Concerns. Staff has two fundamental concerns with the proposed development. First, the buildings are massive and out of scale with Lower Town. Second, the development is essentially a single use – residential – with an accessory retail space. It is not a mixed use center.

1140 Broadway Planning Report July 5, 2017: Pages 16-17: Planning – Staff have expressed two fundamental concerns to the applicant. First, the buildings are broad and massive rather than slender. Second, the development is essentially a single use – residential – with accessory retail space, not a mixed-use center. The applicant responded to staff's concerns in a detailed response on May 1, 2017 articulating how they believe site plan closely adheres to the vast majority of Master Plan's suggestions. While the applicant respectfully disagreed with staff's comments, we feel that these issues remain and should be discussed by the Planning

Commission. The subject site is certainly appropriate for a mixed-use urban village. Having high-density residential and meaningful retail uses is exactly in keeping with the future land use recommendation and will further many of the goals for more housing in general and more housing choices and more housing in close proximity to major employment centers, for sustainable development, to reduced need for personal vehicles and increase transit use. The particular location of this site, in proximity to job centers, helps to achieve these goals. Staff do emphasize that our concerns are almost entirely related to the proposed site plan and specifically with the proportions of proposed uses and building massing. With input from the Planning Commission following a public hearing, the proposed development could be an outstanding example of a mixed-use urban village.

1140 Broadway Planning Report August 1, 2017: Page 6: Planning – Staff expressed two fundamental concerns. One was that the buildings are broad and massive rather than slender. The other was that the development is essentially a single use – residential – with accessory retail space, not a mixed-use center. The Planning Commission echoed those concerns and raised some others. The changes made by the applicant have satisfactorily addressed staff’s concerns. Therefore, staff recommend approval of the proposed zoning and development of this site.

BUT NO MEANINGFUL CHANGES HAD BEEN MADE AND STAFF'S CONCERNS HAD NOT BEEN RESOLVED!

In my humble opinion, staff's concern's were likely over-ruled by supervisory or higher "input". The proposed development should not have received recommendation from planning staff. I would not be surprised if staff capitulated to pressure from elsewhere in city hall.

Still fighting and still ruffling feathers,

Tom

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Thor Sigurdson's event is coming up in 1 day. Don't forget to RSVP!
Date: Monday, March 26, 2018 1:49:58 PM

Hi Ron -- There's artists and musicians all over Ward One! Per emails below, two of them on Pontiac Trail are Janet Cannon and Thor Sigurdson. I didn't make it to the concert yesterday, but thought you'd like to hear about their event.
Maybe you already know them! Thx -- Anne

From: Bannister, Anne
Sent: Saturday, March 24, 2018 10:37 AM
To: Janet Cannon; Janet Cannon
Subject: RE: Thor Sigurdson's event is coming up in 1 day. Don't forget to RSVP!

Thanks, Janet! Do you have a sense whether it would be disruptive for me to stop by, but not stay for 90 minutes? I imagine so with a concert.

Here's my schedule, which I share with you as it relates to our previous discussion about e-newsletters...

- Today I'm heading to the March for Our Lives against gun violence, with the high schools students, then a fundraiser tonight for the [Theta Zeta Lambda Scholarship Fund](#).
- Tomorrow is the UM College Dems pancake breakfast, and a fundraiser for the Women's Center of Ann Arbor, being hosted by the Chinese American Society of Ann Arbor (CASAA).

I'm doing so many events, I don't have time to take pictures and tweet and Facebook about it!

Thanks for inviting me!

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Janet Cannon [janetcmusic@homegrownbaroque.com]
Sent: Friday, March 23, 2018 8:20 PM
To: Janet Cannon
Subject: Fwd: Thor Sigurdson's event is coming up in 1 day. Don't forget to RSVP!

I thought you might like to hear about this very intriguing concert by a friend of mine, Thor Steven Sigurdsson, a great cellist and neighbor!

----- Forwarded message -----

From: **Thor Sigurdson** <evite@mailva.evite.com>
Date: Fri, Mar 23, 2018 at 4:47 PM
Subject: Thor Sigurdson's event is coming up in 1 day. Don't forget to RSVP!
To: janetcmusic@homegrownbaroque.com



Reminder! Upcoming Event

Thor Sigurdson invited you to **House Concert of Guitar and Cello Music**
on Sunday, March 25, 2018 from 2:00 PM - 3:30 PM

So far **16** guests replied **Yes**.

See who's coming, [view event details](#) and make sure you RSVP!

Will you attend?

Yes

Maybe

No

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This email was sent to janetcmusic@homegrownbaroque.com

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--
JanetCMusic Musical Adventures

From: [Bannister, Anne](#)
To: [REDACTED]; [Laura Strowe](#); [Tom Stulberg](#); [Rita](#);
[REDACTED]; [Jeffrey Hayner](#);
[REDACTED]; [Will Hathaway](#); [Andrew Pieknik](#);
Cc: [Kailasapathy, Sumi](#); [Eaton, Jack](#)
Subject: FW: Upcoming Regents item - adult inpatient facility
Date: Monday, March 26, 2018 4:26:27 PM

Hello Friends,

Just wanted to update you about a potential new UMHS inpatient facility on the empty UM land, at the corner of East Ann and Zina Pitcher, in front of the Cardiovascular Center. The details are below.

Please feel free to forward this information to others who may be interested. I have also updated the neighbors in the Old Fourth Ward, via separate email.

Evidently as part of the project, other routine visits to UMHS may be routed to the East Medical Campus by US 23, in an effort to improve traffic congestion and parking.

I've already heard from some neighbors about the recurring concerns with traffic congestion, parking in surrounding neighborhoods, and the need to fully engage with the neighbors about development projects.

Please let CM Kailasapathy and me know if you have any questions or comments to add, although please don't "Reply All." I would have put all your addresses in BCC, but I don't see that option available in the city email function.

Thank you,
Anne

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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From: Jim Kosteva [jkosteva@umich.edu]
Sent: Friday, March 23, 2018 4:23 PM
To: Taylor, Christopher (Mayor); Kailasapathy, Sumi; Lumm, Jane; Warpehoski, Chuck; Krapohl, Graydon; Grand, Julie; Westphal, Kirk; Eaton, Jack; Ackerman, Zach; Smith, Chip; Lazarus, Howard; Delacourt, Derek; Lenart, Brett; Hupy, Craig; Bannister, Anne
Subject: Upcoming Regents item - adult inpatient facility

I am writing to provide some advanced notice and background on a notable agenda item that will be on the Regents agenda next Thursday.

On Thursday the Regents will be asked to approve the hiring of an architect and to undertake extensive analysis of a potential new inpatient facility. It would be located west of the Cardiovascular Center. (northeast corner of Zina Pitcher & Ann str.) I have had a chance to share the information directly with the Mayor and your Ward 1 colleagues, but I also wanted

to inform the entire Council of this action item.

It is rare that an expenditure of this scale (\$18.4 million) would take place in advance of a specific project authorization by Regents but the complexity of this potential facility and its associated considerations warrants this effort.

The Clinical Inpatient Tower (as it is currently called) would support as many as 264 beds and 23 surgical suites with an emphasis on neuroscience and cardiovascular services. About 110 of the beds would be relocated from the main hospital. We are consistently experiencing high demand for adult inpatient care services which creates access issues for our patients, including denying transfers, cancelling elective cases and extended wait times.

If the project emerges as anticipated there will be an accompanying effort to relocate a number of high-volume routine ambulatory (outpatient) visits from the Taubman Center and other sites on the central medical campus to the East Medical Campus on Plymouth Road at Earhart, east of US-23.

Through such efforts we expect the remaining Taubman capacity will be replaced with lower volume specialty clinics, resulting in a net positive effect on traffic congestion and parking capacity on the main medical campus.

We will be continuing our dialog with city staff and others as we pursue and gather details about this potential facility in a corridor that already has a good deal of attention being directed toward planning for improvements. This project and any associated projects at East Medical will need to return to the Regents for authorization. That action is anticipated in the fall.

Happy to address your questions.

Jim Kosteva
UM Director of Community Relations
763-5554

From: [Bannister, Anne](#)
To: [Eaton, Jack](#); [REDACTED]
Subject: FW: Parking permits
Date: Wednesday, March 28, 2018 2:22:35 PM

FYI -- Who knew?! As it turns out, renters at The Crossings, on Kellogg Street, are eligible for parking permits! The business of local government churning slowly, one email at a time...

From: Judy Nikolai [REDACTED]
Sent: Wednesday, March 28, 2018 2:18 PM
To: Bannister, Anne
Cc: Terri Watkins; Rechten, Matthew; Postema, Stephen; Kailasapathy, Sumi;
k.p.unnikrishnan@gmail.com
Subject: Re: Parking permits

Anne, thank you so much for your prompt attention to this and thanks also to Mr. Rechten for being so helpful.

In the next day or two, I will draft an email to be sent to all co-owners so that those who rent their units can pass this information along to their tenants. Terri and Patrick, it's very good that you raised this issue.

Be well,

Judy Nikolai
Crossings Board President

On Wed, Mar 28, 2018 at 8:59 AM, Bannister, Anne <ABannister@a2gov.org> wrote:
We have a response from the City Attorney's Office -- thank you Mr. Rechten for another speedy reply.

I'm copying Judy Nikolai and Unni Krishnan, too, in hopes that one or two of us can remember how this works, if/when it comes up again.

I have reviewed this issue in greater depth and wanted to provide an update. The key to eligibility is proof of residency. And while the ordinance doesn't define that term, the City's policies and procedures, which may be found on the City's website, fill in the blanks.

They say that it's not disqualifying that a resident's car is registered at a second address, as long as the resident provides a copy of the vehicle registration showing the vehicle is registered to them, along with other proof of residence in the district. What amounts to other proof? The City's website also addresses that question: a current utility bill, a lease agreement, a notarized declaration of residency by the owner or manager of a rental property, or a driver's license. These requirements are reflected on the on-line application for this district.

If I'm reading the Watkins/Grimm email correctly, these policies address all of the questions it raises, and the permitting process should go smoothly. To that end, we've let Customer Service know about this issue. But if there are any further questions or concerns, please let me know.

Thanks everyone!
Anne Bannister
Council Member Ward One

From: Bannister, Anne
Sent: Tuesday, March 27, 2018 11:53 AM
To: Terri Watkins; Rechten, Matthew
Cc: Postema, Stephen; Kailasapathy, Sumi
Subject: RE: Parking permits

Dear Matt Rechten,

Thank you again for your work on the Northside Neighborhood Residential Parking Permit District!

Please respond to the question below from Terri Watkins and Patrick Grim, which is an extension of that issue.

Anne Bannister
Ward One Council Member
[734-945-1639](tel:734-945-1639)
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Terri Watkins [REDACTED]
Sent: Tuesday, March 27, 2018 10:25 AM
To: Bannister, Anne
Subject: Parking permits

Anne Bannister:

Thank you for seriously considering the problem for tenants at The Crossings resulting from the city requirement to provide not only proof of residence in the restricted area but also a car registration and driver's license registered to that address. To reiterate, there are often tenants (such as my own) who come to the medical school for a short stay of 6 months to a year who do not change their car registration or driver's license to their rental address for their own personal reasons. Currently, they are prohibited from obtaining a Resident Parking Permit or a Guest Permit because they can not provide these additional documents. This becomes problematic for tenants of the complex who have two cars (or who host a guest) because there are only enough assigned parking spaces in the complex for one car per unit and the number of guest spaces in the complex are extremely limited. These tenants resort to street parking for their second car or for a guest. The summer restrictions become problematic for them.

We understand the need for proof of residence (like a current lease, or a current utility bill) but we fail to understand why there is an additional need for a driver's license and car registration indicating residence at The Crossings. Clearly, someone using a Guest Permit issued to any Northside resident in the restricted area could have car registration and a driver's license issued anywhere .. including out of state.

It seems to us that a compromise solution for the city to consider is to require proof of residence and both car registration and driver's license at a Northside address in the restricted area in order to be issued a Resident Permit but to require merely proof of residence and a valid car registration and driver's license issued anywhere in order to be granted a Guest Permit. At the very least, this would allow tenants with two cars to park legally with a Guest Permit and tenants with one car to have a legal recourse over the weekends for any guest that they may be hosting.

Thank you for consideration of this suggestion.

Terri Watkins and Patrick Grim

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Bluett Traffic Calming Update
Date: Tuesday, April 3, 2018 10:01:09 AM
Attachments: [On-site Meeting 1 follow-up cover letter Bluett.pdf](#)

Hi Ron -- FYI -- More fun maps. These of traffic calming efforts, including a bunch in your neighborhood.
-- A.


From: Higgins, Sara
Sent: Tuesday, April 03, 2018 9:52 AM
To: *City Council Members (All)
Cc: Lazarus, Howard; Hupy, Craig; Harrison, Venita; Hutchinson, Nicholas; Wright, Andrea; Liu, Luke; Coleman, Kayla
Subject: FW: Bluett Traffic Calming Update

Mayor and Council,

Please see the email below and the related attachment updating the petitioner for the Bluett (Nixon to Yellowstone) Traffic Calming Project area.

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall|301 E. Huron, 3rd Floor · Ann Arbor · MI · 48104
734.794.6110 (O) · 734.994.8296 (F) |
shiggins@a2gov.org | www.a2gov.org

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From: Wright, Andrea
Sent: Tuesday, April 03, 2018 9:15 AM
To: [REDACTED] >
Cc: Coleman, Kayla <KColeman@a2gov.org>; Liu, Luke <YLiu@a2gov.org>
Subject: Bluett Traffic Calming Update

Hi Kevin,

The attached letter was placed in the mail on Thursday, March 29 for the Bluett Traffic Calming project area. The letter refers resident to [Draft concept plan](#) located on the website. The draft concept map will be referenced during On-Site Meeting #2 on April 11.

Additionally, the March 14 On-Site [Meeting summary](#) is now available at a2gov.org/trafficalming.

Thank you,
Andrea Wright

Andrea M. Wright | Project Management Analyst | City of Ann Arbor Engineering – Public Services

301 E. Huron St. | Ann Arbor | Michigan | 48107 | (734)-794-6410 x43674



CITY OF ANN ARBOR, MICHIGAN

Public Services Area / Engineering
301 E. Huron Street, P.O. Box 8647
Ann Arbor, Michigan 48107
Phone (734) 794-6410 Fax (734) 994-1744
Web: www.a2gov.org

Printed on recycled paper

March 29, 2018

Re: Invitation to Participate -- Traffic Calming on Bluett between Nixon and Yellowstone

Dear Resident:

This is a reminder that you have been invited to participate in an upcoming onsite meeting for the Bluett Traffic Calming process. Please join us!

Onsite Meeting #2:

Wednesday, April 11, from 5:30 – 7:30 p.m.

This walking meeting will start from the Clague Middle School parking lot. The route/schedule previously mailed, and details about potential inclement weather cancellation, is also available at a2gov.org/trafficcalming. Your participation at Onsite Meeting #2, is important to provide input on the final plan that will be distributed with a mailed survey to addresses in the project area.

Results of Bluett Onsite Meeting #1:

Thank you to all who participated in Onsite Meeting #1 on March 14. Community member input at Onsite Meeting #1 resulted in changes to the concept plan for traffic calming in this project area.

Complete notes from Onsite Meeting #1 and an updated concept plan for discussion at Onsite Meeting #2 are available at www.a2gov.org/trafficcalming, or contact staff to request printed materials.

Please review the concept drawing of potential device placements before Onsite Meeting #2 and come prepared to share feedback. Consider the following as you review:

- The April 11 Draft Concept Plan is largely based on resident feedback received at the February 28 and March 14 neighborhood meetings.
- Some modifications to resident proposals are recommended where safety concerns or conflict with engineering best practices were identified.
- Staff have tried to maintain all potentially feasible options. We will be looking for input at the April 11 meeting to further refine the draft concept plan.

We look forward to working with the Bluett neighborhood and appreciate your interest in traffic calming in your area. If you have any questions please feel free to contact me at 734-794-6000 ext. 43637 or by email at YLiu@a2gov.org.

Very truly yours,



Luke Liu, PE, PTOE
Traffic Engineer

C: Kayla Coleman, Systems Planning
Cynthia Redinger, Engineering
Andrea Wright, Engineering

From: [Bannister, Anne](#)
To: [Eaton, Jack](#); [REDACTED]
Subject: FW: Library lot - buy it back!
Date: Tuesday, April 3, 2018 2:35:06 PM

FYI ...

From: dave fanslow [REDACTED]
Sent: Tuesday, April 03, 2018 2:31 PM
To: Bannister, Anne
Cc: Kailasapathy, Sumi
Subject: Re: Library lot - buy it back!

Your political block is wrong on this. Don't let Eaton running against the Mayor suck you into a bad deal for the city. Dahlman hasn't a leg to stand on. City wins by taking property back below market. Don't become the anti-Taylor party on every darn thing.

On Tue, Apr 3, 2018, 2:24 PM Bannister, Anne <ABannister@a2gov.org> wrote:

Thank you, Dave Fanslow, for writing. Here's some background authored by CM Jack Eaton, that is designed to answer your question. Please let us know if you have any further comments or concerns.

The vote we took on Monday evening was not a choice between obtaining that property or forfeiting it. It was more complicated than that. Put simply, voting in favor of the resolution to tender payment would have done nothing to resolve the litigation between the City and Dahlman's company. This last minute resolution to authorize the use of \$4.2 million from the City's general fund reserves prompted an offer of settlement from Dahlman that I believed we should ask the City Attorney to pursue.

I want to respond to the idea that we are foregoing millions of dollars by not buying the property back. The City offered this property for sale with the understanding that significant conditions would attach to the sale. The Council resolution authorizing the sale in 2013 included these conditions:

RESOLVED, That the purchase agreement shall obligate Dahlmann to build and otherwise create the following improvements on the 350 S. Fifth Avenue property: (i) a structure with a FAR of no less than 400%; (ii) a structure that includes without limitation, destination retail/restaurant space on the first floor, large-plate office space on the remaining lower floors, and residential apartments on the upper floors (with no residential apartment to exceed 3 bedrooms); (iii) a substantial landscaped open space, which open space shall include a grand fountain; (iv) a structure and site plan that will adopt and be bound by the recommendations of the City's Design Review Board; and (v) ordinance-required parking that will be provided on site, with access to such parking effected via below-grade interconnection with the City's Library Lane Parking Structure (collectively, "Dahlmann's Promised Use");

The "appraisal" that puts a value of \$7 million to \$12 million on that property is based on very optimistic per-square-foot valuation (much higher than the recently proposed building for the library lot), without any conditions or restrictions. If we sought to place similar conditions on a subsequent sale, it would have a significant impact on the price we would get for the property. Recall that the 2013 sale to Dahlman was made after submission of bids from various interested parties. At that time, Dahlman offered the highest price.

It is important to note that Dahlman paid \$5.2 million for the property and has offered to settle this dispute

by giving an additional \$1 million to our affordable housing fund. The price comparisons should be made between that price and a realistic value of the site, that takes into consideration the design elements, open space, mixed use, environmental components and affordable housing we may impose on a subsequent sale.

Authorizing the expenditure of \$4.2 million would require use of general fund reserves that would reduce the City's reserve account below our target of keeping about 17% of the amount of our annual budget in reserve. We would be reducing our reserve account at the end of our fiscal year and that reduction would then be reflected in our annual audit.

If we insist on reclaiming the property, it would mean engaging in years of litigation to determine the validity of the sale contract. While there seems to be a high value on that property now, there is no certainty that the property will remain that valuable over the coming years. The real estate market runs in cycles and we are currently enjoying a hot market. There is no guarantee that the hot market would persist.

The last time a development deal about this same property failed, the City spent five years litigating the dispute that arose from that failure. That litigation started in 2007 and was not resolved until 2012. During those years, the City had an interest-only loan which came due in December 2013. We paid 5 years of interest on that \$3.5 million loan. The money Dahlman paid for the property allowed us to pay off the balloon payment and use the additional \$2 million for affordable housing and other purposes.

City staff has proposed issuing bonds to finance the re-purchase from Dahlman. The rules for issuing bonds mean that it could be a couple of months before the bond sale is approved. We do not know whether Dahlman would accept the payment and we may end up with that debt, but not possession of the land while the litigation proceeds.

I believe the most responsible course of action is to pursue a negotiated settlement to reach a resolution sooner than the litigation will last. The risk to reducing our reserve account balance, the risk of taking on more than \$4 million in new debt, the risk of allowing a court to determine the validity of the contract, and the risk of assuming the real estate market will remain robust through the duration of the litigation are greater than the speculative value of the property.

Sincerely,
Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: dave fanslow [redacted]
Sent: Tuesday, April 03, 2018 2:19 PM
To: Kailasapathy, Sumi; Bannister, Anne
Subject: Library lot

When it comes up again please vote to buy it back. Unless you have a great reason you can articulate, it seems like a no brainer to use the clawback on that deal.

Dave Fanslow
[redacted]

From: [Bannister, Anne](#)
To: [Kailasapathy, Sumi](#); [Eaton, Jack](#); [REDACTED]
Subject: FW: support buy-back of old Y lot
Date: Wednesday, April 4, 2018 2:27:44 PM

FYI -- I'm beginning to think Scott Trudeau is preparing to run for City Council

From: Bannister, Anne
Sent: Wednesday, April 04, 2018 2:04 PM
To: Scott Trudeau
Subject: RE: support buy-back of old Y lot

Hi Scott,

Thanks for raising all these good questions. In general, I'm in complete agreement with Jack's reasons for the vote. I don't think engaging in more litigation over the Y-Lot is a good idea, and it would be to the benefit of the City to reach a negotiated settlement and move forward. We have a developer (Mr. Dahlmann) and we should work with him, rather than engage in more costly and time consuming litigation.

Your questions about my views on affordable housing solutions is a more lengthy conversation, and I find I need to respond to other residents concerns at this time. One thing about being on Council, is that I represent nearly 18,000 Ward One residents, and pride myself on a timely response to everyone's concerns.

I'm in Washington, DC next week for my work in personal finance education. When I return, I hope you'll attend one of my coffee hours, and we can talk about your questions at that time.

Thanks,
Anne

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020
Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Scott Trudeau [REDACTED]
Sent: Wednesday, April 04, 2018 1:11 PM
To: Bannister, Anne
Subject: Re: support buy-back of old Y lot

Hi Anne,

Thanks for sending me Jack's own reasoning for his vote. I'd still like to hear from you on your own thinking for this vote.

I believe we agree that housing affordability, in general, in town is a widespread problem. And the loss of very low income affordable housing on this site originally was a big loss. If the City has an ownership stake in this property, we can require things like guaranteed affordable

housing as part of any redevelopment or, if we decide not require that of this site, gain far more than the \$1 million Dahlmann is offering to redirect to other affordable housing projects by selling this parcel. I can't understand why you'd vote away so much community control over the future of this site.

Do you really believe Jack's assessment of the risk of this deal is so high? That the possible litigation would be so expensive and risky it'd wipe out multiple millions of dollars in the difference in value? We heard at the Council meeting that city finance staff does not believe this purchase would impact our bond rating. And again, while I have no idea what the city attorney's office advice is, I find it hard to believe 7 other CMs voted against advice of significant risk. I recognize it is tricky to discuss privileged information and not asking you to disclose anything necessarily protected but to the extent you're able, I'd love to hear you characterize your beliefs/perception of the risks that could justify giving up city influence over what happens here.

I'd also more broadly love to hear your vision for what we can do to address housing affordability more broadly and how we can achieve that city-wide. Its easy to vote no against unpopular things and reap the political benefits and abdicating responsibility forthe consequences. It is harder and takes real leadership & vision to shape a more positive future within the very real constraints and tradeoffs we face, but that is the job you were elected to do.

Scott

On Tue, Apr 3, 2018 at 2:26 PM, Bannister, Anne <ABannister@a2gov.org> wrote:

Hi Scott -- For today, I'm forwarding to you an explanation for our vote that was authored by CM Eaton. Please let us know if you have further questions or comments or insights. I'm happy to have this dialogue with you. Thanks!

The vote we took on Monday evening was not a choice between obtaining that property or forfeiting it. It was more complicated than that. Put simply, voting in favor of the resolution to tender payment would have done nothing to resolve the litigation between the City and Dahlman's company. This last minute resolution to authorize the use of \$4.2 million from the City's general fund reserves prompted an offer of settlement from Dahlman that I believed we should ask the City Attorney to pursue.

I want to respond to the idea that we are foregoing millions of dollars by not buying the property back. The City offered this property for sale with the understanding that significant conditions would attach to the sale. The Council resolution authorizing the sale in 2013 included these conditions:

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via below-grade interconnection with the City's Library Lane Parking Structure (collectively, "Dahlmann's Promised Use");

The "appraisal" that puts a value of \$7 million to \$12 million on that property is based on very optimistic per-square-foot valuation (much higher than the recently proposed building for the library lot), without any conditions or restrictions. If we sought to place similar conditions on a subsequent sale, it would have a significant impact on the price we would get for the property. Recall that the 2013 sale to Dahlman was made after submission of bids from various interested parties. At that time, Dahlman offered the highest price.

It is important to note that Dahlman paid \$5.2 million for the property and has offered to settle this dispute by giving an additional \$1 million to our affordable housing fund. The price comparisons should be made between that price and a realistic value of the site, that takes into consideration the design elements, open space, mixed use, environmental components and affordable housing we may impose on a subsequent sale.

Authorizing the expenditure of \$4.2 million would require use of general fund reserves that would reduce the City's reserve account below our target of keeping about 17% of the amount of our annual budget in reserve. We would be reducing our reserve account at the end of our fiscal year and that reduction would then be reflected in our annual audit.

If we insist on reclaiming the property, it would mean engaging in years of litigation to determine the validity of the sale contract. While there seems to be a high value on that property now, there is no certainty that the property will remain that valuable over the coming years. The real estate market runs in cycles and we are currently enjoying a hot market. There is no guarantee that the hot market would persist.

The last time a development deal about this same property failed, the City spent five years litigating the dispute that arose from that failure. That litigation started in 2007 and was not resolved until 2012. During those years, the City had an interest-only loan which came due in December 2013. We paid 5 years of interest on that \$3.5 million loan. The money Dahlman paid for the property allowed us to pay off the balloon payment and use the additional \$2 million for affordable housing and other purposes.

City staff has proposed issuing bonds to finance the re-purchase from Dahlman. The rules for issuing bonds mean that it could be a couple of months before the bond sale is approved. We do not know whether Dahlman would accept the payment and we may end up with that debt, but not possession of the land while the litigation proceeds.

I believe the most responsible course of action is to pursue a negotiated settlement to reach a resolution sooner than the litigation will last. The risk to reducing our reserve account balance, the risk of taking on more than \$4 million in new debt, the risk of allowing a court to determine the validity of the contract, and the risk of assuming the real estate market will remain robust through the duration of the litigation are greater than the speculative value of the property.

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Scott Trudeau [REDACTED]
Sent: Tuesday, April 03, 2018 12:02 PM
To: Bannister, Anne
Subject: Re: support buy-back of old Y lot

Hi Anne,

I watched the Council deliberation last night and I have to say I am confused at to the reasons for your 'no' vote.

I remain firmly unconvinced by Jack & Sumi's argument that this would somehow be fiscally irresponsible. Downtown real estate values would have to drop by more than 50% before the City would be at break-even on this deal. This doesn't seem like an informed or genuine concern.

While I recognize that you returned Dahlmann's check, you must be aware of the thousands of dollars Jack has raised from Dennis & his associates. I surmise this also means that they have a personal relationship and Jack might have taken on some of the same grudges Dennis has with the city. But a vote out of spite to satisfy a grudge, especially when that vote results in handing millions of dollars to a developer/campaign donor of your political ally *and* giving up a significant amount of democratic control over what happens on this site is beyond irresponsible. Whatever that long history is, the City has to decide what is in our best interests *today*. If Dahlmann was legitimately aggrieved in his deal, it is up for the courts to decide. I'm sure you heard advice in the closed session from the City Attorney on this.

If you don't like what happened with a by-right D1 site like The Foundry and you think we could do better in negotiations for a site like the Library Lot, then a no vote makes no sense. With a 'no' vote we not only give up millions of dollars in leverage, we also severely limit ourselves in what kinds of constraints we can put on development here. By state law we can't require affordable housing on this site if we don't have an ownership interest. If we're giving up the millions of dollars we'd gain in value through a purchase, we also give up the ability to use some of the value of that sale to subsidize housing (or achieve other community goals). If that is an important goal to you (I think it is for all of us), can you please explain to me why a 'no' vote serves those goals? Or it is worth sacrificing significant public control over this site?

Scott

On Mon, Apr 2, 2018 at 2:35 PM, Bannister, Anne <ABannister@a2gov.org> wrote:

Thank you, Scott, for your input. Council members have been working and thinking about this issue a lot, especially lately. The discussion tonight at the Council meeting should be most useful in clarifying the pros and cons.

As a side note, some time when we have more time, I'd like to follow-up on your comment below about replacing the lost affordable housing on this site. I've considered that, too, and remember when there were 100 very low income bedrooms at the YMCA. -- Anne

Anne Bannister
Ward One Council Member

[734-945-1639](tel:734-945-1639)

abannister@a2gov.org

Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Scott Trudeau [REDACTED]
Sent: Monday, April 02, 2018 1:34 PM
To: Bannister, Anne; Kailasapathy, Sumi
Cc: Taylor, Christopher (Mayor)
Subject: support buy-back of old Y lot

Dear CMs Bannister & Kailasapathy,

I'm writing to support the decision to buy back the old Y Lot.

I've heard many insinuations about motives & actions of various parties involved in the history of this lot. I believe the courts are the appropriate place to sort out the facts and any appropriate remedies, not the Council table.

Earlier councils recognized the significant interest the City has in determining what happens on this site, which is why the buyback option exists. Exercising our right to purchase it back ensures the City continues to have a significant say in what happens on this parcel.

Passing on this opportunity would mean handing a significant windfall to the current owner while failing to replace the lost affordable housing on this site. Buying back the lot gives us the chance to remedy past failures and ensure a development that meets broader community goals.

Thank you,

Scott Trudeau

[REDACTED]

Ward 1

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: FW: Water-Sewer Rate Information
Date: Wednesday, April 4, 2018 4:17:54 PM
Attachments: [180404 - Water-Sewer Rate Talking Points Transmittal Memo Final.pdf](#)

FYI -- this attachment might be of interest to you

From: Higgins, Sara
Sent: Wednesday, April 04, 2018 9:48 AM
To: *City Council Members (All)
Cc: Lazarus, Howard; Hupy, Craig; Harrison, Venita; Praschan, Marti; Kellar, Robert
Subject: Water-Sewer Rate Information

Mayor and Council,

Attached is a memo with information to assist you with responding to constituent questions regarding the proposed restructuring of water and sewer rates.

Sara Higgins, Strategic Planning Coordinator

Ann Arbor City Administrator's Office | Guy C. Larcom City Hall | 301 E. Huron, 3rd Floor · Ann Arbor · MI · 48104
734.794.6110 (O) · 734.994.8296 (F) |
shiggins@a2gov.org | www.a2gov.org



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MEMORANDUM

TO: Mayor and Council
FROM: Howard S. Lazarus, City Administrator
DATE: April 4, 2018
SUBJECT: Water/Sewer Rate Information

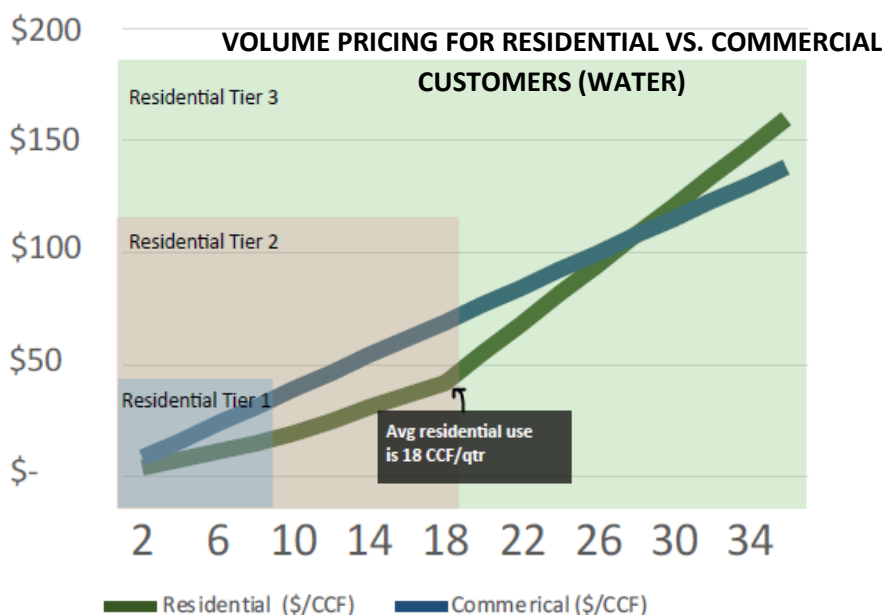
I am providing the attached memorandum from staff in response to Council's request for information that the Council Members can use to better explain and respond to constituent questions on the proposed restructuring of water and sewer rates. The recommended revisions stem from the recently completed cost of service study and are reflective of best practices and legal requirements.

As always, please do not hesitate to contact Mr. Craig Hupy or me directly should you have any questions or require additional information.

cc: C Hupy
M Praschan
S Higgins

Cost of Service Study

- The City completed a Cost of Service study using the best available information to determine what customers should be paying for the water and sewer services they use.
- The costs to maintain and invest in our water and sewer systems must be recovered based on how customers use the systems.
- It is standard for utilities to conduct these types of studies, which the City last conducted in 2003.
- Stantec Consulting, who led the study, is a national expert on rate setting and based all proposals on legal and industry standard methodology.
- A cross-section of the community participated via surveys, focus groups and a public advisory committee.
- Millions of data points were used to propose the tiered rate sizing and prices for residential customers, which accurately accounts for the known ways in which those customers use water.
- The data analysis identified a new customer class, multi-family. Pricing for the Multi-family class is based on the adjusted costs to serve that particular class.
- Some costs do not vary based on usage, such as billing costs. However, some costs do vary based on how a class uses water. Rates presented propose that the classes who drives these costs pay their fair share.
- Affordability is one issue, among many, examined as part of the study. It was not the reason that the study was originally undertaken.
- Industry standards do not exist for essential use of water in commercial properties; however, standards do exist for essential use of water in residential properties. As such, these standards were used to establish the residential inclining block structure and tier sizing; as well as, a flat rate structure for commercial and multi-family customers.
- When considering the new rate structure, pricing for each tier vs. typical consumption was taken into account. Until a customer exceeds 28 CCFs they are paying less than a commercial customer for water used, which reflects the cost to serve.
- The graphic below demonstrates the volume pricing for residential vs. commercial customers for water. Ninety-five percent (95%) of residents use less than 36 CCFs per quarter.



- The full presentation and explanation of the study's findings can be viewed at: <https://youtu.be/aLtxZgk7loM>

From: [Bannister, Anne](#)
To: [Christopher Pannier](#)
Cc: [K. Griswold](#); [REDACTED]
Subject: RE: ASCE Speaker Series 4/6
Date: Thursday, April 5, 2018 10:28:13 AM

Dear Christopher Pannier,

Thanks so much for thinking of Council for this lecture. I am not able to attend tomorrow, but I am very interested in this topic. I've copied a couple other residents who may be able to attend.

Please let me know if you have any further ideas!

Thanks,
Anne

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Christopher Pannier [REDACTED]
Sent: Thursday, April 05, 2018 9:39 AM
To: CityCouncil
Subject: Fwd: ASCE Speaker Series 4/6

Given the council's proposed new train station, I recommend city council members attend this local expert talk about using existing passenger-movement capacity to serve transportation demand. The talk is in the G. G. Brown building on U of M's North Campus this Friday at 12:30pm. Details are below.

Chris Pannier
Ann Arbor Ward 1 Voter

----- Forwarded message -----

From: **Raghav Reddy** <[REDACTED]>
Date: Wed, Apr 4, 2018 at 6:20 PM
Subject: Fwd: ASCE Speaker Series 4/6
To: Marianna Coulentianos <[REDACTED]>, Eric H <[REDACTED]>, Puneet Singh <[REDACTED]>, Christopher Pannier <[REDACTED]>, Chandler Caserta <[REDACTED]>

may be of interest :)

----- Forwarded message -----

From: **Matt Blank** <[REDACTED]>
Date: Wed, Apr 4, 2018 at 1:17 PM
Subject: ASCE Speaker Series 4/6

To: cee-undergrads@umich.edu, cee-grads@umich.edu, cee-faculty@umich.edu

----- Forwarded message -----

From: **Veronica Prezioso** [REDACTED] >
Date: Wed, Apr 4, 2018 at 11:57 AM
Subject: Fwd: ASCE Speaker Series 4/6

Hi all,

Please mark the following event in your calendars if you wish to meet our distinguished alumnus and learn more about the field of Civil & Environmental Engineering.

Dr. Neda Masoud

Assistant Professor of Civil and Environmental Engineering

Academic Speaker: Peer-to-Peer Ridesharing, Using the Existing Passenger-Movement Capacity to Serve Transportation Demand

Friday, April 6th

12:30-1:30 pm

GG Brown (Room 2147)

Recent advances in communication technology coupled with increasing environmental concerns, road congestion, and the high cost of vehicle ownership have directed more attention to the opportunity cost of empty seats traveling throughout the transportation networks every day. Peer-to-peer (P2P) ridesharing is a sustainable way of using the existing passenger-movement capacity of vehicles, thereby addressing the concerns about the increasing demand for transportation that is too costly to address via infrastructural expansion. This talk focuses on various deployment settings for a P2P ridesharing system, and how such a system can be integrated with other modes of transportation. The talk will also cover the importance of applying the sharing economy concept to autonomous vehicles, forming shared autonomous fleet.

I hope to see you all there!

From: [Bannister, Anne](#)
To: [REDACTED] [K Griswold](#); [REDACTED]
Subject: FW: 4/9/18 Agenda and Packet
Date: Thursday, April 5, 2018 4:14:17 PM
Attachments: [04-09-18 Agenda.pdf](#)

FYI -- I'll be in Washington, DC next Monday - Thursday and will miss this meeting, and the Housing & Human Services Advisory Board meeting on Thursday, too.

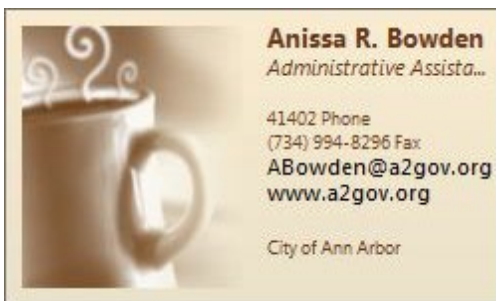
Just thought I'd let you folks know, in case you wanted to go.

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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From: Bowden, Anissa
Sent: Thursday, April 05, 2018 4:08 PM
To: *City Council Members (All); Alexa, Jennifer; Beattie, Kelly; Beaudry, Jacqueline; Crawford, Tom; Delacourt, Derek; Harris, David; Higgins, Sara; Lazarus, Howard; McDonald, Gregory; Michailuk, Greg; Orcutt, Wendy; Postema, Stephen; Satterlee, Joanna; Schopieray, Christine; Stewart, Courtney; Wondrash, Lisa
Subject: 4/9/18 Agenda and Packet

The packet for the 4/9/18 work session is available for viewing on the web. The agenda is attached for your convenience. Thanks,



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CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient, you may not review, copy or distribute this message. If you have received this email in error, please notify the sender immediately and delete the original message. Neither the sender nor the company for which he or she works accepts any liability for any damage caused by any virus transmitted by this email.



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Work Session Agenda City Council

Monday, April 9, 2018

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

Work Session

CALL TO ORDER

ROLL CALL OF COUNCIL

WS WORK SESSION

WS-1 [18-0545](#) "Building for Tomorrow - Infrastructure and Projects"

Attachments: 04_03_2018_Building For Tomorrow.pdf, HandoutMarch2018Council
WorkSession.pdf

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, APRIL 9, 2018 @ 7:00 P.M.

REPLAYS: WEDNESDAY, APRIL 11, 2018 @ 8:00 A.M. AND FRIDAY, APRIL 13, 2018 @
8:00 P.M.

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

CTN's Government Channel live televised public meetings can be viewed in a
variety of ways:

Live Web streaming or Video on Demand: <https://a2ctn.viebit.com>

Cable: Comcast Cable channel 16 or AT&T UVerse Channel 99

All persons are encouraged to participate in public meetings. Citizens requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered to:

City Clerk's Office
301 E. Huron St.
Ann Arbor, MI 48104

Requests made with less than two business days' notice may not be able to be accommodated.

A hard copy of this Council packet can be viewed at the front counter of the City Clerk's Office.

From: [Bannister, Anne](#)
To: [REDACTED]
Subject: RE: Tuesday
Date: Friday, April 13, 2018 11:49:38 AM

Hi Ron and Ken -- At the risk of over-stepping, I'm forwarding Ron's email... and because I have great confidence in Ken, I'm also forwarding Ron's phone: [REDACTED]

Normally I wouldn't be so free with other people's contact information, but I'm making an exception in this instance!!

Ron -- If you get a call from [REDACTED], that is Ken's number.

Thanks,
Anne

From: [REDACTED]
Sent: Thursday, April 12, 2018 10:50 PM
To: Bannister, Anne
Subject: Tuesday

Hi Anne,

Planning Commission is allowing speakers at Tuesday's public hearing on the Trinitas project, but only people who haven't spoken at previous meetings. That's reasonable and more than we expected, given that the site plan is the same as before.

But we're scrambling to find "virgin" speakers. Do you have Ron Ginyard's contact information? I'd like to see if he's interested in speaking at the Trinitas hearing.

Thanks,
Ken

[REDACTED] phone

From: [Bannister, Anne](#)
To: [Eaton, Jack](#); [Lumm, Jane](#); [Kailasapathy, Sumi](#); [REDACTED]
Cc: [Rita](#)
Subject: FW: [CARDcore] Charles Gelman obituary
Date: Monday, April 16, 2018 8:36:21 AM

FYI -- In 2016, a 28 year extension was given to the \$28 million fund for clean-up.

This is not good news -- just highlighting the limited time period and limited funding for this large problem.

-- Anne

Messages to and from me regarding City matters are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: cardcore@googlegroups.com [cardcore@googlegroups.com] on behalf of Roger Rayle
[REDACTED]
Sent: Sunday, April 15, 2018 4:23 PM
To: SRSW admin
Subject: [CARDcore] Charles Gelman obituary

Charles Gelman obituary in today's Mlive:
<http://obits.mlive.com/obituaries/annarbor/obituary.aspx?n=charles-gelman&pid=188743198>

Chuck may be gone but his company products live on under the Pall Life Sciences name.

His generosity was reflected in the various causes he favored.

And his company's dioxane contamination legacy lives on under the Gelman Sciences Inc name after the parent company Danaher relegated all cleanup-related issues to it.

The March 2011 modification of the Consent Judgment included a financial assurance mechanism (FAM) which "every 5 years the FAM, in this case the Letter of Credit, needs to be updated to cover the next 30 year period, after the State reviews and agrees on the amount needed to cover the next 30 year period". As of 2016, the Letter of Credit amount was ~\$28M to carry on the cleanup for another 28 years as part of the FAM but was due for reevaluation. Without reevaluation/extension, the full future cost to resolve Gelman Sciences/Pall/Danaher's dioxane contamination legacy could be left to the public within 3 decades.

--Roger Rayle--
chair, SRSW

--
[sent via cardcore@googlegroups.com]

You received this message because you are subscribed to the Google Groups "CARDcore" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cardcore+unsubscribe@googlegroups.com.

To post to this group, send email to cardcore@googlegroups.com.

Visit this group at <https://groups.google.com/group/cardcore>.

To view this discussion on the web visit

https://groups.google.com/d/msgid/cardcore/CAN7vpCbZk%3DR10__QD3WZGJj%3D5T_-xYyTnw_teYbSM%2BAtgGMw2w%40mail.gmail.com.

For more options, visit <https://groups.google.com/d/optout>.

From: [Bannister, Anne](#)
To: [REDACTED] [Eaton, Jack](#); [Kailasapathy, Sumi](#)
Subject: FW: Old Fourth Ward Association Meeting(in the 1st Ward)
Date: Monday, April 23, 2018 11:23:04 AM

FYI -- Chris Crockett sent the news to the OFWA.

From: Bannister, Anne
Sent: Monday, April 23, 2018 11:21 AM
To: Julie Ritter; Christine Crockett
Cc: Detter, Ray; Ilene Tyler; Tyler, Norm (DGT); David Kennedy; Wineberg Susan; Lars Bjorn; Steve Kaplan; Eleanor Crown; Jeff Crockett; M Ivers; Nick Coquillard; Bethany Osborne
Subject: RE: Old Fourth Ward Association Meeting(in the 1st Ward)

Always great to see you, Chris! Looking forward to the OFWA meeting tomorrow night. -- Anne

Anne Bannister
Ward One Council Member
734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

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From: Julie Ritter [REDACTED]
Sent: Monday, April 23, 2018 9:19 AM
To: Christine Crockett
Cc: Detter, Ray; Ilene Tyler; Tyler, Norm (DGT); David Kennedy; Wineberg Susan; Lars Bjorn; Steve Kaplan; Eleanor Crown; Jeff Crockett; M Ivers; Nick Coquillard; Bethany Osborne; Bannister, Anne
Subject: Re: Old Fourth Ward Association Meeting(in the 1st Ward)

Christine, Thank you!

Julie

On Mon, Apr 23, 2018 at 8:43 AM, Christine Crockett [REDACTED] wrote:

Dear OFW Board Members,

Yesterday I went to Jack Eaton's kickoff where I learned that Sumi is not running for another term as our 1st Ward Rep. Anne Banister introduced me to Ron Ginyard who is going to run for City Council in the First Ward. I had a very nice talk with him and invited him to our Tuesday evening meeting. I prevailed on Anne to ensure that he comes. Ron was born and raised in Ann Arbor, and then went on to have a career in the financial sector in Los Angeles. He returned to Ann Arbor to care for aging parents, now lives on Brookside, and he's eager to start a new phase of his life and to be involved in the life of Ann Arbor. I am forwarding to you the email I sent to Ron formally inviting him to our spring meeting.

Chris

----- Forwarded message -----

From: **Christine Crockett** [REDACTED] >
Date: Sun, Apr 22, 2018 at 8:55 PM
Subject: Old Fourth Ward Association Meeting(in the 1st Ward)
To: Ron Ginyard <[REDACTED]>

Dear Ron,

It was a pleasure to meet you today at Jack's kickoff event. We'd love to have you come to the OFW meeting on Tuesday, April 24, at St. Andrews Church on the corner of Catherine and N. Division, at 7:00 pm. The meeting will be in the chapel which is accessible from the parking lot. You can enter the parking lot from Catherine Street, which is one-way running east.

If you need to contact me my cell is [REDACTED], and my email is [REDACTED].

Hope to see you on Tuesday.

Chris

--

Have the courage to make your life a blessing - The Siddur

From: [Bannister, Anne](#)
To: [Christine Crockett](#)
Cc: [Bethany Osborne](#); [David Kennedy](#); [Eleanor Crown](#); [Ilene Tyler](#); [Jeff Crockett](#); [Julie Ritter](#); [Lars Bjorn](#); [M Ivers](#); [Tyler, Norm \(DGT\)](#); [Detter, Ray](#); [Steve Kaplan](#); [Wineberg Susan](#); [Eaton, Jack](#); [REDACTED]
Subject: RE: Thank you
Date: Thursday, April 26, 2018 1:36:04 PM

Dear Chris and Everyone,

Thank you for welcoming me, Jack, and Ron to the OFW spring meeting!

You do an outstanding job for the community in so many ways, from stewardship of the historic district, to monitoring ZORO, to the community building party on June 6, and all the fascinating topics in the Newsletter.

I'm honored to be one of your voices on Council. Please don't hesitate to call or email me about any of the issues; I'm happy to be a liaison to City staff.

See you on June 6, and at the various meetings in-between!

Anne Bannister
Ward One Councilmember
612 North Main
cell: 734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: Christine Crockett [REDACTED]
Sent: Wednesday, April 25, 2018 9:17 PM
To: Bannister, Anne
Cc: Bethany Osborne; David Kennedy; Eleanor Crown; Ilene Tyler; Jeff Crockett; Julie Ritter; Lars Bjorn; M Ivers; Tyler, Norm (DGT); Detter, Ray; Steve Kaplan; Wineberg Susan
Subject: Thank you

Dear Anne,

Thank you so much for coming to the OFW meeting last night. We are all very grateful for all the hard work you do for the city, and especially for the 1st Ward. Being on council is a very demanding job, and your attention to all the details leave us very appreciative for having such fine representation on the City Council. Thank you also for introducing me to Ron Ginyard. It was a pleasure to welcome him to our spring meeting, and you certainly played a critical role in making sure he was there.

We're looking forward to seeing you at the pot luck on June 6. It should, once again, be a real celebration of life in Ann Arbor.

Chris

From: [Bannister, Anne](#)
To: [Christine Crockett](#); [Taylor, Christopher \(Mayor\)](#); [Kailasapathy, Sumi](#); [Lazarus, Howard](#)
Cc: [Bethany Osborne](#); [Dan Clauw](#); [David Kennedy](#); [Santacroce, David \(PAC\)](#); [Eleanor Pollack](#); [Eleanor Crown](#); [GM Nick](#); [Ilene Tyler](#); [Jack Eaton](#); [Jeff Crockett](#); [Julie Ritter](#); [Lars Bjorn](#); [M Ivers](#); [Marianne Clauw](#); [Tyler, Norm \(DGT\)](#); [Paul Dunlap](#); [Detter, Ray](#); [Ron Ginyard](#); [Steve Kaplan](#); [Tony Ramirez](#); [W.A.P. John](#); [Wineberg Susan](#)
Subject: Re: A fire in a trash can at 514 E. Kingsley
Date: Saturday, April 28, 2018 11:26:41 PM

Dear Christine Crockett — This is a serious matter indeed! I look forward to being at the meeting with you and the Fire Dept about the fire extinguishers and smoke alarms, and what more needs to be done so that this doesn't happen again. I'm relieved nobody was hurt, and we have this episode to be better prepared in the future.

Sincerely,

Anne Bannister

Ward One Councilmember

(734)945-1639

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From: Christine Crockett [REDACTED]
Sent: Saturday, April 28, 2018 11:12 PM
Subject: A fire in a trash can at 514 E. Kingsley
To: Bannister, Anne <abannister@a2gov.org>, Taylor, Christopher (Mayor) <ctaylor@a2gov.org>, Kailasapathy, Sumi <skailasapathy@a2gov.org>, Lazarus, Howard <hlazarus@a2gov.org>
Cc: Bethany Osborne [REDACTED], Dan Clauw <[REDACTED]>, David Kennedy [REDACTED], Santacroce, David (PAC) [REDACTED], Eleanor Pollack [REDACTED], Eleanor Crown [REDACTED], GM Nick [REDACTED], Ilene Tyler [REDACTED], Jack Eaton [REDACTED], Jeff Crockett [REDACTED], Julie Ritter [REDACTED], Lars Bjorn [REDACTED], M Ivers [REDACTED], Marianne Clauw [REDACTED], Tyler, Norm (DGT) [REDACTED], Paul Dunlap [REDACTED], Detter, Ray [REDACTED], Ron Ginyard <[REDACTED]>, Steve Kaplan [REDACTED], Tony Ramirez [REDACTED], W.A.P. John [REDACTED], Wineberg Susan [REDACTED]

A short while ago, at about 10:00 pm on Saturday, April 28, one of the plastic trash cans right next to the house at 514 E. Kingsley Street, a rental in the Old Fourth Ward Historic District, burst into flame. A student who was walking by told us that he noticed the fire and called 911. Neither the residents of 514, nor we, the next door owners of 506 E. Kingsley had noticed what was happening. As the flames grew higher in the trash can, some of the contents of the trash started to explode and fly in many directions. We feared that these explosions might set off other fires. The residents of 514 rushed over to our house in a panic to see if we had a fire extinguisher, since none had been provided for them in their apartments. We grabbed our fire extinguisher and rushed over to the receptacle and emptied its entire contents in effort to extinguish the fire. It wasn't enough to douse the fire. Fortunately the AAFD arrived shortly thereafter.

The firemen used two very large fire extinguishers to finally put out the fire. They also spent quite a bit of time beating at what remained of the debris to make sure nothing was still

smoldering. Not only did the contents of the trash cart burn and explode, but the plastic receptacle itself melted and burned, releasing toxic fumes into the air. After about 45 minutes the danger was taken care of. The fumes are still present.

This is the second time in less than six months that there has been a fire related emergency at 514 E. Kingsley. Over the Christmas holidays, when nobody was in the building, we heard beeps coming from the fire alarm one December evening while walking our dog. Of course, we called the the fire department to check out that situation. It was extremely unsettling to us that the fire alarm in a wooden house right next door to us was not functioning properly. We wondered if the battery had been maintained.

One of the residents of 514 said that they had requested that the landlord provide them with fire extinguishers, and that he had failed to do so. Is this required in the housing code? If not, we strongly feel that it should be. We are extremely concerned about the actual physical safety of the residents of the Old Fourth Ward Historic District. We are also concerned about the danger posed to our historic houses.

We would like to discuss this matter further with city officials and city council.

Respectfully,

Christine Crockett, President
Old Fourth Ward Associatiom

From: [Bannister, Anne](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Kai Petainen takes oath of U.S. citizenship
Date: Wednesday, May 9, 2018 9:57:03 AM

Dear Ms. Jackson,

Thank you for sharing your concerns.

For the election in August 2018, Ward One actually does have an African American running for City Council! I'd like to e-introduce you to Ron Ginyard, copied on this message.

Sincerely,

Anne Bannister
Ward One Councilmember
cell: 734-945-1639
abannister@a2gov.org
Term Nov. 2017 - Nov. 2020

Messages are subject to disclosure under the Michigan Freedom of Information Act (FOIA).

From: [REDACTED]
Sent: Tuesday, May 08, 2018 5:48 PM
To: ryanstanton@mlive.com
Cc: CityCouncil
Subject: Kai Petainen takes oath of U.S. citizenship

It's encouraging to see a person do the right thing on the goal of citizenship.

Mr. Petainen may want to reevaluate his motive on citizenship for a source other than President Trump.

Mr. Trump was actually building a career in television and real estate for the years Mr. Petainen avoided doing the work of citizenship.

Most of the people who want to hide from ICE might not be bad people, but it appears they want to skip a lot of work that immigrants before them did on the right path to citizenship.

Even U of M does not allow a faculty 20+ years to get tenured. A person who wants citizenship is motivated by the privilege it offers and will, in good conscience, do the work required to earn citizenship. Did council feel good about handing over millions of dollars to a developer who did NO work?

Black people like me don't get to disregard the law because people feel sorry for us. Most civil rights won by those blacks who were already citizens have been systematically stripped away by every other so called minority except blacks. When was the last time a black person sat on a seat in Ann Arbor City Council?

Two wrongs don't ever make a right. There is something to be said for having a conscience. Even disabled people, who are granted accommodations, are penalized when they break the

law.

What does it mean when a movement says, "let's apply the law based on who we like, not who has done the work?" Well, some say that's why America can't have affirmative action. There's a ton of talented black athletes in basketball and football, but even the minority white players have to show they can "be like Mike."(Jordan).

It's taken hundreds of years for blacks to level the playing field, just a little bit, only to see people who do nothing except whine (and not be black) to go to the front of the line. So, if Mr. Petainen did all the work ALL immigrants have done to be a citizen, kudos to him.

Most of the immigrant population demanding rights are not white, already educated, and working in a University where most people look and act like they do. So much for the "huddled masses yearning to be free."

With best regards,

Audrey Jackson
Ypsilanti, Michigan

Sent from my Sprint Phone.