

CITY COUNCIL EMAILS

5 JAN 2009

2-1

**Elias, Abigail**

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**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 12:44 AM  
**To:** Postema, Stephen; McDonald, Kevin  
**Cc:** Greden, Leigh; Derezinski, Tony  
**Subject:** City Place Development Agreement

Gents,

In keeping with the stated goal of providing "workforce housing", I believe that it is Petitioner's intent to rent only unfurnished apartments. Would it be possible to include a provision to that effect in the Dev. Agreement? I have not raised this issue with Petitioner's recently, but we have discussed it.

Many thanks,

Christopher

## **Elias, Abigail**

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**From:** Crawford, Tom  
**Sent:** Monday, January 05, 2009 7:49 AM  
**To:** Greden, Leigh  
**Subject:** FW: Towing

see below.

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**From:** Campbell, Joe  
**Sent:** Monday, January 05, 2009 7:43 AM  
**To:** Crawford, Tom  
**Cc:** Jones, Barnett  
**Subject:** RE: Towing

Yes,

We also verify vehicle ownership (or permission of owner to release vehicle) and notify LEIN (state required computer entry) that the vehicle has been released.

Joe

Lt. Joe Campbell  
Special Services  
Ann Arbor Police  
100 N. Fifth Ave.  
Ann Arbor, MI 48104  
(734) 994-8153

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**From:** Crawford, Tom  
**Sent:** Monday, January 05, 2009 07:16  
**To:** Campbell, Joe  
**Cc:** Jones, Barnett  
**Subject:** FW: Towing

Joe,

I'm aware that PD currently collects the admin fee when people visit City Hall but is the rest of the process correct?

Tom

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**From:** Greden, Leigh R. [mailto:greden@MillerCanfield.com]  
**Sent:** Friday, January 02, 2009 2:07 PM  
**To:** Crawford, Tom  
**Subject:** Towing

Is this a correct description of the process?

Car is parked illegally on City street. Someone (presumably a cop) calls dispatch to have it towed. Dispatch calls the appropriate towing company, based on the location. The towing company tows the car to its lot. When the owner of the car realizes they've been

towed, they come to PD. PD tells them where to go to get their car. The owner goes to the towing company and pays the towing company the fee to have their car released. The City doesn't get involved in collecting the towing fee; we merely collect our admin fee.

Leigh R. Greden  
Miller, Canfield, Paddock & Stone  
101 N. Main, 7th Floor  
Ann Arbor, MI 48104  
Voice: 734-668-7749  
Fax: 734-747-7147  
Email: [Greden@millercanfield.com](mailto:Greden@millercanfield.com)

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NOTICE TO PERSONS SUBJECT TO UNITED STATES TAXATION (MCPS)

DISCLOSURE UNDER TREASURY CIRCULAR 230: The United States Federal tax advice, if any, contained in this document and its attachments may not be used or referred to in the promoting, marketing or recommending of any entity, investment plan or arrangement, nor is such advice intended or written to be used, and may not be used, by a taxpayer for the purpose of avoiding Federal tax penalties.

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## Elias, Abigail

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**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 8:17 AM  
**To:** Fraser, Roger  
**Cc:** Jones, Barnett  
**Subject:** FW: code enforcement

Roger & Barnett:

This email is similar to others I have received in that apparently "clean" sidewalks are given notices of non-compliance. This incenses people who thought their sidewalk was clean. I don't know if it happened as this gentleman says it did, with every property receiving notices but if not, I can imagine an officer out there with a tape measure making sure every required inch was clean when we should be ticketing the obviously bad ones and using some judgment on mostly clean sidewalks.

Is there never any call back on the line?

We have possibly 3 more months of winter ahead. It would be great to get this settled now, so we ticket the real offenders and not the people who are trying to comply.

Thanks,

John

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**From:** jrichter [REDACTED] **On Behalf Of** Jeffry Lee Richter  
**Sent:** Sunday, January 04, 2009 3:42 PM  
**To:** Hieftje, John  
**Subject:** RE: code enforcement

They simply walked down the street long after a warm spell had melted everything and tagged every single property there was. *This makes it ridiculous effort at enforcement.*

Some procedure needs to be made to compensate for times when everybody goes home and citizens have to suffer snow related issues. i want YOU to call the code enforcement telephone recording and see what options there are for getting a call back ... NONE. At this stage of the game I doubt they even bother to check messages on weekdays 8-5.

jlr

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**Subject:** RE: code enforcement  
**Date:** Sun, 4 Jan 2009 13:09:14 -0500  
**From:** JHieftje@a2gov.org  
**To:** jrichter@ [REDACTED]

Hello:

I was away from the city and out of email contact when your message came in . As I understand it your complaint was registered and the offending properties on Washtenaw were given a notice of non-compliance.

I will check on this on Monday.

Thank you for writing.

John Hieftje

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**From:** jrichter [REDACTED] **On Behalf Of** Jeffry Lee Richter  
**Sent:** Tuesday, December 30, 2008 4:27 PM  
**To:** Hieftje, John  
**Subject:** code enforcement

I used the city website to contact code enforcement last week about properties that have still not cleared the snow from the sidewalks. Nothing has been done - there was not even a reply to my email. The sidewalks involved are now sheets of ice.

Try and walk down Washtenaw Avenue from South University to the corner of Stadium. At least 5 properties (including one owned by the University) fail to regularly clear their sidewalk.

Even with my hip and age issues I see that my sidewalk is cleared on a consistent basis. Are some persons exempt for some reasons? Is the City going to clear the areas involved?

It is a liability issue - I slip, -you will hear from an attorney seeking damages.

Why isn't the initial complaint dealt with? Why aren't complaints acknowledged? Why must everything come down to a liability threat?

Jeff Richter

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Send e-mail anywhere. No map, no compass. Get your Hotmail® account now.

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Send e-mail faster without improving your typing skills. Get your Hotmail® account.

**Elias, Abigail**

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**From:** Crawford, Tom  
**Sent:** Monday, January 05, 2009 8:26 AM  
**To:** Higgins, Marcia  
**Cc:** Singleton, Sarah; Horning, Matthew  
**Subject:** RE: Gettes Road Condition

Yes, this is a typical claim the insurance board would hear. We will contact him today and give him a claim form.

Sarah - please follow-up.

Thanks,  
Tom

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**From:** Higgins, Marcia  
**Sent:** Sunday, December 28, 2008 7:00 PM  
**To:** Crawford, Tom  
**Subject:** FW: Gettes Road Condition

Hi Tom,  
Does this go to the insurance board? Does he have any recourse with the city? Please let me know.  
Thanks,  
Marcia

PS Merry Christmas and Hapy New Year!

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**From:** mike hill [mailto:mike-hill1953@bex.net]  
**Sent:** Saturday, December 27, 2008 12:40 PM  
**To:** Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike  
**Subject:** Gettes Road Condition

I would like to make a formal complaint regarding pot holes on Geddes Road.

I was traveling from the Unit of Michigan Hospital on December 24, 2008 approx 2:00pm to Toledo, OH.

I had 2 surgeries on 12/22 and 23 and was released on 12/24.

While we were in route to Route 23, we encountered a minimum 12-14" pot hole and the front wheel of our car entered the pot hole creating a flat tire. We contacted AAA of Ohio, they were very kind and came and installed the spare tire while we were parked on the southbound ramp on Rat 23. You can verify that we contacted AAA by calling 1-800-222-4357 and our Membership #

  
We just completed an assessment of our 2007 Cadillac wheel and it is damaged beyond repair. A cost of \$450 plus possibly the tire for \$275.

I would like to file a claim on our behalf for this expense.

Please contact me regarding this issue.

Thank you,

J. Michael Hill  


## Elias, Abigail

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**From:** Ruppel, Bradley  
**Sent:** Monday, January 05, 2009 8:40 AM  
**To:** Hancock, Jerry; Anglin, Mike  
**Cc:** Bowden (King), Anissa  
**Subject:** RE: Agenda item 1-5-2009

Tom Fitzsimmons hired Kem-Tec surveyors to resolve all the building code issues related to floodplain. They turned in a very complete application and permits were issued on 12/24/08.

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**From:** Hancock, Jerry  
**Sent:** Friday, January 02, 2009 10:48 AM  
**To:** Anglin, Mike  
**Cc:** Ruppel, Bradley; Bowden (King), Anissa  
**Subject:** RE: Agenda item 1-5-2009

Mike,  
I'm not sure why this communication is on the council agenda. It is a standard letter from the MDEQ indicating that they do not have jurisdiction at a property where the watershed is less than 2 square miles. The property is 116 N. 7th. Tom Fitzsimmons has applied for a building and grading permit to modify the existing house there. Since the house is in the floodplain, Brad Ruppel would have required that Tom either get a permit from the MDEQ or a letter indicating no jurisdiction. So, this letter is just a routine part of the grading permit process and is unnecessary to be included in the council agenda.

The MDEQ communication is unrelated to the City's Flood Mitigation Plan. However, Brad Ruppel is reviewing the proposed house modification at 116 N. 7th to make sure that there are no buildings or grade changes in the floodway, which is consistent with the Flood Mitigation Plan and the MDEQ communication.

Brad,  
Here is a link to H-6 council agenda item: <http://www2.a2gov.org/legistar/detailreport/matter.aspx?key=3648>

Anissa,  
Is it too late to remove H-6 from the council agenda?

**Jerry Hancock, CFM**  
Stormwater and Floodplain Programs Coordinator  
City of Ann Arbor  
Public Services - Systems Planning Unit  
100 N. Fifth Ave, Ann Arbor, MI 48107  
Please note the new Phone and Fax number:  
Ph# 734-794-6430 ex. 43709  
Fax# 734-994-1744

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**From:** Anglin, Mike  
**Sent:** Wednesday, December 31, 2008 10:22 AM  
**To:** Hancock, Jerry  
**Subject:** Agenda item 1-5-2009

Happy New Year Jerry,

I have a question about an agenda item H-6 Communications from DEQ and H-6 Flood Plain Comments.

In light of the City's present efforts to place a flood mitigation plan in place how does this project...conform or not?

I am not aware of the project itself and I need further information about same.



Thanks

Mike Anglin

**Elias, Abigail**

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**From:** Schopieray, Christine  
**Sent:** Monday, January 05, 2009 9:19 AM  
**To:** Hieftje, John  
**Subject:** RE: HDC application received?

We've got his app. on file. -C

-----Original Message-----

**From:** Hieftje, John  
**Sent:** Sunday, January 04, 2009 10:24 AM  
**To:** Schopieray, Christine  
**Subject:** FW: HDC application received?

-----Original Message-----

**From:** Kenneth Koral [mailto: [REDACTED]]  
**Sent:** Saturday, January 03, 2009 5:14 PM  
**To:** Hieftje, John  
**Subject:** HDC application received?

Mayor Hieftje

Back in November, I volunteered to serve on the Historic District Commission in either 2008 or 2009. I am checking that you did indeed receive my completed application.

Ken Koral  
[REDACTED]

## Elias, Abigail

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**From:** Schopieray, Christine  
**Sent:** Monday, January 05, 2009 9:21 AM  
**To:** Hieftje, John  
**Subject:** FW: John Hieftje, City of Ann Arbor, MI: Invitation to Environmental Protection Agency Green Power Partnership Study by University of Waterloo  
**Attachments:** University of Waterloo EPA Green Electricity Study 2008 Letter.doc

FYI-

-----Original Message-----

**From:** Building  
**Sent:** Monday, January 05, 2009 8:33 AM  
**To:** Schopieray, Christine  
**Subject:** FW: John Hieftje, City of Ann Arbor, MI: Invitation to Environmental Protection Agency Green Power Partnership Study by University of Waterloo

Christine -

This email came to the Building web page email address. I didn't know if it's something you or the Mayor has already received.

Jan Barber  
Management Assistant/  
Special Events Coordinator  
Community Services  
City of Ann Arbor  
Phone: (734) 794-6210 x42199  
Fax: (734) 994-8460

[jbarber@a2gov.org](mailto:jbarber@a2gov.org)

-----Original Message-----

**From:** [t2gliedt@envmail.uwaterloo.ca](mailto:t2gliedt@envmail.uwaterloo.ca) [<mailto:t2gliedt@envmail.uwaterloo.ca>]  
**Sent:** Saturday, January 03, 2009 12:41 PM  
**To:** undisclosed-recipients  
**Subject:** John Hieftje, City of Ann Arbor, MI: Invitation to Environmental Protection Agency Green Power Partnership Study by University of Waterloo

January 2, 2009

Dear John Hieftje:

This letter is an invitation to participate in a study conducted by Dr. Paul Parker and Travis Gliedt (graduate student), Department of Geography and Environmental Management at the University of Waterloo, entitled "Voluntary Green Electricity Purchasing in North American Organizations". As an organization that currently purchases green electricity, participation in this study will benefit you in the following ways:

1) You will receive a copy of the final report summarizing the experiences of organizations in the United States, which voluntarily purchase green electricity through the US Environmental Protection Agency (EPA) Green Power Partnership, as well as in Canada (Alberta,

Ontario), which voluntarily purchase green electricity from Bullfrog Power. This will allow you to compare your experiences to organizations of different size, type, and jurisdiction.

2) The final report will help decision-makers design policies that support voluntary environmental actions, such as purchasing green electricity, that are taken by organizations like yours.

This project expands upon previous studies by examining the factors that influence firms to continue to purchase green electricity that costs more than standard electricity, as well as the factors that influence firms to increase the size of the green electricity purchase over time.

It is important for you to know that any information you provide will be confidential. You are not asked to identify yourself on the survey.

Upon completion of the survey, however, one question will request the name of your organization so we do not re-contact you concerning participation in the survey. The organization name will be stored in a separate database from the survey data, and will be destroyed once all survey data are collected. All of the data will be summarized and no individual could be identified from these summarized results. Finally, the survey website uses a secure https server.

If you wish to participate, please visit the Survey Website at:  
[https://www.surveymonkey.com/s.aspx?sm=ieU8hxdJqfGrm8SgvNw4ZQ\\_3d\\_3d](https://www.surveymonkey.com/s.aspx?sm=ieU8hxdJqfGrm8SgvNw4ZQ_3d_3d)

Participation in this study is voluntary. It will involve an electronic survey of approximately 10 minutes in length. If you prefer not to complete the survey on the web, please contact us and we will make arrangements to provide you another method of participation.

You may decline to answer any of the survey questions if you so wish.

Further, you may decide to withdraw from this study at any time by not submitting your responses. The name of your organization will not appear in any thesis or report resulting from this study, and you yourself will not be named. The data, with no personal identifiers, collected from this study will be maintained on the password protected computers of Travis Gliedt and Paul Parker at the University of Waterloo for 5 years. After that time the data will be confidentially destroyed. Only researchers associated with this project will have access to the data. There are no known or anticipated risks to you as a participant in this study.

If you have any questions regarding this study, or would like additional information to assist you in reaching a decision about participation, please contact Dr. Paul Parker at 519-888-4567 ext. 32791 or by email at [pparker@uwaterloo.ca](mailto:pparker@uwaterloo.ca).

I would like to assure you that this study has been reviewed and received ethics clearance through the Office of Research Ethics at the University of Waterloo. However, the final decision about participation is yours. If you have any comments or concerns resulting from your participation in this study, please contact Dr. Susan Sykes of this office at (519) 888-4567 ext. 36005 or by email at [ssykes@uwaterloo.ca](mailto:ssykes@uwaterloo.ca).

I thank you in advance for your assistance in this project.

Yours Sincerely,

Dr. Paul Parker

DEPARTMENT OF GEOGRAPHY AND ENVIRONMENTAL MANAGEMENT Faculty of Environment University of Waterloo 200 University Ave. W.

Waterloo, ON, Canada

N2L 3G1

519-888-4567

Fax: 519-746-0658

[www.env.uwaterloo.ca/geography](http://www.env.uwaterloo.ca/geography)

Email: [pparker@uwaterloo.ca](mailto:pparker@uwaterloo.ca)



January 2, 2009

Dear *potential participant*:

This letter is an invitation to participate in a study conducted by Dr. Paul Parker and Travis Gliedt (graduate student), Department of Geography and Environmental Management at the University of Waterloo, entitled '*Voluntary Green Electricity Purchasing in North American Organizations*'. As an organization that currently purchases green electricity, participation in this study will benefit you in the following ways:

- 1) You will receive a copy of the final report summarizing the experiences of organizations in the United States, which voluntarily purchase green electricity through the US Environmental Protection Agency (EPA) Green Power Partnership, as well as in Canada (Alberta, Ontario), which voluntarily purchase green electricity from Bullfrog Power. This will allow you to compare your experiences to organizations of different size, type, and jurisdiction.
- 2) The final report will help decision-makers design policies that support voluntary environmental actions, such as purchasing green electricity, that are taken by organizations like yours.

This project expands upon previous studies by examining the factors that influence firms to continue to purchase green electricity that costs more than standard electricity, as well as the factors that influence firms to increase the size of the green electricity purchase over time.

It is important for you to know that any information you provide will be confidential. You are not asked to identify yourself on the survey. Upon completion of the survey, however, one question will request the name of your organization so we do not re-contact you concerning participation in the survey. The organization name will be stored in a separate database from the survey data, and will be destroyed once all survey data are collected. All of the data will be summarized and no individual could be identified from these summarized results. Finally, the survey website uses a secure https server.

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[https://www.surveymonkey.com/s.aspx?sm=ieU8hxdJqfGrm8SgvNw4ZQ\\_3d\\_3d](https://www.surveymonkey.com/s.aspx?sm=ieU8hxdJqfGrm8SgvNw4ZQ_3d_3d)

Participation in this study is voluntary. It will involve an electronic survey of approximately 10 minutes in length. If you prefer not to complete the survey on the web, please contact us and we will make arrangements to provide you another method of participation. You may decline to answer any of the survey questions if you so wish. Further, you may decide to withdraw from this study at any time by not submitting your responses. The name of your organization will **not** appear in any thesis or report resulting from this study, and you yourself will not be named. The data, with no personal identifiers, collected from this study will be maintained on the password protected computers of Travis Gliedt and Paul Parker at the University of Waterloo for 5 years. After that time the data will be confidentially destroyed. Only researchers associated with this project will have access to the data. There are no known or anticipated risks to you as a participant in this study.

If you have any questions regarding this study, or would like additional information to assist you in reaching a decision about participation, please contact Dr. Paul Parker at 519-888-4567 ext. 32791 or by email at [pparker@uwaterloo.ca](mailto:pparker@uwaterloo.ca).

I would like to assure you that this study has been reviewed and received ethics clearance through the Office of Research Ethics at the University of Waterloo. However, the final decision about participation is yours. If you have any comments or concerns resulting from your participation in this study, please contact Dr. Susan Sykes of this office at (519) 888-4567 ext. 36005 or by email at [ssykes@uwaterloo.ca](mailto:ssykes@uwaterloo.ca).

I thank you in advance for your assistance in this project.

Yours Sincerely,

Dr. Paul Parker  
Department of Geography and Environmental Management, University of Waterloo  
Email: [pparker@uwaterloo.ca](mailto:pparker@uwaterloo.ca)

**DEPARTMENT OF GEOGRAPHY AND  
ENVIRONMENTAL MANAGEMENT**  
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## Elias, Abigail

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**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 9:45 AM  
**To:** 'Snyder Bob'; Greden, Leigh  
**Subject:** RE: City Place rezoning and PUD

Bob:

I don't favor the PUD proposal but I won't offer an opinion on the historic value of the seven houses.

All I said was the fact a former mayor may have lived in a house does not give it historic credentials as some would have it. There have been close to 50 mayors. I have lived in at least 6 Ann Arbor houses in my lifetime. Most of the other mayors grew up in A2 as well. Should we designate up to 600 houses as historic because former mayor's lived in them?

John

---

**From:** Snyder Bob [mailto: [REDACTED]]  
**Sent:** Monday, January 05, 2009 12:25 AM  
**To:** Greden, Leigh  
**Cc:** Hieftje, John  
**Subject:** Re: City Place rezoning and PUD

Leigh,

Just re-read your comments re: lack of any historical significance of any of the 7 houses slated to be demolished. So emphatically at odds with what Susan W. says! Will re-play the Mayor's "speech" tomorrow morning and try to see what further light he might have shed on 12/15. Does seem a little pompous to make such strong put-downs with such certainty in a field not of one's principal expertise! Individual houses may or may not be of "significance" but may be when taken in the context of a larger neighborhood fighting to maintain their integrity if not their very existence. "Inner cities" usually die off beginning with one building at a time turning into a block at a time, often "helped" along the way by politicians & planners living outside the core areas they are impacting. Imagine the uproar in A2 if some ambitious developer managed to acquire five or six homes on the west side of Baldwin (sorry, John!) or any other street south of Hill and east of Church, with plans to demolish & build one or more City Places! Would the neighborhood residents be upset? You bet your Council seat they would, even though not one house in Burns Park (with one exception) has any historical significance! If a developer threatens to sue under "by right" law if they don't get PUD approval, there's something rotten in the State of Michigan/A2! Germantown has as much right to retain its "historic" integrity as does Burns Park, Oxbridge, the Old Westside or Ives Woods. Or don't they in the Master Plan's vision of good places/bad places to live?

Sure wish I could join you all on Monday! Please leave some room at the table for the less well located vis a vis Downtown!

Best,  
Bob

PS it's a tough job trying to be fair to all! The "Big guys" can take care off themselves!

Sent from my iPhone

C. Robert Snyderkm



On Jan 4, 2009, at 3:25 PM, "Greden, Leigh" <[LGreden@a2gov.org](mailto:LGreden@a2gov.org)> wrote:

Hi Bob-

Hope you're doing well and that you'll be out of town for something fun! Just one comment, and just between you and me: the houses have no historic value. I read a memo prepared by Susan Wineberg. I mean no disrespect to Susan, but the reasons she offered for establishing historic relevance were embarrassing. The Mayor touched on this during his speech on the proposed Germantown district. There are good reasons for vigorous disagreement about this project, but historic preservation ain't one of 'em! See you soon.

-Leigh

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**From:** C.Robert Snyder [mailto: [REDACTED]]  
**Sent:** Sunday, January 04, 2009 5:56 PM  
**To:** Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten  
**Cc:** Dave Askins; Tom Whitaker; Rusty Restuccia; Betsy Price; Nystuen, Gwen (PAC); John Nystuen; Peter Nagourney; Ann Larimore; Andrea VanHouweling; Anthony Pinnell; Barb Copi; Kate West; Louise Stein; Eppie Potts; Ray Detter; Lisa Jevens; Chris Crockett; Eleanor R Linn 1; Jack Eaton; Ted Annis; Ann Arbor Neighborhoods; Alice Ralph  
**Subject:** City Place rezoning and PUD

Dear Mayor Hieftje and Members of City Council:

I regret to say that I will be out of town this Monday, January 5. Thus I will miss the opportunity to address Council during the Public Commentary regarding the proposed City Place project and the developer's request for a zoning change and PUD, with plans to demolish seven historic homes in the process. This email will attempt to express my concern for the continued eroding of Ann Arbor's various distinctive and varied residential neighborhoods.

This is being done all in the name and guise of "downtown development" at the expense of "affordable housing", historic district preservation, neighborhood cohesion, and maintaining the unique character and architectural integrity of distinct neighborhoods. City Place, and the demolition of the "Magnificent 7" houses, is a chipping away at the core of a neighborhood known as "Germantown".

The Mayor and Council have all received a very thorough and thoughtful email communication from Tom Whitaker, sent on December 31, which discusses in depth the legal intent and necessary conditions and procedures inherent in the City's PUD code. In addition to pointing out the requirements necessary to justify PUD status, Mr. Whitaker discusses various aspects of the need for more affordable housing, historic district and neighborhood cohesion, etcetera. I encourage you all to carefully and thoughtfully to re-read his email.

I also strongly encourage you to log on to <http://jefflamb.wordpress.com/a2-defense-of-the-ann-arbor-7/> for an enlightening, albeit lengthy, community "blog" in order to get exposed to the qualitative and well as quantitative "chatter" in the airwaves re: the "Ann Arbor 7" and the well-informed passion of your citizenry regarding this issue. If you haven't already read and pondered the sentiments in this "blog", and don't have time to do so prior to Monday's Council meeting, it would be wise to not approve Mr. de Parry's petition on January 5.

Rather than demolishing the "Ann Arbor 7", it has been proposed that they could be bought for the nominal price of \$1.00 and moved by the purchasers to new sites around the city. Besides being prohibitively expensive, moving them out of their Germantown setting diminishes the visual aesthetic of the houses left standing. Plopping City Place —essentially a long multi-story row-house – in what remains of the neighborhood is tantamount "to putting lipstick on a pig"(thank you, Sarah Palin!). The row-houses will still stick out for what they are: out of place, strangers in a foreign land. In the ensuing years, other single-family residences will be gobbled up, torn down, and, before you know it, "there goes the neighborhood!"

I also was out of town the night of Council's December 15 meeting, at which the majority of Council Members voted against even a study of the historical worth of the seven homes. (Thank you, Council Members Anglin, Teall, and Briere for your "aye" support of the motion; if I missed someone, please correct me.) Although I missed the tension of being there in person, I did watch an online CTN playback of the discussion and rationales given for not even doing a study before making the final live or die decision on January 5. I must confess that, even with more than one playback, I failed to understand the rationale given by the "nay-sayers!"

Monday night, with the advent of a New Year, I and the residents, property owners, and voting taxpayers of the Alliance of Ann Arbor Neighborhoods respectfully ask the Council majority – make that all eleven of you – to reject once and for all re-zoning and PUD designation requested by the developer of City Place. City Place may, instead, be more appropriate in a different, more compatible neighborhood setting, such as the corner of South University and Forest. Sometimes things just fit better in a different place!

Thank you for listening to your community constituents and voting to maintain the uniqueness of Ann Arbor's varied neighborhoods, intact, while at the same time managing the growth and urban density of our fair city!

C. Robert Snyder, Ph.D.

President, South University Neighborhood Association (SUNA)

[REDACTED]

[REDACTED]

The following emails provide a sense of what the neighborhood groups are chatting about on this subject:

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

From: lou glorie <[REDACTED]>

Date: Mon, Dec 29, 2008 at 4:29 PM

Subject: FW: demolition of seven houses up for final vote January 5


To: Ann Arbor Neighborhoods <[annarborneighborhoods@gmail.com](mailto:annarborneighborhoods@gmail.com)>

I received this message from Susan Wineberg, who has served on the Historic District Commission. There is very strong neighborhood opposition to this project. We can show our

solidarity with other neighborhoods by contacting the mayor and council members. One thing this alliance can do is show how widespread the opposition to the destruction of our city is and that all neighborhoods will stand together. The developer is asking for a PUD, while threatening to build something ugly, but conforming if he doesn't get his way. The city should call his bluff and stick to the zoning. Not only is this project a reckless intrusion into this neighborhood, not only does it destroy the character of this neighborhood, but it defeats one of the city's stated goals—affordable housing. The apartments that are now there are affordable, workforce housing. This neighborhood has long co-existed with rentals and economic diversity. This city is now enforcing a tidy bourgeois sensibility and won't rest until every less than sterile neighborhood is cleansed of its diversity. It's North Main, South U and Madison/Fifth Ave today. It could be anywhere next month.

Lou Glorie

-----Original Message-----

From: Susan Wineberg [mailto: 

Sent: Monday, December 29, 2008 3:52 PM

Hi gang,

Sorry to be bearer of bad news but the City Council will be reviewing the plans for City Place to replace the seven historic houses on S. Fifth Ave. on Monday night.

The Mayor and several council people, in voting down a historic district study committee for the area, noted there were no historic buildings there worth protecting. So arguing this point may not convince them. However, the developers are asking for a PUD which changes the zoning. The neighbors in the area are opposing the development on these grounds. Either way, we need to convince the council and the mayor to vote no on this project. Email them, or speak at the public hearing Monday night. This has been going on way too long and giving me way too many sleepless nights!

and Happy New Year to you all!

Susan

Susan Wineberg

Institute of Labor and Industrial Relations

1111 E. Catherine

417 Victor Vaughan Bldg

Ann Arbor, MI 48109-2054

734-647-0699

Letter to the Ann Arbor News re: Demolition of Fifth St. Houses  
To the Editor,

On Monday night, December 15, City Council will vote on whether to rezone a parcel on S. Fifth Avenue containing seven beautiful houses which will be demolished in order to build a blocky and bulky apartment building. The houses in question, several of which had been previously designated as historic landmarks, range in age from 1850-1904 and housed several of Ann Arbor's mayors, the superintendent of schools, local businessmen, and professors at the university. They epitomize what everyone likes about Ann Arbor—a charming residential streetscape with mature trees and lawns. Many of these houses have appeared on the covers of magazines for just this reason. All plans adopted by the City and recommended by consultants encouraged preservation in this area, not demolition. I urge anyone opposed to this rezoning to contact their city council person and the mayor and to speak at the public hearing Monday night.

Sincerely,  
Susan Wineberg

:P>  
Sincerely,  
Susan Wineberg

/HTML>

## Elias, Abigail

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 10:00 AM  
**To:** Briere, Sabra; Derezhinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

If there any additional questions beyond those articulated in the emails previously sent by Sabra and myself, then I would ask that you forward those to me so that I can consolidate and forward them prior to the meeting. Similarly, other councilmembers are welcome to send me their queries too.

Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 10:03 AM  
**To:** Rapundalo, Stephen; Crawford, Tom  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Gents,

Thursday is OK. Tuesday, less so.

I'd prefer an earlier start if possible.

C.

-----Original Message-----

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

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Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

## Elias, Abigail

---

**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 10:06 AM  
**To:** Rapundalo, Stephen; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you, Stephen.

I'll arrange my schedule so I can attend the meeting.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

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Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[rapundalo@a2gov.org](mailto:rapundalo@a2gov.org)  
(734) 476-0648

**Elias, Abigail**

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**From:** City Administrator's Office  
**Sent:** Monday, January 05, 2009 10:10 AM  
**To:** \*All Employees  
**Subject:** Asbestos Abatement Work in City Hall January 5th and 6th.

Quality Environmental Service will be doing two small Asbestos Abatement jobs in the following City Hall locations this evening and tomorrow evening from 5:00 pm to 3:30 am.

- 1) Small closet in the northeast corner of the Information Technology Offices
- 2) Police Security Garage, rear of first floor off the police parking garage

The results will be posted for the continuous air quality monitoring on Tuesday and Wednesday in both the Police Services and Information Technology offices.

If you have any questions or concerns please contact Bob Cariano at 323-5240.



**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 10:35 AM  
**To:** Fraser, Roger  
**Subject:** FW: Inspection needed

Hi Roger:

Over time I have learned that we do need to keep an eye on this building.

John

-----Original Message-----

**From:** pst jensen [mailto:████████████████████]  
**Sent:** Monday, January 05, 2009 10:31 AM  
**To:** Hieftje, John  
**Subject:** Inspection needed

Im a resident at courthouse sq apts and i would like to request a city inspection of the property

maintainenece is shodding at best and may leave a health problems the halls are filthy no lighting on second floor common area etc etc can youhelp please advise

## **Elias, Abigail**

---

**From:** Harrison, Venita  
**Sent:** Monday, January 05, 2009 10:38 AM  
**To:** Naud, Matthew; Rapundalo, Stephen; Hohnke, Carsten; 'farsad\_fotouhi@pall.com'  
**Cc:** Hupy, Craig  
**Subject:** RE: Quarterly meeting

Please check your calendar for a "Pall Quarterly" meeting. Possible meeting dates are Monday, February 2nd between 1:30-4pm or Tuesday, February 3rd between 8:30-11:30am. Meeting to be held in Sue McCormick's office.

**Elias, Abigail**

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**From:** Weinert, Bryan C  
**Sent:** Monday, January 05, 2009 10:44 AM  
**To:** Hohnke, Carsten; David Stead  
**Cc:** Teall, Margie; 'Jim Frey'  
**Subject:** RE: Commercial Recycling

Thanks. I'll be there.

-----Original Message-----

**From:** Carsten Hohnke [mailto:chohnke@a2gov.org]  
**Sent:** Monday, January 05, 2009 10:24 AM  
**To:** David Stead  
**Cc:** Teall, Margie; Weinert, Bryan C  
**Subject:** Re: Commercial Recycling

David,

My feeling is no presentation (as you say, better suited to meeting at which ordinance is considered), but yes to your offer to attend.

Given my casual conversations with some of the other council members, I anticipate that there may be one or two questions (e.g., number of commercial accounts in the city that the recommendations will impact; of those, how many currently being served by the city; impact on our current arrangement with the schools, etc.). It'd be a big help if you all were there for those.

Thanks (and Happy New Year).

-- Carsten

David Stead wrote:

> Margie and Carsten:  
>  
> Do you need me, Bryan Weinert or Jim Frey, the consultant, at  
> tonight's meeting? Did you want a presentation on the project or would  
> that be better when you get the contract and the ordinance from staff?  
>  
> David Stead

## **Elias, Abigail**

---

**Subject:** Graffiti Ordinance Language  
**Location:** Sue's Office  
  
**Start:** Tue 1/6/2009 2:30 PM  
**End:** Tue 1/6/2009 3:30 PM  
  
**Recurrence:** (none)  
  
**Meeting Status:** Accepted  
  
**Organizer:** McCormick, Sue

**From:** Teall, Margie  
**Sent:** Thursday, January 01, 2009 1:12 PM  
**To:** Greden, Leigh; Larcom, Kristen; Taylor, Christopher (Council); Hohnke, Carsten; Henderson, Karla; Bergren, Mike; McCormick, Sue  
**Subject:** Graffiti ordinance language

Hi folks. We need to set up a meeting to tweak the language in the proposed graffiti ordinance. Can we meet next week after Monday? Sue, are there others who should be involved? I am free on Tuesday afternoon, and all day Wednesday. Can someone suggest a couple of times? Thanks. -Margie

## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:55 AM  
**To:** Ellen Ramsburgh  
**Cc:** Taylor, Christopher (Council)  
**Subject:** RE: historic district study committee

Ellen-

I'd be happy to sit down and chat with you in more detail. Let's set up a time. I am not philosophically opposed to preservation; indeed, I voted for the Broadway Historic District after it was appropriately structured. But historic preservation must be clearly defined. It is wholly insufficient to declare a property "historic" simply because it's old, or because the former superintendent of schools once resided in the home, or because some people, in their subjective view, like the architecture. And yet these are the only reasons offered in support of the argument that the seven homes on S. Fifth are "historic." Many e-mails I have received confirm that some people are using historic preservation in an effort to stop development. That is a serious problem.

-Leigh

---

**From:** Ellen Ramsburgh [mailto: [REDACTED]]  
**Sent:** Sun 1/4/2009 11:48 PM  
**To:** Greden, Leigh  
**Cc:** Taylor, Christopher (Council)  
**Subject:** RE: historic district study committee

Leigh,

I have mulled your reply to my email for too long. What I would really like is a conversation with you about preservation. I have the feeling that you are philosophically opposed and I would like to hear your reasons.

I can only hope that you are not in favor of the PUD for City Place that comes before Council tomorrow. Tom Whitaker's email to Council has all the reasons to support denial of that request. The most discouraging thing to me is the lack of concern by Council for the historical loss if the developer demolishes the houses along 5th. I was surprised and disappointed by Council's vote against the study committee. And I am most disappointed that the "City" (staff? Council? Planners?) seems to do so little to promote the benefits of historic preservation to developers, property owners and businesses. I will forward the latest from the Michigan Historic Preservation Network regarding tax credit benefits.

Please read my reactions to your reasons for your vote interspersed in your email to me.

I'm including Christopher in this since I really want both of you to reconsider your vote. Thanks for listening.

Ellen Ramsburgh

---

**Subject:** RE: historic district study committee  
**Date:** Mon, 15 Dec 2008 21:46:14 -0500  
**From:** LGreden@a2gov.org  
**To:** ejramsburgh@hotmail.com

Ellen-

Thank you for writing. Tonight I voted against creating a study committee for the proposed Germantown Historic District for the following reasons:

\* I reviewed a memo prepared by a supporter of the district analyzing several of the properties in the proposed district, and I do not believe there are architectural or historical criteria for any of those properties sufficient to justify creation of a new district. There's been some discussion that 11 of the properties in this proposed district were previously included in a district that was overturned by the Courts, but the proposed district would include over 160 properties -- a dramatic and unexplainable expansion beyond the previously identified properties.

To respond to your first point. I presume the memo you may have seen included some of Susan Wineberg's information about the 7 houses slated for demolition. Since several of those houses were once part of a district (if you recall the district was overturned, not because the properties were not worthy of designation, but because the state regulations on historic districts had changed), I find it hard to believe that you see no architectural or historical criteria present that would make them eligible for designation once again. Were you discounting Bethlehem Church, the church manse, Muelhig's Funeral Home, the house on 4th that was the first YWCA in Ann Arbor? Properties can have significance to a community for several reasons - for architectural design, materials, and workmanship, for representing a particular style or period of development in a community, for association with important persons or event, or for being the work of a noted architect. The previously designated properties were eligible for more than one of those reasons.

To your point about the size of the study area. A study area does not necessarily mean that a proposed district will follow the lines of the area studied. Part of a committee's charge is to determine the boundaries of a district - what should be included or not included for all the reasons mentioned above. But that should be up to the committee and those boundaries should be defensible based on those reasons.

\* The majority of the correspondence I received supporting this study committee indicated a desire to stop new development inside the area. That is not an appropriate reason to create a new historic district. Instead, historic preservation must stand on its own merits. Indeed, establishment of a historic district does not prevent development. The Historic District Commission has the authority to approve demolitions and construction of new buildings.

I felt that most correspondences supporting the study committee indicated a desire to prevent the loss of buildings that contribute to the historic character of a neighborhood. Historic districts do not prevent development, but Chapter 103 states that the purpose of preservation is "to safeguard the heritage of the city by preserving historic districts as well as individual buildings, structures, sites and objects within the districts of the city which reflect elements of the city's cultural, social, economic, political or architectural history." The HDC's primary purpose is to encourage and promote preservation following the Sec. of Interior Guidelines for Rehabilitation; demolition is a last resort.

\* In those areas where we, as a community, decide that an area should remain primarily single-family homes, I believe that down-zoning is a better way to protect such neighborhoods from new higher-density construction that may be inconsistent with the City's master plans.

I don't believe that any one from the community believes that this area should be down-zoned, and many of the properties are big enough to support a denser zoning than R1 or R2. Besides zoning deals primarily with usage. What people are looking to preserve is the historic character of this area - that is what makes the neighborhood significant to the city and what makes it interesting to live in.

Listen to the home owners and citizens who have written to you, they are pleading for a tool for keeping the historic properties in this neighborhood intact. And one of the tools available to the city to help preserve such a neighborhood is the zoning overlay that a historic district could offer.

Several weeks ago, I voted against creating a study committee to explore removing a property from

an existing historic district because, as I explained at the time, I will not support creating a study committee when I am nearly certain that I will oppose creation of the district based on the merits. That same logic applies here, which is why, for the reasons outlined above, I voted against the proposed district.

I don't believe that your vote against the creation of a study committee to explore removing a property from a district is equivalent to voting against a study committee to explore the formation of a district. The work of the first study committee validated the boundaries of that district sufficiently enough for Council to pass the district. Those boundaries should be respected unless some drastic change has occurred. However, I also agree think it is shameful that the new construction adjacent to that district was approved without any regard for those historic properties.

Your vote against the formation of a study committee to explore the Germantown area indicates you have closed the door before you have heard the evidence and are voting against merits that you don't yet know. That is disappointing indeed.

-Leigh Greden, Member of City Council

---

**From:** Ellen Ramsburgh [mailto: [REDACTED]]  
**Sent:** Sunday, December 14, 2008 10:39 PM  
**To:** Heiftje, John; Briere, Sabra; sandi@trilliumrealtors.com; Derezinski, Tony; Rapundalo, Stephen; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Rapundalo, Stephen; Derezinski, Tony; Hohnke, Carsten; Hohnke, Carsten; Anglin, Mike  
**Subject:** historic district study committee

To: Mayor John Heiftje and Members of City Council

*I urge you to consider and support the formation of a historic district study committee for the neighborhood south of East William Street and east of S. Main to Division Street. I endorsed the earlier request for a study committee from the Historic District Commission, and I write now to urge that a committee be appointed.*

The value of a study committee is not only to provide the city and Council with an assessment of the historic and architectural significance of an early Ann Arbor neighborhood but also to document and record the history of the popular styles of the times, the people who lived in these houses, and the connections they had to the early development of Ann Arbor. Every historic district study committee report has added greatly to our knowledge and understanding of our community, and has also added to our appreciation for the quality of our built environment. This is a true and valuable contribution regardless of whether the committee recommends a historic district or whether Council approves a district.

Our City Master Plans, the Calthorpe Study, and the Winter-Race workshops all recognize the value of our historic downtown neighborhoods and urge the protection of existing structures and respect for those structures when adding new buildings. Creating a study committee will add credence to those stated goals and will provide an understanding of how to go about fulfilling those goals.

Thank you for your thoughtful consideration of this request.

Ellen Ramsburgh  
[REDACTED]

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---

Send e-mail faster without improving your typing skills. Get your Hotmail® account.



**Elias, Abigail**

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 10:56 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

any chance we could meet at 5 pm (per Chris' preference)?

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
srapundalo@a2gov.org  
(734) 476-0648

-----Original Message-----

**From:** Briere, Sabra  
**Sent:** Mon 1/5/2009 10:06 AM  
**To:** Rapundalo, Stephen; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you, Stephen.

I'll arrange my schedule so I can attend the meeting.

Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance

violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

If there any additional questions beyond those articulated in the emails previously sent by Sabra and myself, then I would ask that you forward those to me so that I can consolidate and forward them prior to the meeting. Similarly, other councilmembers are welcome to send me their queries too.

Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
srapundalo@a2gov.org  
(734) 476-0648

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:58 AM  
**To:** psjprez [REDACTED]  
**Cc:** Smith, Sandi; Briere, Sabra  
**Subject:** RE: your help is requested

Dear Resident:

Thank you for writing, and I apologize for the problems you're experiencing. You reside in Ann Arbor's 4th Ward, and thus, through this e-mail, I am forwarding your e-mail to your Councilmembers: Sabra Briere and Sandi Smith.

-Leigh Greden, Member of City Council (3rd Ward)

---

**From:** pst jensen [mailto:psjprez@yahoo.com]  
**Sent:** Mon 1/5/2009 10:46 AM  
**To:** Greden, Leigh  
**Subject:** your help is requested


Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc I need and inspection now to verify and correct these problems

compounded wit this is a recurring and daily of the presence of homeless people rooming the building

can you help

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 11:00 AM  
**To:** 'tomstulberg@'  
**Cc:** Schopieray, Christine  
**Subject:** RE: Historic District Commission

Tom:

Thanks for the reply. My assistant will forward you an application. After Thursday is fine.

Hope you are having a fine time.

John

---

**From:** tomstulberg@hotmail.com [mailto:tomstulberg@hotmail.com]  
**Sent:** Monday, January 05, 2009 10:51 AM  
**To:** Hieftje, John  
**Subject:** Re: Historic District Commission


John, thank you for asking. Yes I would be interested. I will be back from vacation on Thursday if you need some paperwork submitted.

Thanks,

Tom

Sent from my Verizon Wireless BlackBerry

---

**From:** "Hieftje, John"  
**Date:** Sun, 4 Jan 2009 11:54:58 -0500  
**To:** Tom Stulberg<n>  
**Subject:** Historic District Commission

Hi Tom:

Hope you are well. I am writing to ask if you would be interested in serving on the Historic District Commission.

Thanks,

John

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 11:07 AM  
**To:** Fraser, Roger  
**Subject:** FW: Wastewater Treatment Project

Anything we can do about this?

Thanks,

John

---

**From:** Gretchen Waters [REDACTED]  
**Sent:** Thursday, November 13, 2008 8:37 AM  
**To:** Hieftje, John  
**Subject:** Re: Wastewater Treatment Project

Dear Mayor Hieftje - Thank you for getting back to me. I have not had any further contact from City staff since I sent my first email to you. I had several discussions before that time, but to no avail, which I why I contacted you.

I am sure that the City of Ann Arbor wants to do whatever it can to insure that local contractors that employ local people have every opportunity to bid on work that the City is doing. I do not think that the City's Purchasing Department wants to exclude them, I think it is more a lack of understand of the commercial construction business, or the role that Plan Rooms play in our industry. Staff members in Purchasing have indicated to us that if they give the WCA Plan Room a set of plans without charge, that everyone will want to get plans free. I want to assure you that commercial contractors fully understand that Plan Rooms are not charged for plans, but that individual contractors are ... in fact that is why contractors become members of Plan Room organizations!

It is very important to have the plans for the City's projects in our Plan Room. We would appreciate any assistance you can give to make this happen.

Gretchen Waters  
Executive Director  
Washtenaw Contractors Association  
3135 S. State St., Suite 107  
Ann Arbor, MI 48108  
phone: (734) 662-2570  
fax: (734) 662-1695  
Website: [www.wcaonline.org](http://www.wcaonline.org)

In a message dated 11/12/2008 10:18:29 P.M. Eastern Standard Time, JHieftje@a2gov.org writes:

Hi:

I sent this to staff when it first came in. I assume from your email that no one has contacted you.

I will send it again.

Thanks for the reminder.

John Hieftje

---

---

**From:** GretchenWaters@ [REDACTED]  
**Sent:** Wednesday, November 12, 2008 12:23 PM  
**To:** Hieftje, John  
**Subject:** Fwd: Wastewater Treatment Project

Dear Mayor Hieftje - I was just checking in to see if you could provide any assistance with the matter I discussed in my earlier email. I know things have been very busy with the election, but I would really appreciate the opportunity to speak with you about this since there will be other City projects coming up soon.

Gretchen Waters  
Executive Director  
Washtenaw Contractors Association  
3135 S. State St., Suite 107  
Ann Arbor, MI 48108  
phone: (734) 662-2570  
fax: (734) 662-1695  
Website: [www.wcaonline.org](http://www.wcaonline.org)

---

**From:** GretchenWaters  
**To:** [jhieftje@a2gov.org](mailto:jhieftje@a2gov.org)  
**Sent:** 11/5/2008 12:34:08 P.M. Eastern Standard Time  
**Subj:** Wastewater Treatment Project

Dear Mayor Hieftje - I have encountered a roadblock at City Hall that I just can't get over or around, and I am hoping you can help.

As we struggle with the state of the economy in our local area, it seems to me that we all should be doing whatever we can to provide employment for local workers. One way that the City of Ann Arbor could help would be to give local contractors who employ local workers the best chance possible to successfully bid on portions of the work for the City's Wastewater Treatment project. The City could do this by providing a set of plans for the project to be placed in our Plan Room, where local contractors could use them in preparing bids. (I have explained more about this process in the email below that I sent earlier to Jayne Miller). I contacted Jayne Miller, Sue McCormick, Earl Kenzie, and Mike Amicangelo after our Plan Room Manager was unable to get a set of plans from the Purchasing Department, but none of these individuals has been able to make these plans available to our Plan Room for use by local contractors.

I have to admit that I simply do not understand the City's position on this issue. The Purchasing Department seems to think that if they provide a set of plans to the WCA Plan Room without charge that all contractors will expect the same treatment. This is simply not the case. We are not a contractor, and contractors fully understand that Plan Rooms receive free copies of plans, while contractors have to pay for them. That is standard practice in our industry.

Is there anything you could do to help in this regard?

Gretchen Waters

Executive Director

Washtenaw Contractors Association

3135 S. State St., Suite 107

Ann Arbor, MI 48108

phone: (734) 662-2570

fax: (734) 662-1695

Website: www.wcaonline.org

---

From: GretchenWaters

To: jmillier@A2gov.org

Sent: 10/22/2008 11:03:41 A.M. Eastern Standard Time

Subj: Plans for Wastewater Treatment Project

Jayne - I don't know if you can help me with this, but I am hoping there is something you can do. We operate the only Plan Room in Washtenaw County. (The Plan Room is a repository of project plans that are available to our local member contractors to use to prepare bids.) Plan Rooms such as ours exist because sets of plans are very expensive, and many subcontractors cannot afford to buy plans for all the projects they bid on - they join a plan room instead.

We routinely get one set of plans for most commercial/institutional projects in our area. These are provided to us without cost by either the owner or the architect. They are provided without charge to us for several reasons: most importantly, having the plans in our Plan Room increases the number and quality of bids received because many of our members come to our Plan Room to work off our one set; second, we do not reproduce or distribute the set of plans to our members; finally, our Plan Room is a non-profit organization.

Our Plan Room Manager spoke to Purchasing about this matter, but they keep on saying that if they gave a set to us, all the "other contractors" would want to get them free, too. They do not seem to understand that we are not "another contractor"! I spoke with Mike Amicangelo, the City's Engineer on this project, and while he was in agreement that it would be beneficial to the City and the project to have the plans in our Plan Room, he indicated that he did not have the authority to give us a set of plans without charge.

Jayne, is there anything you can do to secure a set of plans for us? This is a very routine request for us to make, and I am dismayed that we are having such a hard time getting the plans for a project that is being done right in and by the City of Ann Arbor. With other project

owners, we simply do not have to jump through all these hoops! I would really appreciate any help you can give.

Gretchen Waters

Executive Director

Washtenaw Contractors Association

3135 S. State St., Suite 107

Ann Arbor, MI 48108

phone: (734) 662-2570

fax: (734) 662-1695

Website: [www.wcaonline.org](http://www.wcaonline.org)

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Get the Moviefone Toolbar. Showtimes, theaters, movie news & more!

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Get the Moviefone Toolbar. Showtimes, theaters, movie news & more!



**Elias, Abigail**

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:14 AM  
**To:** McCormick, Sue  
**Cc:** Fraser, Roger; Dempkowski, Angela A; Crawford, Tom  
**Subject:** WWTP financial data

I am beginning my extensive behind-the-scenes lobbying campaign for Obama stimulus money. Two of the projects I've identified as meeting most of the Obama criteria are the Municipal Center and WWTP. Pls give me a few stats re: the WWTP project:

- \* Total budget
- \* Current status of the design/construction
- \* In which Twp is the WWTP located?
- \* Does the WWTP service some or all of Pittsfield Twp? Superior Twp? Scio Twp? Thanks.

Thanks.

**Elias, Abigail**

---

**From:** Smith, Sandi  
**Sent:** Monday, January 05, 2009 11:29 AM  
**To:** Hieftje, John  
**Subject:** tonight's meeting

I am going to try to make the meeting tonight. My father suffered respiratory failure this morning and is in critical care. Depending on how the day plays out will determine my status.

**Sandi Smith**  
Ann Arbor City Council  
First Ward  
734-302-3011

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 11:31 AM  
**To:** Smith, Sandi  
**Subject:** RE: tonight's meeting

Hi Sandi:

I heard about some of the health problems your family is encountering and I wish you and them the best of luck and a speedy recovery.

John

---

**From:** Smith, Sandi  
**Sent:** Monday, January 05, 2009 11:29 AM  
**To:** Hieftje, John  
**Subject:** tonight's meeting

I am going to try to make the meeting tonight. My father suffered respiratory failure this morning and is in critical care. Depending on how the day plays out will determine my status.

**Sandi Smith**  
Ann Arbor City Council  
First Ward  
734-302-3011

## Elias, Abigail

---

**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 11:34 AM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Which day? If tomorrow, it's possible. If Thursday, it's really difficult. We're interviewing candidates for Executive Director, and I'm very involved in the process. I can leave here that day by 5:00, but cutting out early would be a problem.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 10:56 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

any chance we could meet at 5 pm (per Chris' preference)?

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

**From:** Briere, Sabra  
**Sent:** Mon 1/5/2009 10:06 AM  
**To:** Rapundalo, Stephen; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you, Stephen.

I'll arrange my schedule so I can attend the meeting.

Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)

Cc: Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
Subject: Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

If there any additional questions beyond those articulated in the emails previously sent by Sabra and myself, then I would ask that you forward those to me so that I can consolidate and forward them prior to the meeting. Similarly, other councilmembers are welcome to send me their queries too.

Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[strapundalo@a2.gov.org](mailto:strapundalo@a2.gov.org)  
(734) 476-0648

## Elias, Abigail

---

**From:** Bowen, Lynn  
**Sent:** Monday, January 05, 2009 11:35 AM  
**To:** Macomber, Brigit (PAC); Taylor, Christopher (Council); Barrett, David (PAC); Nystuen, Gwen (PAC); Lawter, John (PAC); Berson Grand, Julie (PAC); Berauer, Linda (PAC); Anglin, Mike; Offen, Samuel (PAC); Rosencrans, Scott (PAC); Berla, Tim (PAC)  
**Cc:** Bemish, Katherine; Borneman, Dave; Dehring, Jeff; Frenzel, Jason; Henderson, Karla; Kuras, Amy Beth; Tallant, Jason; Treemore-Spears, Lara  
**Subject:** RE: Board and Commission Meeting Location Update and Parking Pass Information

Good morning,

Just a heads up regarding the parking situation for are upcoming change of location. Have a good day.

*Lynn Bowen*

*Administrative Support Specialist*

(734) 994-2781

Fax: (734) 996-3060

[lbowen@a2gov.org](mailto:lbowen@a2gov.org)

New External Phone # Will Be -

734-794-6230 ext 42503

Internal - ext 42503

*"Today be happy with what you have-not discontent with what you don't have"*

---

**From:** Wondrash, Lisa  
**Sent:** Wednesday, December 17, 2008 9:54 AM  
**To:** Black, Jessica; Bowen, Lynn  
**Subject:** Board and Commission Meeting Location Update and Parking Pass Information

In case this was not forwarded to you.

---

**From:** Wondrash, Lisa  
**Sent:** Thursday, October 30, 2008 1:52 PM  
**To:** Brix, Andrew; Acquaviva, Brenda; Smith, Colin; Lloyd, Mark; Carpenter, Janet; Trocchio, Ginny; Beaudry, Jacqueline; Naud, Matthew  
**Cc:** Fraser, Roger; Dempkowski, Angela A; McCormick, Sue; Miller, Jayne; Jones, Barnett; Niemela, Nancy; Tremaine, Spring; Rainey, Dan; Crawford, Tom; Pirooz, Homayoon; Kulhanek, Matthew  
**Subject:** Board and Commission Meeting Location Update and Parking Pass Information

All:

As Board and Commission staff liaisons, I would appreciate your help in communicating the below information to all Board and Commission members. This information includes new locations for some Board and Commission meetings beginning in January 2009 as well as information about City Hall parking passes. I also have prepared and enclosed this information in the form of a memo if easier for your packet distribution. Thank you for your assistance in forwarding this information quickly to anyone who may be impacted by these changes.

*Lisa Wondrash*

Communications Unit Manager  
City of Ann Arbor  
2805 S. Industrial, Ste. 200  
Ann Arbor, MI 48104  
Phone: (734) 996-3020  
e-mail: lwondrash@a2gov.org



Think Green! Don't print this email unless you need to.

Dear Board and Commission Member:

As you may know, construction is expected to begin on the redevelopment of the current Guy C. Larcom Jr. Municipal Building site at Fifth Ave. and Huron Street. As a result of construction activities, the City Hall Project Team Coordination Committee recommended relocating all Board and Commission meetings held before 7 p.m. at City Hall for the 24-month construction period. This recommendation was made primarily to try to minimize citizen inconvenience, which may occur as a direct result of construction activities which will reduce public parking onsite, disrupt the City Hall public entrance, and create noise disturbances during meetings held in Council Chambers before 7 p.m.

Please note the new locations for the following Boards and Commission meetings held in January 2009 through spring 2011:

**Building Board of Appeals**, County Building at 200 N. Main, lower level conference

**Commission on Disability Issues**, Community Television Network, 2805 S. Industrial

**Energy Commission**, County Board of Commission Public Meeting Room

**Greenbelt Advisory Commission**, County Board of Commission Public Meeting Room

**Housing Board of Appeals**, County Board of Commission Public Meeting Room

**Park Advisory Commission**, County Board of Commission Public Meeting Room

**Public Market Advisory Commission**, County Building at 200 N. Main, lower level conference room.

**Sign Board of Appeals**, County Building at 200 N. Main, lower level conference

In addition, public parking spaces will be reduced onsite at City Hall as a result of construction of the 15<sup>th</sup> District Court and Police Services Police facility on the west side of the current building, which is the current City Hall parking lot.

Due to this fact, the City of Ann Arbor Clerk's Office will no longer be able to provide City Hall parking passes beginning on January 1, 2009. In the past, Board and Commission members, City vendors and Police and Poll worker volunteers were provided parking passes. However, construction activities have necessitated the elimination of the parking pass program.

Below is a list of parking options available to you. A parking map is available online at [www.a2dda.org](http://www.a2dda.org).

### Meter Parking

- Farmer's Market (closed on market days: Wednesdays and Saturdays, April - December; Saturdays only, January - April)
- Fourth & Catherine
- Kerrytown (parking closed on market days, which are Wednesday and Saturday: April - Dec; Saturday: January - April)

- Main & Ann St.
- Main & William

### Structure Parking

- Liberty Square Structure
- South Fifth (Library Lot)
- Ann/Ashley Parking Structure
- 4th/William Parking Structure
- 4th/Washington Structure

For more information about the Ann Arbor Municipal Center construction project, visit the City's website at [www.a2gov.org](http://www.a2gov.org). In addition, citizens can sign-up to receive e-mail notification construction project updates.

Your patience and flexibility is greatly appreciated.

<< File: ParkingpassMemo.doc >>



## Elias, Abigail

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 11:40 AM  
**To:** Weinert, Bryan C; Hohnke, Carsten; 'David Stead'  
**Cc:** 'Jim Frey'  
**Subject:** RE: Commercial Recycling

Thanks Bryan. I agree with Carsten's assessment. See you all tonight!

-Margie

-----Original Message-----

**From:** Weinert, Bryan C  
**Sent:** Monday, January 05, 2009 10:44 AM  
**To:** Hohnke, Carsten; David Stead  
**Cc:** Teall, Margie; 'Jim Frey'  
**Subject:** RE: Commercial Recycling

Thanks. I'll be there.

-----Original Message-----

**From:** Carsten Hohnke [mailto:chohnke@a2gov.org]  
**Sent:** Monday, January 05, 2009 10:24 AM  
**To:** David Stead  
**Cc:** Teall, Margie; Weinert, Bryan C  
**Subject:** Re: Commercial Recycling

David,

My feeling is no presentation (as you say, better suited to meeting at which ordinance is considered), but yes to your offer to attend.

Given my casual conversations with some of the other council members, I anticipate that there may be one or two questions (e.g., number of commercial accounts in the city that the recommendations will impact; of those, how many currently being served by the city; impact on our current arrangement with the schools, etc.). It'd be a big help if you all were there for those.

Thanks (and Happy New Year).

-- Carsten

David Stead wrote:

> Margie and Carsten:

>

> Do you need me, Bryan Weinert or Jim Frey, the consultant, at  
> tonight's meeting? Did you want a presentation on the project or would  
> that be better when you get the contract and the ordinance from staff?

>

> David Stead

## Elias, Abigail

---

**Subject:** Washtenaw Avenue Water Main Replacement - Meeting to discuss project deferral until 2010  
**Location:** ConfRoom - 4th Floor Large

**Start:** Thu 1/8/2009 4:00 PM  
**End:** Thu 1/8/2009 5:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Nearing, Michael

Everyone,

*I am writing to follow-up on the e-mail string from December 18, 2008 in which the topic of potentially deferring the Washtenaw Avenue Water Main Replacement Project was discussed.*

At the meeting I would like to discuss the pros and cons of deferring the project including the public's perception of the need for the project, expected impacts of the construction on local businesses in the area, our proposed approach to the project, and the expected severity of future water main breaks and their associated costs.

Michael G. Nearing, P.E.  
Senior Project Manager  
Project Management Division

Please note our new phone number

Phone No. (734) 794-6410 ext. 43635  
Fax No. (734) 994-1744  
E-mail: [mnearing@a2gov.org](mailto:mnearing@a2gov.org)

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:50 AM  
**To:** Wondrash, Lisa; Rainey, Dan; Fraser, Roger; Dempkowski, Angela A  
**Subject:** Foreclosure workshop publicity

Can we publicize this on CTN and on the City's website? It's presented by the Washtenaw County Treasurer's office.

\*\*\*

Leigh - I welcome your publicity efforts - thanks very much!!

### **Tax and Mortgage Foreclosure Presentation**

**Wednesday, January 21**

**6:00 – 8:00 pm**

**Bryant Community Center**

*this is a program we present several times every month in various configurations - It's called Your Home, Your Future. I have attached a flyer for some last year - it gives all the details - ignore the dates - we will update this and mail it out. Also, Bryant/CAN is doing their own flyer so it will have a fresh appearance and delivering it door to door. We are providing supper to all who attend (Bryant/CAN will see the kids have activities). I am approaching the banks who have provided food before to pay for this. Please invite all from the City - Council Members, employees, etc. Thanks! catherine*

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:53 AM  
**To:** McDonald, Kevin  
**Subject:** City Place PUD

Jennifer Hall has some ideas on the *Development Agreement language re: aff housing*. She'd like you to call her.

## Elias, Abigail

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 11:55 AM  
**To:** Briere, Sabra  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

OK, then it will have to be 5:30 on Thursday

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

**From:** Briere, Sabra  
**Sent:** Mon 1/5/2009 11:33 AM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Which day? If tomorrow, it's possible. If Thursday, it's really difficult. We're interviewing candidates for Executive Director, and I'm very involved in the process. I can leave here that day by 5:00, but cutting out early would be a problem.

Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 10:56 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

any chance we could meet at 5 pm (per Chris' preference)?

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

From: Briere, Sabra  
Sent: Mon 1/5/2009 10:06 AM  
To: Rapundalo, Stephen; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
Cc: Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
Subject: RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you, Stephen.

I'll arrange my schedule so I can attend the meeting.

Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)

---

From: Rapundalo, Stephen  
Sent: Mon 1/5/2009 9:59 AM  
To: Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
Cc: Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
Subject: Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

If there any additional questions beyond those articulated in the emails previously sent by Sabra and myself, then I would ask that you forward those to me so that I can consolidate and forward them prior to the meeting. Similarly, other councilmembers are welcome to send me their queries too.

Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648



## Elias, Abigail

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 11:57 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council); Hohnke, Carsten  
**Subject:** FW: Audit Committee Mtg. to Discuss Compliance Violation

Looks like the meeting should be scheduled for Thurs at 5:30 pm.

Tom - can you find a location and notify us? Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

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Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648





**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 12:03 PM  
**To:** Fraser, Roger  
**Subject:** FW: can you help

Do we oversee this building? I am rather alarmed regarding this comments.  
Thanks,  
Marcia

---

**From:** paul jensen [mailto:████████████████████]  
**Sent:** Mon 1/5/2009 10:58 AM  
**To:** Higgins, Marcia  
**Subject:** can you help

I'm a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well  
I need an inspection now to verify and correct these problems

-----  
compounded with this is a recurring and daily of the presence of homeless people rooming the building  
they could save a lot of money  
by weatherization..

Also be advised that I have only seen the office personal about three times since before christmas who's accounts for them

can you help

## Elias, Abigail

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 12:05 PM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Looking forward to the responses.

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 9:59 AM  
**To:** Briere, Sabra; Derezinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
**Subject:** Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

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Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

## Elias, Abigail

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 12:06 PM  
**To:** Crawford, Tom  
**Subject:** RE: Gettes Road Condition

Thanks,

---

**From:** Crawford, Tom  
**Sent:** Mon 1/5/2009 8:26 AM  
**To:** Higgins, Marcia  
**Cc:** Singleton, Sarah; Horning, Matthew  
**Subject:** RE: Gettes Road Condition

Yes, this is a typical claim the insurance board would hear. We will contact him today and give him a claim form.

Sarah - please follow-up.

Thanks,  
Tom

---

**From:** Higgins, Marcia  
**Sent:** Sunday, December 28, 2008 7:00 PM  
**To:** Crawford, Tom  
**Subject:** FW: Gettes Road Condition

Hi Tom,  
Does this go to the insurance board? Does he have any recourse with the city? Please let me know.  
Thanks,  
Marcia

PS Merry Christmas and Hapy New Year!

---

**From:** mike hill [mailto:████████████████████]  
**Sent:** Saturday, December 27, 2008 12:40 PM  
**To:** Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike  
**Subject:** Gettes Road Condition

I would like to make a formal complaint regarding pot holes on Geddes Road.

I was traveling from the Unit of Michigan Hospital on December 24, 2008 approx 2:00pm to Toledo, OH.

I had 2 surgeries on 12/22 and 23 and was released on 12/24.

While we were in route to Route 23, we encountered a minimum 12-14" pot hole and the front wheel of our car entered the pot hole creating a flat tire. We contacted AAA of Ohio, they were very kind and came and installed the spare tire while we were parked on the southbound ramp on Rat 23. You can verify that we contacted AAA by calling 1-800-222-4357 and our Membership # ██████████.

We just completed an assessment of our 2007 Cadillac wheel and it is damaged beyond repair. A cost of \$450 plus possibly the tire for \$275.

I would like to file a claim on our behalf for this expense.

Please contact me regarding this issue.

Thank you,

J. Michael Hill



## Elias, Abigail

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**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 12:08 PM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you for understanding. I really appreciate it.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 11:55 AM  
**To:** Briere, Sabra  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

OK, then it will have to be 5:30 on Thursday

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[rapundalo@a2gov.org](mailto:rapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

**From:** Briere, Sabra  
**Sent:** Mon 1/5/2009 11:33 AM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

Which day? If tomorrow, it's possible. If Thursday, it's really difficult. We're interviewing candidates for Executive Director, and I'm very involved in the process. I can leave here that day by 5:00, but cutting out early would be a problem.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

---

**From:** Rapundalo, Stephen  
**Sent:** Mon 1/5/2009 10:56 AM  
**To:** Briere, Sabra; Derezhinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
**Cc:** Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
**Subject:** RE: Audit Committee Mtg. to Discuss Compliance Violation

any chance we could meet at 5 pm (per Chris' preference)?

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)  
(734) 476-0648

-----Original Message-----

From: Briere, Sabra  
Sent: Mon 1/5/2009 10:06 AM  
To: Rapundalo, Stephen; Derezhinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
Cc: Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi  
Subject: RE: Audit Committee Mtg. to Discuss Compliance Violation

Thank you, Stephen.

I'll arrange my schedule so I can attend the meeting.

Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)

---

From: Rapundalo, Stephen  
Sent: Mon 1/5/2009 9:59 AM  
To: Briere, Sabra; Derezhinski, Tony; Fraser, Roger; McCormick, Sue; Hohnke, Carsten; Crawford, Tom; Taylor, Christopher (Council)  
Cc: Hieftje, John; Greden, Leigh; Anglin, Mike; Teall, Margie; Higgins, Marcia; Smith, Sandi; Rapundalo, Stephen  
Subject: Audit Committee Mtg. to Discuss Compliance Violation

Audit Committee Members,

I've asked Tom to schedule a brief meeting this week (either Tue or Thur at 5:30 pm) to discuss the matter of unauthorized procurement of plasma screens at the Wheeler Center. Both Roger Fraser and Sue McCormick will attend to answer questions about organizational and operational outcomes and hopefully clarify lingering questions about this compliance violation. It's important to finalize our discussions on this matter prior to us actually seeing the screens at the Wheeler Center on Saturday during our Annual Retreat.

If there any additional questions beyond those articulated in the emails previously sent by Sabra and myself, then I would ask that you forward those to me so that I can consolidate and forward them prior to the meeting. Similarly, other councilmembers are welcome to send me their queries too.

Please respond to both Tom and I regarding your availability for either Tue or Thurs.

Thanks.

Stephen

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)





**Elias, Abigail**

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**From:** Fraser, Roger  
**Sent:** Monday, January 05, 2009 12:09 PM  
**To:** Higgins, Marcia  
**Cc:** Lloyd, Mark; Miller, Jayne; Dempkowski, Angela A  
**Subject:** RE: can you help

It is a privately held building in which we do periodic rental inspections. By copy of this email, I will ask about the status of our inspections.

*Roger*  
734-794-6110  
[rfraser@a2gov.org](mailto:rfraser@a2gov.org)

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 12:03 PM  
**To:** Fraser, Roger  
**Subject:** FW: can you help

Do we oversee this building? I am rather alarmed regarding this comments.  
Thanks,  
Marcia

---

**From:** paul jensen [mailto:████████████████████]  
**Sent:** Mon 1/5/2009 10:58 AM  
**To:** Higgins, Marcia  
**Subject:** can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well  
I need an inspection now to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..  
Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them  
can you help

## Elias, Abigail

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**Subject:** Conversations Taping  
**Location:** CTN Studios - 2805 S. Industrial

**Start:** Tue 1/27/2009 5:00 PM  
**End:** Tue 1/27/2009 6:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Cross, Robert  
**Required Attendees:** Derezinski, Tony

Hey Tony,

Now I'm the one sorry I didn't get back to you sooner, but you know how it is at the end of the year. The new year is here and I'd love to nail this taping down with you.

So I believe you said this day worked for you but if not just let me know and we can work something out.

## Robert Cross

### Producer

Community Television Network

2805 S. Industrial Ste. 200

Ann Arbor, MI 48104

(734) 794.6150 ext. 41513

Web: [www.a2ctn.org](http://www.a2ctn.org)



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

**Elias, Abigail**

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 12:12 PM  
**To:** McCormick, Sue  
**Subject:** Accepted: Graffiti Ordinance Language

**Elias, Abigail**

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**From:** Wondrash, Lisa  
**Sent:** Monday, January 05, 2009 12:19 PM  
**To:** Greden, Leigh; Rainey, Dan; Fraser, Roger; Dempkowski, Angela A  
**Subject:** RE: Foreclosure workshop publicity

Will do Leigh.  
Thanks,

*Lisa Wondrash*  
Communications Unit Manager  
City of Ann Arbor  
2805 S. Industrial, Ste. 200  
Ann Arbor, MI 48104  
**New Phone: (734) 794-6150 x41511**  
e-mail: [lwondrash@a2gov.org](mailto:lwondrash@a2gov.org)



Think Green! Don't print this email unless you need to.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:50 AM  
**To:** Wondrash, Lisa; Rainey, Dan; Fraser, Roger; Dempkowski, Angela A  
**Subject:** Foreclosure workshop publicity

Can we publicize this on CTN and on the City's website? It's presented by the Washtenaw County Treasurer's office.

\*\*\*

Leigh - I welcome your publicity efforts - thanks very much!!

### **Tax and Mortgage Foreclosure Presentation**

**Wednesday, January 21**

**6:00 – 8:00 pm**

### **Bryant Community Center**

this is a program we present several times every month in various configurations - It's called Your Home, Your Future. I have attached a flyer for some last year - it gives all the details - ignore the dates - we will update this and mail it out. Also, Bryant/CAN is doing their own flyer so it will have a fresh appearance and delivering it door to door. We are providing supper to all who attend (Bryant/CAN will see the kids have activities). I am approaching the banks who have provided food before to pay for this. Please invite all from the City - Council Members, employees, etc. Thanks! catherine

**Elias, Abigail**

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 12:38 PM  
**To:** McCormick, Sue; Henderson, Karla; Larcom, Kristen  
**Cc:** Teall, Margie  
**Subject:** Group mtng

I just had a call with Kyle Mazurak (Chamber) and Margie. There are several constituencies that want some input on this. To reduce the total number of meetings and the back-and-forth between them and staff, we suggest one meeting with Sue, Karla/Mike, Larcom, a few Councilmembers, Chamber of Commerce, and merchants. It'll be a big group, but we'll make sure it stays efficient. Not sure if tomorrow will work b/c it's so soon. Any other times/dates this week?

## Elias, Abigail

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**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 12:41 PM  
**To:** Teall, Margie; Callan, Mary Jo; Hall, Jennifer  
**Cc:** Lloyd, Mark; Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth)  
**Subject:** RE: can you help

Margie, this is a privately held building with periodic rental housing inspections. Mark Lloyd will follow up and provide information on the status of our inspections.

Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

-----Original Message-----


**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 11:50 AM  
**To:** Callan, Mary Jo; Hall, Jennifer  
**Cc:** Miller, Jayne  
**Subject:** FW: can you help

Hi Mary Jo and Jennifer:

I'm forwarding this to you, wondering if you can address the issues here regarding Courthouse Square. You are welcome to respond to Mr. Jensen, but let me know either what you tell him, or what I should tell him. Thanks!

-Margie

-----Original Message-----

**From:** paul jensen [mailto:   
**Sent:** Monday, January 05, 2009 10:59 AM  
**To:** Teall, Margie  
**Subject:** can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well I need an inspection now to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..  
Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them

can you help



## Elias, Abigail

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 12:52 PM  
**To:** Snyder Bob; Hieftje, John  
**Subject:** RE: City Place rezoning and PUD

Hi Bob-

I agree we should have a debate about which areas should be single-family homes and which areas should be prone for more dense development. Two years ago, we "down-zoned" an area in west Burns Park that was ripe for development. We did this to make clear that the area should NOT be changed from its current single-family home character. Down-zoning: THAT'S the way to address your legitimate concerns. Historic preservation is not the way because it perverts preservation by allowing anything to be called "historic." The City Place area is zoned R4C -- and has been for decades. Based on that, the developer can build a new 96-bed project in 16 6-bedroom units-- yikes! Based on that zoning, the community has clearly thought, for years, that this site could/should include some pretty dense development. The PUD is a far preferable alternative because it would consist of 1-, 2-, and 3-bedroom units, green construction, and guarantees of workforce housing.

-Leigh

---

**From:** Snyder Bob [mailto: [REDACTED]]  
**Sent:** Mon 1/5/2009 11:28 AM  
**To:** Hieftje, John  
**Cc:** Greden, Leigh  
**Subject:** Re: City Place rezoning and PUD

John (and Leigh, too!)

Thanks for your response! Re: the 600 + or - former Mayors' homes being designated "potentially historic, I'd limit it to only those homes they either were born or died in! All the others would be deemed "transitory stops along the way to immortality"!

More to the point, I feel that it's not necessarily necessary to have ANY designated historic homes in order for a neighborhood to be recognized as having, now and/or in the past, been recognized for its unique characteristics--e.g. the area surrounding Wheeler Park having been home to primarily "Negroes" (the reasons for which being a sad commentary on a time in our history), or in today's case the Germantown neighborhood (okay, so Metzgers & the Old German pushed out its northern boundary!). Any one individual house does not a neighborhood make; it is the residents of those houses, however diverse or non-organized they may appear to someone not residing within the area. "Germantown" is such an area, whether or not any of its current residents "sprecht Deutsch" (excuse my spelling!).

Many of A2's residential areas in and around the city's & university's "core" have already been pillaged by brick-box development, leaving behind a neighborhood devoid of its former identity. Walnut Street & Wilmot, both within my SUNA boundaries, were "uglified" in the 1960s & 70s, leaving a neighborhood once populated with a healthy blend of owner-occupied and rental residents, now forever, through the transforming power of the wrecking ball, stuck with what some Oxbridge & Burns Park resident owners refer disdainfully to as "that student ghetto." There were some folk, developers & NBPAers & City Hall planners & politicians immersed in



601 Forest, who even had the audacity to posit that once the 601 monolith was built it would draw out the students in SUNA and draw in young single-family academics & professionals! This is what MLK in a speech referred to as "soft-minded thinking."

All this, John & Leigh, sparked by what is/is not "historic!" I look forward to some good news coming out of tonight's meeting! A short email before I board the red-eye home at 1:00 AM your time would (I hope) be well received!

Thanks for listening & leading!

Bob  
SUNA

Sent from my iPhone

C. Robert Snyderkm

On Jan 5, 2009, at 6:44 AM, "Hieftje, John" <[JHieftje@a2.gov.org](mailto:JHieftje@a2.gov.org)> wrote:

Bob:

I don't favor the PUD proposal but I won't offer an opinion on the historic value of the seven houses.

All I said was the fact a former mayor may have lived in a house does not give it historic credentials as some would have it. There have been close to 50 mayors. I have lived in at least 6 Ann Arbor houses in my lifetime. Most of the other mayors grew up in A2 as well. Should we designate up to 600 houses as historic because former mayor's lived in them?

John

---

**From:** Snyder Bob [mailto:[\[REDACTED\]](mailto:)]  
**Sent:** Monday, January 05, 2009 12:25 AM  
**To:** Greden, Leigh  
**Cc:** Hieftje, John  
**Subject:** Re: City Place rezoning and PUD

Leigh,

Just re-read your comments re: lack of any historical significance of any of the 7 houses slated to be demolished. So emphatically at odds with what Susan W. says! Will re-play the Mayor's "speech" tomorrow morning and try to see what further light he might have shed on 12/15. Does

seem a little pompous to make such strong put-downs with such certainty in a field not of one's principal expertise! Individual houses may or may not be of "significance" but may be when taken in the context of a larger neighborhood fighting to maintain their integrity if not their very existence. "Inner cities" usually die off beginning with one building at a time turning into a block at a time, often "helped" along the way by politicians & planners living outside the core areas they are impacting. Imagine the uproar in A2 if some ambitious developer managed to acquire five or six homes on the west side of Baldwin (sorry, John!) or any other street south of Hill and east of Church, with plans to demolish & build one or more City Places! Would the neighborhood residents be upset? You bet your Council seat they would, even though not one house in Burns Park (with one exception) has any historical significance! If a developer threatens to sue under "by right" law if they don't get PUD approval, there's something rotten in the State of Michigan/A2! Germantown has as much right to retain its "historic" integrity as does BurnsPark, Oxbridge, the Old Westside or Ives Woods. Or don't they in the Master Plan's vision of good places/bad places to live?

Sure wish I could join you all on Monday! Please leave some room at the table for the less well located vis a vis Downtown!

Best,

Bob

PS it's a tough job trying to be fair to all! The "Big guys" can take care off themselves!

Sent from my iPhone

C. Robert Snyderkm

On Jan 4, 2009, at 3:25 PM, "Greden, Leigh" <[LGreden@a2gov.org](mailto:LGreden@a2gov.org)> wrote:

Hi Bob-

Hope you're doing well and that you'll be out of town for something fun! Just one comment, and just between you and me: the houses have no historic value. I read a memo prepared by Susan Wineberg. I mean no disrespect to Susan, but the reasons she offered for establishing historic relevance were embarrassing. The Mayor touched on this during his speech on the proposed Germantown district. There are good reasons for vigorous disagreement about this project, but historic preservation ain't one of 'em! See you soon.

-Leigh

---

**From:** C.Robert Snyder [mailto: [REDACTED]]  
**Sent:** Sunday, January 04, 2009 5:56 PM  
**To:** Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten  
**Cc:** Dave Askins; Tom Whitaker; Rusty Restuccia; Betsy Price; Nystuen, Gwen (PAC); John Nystuen; Peter Nagourney; Ann Larimore; Andrea VanHouweling; Anthony Pinnell; Barb Copi; Kate West; Louise Stein; Eppie Potts; Ray Detter; Lisa Jevens; Chris Crockett; Eleanor R Linn 1; Jack Eaton; Ted Annis; Ann Arbor Neighborhoods; Alice Ralph  
**Subject:** City Place rezoning and PUD

Dear Mayor Hieftje and Members of City Council:

I regret to say that I will be out of town this Monday, January 5. Thus I will miss the opportunity to address Council during the Public Commentary regarding the proposed City Place project and the developer's request for a zoning change and PUD, with plans to demolish seven historic homes in the process. This email will attempt to express my concern for the continued eroding of Ann Arbor's various distinctive and varied residential neighborhoods.

This is being done all in the name and guise of "downtown development" at the expense of "affordable housing", historic district preservation, neighborhood cohesion, and maintaining the unique character and architectural integrity of distinct neighborhoods. City Place, and the demolition of the "Magnificent 7" houses, is a chipping away at the core of a neighborhood known as "Germantown".

The Mayor and Council have all received a very thorough and thoughtful email communication from Tom Whitaker, sent on December 31, which discusses in depth the legal intent and necessary conditions and procedures inherent in the City's PUD code. In addition to pointing out the requirements necessary to justify PUD status, Mr. Whitaker discusses various aspects of the need for more affordable housing, historic district and neighborhood cohesion, etcetera. I encourage you all to carefully and thoughtfully to re-read his email.

I also strongly encourage you to log on to <http://jefflamb.wordpress.com/a2-defense-of-the-ann-arbor-7/> for an enlightening, albeit lengthy, community "blog" in order to get exposed to the qualitative and well as quantitative "chatter" in the airwaves re: the "Ann Arbor 7" and the well-informed passion of your citizenry regarding this issue. If you haven't already read and pondered the sentiments in this "blog", and don't have time to do so prior to Monday's Council meeting, it would be wise to not approve Mr. de Parry's petition on January 5.

Rather than demolishing the "Ann Arbor 7", it has been proposed that they could be bought for the nominal price of \$1.00 and moved by the purchasers to new sites around the city. Besides being prohibitively expensive, moving them out of their Germantown setting diminishes the visual aesthetic of the houses left standing. Plopping City Place —essentially a long multi-story row-house – in what remains of the neighborhood is tantamount "to putting lipstick on a pig"(thank you, Sarah Palin!). The row-houses will still stick out for what they are: out of place, strangers in a foreign land. In the ensuing years, other single-family residences will be gobbled up, torn down, and, before you know it, "there goes the neighborhood!"

I also was out of town the night of Council's December 15 meeting, at which the majority of Council Members voted against even a study of the historical worth of the seven homes. (Thank you, Council Members Anglin, Teall, and Briere for your "aye" support of the motion; if I missed someone, please correct me.) Although I missed the tension of being there in person, I did watch an online CTN playback of the discussion and rationales given for not even doing a study before making the final live or die decision on January 5. I must confess that, even with more than one playback, I failed to understand the rationale given by the "nay-sayers!"

Monday night, with the advent of a New Year, I and the residents, property owners, and voting taxpayers of the Alliance of Ann Arbor Neighborhoods respectfully ask the Council majority – make that all eleven of you – to reject once and for all re-zoning and PUD designation requested by the developer of City Place. City Place may, instead, be more appropriate in a different, more compatible neighborhood setting, such as the corner of South University and Forest. Sometimes things just fit better in a different place!

Thank you for listening to your community constituents and voting to maintain the uniqueness of Ann Arbor's varied neighborhoods, intact, while at the same time managing the growth and urban density of our fair city!

C. Robert Snyder, Ph.D.

President, South University Neighborhood Association (SUNA)

[REDACTED]

[REDACTED]

The following emails provide a sense of what the neighborhood groups are chatting about on this subject:

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

From: lou glorie [REDACTED]

Date: Mon, Dec 29, 2008 at 4:29 PM

Subject: FW: demolition of seven houses up for final vote January 5

To: Ann Arbor Neighborhoods <[annarborneighborhoods@gmail.com](mailto:annarborneighborhoods@gmail.com)>

I received this message from Susan Wineberg, who has served on the Historic District Commission. There is very strong neighborhood opposition to this project. We can show our solidarity with other neighborhoods by contacting the mayor and council members. One thing this alliance can do is show how widespread the opposition to the destruction of our city is and that all neighborhoods will stand together. The developer is asking for a PUD, while threatening to build something ugly, but conforming if he doesn't get his way. The city should call his bluff and stick to the zoning. Not only is this project a reckless intrusion into this neighborhood, not only does it destroy the character of this neighborhood, but it defeats one of the city's stated goals—affordable housing. The apartments that are now there are affordable, workforce housing. This neighborhood has long co-existed with rentals and economic diversity. This city is now enforcing a tidy bourgeois sensibility and won't rest until every less than sterile neighborhood is cleansed of its diversity. It's North Main, South U and Madison/Fifth Ave today. It could be anywhere next month.

Lou Glorie

-----Original Message-----

From: Susan Wineberg [<mailto:> 

Sent: Monday, December 29, 2008 3:52 PM

Hi gang,

Sorry to be bearer of bad news but the City Council will be reviewing the plans for City Place to replace the seven historic houses on S. Fifth Ave. on Monday night.

The Mayor and several council people, in voting down a historic district study committee for the area, noted there were no historic buildings there worth protecting. So arguing this point may not convince them. However, the developers are asking for a PUD which changes the zoning. The neighbors in the area are opposing the development on these grounds. Either way, we need to convince the council and the mayor to vote no on this project. Email them, or speak at the public hearing Monday night. This has been going on way too long and giving me way too many sleepless nights!

and Happy New Year to you all!

Susan

Susan Wineberg

Institute of Labor and Industrial Relations

1111 E. Catherine

417 Victor Vaughan Bldg

Ann Arbor, MI 48109-2054

734-647-0699

Letter to the Ann Arbor News re: Demolition of Fifth St. Houses

To the Editor,

On Monday night, December 15, City Council will vote on whether to rezone a parcel on S. Fifth Avenue containing seven beautiful houses which will be demolished in order to build a blocky and bulky apartment building. The houses in question, several of which had been previously designated as historic landmarks, range in age from 1850-1904 and housed several of Ann Arbor's mayors, the superintendent of schools, local businessmen, and professors at the university. They epitomize what everyone likes about Ann Arbor—a charming residential streetscape with mature trees and lawns. Many of these houses have appeared on the covers of magazines for just this reason. All plans adopted by the City and recommended by consultants encouraged preservation in this area, not demolition. I urge anyone opposed to this rezoning to contact their city council person and the mayor and to speak at the public hearing Monday night.

Sincerely,

Susan Wineberg

:P>

Sincerely,

Susan Wineberg

/HTML>

es New Roman">:P>

Sincerely,

Susan Wineberg

/HTML>

quote> html>

## Elias, Abigail

---

**From:** Jennifer Hall [hallj@ewashtenaw.org]  
**Sent:** Monday, January 05, 2009 1:02 PM  
**To:** Miller, Jayne; Teall, Margie; Callan, Mary Jo  
**Cc:** Lloyd, Mark; Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth)  
**Subject:** RE: can you help

I've talked to the various residents and the management company several times over the past couple years about applying for rehab funds from us and/or the DDA and to increase accessibility by installing automated doors. I've sent them notification of RFP's etc and they never follow up. Every time I talk to someone, they are new. They seem to be having financial difficulties and if we were able to help with rehab, they might have funds for day-to-day maintenance. I would be glad to talk to someone again, we have just issued a new RFP.

They also have MSHDA funds and MSHDA must perform annual inspections - so I am not sure if they are in violation of MSHDA regs. If so, they would be required to bring the units up to local code.

Jennifer Hall  
734-622-9006

-----Original Message-----

**From:** Miller, Jayne [mailto:JMiller@a2gov.org]  
**Sent:** Monday, January 05, 2009 12:41 PM  
**To:** Teall, Margie; Mary Jo Callan; Jennifer Hall  
**Cc:** Mark Lloyd Forward; Roger Fraser; Higgins, Marcia; Angela Dempkowski Forward; Jan Barber Forward  
**Subject:** RE: can you help

Margie, this is a privately held building with periodic rental housing inspections. Mark Lloyd will follow up and provide information on the status of our inspections.

Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
jmillera2gov.org  
734-794-6120 (phone)  
734-994-8460 (fax)  
www.a2gov.org

-----Original Message-----

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 11:50 AM  
**To:** Callan, Mary Jo; Hall, Jennifer  
**Cc:** Miller, Jayne  
**Subject:** FW: can you help

Hi Mary Jo and Jennifer:

I'm forwarding this to you, wondering if you can address the issues here regarding Courthouse Square. You are welcome to respond to Mr. Jensen, but let me know either what you tell him, or what I should tell him. Thanks!

-Margie

-----Original Message-----

From: paul jensen [mailto:████████████████████]  
Sent: Monday, January 05, 2009 10:59 AM  
To: Teall, Margie  
Subject: can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well I need an inspection now to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..  
Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them

-----  
can you help



## Elias, Abigail

---

**From:** McCormick, Sue  
**Sent:** Monday, January 05, 2009 1:09 PM  
**To:** Greden, Leigh; Henderson, Karla; Larcom, Kristen  
**Cc:** Teall, Margie; Harrison, Venita  
**Subject:** RE: Group mtng

I checked calendars for Kristen, Karla and I and the following times appear available with minimal rescheduling. Once we have a time, Venita can find us a location unless you already have one in mind.

Wednesday the 7th before 10AM  
Friday the 9th between 10AM and noon

Sue F. McCormick  
Public Service Administrator  
100 N Fifth Av  
Ann Arbor, MI 48107  
Phone: (734) 994-2897  
mailto: [smccormick@a2gov.org](mailto:smccormick@a2gov.org)



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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 12:38 PM  
**To:** McCormick, Sue; Henderson, Karla; Larcom, Kristen  
**Cc:** Teall, Margie  
**Subject:** Group mtng

I just had a call with Kyle Mazurak (Chamber) and Margie. There are several constituencies that want some input on this. To reduce the total number of meetings and the back-and-forth between them and staff, we suggest one meeting with Sue, Karla/Mike, Larcom, a few Councilmembers, Chamber of Commerce, and merchants. It'll be a big group, but we'll make sure it stays efficient. Not sure if tomorrow will work b/c it's so soon. Any other times/dates this week?

Elias, Abigail

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From: Hieftje, John  
Sent: Monday, January 05, 2009 1:27 PM  
To: Fraser, Roger  
Subject: FW: Snow Removal

-----Original Message-----

From: Hieftje, John  
Sent: Monday, January 05, 2009 1:26 PM  
To: 'kamcintyre@charter.net'  
Subject: RE: Snow Removal

Hello:

I will look into it.

Thanks for letting me know.

John Hieftje

-----Original Message-----

From: kamcintyre [mailto: ]  
Sent: Monday, January 05, 2009 12:56 PM  
To: Hieftje, John; bneedham@annarbornews.com  
Cc: bill.gallagher@foxtv.com  
Subject: Snow Removal

My company received a snow removal notice from the City of Ann Arbor telling us that we have to remove snow that their trucks piled on city property- property between the sidewalk and the street! And they are given us 24hr's to remove their ice and snow or they will charge us the cost of clearing AND \$50 Administrative Fee. The snow and ice are not hindering any walking on the sidewalk or driving on the street. When I called the City Community Standard Unit and the Street Maintenance Dept, they both said that it is businesses responsibility to clear their snow from our property, which I agree, but to tell us that we have to remove ice and snow that is not even a foot high is absurd. In the 10 years that I have worked in the City of Ann Arbor, we have NEVER received a notice like this.

Karen McIntyre

## **Elias, Abigail**

---

**From:** Cross, Robert  
**Sent:** Monday, January 05, 2009 1:27 PM  
**To:** Anglin, Mike  
**Subject:** RE: Ward Talk Taping

Mike,

Talk to some other council members at the next meeting (tonight?) and try to work out a trade. It will be a lot easier for you to figure it out than me. Here are a list of the dates and guests involved.

THANKS!!!!

All Dates 7PM

Wednesday, January 21<sup>st</sup> - Sabra Briere - Ward 1

Wednesday, February 18<sup>th</sup> - Stephen Rapundalo - Ward 2

Wednesday, March 18<sup>th</sup> - Leigh Greden - Ward 3

Wednesday, April 15<sup>th</sup> - Marcia Higgins - Ward 4

Wednesday, May 20<sup>th</sup> - Mike Anglin - Ward 5

## **Robert Cross**

### **Producer**

Community Television Network

2805 S. Industrial Ste. 200

Ann Arbor, MI 48104

(734) 794.6150 ext. 41513

Web: [www.a2ctn.org](http://www.a2ctn.org)



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**From:** Anglin, Mike  
**Sent:** Friday, January 02, 2009 8:09 AM  
**To:** Cross, Robert  
**Subject:** RE: Ward Talk Taping

Hello Robert,

I would prefer to have a time in April or June since I will not be in town during those dates in May I am flexible and I am sure something can be worked out. Happy New Year Mike Anglin

-----Original Appointment-----

**From:** Cross, Robert  
**Sent:** Wednesday, December 17, 2008 5:02 PM  
**To:** Anglin, Mike  
**Subject:** Ward Talk Taping

**When:** Wednesday, May 20, 2009 7:00 PM-7:30 PM (GMT-05:00) Eastern Time (US & Canada).

**Where:** CTN - Eisenhower Corporate Park - 2805 S. Industrial - CtiTV entrance in back of building.

We go live at 7pm so make sure to be to the studio around 6:30 so we can get you mic'd up and ready for the show.

## **Robert Cross**

### **Producer**

Community Television Network

\*\*\*\*New Location\*\*\*\*

2805 S. Industrial Ste. 200

Ann Arbor, MI 48104

(734) 794.6150 ext. 41513

Web: [www.a2ctn.org](http://www.a2ctn.org)

## Elias, Abigail

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**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 1:31 PM  
**To:** Brix, Andrew; Elias, Abigail  
**Cc:** Postema, Stephen; Hupy, Craig  
**Subject:** RE: MPSC finds changes to PA295 render our long term purchase proposal moot

Thanks all. I guess I am interested in opening the conversation on what it would take (cost & effort) for us to become our own utility and what would be gained from it.

John

-----Original Message-----

**From:** Brix, Andrew  
**Sent:** Monday, January 05, 2009 11:57 AM  
**To:** Elias, Abigail; Hieftje, John  
**Cc:** Postema, Stephen; Hupy, Craig  
**Subject:** RE: MPSC finds changes to PA295 render our long term purchase proposal moot

Abby,

I tend to agree with Don Keskey's thoughts in the attached email -- not to request a rehearing now, but to intervene in DTE's 2009 rate case (that will address PA 295). DTE has told me that they will be filing that case fairly quickly.

Andrew

-----Original Message-----

**From:** Elias, Abigail  
**Sent:** Tuesday, December 30, 2008 3:21 PM  
**To:** Brix, Andrew; Hieftje, John  
**Cc:** Postema, Stephen  
**Subject:** RE: MPSC finds changes to PA295 render our long term purchase proposal moot

Your thoughts? I don't know what dollar amount he thinks would be required. I can't tell if he has any guess as to the likelihood of success.

Abigail Elias, Chief Assistant City Attorney | City of Ann Arbor, Michigan |  
<mailto:aelias@a2gov.org> | NOTE NEW TELEPHONE NUMBERS: Office: (734) 794-6170 (+ Ext. 41888 for me) | Direct: (734) 794-6188 | Internal extension: 41888 | Fax: (734) 994-4954 | Non-City Cell: (734) 320-7953  
CONFIDENTIALITY NOTICE: The information in this transaction is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify me immediately and delete this transmission and any other documents, files and information transmitted herewith. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

A mind once expanded by a new idea never returns to its original dimensions. OLIVER WENDELL HOLMES -----Original Message-----

**From:** [davidw@ecocenter.org](mailto:davidw@ecocenter.org) [<mailto:davidw@ecocenter.org>]  
**Sent:** Tuesday, December 30, 2008 11:16 AM  
**To:** [michaelg@ecocenter.org](mailto:michaelg@ecocenter.org); [mikes@ecocenter.org](mailto:mikes@ecocenter.org); [charlesg@ecocenter.org](mailto:charlesg@ecocenter.org); Brix, Andrew; Hieftje, John; Elias, Abigail; Peters, James  
**Cc:** [DKeskey@clarkhill.com](mailto:DKeskey@clarkhill.com)

Subject: MPSC finds changes to PA295 render our long term purchase proposal moot

Here are the two sentences from the MPSC order addressing our request for the creation of a long term renewable energy power purchase agreement -

The commission finds that the proposals for change made by the Staff and EC/AA have been rendered moot by Act 295. In light of the comprehensive nature of the legislation and the new renewable energy program, the Commission is not persuaded that the time is ripe for major changes to the GreenCurrents program, which will, of necessity, be changing dramatically in 2009.

You can read the entire commission order at -

[http://www.dleg.state.mi.us/mpsc/orders/electric/2008/u-15244\\_12-23-2008.pdf](http://www.dleg.state.mi.us/mpsc/orders/electric/2008/u-15244_12-23-2008.pdf)

I do not see how PA295 has rendered our request moot. There is nothing in PA295 which addresses our request for a voluntary renewable energy purchase program or which will require dramatic changes to DTE's GreenCurrents program.

Simply put, the Commission is using PA295 as an excuse to ignore our request. This is very disappointing.

We can appeal this non-decision and request a re-hearing. If we decide to request a re-hearing we will need funds to pay for the attorney's time and then we will need to attend a hearing and present our case. I will need time to draft our case and review it with everyone. The request for re-hearing would need to be filed within 30 days.

We should probably get together sometime in the next week or two and decide how best to proceed. With the commission's decision, it is my belief that at this point we will be simply beating our heads against the wall. DTE has ignored our request and now the MPSC has ignored our request.

Maybe now is the time to use our funds/attorneys to create a local "utility" which would provide energy efficiency services and we could also work with an alternative energy supplier to purchase renewable energy.

As Trevor Lauer said at our last meeting, maybe we need to find (create) a new utility.

Regards,

David

## Elias, Abigail

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**From:** Wilkerson, Robyn  
**Sent:** Monday, January 05, 2009 1:42 PM  
**To:** Greden, Leigh  
**Cc:** Hohnke, Carsten; Fraser, Roger; Sell, Sharie  
**Subject:** RE: UM internship program

Sharie Sell, who I believe you have worked with previously, will serve as our Internship Coordinator. Please feel free to contact Sharie directly to get her involved.

Thanks!  
Robyn

---

**From:** Greden, Leigh  
**Sent:** Monday, December 29, 2008 10:34 PM  
**To:** Wilkerson, Robyn  
**Cc:** Hohnke, Carsten; Fraser, Roger; Sell, Sharie  
**Subject:** RE: UM internship program

Thank you, Robyn. This information is very helpful. I am the Chair of the Student Relations Committee, so I serve as the contact. When will the internship coordinator be appointed? It would be great if he/she could attend the next mtng of the Committee (which hasn't been scheduled yet). The Committee only meets during the school year, and only about once per month, so it won't be much of a burden to attend an occasional meeting. Thanks.  
-Leigh

---

**From:** Wilkerson, Robyn  
**Sent:** Monday, December 29, 2008 3:15 PM  
**To:** Greden, Leigh  
**Cc:** Hohnke, Carsten; Fraser, Roger; Sell, Sharie  
**Subject:** RE: UM internship program

Mr. Greden,

I apologize for the length of time it has taken me to respond to your message. I have been working with our Staffing Specialist to gather some information on the current state of the internship process.

Below are some highlights of what I have found:

- The City has utilized 46 interns in the last 18 months. Some have been paid and some have been unpaid.
- The use of "interns" has been inconsistent across the organization, with some departments focusing more on the educational aspects while other departments have focused on the low cost advantages.
- The process is still very decentralized, as some managers have established relationships with a variety of university departments and work directly with those contacts outside of HR.
- We have previously posted on UM website and other local intern-focused websites.

Our plan to improve this process over the next few months will include:

- Build on our existing relationships with local universities.

- Centralizing the data management of our internships within HR, which will allow us to better track and measure our various intern experiences.
- Developing a more consistent definition of the term "intern" and the associated selection process.
- Appointing an Internship Coordinator to oversee the university relationships and attend Student Relations Committee meetings. If you have some contact information for this Committee, we can have our Staffing team member start attending meetings right away.

Thanks!

Robyn

---

**From:** Greden, Leigh  
**Sent:** Friday, December 12, 2008 4:12 PM  
**To:** Wilkerson, Robyn; Fraser, Roger  
**Cc:** Hohnke, Carsten  
**Subject:** UM internship program

At today's Student Relations Committee meeting, the students said that UM students are eager to do internships for the City -- perhaps unpaid -- but there is no formal program, coordinator, or central webpage. I mentioned it to Angela and she said Robyn Wilkerson was working on this. Can someone give me an update? Thanks.



## Elias, Abigail

---

**From:** Mary Jo Callan [callanm@ewashtenaw.org]  
**Sent:** Monday, January 05, 2009 1:48 PM  
**To:** Derezinski, Tony  
**Subject:** Contact Information

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Tony,

Thanks again for the coffee and conversation; I really enjoyed it. As I offered this morning, I would like to be helpful to you in any way possible as you seek to assist the Housing Commission. Please call on me if needed! My contact information is in my signature below, and my cell number is [REDACTED]. Tom's email is [thickey@a2gov.org](mailto:thickey@a2gov.org), and his cell number is [REDACTED].

Best regards for now,  
Mary Jo

Mary Jo Callan  
Director, Office of Community Development  
City of Ann Arbor and Washtenaw County  
110 North Fourth Ave, Ann Arbor 48104  
office 734.622.9005  
fax 734.622.9022

"Work for something because it is good, not just because it stands a chance to succeed." -Vaclav Havel



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## Elias, Abigail

---

**From:** Fraser, Roger  
**Sent:** Monday, January 05, 2009 1:56 PM  
**To:** \*City Council Members (All)  
**Cc:** Miller, Jayne; Dempkowski, Angela A  
**Subject:** FW: can you help

Several members of City Council have received at least one recent inquiry in this matter. You may find the following helpful.

Roger  
734-794-6110  
[rfraser@a2gov.org](mailto:rfraser@a2gov.org)

-----Original Message-----

**From:** Jennifer Hall [<mailto:hallj@ewashtenaw.org>]  
**Sent:** Monday, January 05, 2009 1:02 PM  
**To:** Miller, Jayne; Teall, Margie; Callan, Mary Jo  
**Cc:** Lloyd, Mark; Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth)  
**Subject:** RE: can you help

I've talked to the various residents and the management company several times over the past couple years about applying for rehab funds from us and/or the DDA and to increase accessibility by installing automated doors. I've sent them notification of RFP's etc and they never follow up. Every time I talk to someone, they are new. They seem to be having financial difficulties and if we were able to help with rehab, they might have funds for day-to-day maintenance. I would be glad to talk to someone again, we have just issued a new RFP.

They also have MSHDA funds and MSHDA must perform annual inspections - so I am not sure if they are in violation of MSHDA regs. If so, they would be required to bring the units up to local code.

Jennifer Hall  
734 622-9006

-----Original Message-----

**From:** Miller, Jayne [<mailto:JMiller@a2gov.org>]  
**Sent:** Monday, January 05, 2009 12:41 PM  
**To:** Teall, Margie; Mary Jo Callan; Jennifer Hall  
**Cc:** Mark Lloyd Forward; Roger Fraser; Higgins, Marcia; Angela Dempkowski Forward; Jan Barber Forward  
**Subject:** RE: can you help

Margie, this is a privately held building with periodic rental housing inspections. Mark Lloyd will follow up and provide information on the status of our inspections.

Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

-----Original Message-----

From: Teall, Margie  
Sent: Monday, January 05, 2009 11:50 AM  
To: Callan, Mary Jo; Hall, Jennifer  
Cc: Miller, Jayne  
Subject: FW: can you help

Hi Mary Jo and Jennifer:

I'm forwarding this to you, wondering if you can address the issues here regarding Courthouse Square. You are welcome to respond to Mr. Jensen, but let me know either what you tell him, or what I should tell him. Thanks!

-Margie

-----Original Message-----

From: paul jensen [mailto:████████████████████]  
Sent: Monday, January 05, 2009 10:59 AM  
To: Teall, Margie  
Subject: can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well I need an inspection now to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..  
Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them

can you help

**Elias, Abigail**

---

**From:** Dempkowski, Angela A  
**Sent:** Monday, January 05, 2009 2:00 PM  
**To:** \*City Council Members (All); Fraser, Roger  
**Cc:** Beaudry, Jacqueline; Bowden (King), Anissa  
**Subject:** Agenda Item F1 for tonights agenda  
**Attachments:** Interview questions but includes Allen Lippens data by mistake 41ea4ccd-976c-49c4-aa58-7d9f4f945409.doc; 415SiteDevelopmentObjectives.pdf; 415ProposalSummaries.pdf; 415InterviewQuestions.pdf

Please find attached revised attachments for Agenda Item "F-1" file #08-1160/415 W. Washington Proposal Review Committee Recommendations. Your Legistar packet will be updated, but Sue McCormick asked that we provide you with this information as soon as possible. Thank you.

**415 W. Washington – RFP 695  
Interview Questions**

A 24-unit residential condominium and commercial building is proposed on the adjacent 318 W. Liberty, to be developed under a separate site plan by members of the OWSDG proposal team.

The salvageable portion of the 415 building would be renovated into an arts education and studio facility, with first floor commercial uses, to be sold or leased to the Ann Arbor Art Alliance or other arts group. The building would demonstrate flood resistant construction for historic rehab.

Auto parking is proposed in an 85 space deck on the first floor of the new building, with 24 additional residential spaces in an underground garage on the West Liberty site. 300 bicycle parking spaces will be provided. A courtyard area would provide event parking.

The Greenway would incorporate all of the space between the railroad tracks and the buildings, with a shared auto and pedestrian "social street" connection proposed between Liberty and Washington. The public space would include rain gardens and civic space such as a rotating art installation and a performance stage.

The floodway portion of the site would provide a model demonstration project for flood mitigation, including warning signage to address parking management and access during flood events and parking spaces that prevent cars from moving in storms through the spacing of secured bicycle racks.

**Cost Proposal**

**Old Westside Design Group Commitments:**

- Pay \$1 for existing building
- Pay \$0 for greenway portion of site
- Pay \$0 for each affordable unit (i.e., 60-80% AMI)
- Pay \$25,000 for each market rate unit (maximum \$700,000)

**Requested City Commitments:**

- Environmental remediation of the site
- Provide TIF funds to develop greenway park (\$4 million estimated from new development)

415 W. Washington – RFP 695  
Interview Questions

Proposed work plan

1. Please expand upon how your proposal responds to the challenges of developing this site.
2. Are you willing to team with others to strengthen your proposal?

Past involvement with similar projects

3. How does your past experience position you for success in completing this project?
4. Do key members of project team, including the project manager, have experience with similar projects and what will their roles be during this project?
5. How will you manage project team continuity to complete this project?

Financial capacity

6. With the limited financial information provided, how should this group evaluate your financial capacity?
7. If your proposal advances beyond the interview stage, under what conditions will you disclose your financial information?
8. Given current market conditions, what do you see as thresholds for making this project work (i.e., public vs. private dollars, timing, advance commitments)?
9. How much of each of the following elements does your proposal include?
  - Private investment (equity, etc.)
  - Public investment (DDA, City, etc.)
  - Other financing (debt, etc.)

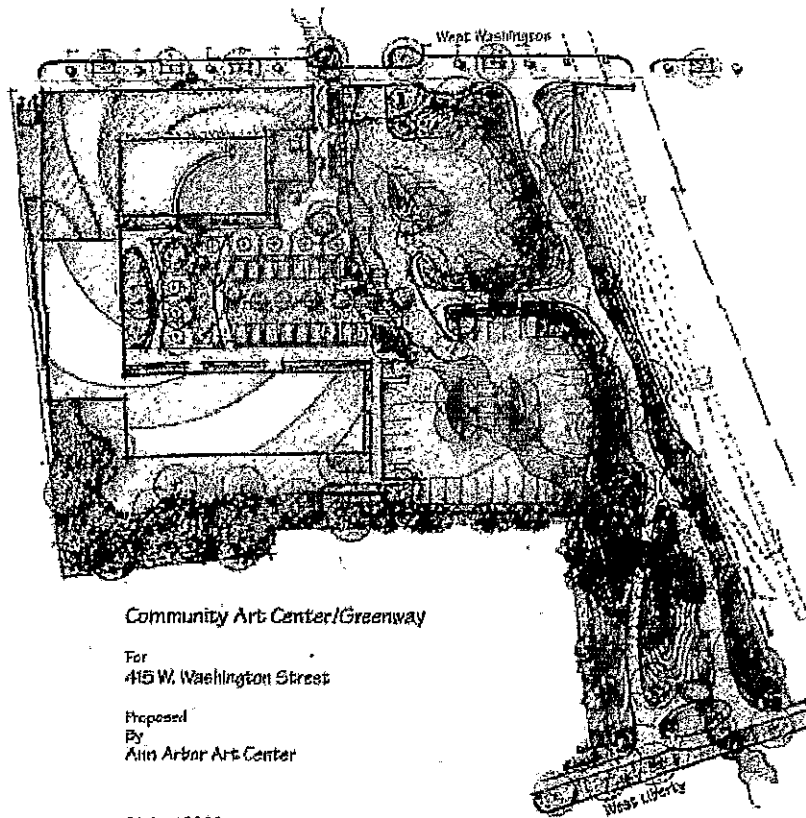
Cost proposal

10. If the City does not undertake the responsibilities as outlined in your proposal, what alternatives would you explore to proceed?
11. Is there anything that can be done to increase the net economic benefit to the City?

415 W. Washington – RFP 695  
Ann Arbor Art Center

Team

Ann Arbor Art Center  
RizzoloBrown Architects  
Damian Farrell Design  
Pollack Design  
JC Beal  
Oxford Companies  
Miller Canfield  
Washtenaw Engineering



Community Art Center/Greenway

For  
415 W. Washington Street

Proposed  
By  
Ann Arbor Art Center

24 April 2008

Proposed Development Program

Renovation of the 415 W. Washington building and garages into a community arts facility, to be owned by the Art Center. The Art Center would occupy

**415 W. Washington – RFP 695  
Ann Arbor Art Center**

approximately 13,000 square feet and rent or lease the remaining space to art groups and individuals. This would include:

- Three galleries for professional and community artist exhibitions
- Gallery shop
- Teaching studios
- Office space for Art Center staff
- Meeting rooms
- Café

The garage structures would be converted to studio space for short- and long-term rental and shared rehearsal/gathering space.

Three off-street parking lots totaling 66 spaces would be created, one of which would be part of a courtyard area between the buildings. Impervious areas are proposed to be reduced through permeable paver systems, rain gardens, bioswales and the addition of sections of green roof on the building. Regrading of the site for greenway and paving will lower elevations to provide additional storm water storage capacity.

**Cost Proposal**

**Ann Arbor Art Center Commitments:**

- Use the proceeds from the sale of its two properties (220 Felch and 117 W. Liberty), historic tax credits and nonrecourse financing to raise \$4,100,000 to renovate the entire property.
- Pay \$1 to the City for acquisition of land, including greenway.

**Requested City Commitments:**

- Property to be delivered free and clear of environmental hazards and non-structural elements.
- Parks & Recreation to maintain the greenway easement in perpetuity by setting up an endowment.
- A governmental agency will enter into a lease with AAAC for 17,100 sf (west and south buildings) for \$9.00/sf plus operating expenses for 30 years. In turn, the governmental entity will sublease the space to area artists and artistic groups, using 10% of the revenues to pay for property management.



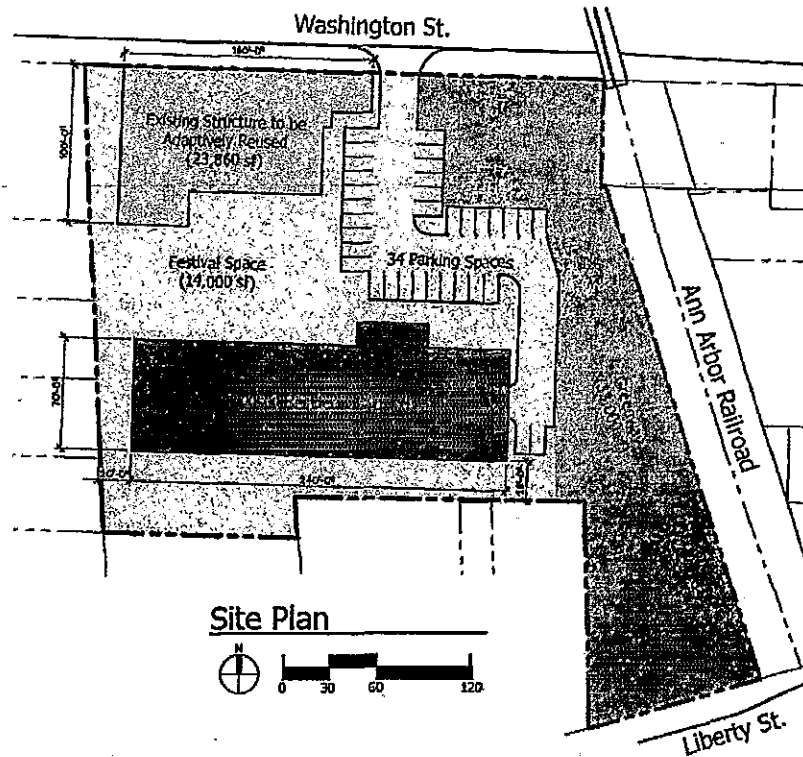
415 W. Washington – RFP 695  
Morningside

Team

Morningside Equities Group, Inc.  
JJR  
Hobbs + Black Architects  
Lorri D. Sipes, FAIA

PLAN

SITE PLAN



-16-



Proposed Development Program

Residential: Construction of a new five-story, 52-unit condominium building with 48 parking spaces on the grade level under the building. Second floor residences are proposed for artist live/work space. Units would be priced in the mid-\$200,000 range. The building, which would be designed for LEED Gold

**415 W. Washington – RFP 695  
Morningside**

certification, would be located south of the main building on land currently occupied by garage structures.

**Adaptive Use:** Adaptive reuse of 23,860 sf in the 415 W. Washington building, with selective removal of secondary structures, in partnership with an arts or public entity. A 34-space surface parking lot would be developed, with access from Washington Street. Outdoor festival space would be created in a courtyard between the adaptive re-use and the new residential building, to be used for exhibitions and activity programming.

**Greenway:** Reservation of 0.75 acres as part of the Allen Creek Greenway, with improvements to be designed in coordination with the City. The Liberty Street vehicular access would be eliminated, traffic calming crosswalks would be installed across Liberty and Washington, and Historical Street Exhibits and public art would be added in the greenway.

**Cost Proposal**

**Morningside Commitments:**

- Design and construct a 52-unit residential building and associated site improvements.
- Cooperatively plan for improvements to the public space.
- Market 415 W. Washington building and adjacent land to public entity initially, and private sector if no public entity commitment. In exchange for receiving the primary building and adjacent land area at no cost, the public entity would invest the capital required to renovate the building and develop the land into a blend of festival space and surface parking.
- Assist the public entity in structuring the transaction to secure historic tax credits.
- Pay \$500,000 to the City for acquisition of land, excluding greenway.

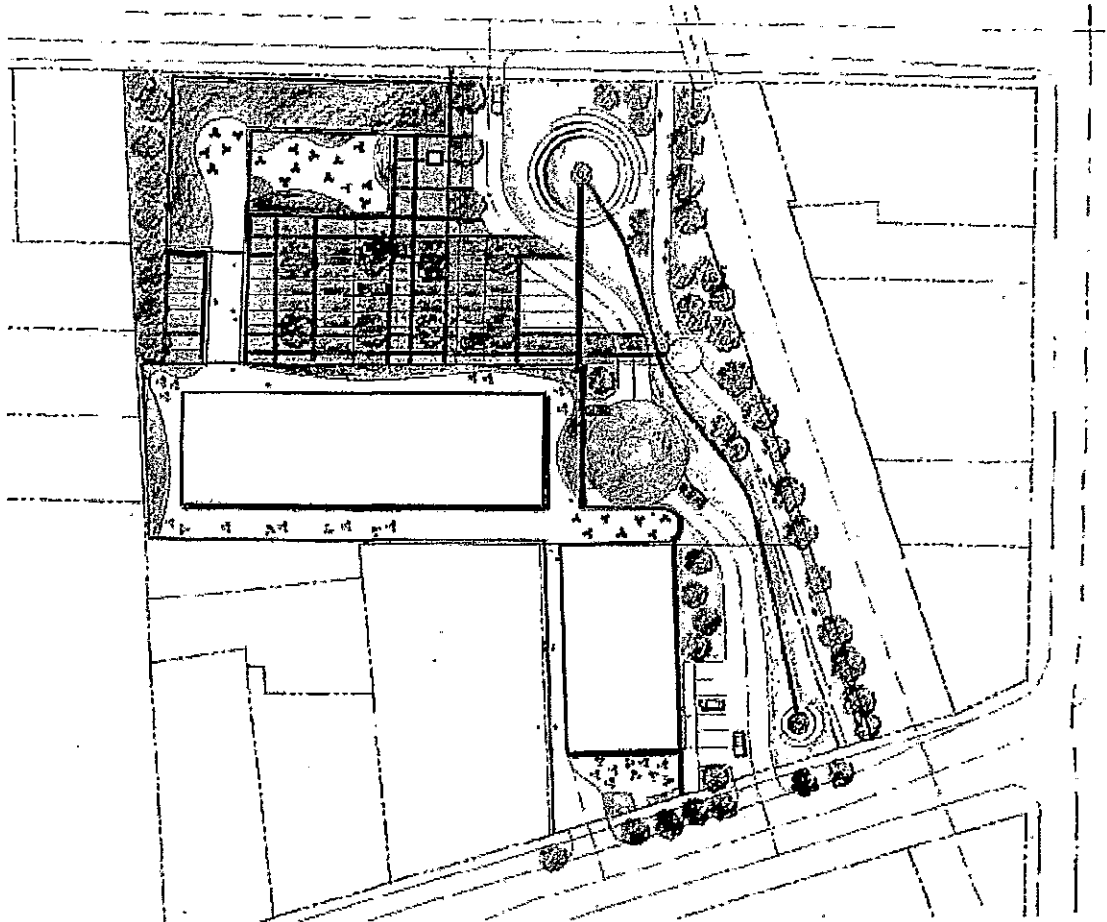
**Requested City Commitments:**

- Design and construct public streetscape improvements to the Washington Street ROW and traffic calming devices to the Washington and Liberty Street ROWs.
- Waive building permit and tap fees and consider park donation satisfied.
- Construct greenway improvements.

415 W. Washington – RFP 695  
Old West Side Design Group

**Team**

Peter Allen & Associates  
Storow Kinsella Associates  
Rueter Associates  
Nederveld Engineering



**Proposed Development Program**

This proposal calls for construction of a 3-story artist loft and live/work building totaling 24-36 units above grade-level parking. The building, which would contain a minimum of 5-8 affordable units, would be located south of the main building on land currently occupied by garage structures. It would be designed for a LEED Silver rating or higher.

**415 W. Washington – RFP 695  
Old West Side Design Group**

A 24-unit residential condominium and commercial building is proposed on the adjacent 318 W. Liberty, to be developed under a separate site plan by members of the OWSDG proposal team.

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The Greenway would incorporate all of the space between the railroad tracks and the buildings, with a shared auto and pedestrian "social street" connection proposed between Liberty and Washington. The public space would include rain gardens and civic space such as a rotating art installation and a performance stage.

The floodway portion of the site would provide a model demonstration project for flood mitigation, including warning signage to address parking management and access during flood events and parking spaces that prevent cars from moving in storms through the spacing of secured bicycle racks.

**Cost Proposal**

**Old Westside Design Group Commitments:**

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- Pay \$25,000 for each market rate unit (maximum \$700,000)

**Requested City Commitments:**

- Environmental remediation of the site
- Provide TIF funds to develop greenway park (\$4 million estimated from new development).

**415 W. Washington – RFP 695  
Interview Questions**

Proposed work plan

1. Please expand upon how your proposal responds to the challenges of developing this site.
2. Are you willing to team with others to strengthen your proposal?

Past involvement with similar projects

3. How does your past experience position you for success in completing this project?
4. Do key members of project team, including the project manager, have experience with similar projects and what will their roles be during this project?
5. How will you manage project team continuity to complete this project?

Financial capacity

6. With the limited financial information provided, how should this group evaluate your financial capacity?
7. If your proposal advances beyond the interview stage, under what conditions will you disclose your financial information?
8. Given current market conditions, what do you see as thresholds for making this project work (i.e., public vs. private dollars, timing, advance commitments)?
9. How much of each of the following elements does your proposal include?
  - Private investment (equity, etc.)
  - Public investment (DDA, City, etc.)
  - Other financing (debt, etc.)

Cost proposal

10. If the City does not undertake the responsibilities as outlined in your proposal, what alternatives would you explore to proceed?
11. Is there anything that can be done to increase the net economic benefit to the City?

**415 W. Washington – RFP 695  
Site Objectives and Selection Criteria**

**Site Development Objectives**

A successful proposal must address all of the following site development objectives:

1. **Beneficial use of the site.** Any proposal for this site must demonstrate a clear benefit to the community and be consistent with the recommendations of the Downtown Plan, Central Area Plan, the Flood Mitigation Plan and the Old West Side Historic District regulations. Preference will be given to proposals that incorporate a use (or uses) that provides a publicly available service to the community, for instance, building space that may be used for public meetings and civic or cultural events. Additional consideration will be given for the development of dwelling units affordable to downtown workers earning between 60% and 80% of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development (HUD).
2. **Public greenway linkage.** The floodway portion of the site should be reserved in some manner as open space for the Allen Creek Greenway. Within this open space, the purchaser must provide, at minimum, a continuous and barrier-free public pathway between Liberty and Washington Streets and distinctive wayfinding elements. Additional consideration will be given for the construction of public amenities that respond to the recommendations of the Allen Creek Greenway report, such as areas for sitting and gathering, rain gardens, and public art. The proposal should include provisions for long-term maintenance of the public elements by the applicant.
3. **Flood risk mitigation.** A successful proposal will employ the best management practices identified in the City of Ann Arbor Flood Mitigation Plan. Any redevelopment/reuse of existing structures must incorporate flood resistant construction standards. Any new structures proposed should follow the recommendations for "A New Standard" identified in the plan. The Mitigation Plan also recommends (see Project #25) that parking should not be located in portions of the 100-year floodway that exceed 2 feet in depth, a condition characteristic of this site.
4. **Environmental benefits.** The development proposal should incorporate to the greatest extent possible environmentally sensitive design and energy efficiency features that follow Leadership in Energy and Environmental Design (LEED) standards. Preference will be given to proposals that reuse or rehabilitate existing structures, consistent with historic district standards. In addition, the project should propose innovative and environmentally friendly runoff water management and seek to improve water quality within the Allen Creek watershed.

**415 W. Washington – RFP 695**  
**Site Objectives and Selection Criteria**

5. **Historic preservation.** The project design must respect the historic character of the surrounding neighborhood and comply with the Old West Side historic district regulations. The site design must exhibit pedestrian-friendly treatment of all street frontages, consistent with the downtown design guidelines.
  
6. **Financial return.** The proposal must provide a positive financial return to the City. In the absence of other considerations, the City has a fiduciary responsibility to obtain fair market value upon the sale of City assets. Long-term lease or other property arrangements will be considered, but must meet this financial return criterion.

**Selection Criteria**

Responses to this RFP will be evaluated using the following criteria:

1. **Past Involvement with Similar Project(s) – Experience and ability of development team in the successful completion of infill, historic preservation or redevelopment/reuse project(s), verified by references.**
  
2. **Proposed Work Plan – alignment of proposal with site development objectives outlined in the RFP.**
  
3. **Financial Capacity – ability to finance proposal, including demonstrated ability to procure financing and complete the work within the proposed timeline.**
  
4. **Cost Proposal – purchase price or lease return.**

## Elias, Abigail

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**From:** Fraser, Roger  
**Sent:** Monday, January 05, 2009 2:01 PM  
**To:** Greden, Leigh; Hieftje, John; Higgins, Marcia; Rapundalo, Stephen; Teall, Margie  
**Cc:** Dempkowski, Angela A; Crawford, Tom  
**Subject:** Meeting at 5:30 today  
**Attachments:** image001.gif; image002.gif; image003.gif; image004.jpg

Hi, Folks:

This is a reminder and an agenda for this evening's meeting in the Third Floor conference room. Tasty, delicious pizza will be available.

- \* Agenda for Saturday, January 10.
- \* Upcoming bond issue(s)
- \* Follow-up on Dispatch discussion
- \* Budget calendar

*Roger Fraser*  
*City Administrator*  
*City of Ann Arbor*  
*Office: (734) 794-6110*  
*Fax: (734) 994-8297*

*E-mail: [rfraser@a2gov.org](mailto:rfraser@a2gov.org)*



## Elias, Abigail

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**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 2:06 PM  
**To:** Fraser, Roger; \*City Council Members (All)  
**Cc:** Miller, Jayne; Dempkowski, Angela A  
**Subject:** RE: can you help

As one of those who received the email, I'm grateful for the update.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

---

**From:** Fraser, Roger  
**Sent:** Mon 1/5/2009 1:55 PM  
**To:** \*City Council Members (All)  
**Cc:** Miller, Jayne; Dempkowski, Angela A  
**Subject:** FW: can you help

Several members of City Council have received at least one recent inquiry in this matter. You may find the following helpful.

Roger  
734-794-6110  
[rfraser@a2gov.org](mailto:rfraser@a2gov.org)

-----Original Message-----

**From:** Jennifer Hall [<mailto:hallj@ewashtenaw.org>]  
**Sent:** Monday, January 05, 2009 1:02 PM  
**To:** Miller, Jayne; Teall, Margie; Callan, Mary Jo  
**Cc:** Lloyd, Mark; Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth)  
**Subject:** RE: can you help

I've talked to the various residents and the management company several times over the past couple years about applying for rehab funds from us and/or the DDA and to increase accessibility by installing automated doors. I've sent them notification of RFP's etc and they never follow up. Every time I talk to someone, they are new. They seem to be having financial difficulties and if we were able to help with rehab, they might have funds for day-to-day maintenance. I would be glad to talk to someone again, we have just issued a new RFP.

They also have MSHDA funds and MSHDA must perform annual inspections - so I am not sure if they are in violation of MSHDA regs. If so, they would be required to bring the units up to local code.

Jennifer Hall  
734 622-9006

-----Original Message-----

**From:** Miller, Jayne [<mailto:JMiller@a2gov.org>]  
**Sent:** Monday, January 05, 2009 12:41 PM  
**To:** Teall, Margie; Mary Jo Callan; Jennifer Hall  
**Cc:** Mark Lloyd Forward; Roger Fraser; Higgins, Marcia; Angela Dempkowski Forward; Jan Barber Forward  
**Subject:** RE: can you help

Margie, this is a privately held building with periodic rental housing inspections. Mark Lloyd will follow up and provide information on the status of our inspections.

Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

-----Original Message-----


From: Teall, Margie  
Sent: Monday, January 05, 2009 11:50 AM  
To: Callan, Mary Jo; Hall, Jennifer  
Cc: Miller, Jayne  
Subject: FW: can you help

Hi Mary Jo and Jennifer:

I'm forwarding this to you, wondering if you can address the issues here regarding Courthouse Square. You are welcome to respond to Mr. Jensen, but let me know either what you tell him, or what I should tell him. Thanks!

-Margie

-----Original Message-----

From: paul jensen [<mailto:>   
Sent: Monday, January 05, 2009 10:59 AM  
To: Teall, Margie  
Subject: can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well I need an inspection now to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..

Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them

can you help

## Elias, Abigail

---

**From:** Wilkerson, Robyn  
**Sent:** Monday, January 05, 2009 2:11 PM  
**To:** Greden, Leigh  
**Cc:** Sell, Sharie  
**Subject:** Internship

Leigh,

I understand from Sharie Sell that you have previously sponsored a high level public policy intern. Would you be interested in a graduate level summer intern from UM Ford School of Public Policy?

We have been contacted about an opportunity for a summer intern and are working with Roger and the Service Areas to finalize a job description.

Thanks!  
Robyn

## Elias, Abigail

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**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 2:13 PM  
**To:** Briere, Sabra; Lloyd, Mark  
**Cc:** Smith, Sandi; kittie morelock; Fraser, Roger; Laura Strowe [leksarts@yahoo.com]; Postema, Stephen; Anglin, Mike; Derezinski, Tony; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Rapundalo, Stephen; Taylor, Christopher (Council); Teall, Margie  
**Subject:** RE:

Sabra, we're happy to meet with the neighbors. Mark or I will get back with you regarding a time and place for the meeting.

*Jayne Miller*  
*Community Services Area Administrator*  
*City of Ann Arbor*  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

---

**From:** Briere, Sabra  
**Sent:** Friday, January 02, 2009 1:25 PM  
**To:** Lloyd, Mark; Miller, Jayne  
**Cc:** Smith, Sandi; kittie morelock; Hieftje, John; Fraser, Roger; Laura Strowe [leksarts@yahoo.com]; Postema, Stephen  
**Subject:**

Dear Mark and Jayne,

Kittie Morelock, on behalf on the neighborhoods near Wall Street, has asked me to arrange a meeting of the neighborhood WITH city staff to discuss what has been negotiated (or not) with the University regarding the proposed parking structures and transit center on Wall Street.

I believe the neighborhood is not happy receiving all the information from the University, and would like to hear from City staff *independently* (without University staff present). I believe they would also like to hear from City staff more about what recourse is available to citizens regarding University development, as well as what limits the City can place on development by the University.

The next scheduled meeting with the University staff is set for January 20th. This meeting with the neighborhoods should take place prior to that.

Jim Koli at the Northside Grill has offered his place as the location -- after 5:30 pm. I'd love to have this meeting occur on the 14th or 15th (a Wednesday or Thursday).

You know which staff members should be invited to best explain the issues to the neighborhoods. Could you please help facilitate setting up the meeting? If the 14th or 15th is not convenient, could you offer some other dates?

Thank you in advance for your help on this. I know the residents of Wall Street, Maiden Lane, Broadway, and the apartment complexes behind Maiden Lane who will be affected by the proposed construction will be grateful for this attention.

*Sabra Briere*

*First Ward Councilmember*

*(734)995-3518*

*(734)484-3600 x 237 (work)*

## Elias, Abigail

---

**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 2:13 PM  
**To:** Teall, Margie; Smith, Sandi  
**Subject:** "Can you help" email

Dear Margie,

Thank you for following up on this. I'd been in communication with Mr. Jensen, who seemed to be emailing nearly everyone (I know he emailed me, you, and Leigh, who told him he lived in the 4th ward, and that Sandi and I were his members of Council . . . <grin>).

What should we do about this issue? He asked for an inspection. More is clearly needed. We all know that this building serves an important role in providing housing for lower income seniors, and we've encouraged this use. Although it's private (that is, it doesn't belong to the City) we certainly have some kind of responsibility here.

The information from Jennifer is great, but I don't know how to get the next step moving. I'd love your advice on this one.

I've talked to the various residents and the management company several times over the past couple years about applying for rehab funds from us and/or the DDA and to increase accessibility by installing automated doors. I've sent them notification of RFP's etc and they never follow up. Every time I talk to someone, they are new. They seem to be having financial difficulties and if we were able to help with rehab, they might have funds for day-to-day maintenance. I would be glad to talk to someone again, we have just issued a new RFP.

They also have MSHDA funds and MSHDA must perform annual inspections - so I am not sure if they are in violation of MSHDA regs. If so, they would be required to bring the units up to local code.

Jennifer Hall  
734 622-9006

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

## Elias, Abigail

---

**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 2:14 PM  
**To:** Miller, Jayne; Lloyd, Mark  
**Cc:** Smith, Sandi; kittie morelock; Fraser, Roger; Laura Strowe [leksarts@yahoo.com]; Postema, Stephen; Anglin, Mike; Derezinski, Tony; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Rapundalo, Stephen; Taylor, Christopher (Council); Teall, Margie  
**Subject:** RE: University project meeting (Wall Street)

Dear Jayne,

.Thank you!

I heard over the weekend that the next date for the University to meet with the neighborhood MIGHT have been moved to the 27th. I haven't confirmed this change, but I thought you should know.

*Sabra Briere  
First Ward Councilmember  
(734)995-3518  
(734)484-3600 x 237 (work)*

---

**From:** Miller, Jayne  
**Sent:** Mon 1/5/2009 2:12 PM  
**To:** Briere, Sabra; Lloyd, Mark  
**Cc:** Smith, Sandi; kittie morelock; Fraser, Roger; Laura Strowe [leksarts@yahoo.com]; Postema, Stephen; Anglin, Mike; Derezinski, Tony; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Rapundalo, Stephen; Taylor, Christopher (Council); Teall, Margie  
**Subject:** RE:

Sabra, we're happy to meet with the neighbors. Mark or I will get back with you regarding a time and place for the meeting.

*Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)*

---

**From:** Briere, Sabra  
**Sent:** Friday, January 02, 2009 1:25 PM  
**To:** Lloyd, Mark; Miller, Jayne  
**Cc:** Smith, Sandi; kittie morelock; Hieftje, John; Fraser, Roger; Laura Strowe [leksarts@yahoo.com]; Postema, Stephen  
**Subject:**

Dear Mark and Jayne,

Kittie Morelock, on behalf on the neighborhoods near Wall Street, has asked me to arrange a meeting of the neighborhood WITH city staff to discuss what has been negotiated (or not) with the University regarding the proposed parking structures and transit center on Wall Street.

I believe the neighborhood is not happy receiving all the information from the University, and would like to hear from City staff *independently* (without University staff present). I believe they would also like to hear from City staff more about what recourse is available to citizens regarding University development, as well as what limits the City can place on development by the University.

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You know which staff members should be invited to best explain the issues to the neighborhoods. Could you please help facilitate setting up the meeting? If the 14th or 15th is not convenient, could you offer some other dates?

Thank you in advance for your help on this. I know the residents of Wall Street, Maiden Lane, Broadway, and the apartment complexes behind Maiden Lane who will be affected by the proposed construction will be grateful for this attention.

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*



## Elias, Abigail

---

**Subject:** Washtenaw Avenue Water Main Replacement - Meeting to discuss project deferral until 2010  
**Location:** ConfRoom - 4th Floor Large

**Start:** Thu 1/8/2009 4:00 PM  
**End:** Thu 1/8/2009 5:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Nearing, Michael  
**Required Attendees:** Nearing, Michael; Pirooz, Homayoon; Hupy, Craig; McCormick, Sue; Bergren, Mike; Zink, Denny; Henderson, Karla; Rapundalo, Stephen; Derezinski, Tony

Everyone,

I am writing to follow-up on the e-mail string from December 18, 2008 in which the topic of potentially deferring the Washtenaw Avenue Water Main Replacement Project was discussed.

At the meeting I would like to discuss the pros and cons of deferring the project including the public's perception of the need for the project, expected impacts of the construction on local businesses in the area, our proposed approach to the project, and the expected severity of future water main breaks and their associated costs.

Michael G. Nearing, P.E.  
Senior Project Manager  
Project Management Division

### **Please note our new phone number**

Phone No. (734) 794-6410 ext. 43635  
Fax No. (734) 994-1744  
E-mail: [mnearing@a2gov.org](mailto:mnearing@a2gov.org)

## Elias, Abigail

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 2:24 PM  
**To:** 'Kim Bayer'; Hohnke, Carsten; Anglin, Mike  
**Subject:** RE: Proposed development on S. Fifth Ave .

Hello:

Thank you very much for writing and sharing your point of view on this issue. I have received a number of emails about this development proposal so I hope you don't mind if I use the same reply I have sent to other writers with similar concerns.

Most of the proposals that come before City Council are "By-Right" developments. A By-Right proposal meets the zoning requirements for the parcel of land. Under Michigan law a city council cannot deny a By-Right proposal.

State Statues also prevent a local government from imposing any stronger building codes than those contained in the State Building Code so we cannot require things like affordable housing or green buildings except in a PUD development.

The City Place proposal is not By-Right because it does not meet the zoning for the site and therefore the developer has applied for Planned Unit Development status (PUD). City Council can say no to PUD's.

For some of the same reasons you mention, I have not been in favor of this proposal and I will not be supporting it.

Thanks again for writing.

John Hieftje

-----Original Message-----

**From:** Kim Bayer [mailto:████████████████████]  
**Sent:** Monday, January 05, 2009 1:39 PM  
**To:** Hieftje, John; Hohnke, Carsten; Anglin, Mike  
**Subject:** Proposed development on S. Fifth Ave

Dear Mayor Hieftje and Council Representatives Anglin and Hohnke

I am writing regarding the proposal to tear down historic homes on 5th Ave. and replace them with a large rental building. I strongly urge you to reject this proposal. While the homes may not be of surpassing historic value by themselves, I believe that the neighborhood characteristics created by homes like these is Ann Arbor's treasure.


The possibility that these homes may some day be part of a historic Germantown district is another reason to preserve them. The place for large rental properties like the one proposed is in the downtown core.

If we allow historic homes in neighborhoods to be razed (thereby destroying the sense of neighborhood and connection to a specific

place) we will have lost what is most valuable about this town.

I hope that you will consider Ann Arbor's long term future as a vibrant, livable community over the short term profits of what have proven to be many ugly and unsustainable development projects. Please preserve Ann Arbor's historic homes and neighborhoods and ask that developers contribute tangible benefits to the community that has a commitment to live and pay taxes here.

Thank you,

Kim Bayer  


## **Elias, Abigail**

---

**Subject:** Conversations Taping  
**Location:** CTN Studios - 2805 S. Industrial

**Start:** Tue 1/27/2009 5:00 PM  
**End:** Tue 1/27/2009 6:00 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Cross, Robert  
**Required Attendees:** Derezinski, Tony

Hey Tony,

Now I'm the one sorry I didn't get back to you sooner, but you know how it is at the end of the year. The new year is here and I'd love to nail this taping down with you.  
So I believe you said this day worked for you but if not just let me know and we can work something out.

## **Robert Cross**

### **Producer**

Community Television Network  
2805 S. Industrial Ste. 200  
Ann Arbor, MI 48104  
(734) 794.6150 ext. 41513  
Web: [www.a2ctn.org](http://www.a2ctn.org)



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

**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 2:47 PM  
**To:** Larcom, Kristen; Greden, Leigh  
**Cc:** Fraser, Roger; Jones, Barnett; Seto, John; Miller, Jayne; Postema, Stephen  
**Subject:** RE: Bryant Area Generally, 2 Faust Specifically

Kristen,

Thank you for the update and for the continued work to bring this situation to a satisfactory conclusion.

Cheers,

Christopher

-----Original Message-----

**From:** Larcom, Kristen  
**Sent:** Mon 1/5/2009 2:42 PM  
**To:** Taylor, Christopher (Council); Greden, Leigh  
**Cc:** Fraser, Roger; Jones, Barnett; Seto, John; Miller, Jayne; Postema, Stephen  
**Subject:** FW: Bryant Area Generally, 2 Faust Specifically

I'm sorry I'm just now getting to updating you -- the holidays have gotten in the way!

So far, we have sent a letter to the owner and received a letter back, both of which are attached. I've copied Community Development in case this is something they might get involved in from the affordable housing perspective. The Building Department reports that the specific property at 2 Faust Court is currently secure.

Our office, along with Building, Police, and other staff will be discussing this further, both the general problems for the neighborhood and the specific problem with 2 Faust Court. While it's nice we got a response from the owner, it's not satisfactory and we will continue pressing the issue with her until the matter is properly remedied.

Do not hesitate to contact me if you have any questions or would like to discuss matters.

Kristen

Kristen D. Larcom (P39550)  
Senior Assistant City Attorney  
City of Ann Arbor  
100 North Fifth Avenue  
Ann Arbor, MI 48104  
(734) 794-6185  
Fax: (734) 994-4954  
PLEASE NOTE: PHONE NUMBER CHANGE AS OF 10/23/08

-----Original Message-----

**From:** Fraser, Roger  
**Sent:** Tuesday, November 25, 2008 10:48 AM  
**To:** Miller, Jayne; Jones, Barnett

Cc: Dempkowski, Angela A; 'Christopher TAYLORC'; Taylor, Christopher (Council)  
Subject: FW: Bryant Area Generally, 2 Faust Specifically

Please have our folks take a look at this address.

Thanks!

-----Original Message-----

From: Taylor, Christopher (Council)  
Sent: Monday, November 24, 2008 9:33 PM  
To: Postema, Stephen  
Cc: Fraser, Roger; Dempkowski, Angela A; Greden, Leigh  
Subject: Bryant Area Generally, 2 Faust Specifically

Stephen,

Some folks in the Bryant School area, at Joan Doughty's instigation, are taking steps to improve a neighborhood hard hit with foreclosures, abandoned homes, and residences of general disrepair. A more global approach is necessary and being devised, but in the meantime a drive-around inventory has revealed several clearly abandoned and otherwise distressed homes. I'm not sure about protocol or the arsenal of options, but one property, 2 Faust is boarded up and an obvious canker. I would like to chat with someone about /read a description of what our general legal options are in these situations (and situations of lesser severity), but in the meantime can you please take what steps are necessary to improve the situation with 2 Faust.

Many thanks, and although I don't wish to make work, I would be grateful for options-related education on this issue, if possible, prior to December 8 -- the Monday that precedes the initial ad hoc Task Force meeting. Naturally if this communication is in whole or in part better directed to someone else, please let me know.

Best,

Christopher

**Elias, Abigail**

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**From:** Crawford, Tom  
**Sent:** Monday, January 05, 2009 3:03 PM  
**To:** Greden, Leigh  
**Subject:** Credit Card Stmtns for Fraser/Postema  
**Attachments:** P199\_EXCHANGE\_01052009-143202.PDF

---

**From:** Rankin, Katherine  
**Sent:** Monday, January 05, 2009 2:33 PM  
**To:** Crawford, Tom  
**Subject:** Please review the attached scanned document from Rankin, Katherine (KRankin@a2gov.org)



Hierarchy Financial Reports Company User

- Account Summary
- Merchant Summary
- Account Approval Summary
- Schedule Transaction Approval
- Supplier Setup
- Supplier Maintenance
- Schedule Supplier Association
- Search

Financial: Transaction Summary



Show View Criteria

ROGER FRASER  
 TAX ID 38-6004534  
 100 N FIFTH AVENUE  
 THIRD FLOOR  
 ANN ARBOR, MI 48104-5522 USA  
 XXXX-XXXX-0710-7465

Back to Account Summary screen



Search Transaction Count Total: 3

Search Transaction Amount Total: 183.01

Expand All | Collapse All

Detail	Supervisor Reviewed	Cardholder Reviewed	Posting Date	Transaction Date	Description	Transaction Amount	Sales Tax	Add Infor	
	<input type="checkbox"/>	<input type="checkbox"/>	12/15/08	12/12/08	REAL SEAFOOD CO. ANN ARBOR, MI	95.35	0.00		
Expense Description:									
	<input type="checkbox"/>	<input type="checkbox"/>	12/17/08	12/16/08	PAPA JOHNS #2975.COM. 7657657272, MI	52.67	0.00		
Expense Description:									
	<input type="checkbox"/>	<input type="checkbox"/>	12/26/08	12/24/08	RADIOSHACK COR00163303, ANN ARBOR, MI	34.99	1.99		
Expense Description:									

Expand All | Collapse All

Page Total: 183.01



© 1999 - 2009 MasterCard. All rights reserved.  
 Currently logged in as: Katherine Rankin (krankin\_82068, Company Administrators)

Tom,  
 No purchases made by Postema for the December 2008  
 billing cycle.  
 Koby



**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 3:07 PM  
**To:** Schopieray, Christine  
**Subject:** FW: Historic District Commission

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 11:00 AM  
**To:** 'tomstulberg' [REDACTED]  
**Cc:** Schopieray, Christine  
**Subject:** RE: Historic District Commission

Tom:

Thanks for the reply. My assistant will forward you an application. After Thursday is fine.

Hope you are having a fine time.

John

---

**From:** tomstulberg@hotmail.com [mailto:[REDACTED]]  
**Sent:** Monday, January 05, 2009 10:51 AM  
**To:** Hieftje, John  
**Subject:** Re: Historic District Commission

John, thank you for asking. Yes I would be interested. I will be back from vacation on Thursday if you need some paperwork submitted.

Thanks,

Tom

Sent from my Verizon Wireless BlackBerry

---

**From:** "Hieftje, John"  
**Date:** Sun, 4 Jan 2009 11:54:58 -0500  
**To:** Tom Stulberg <[REDACTED]>  
**Subject:** Historic District Commission  
Hi Tom:

Hope you are well. I am writing to ask if you would be interested in serving on the Historic District Commission.

Thanks,

John

## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 3:11 PM  
**To:** Wilkerson, Robyn  
**Cc:** Sell, Sharie  
**Subject:** RE: Internship

Robyn & Sharie-

A summer intern would be very useful. However, there are a few factors to keep in mind:

1. The Mayor/Council don't have enough work to keep the person busy full-time (or even 20 hrs/week). We have about 3-10 hrs/week of work. Accordingly, other offices should commit to keeping the intern busy with enough work to fill his/her day.
2. The budget is tight. Accordingly, it's critical that Roger approve the expenditure. For what it's worth, I believe we paid Imran very well considering the current employment market and the significant benefits an intern receives by working for the City, and that we should consider paying less. Many interns -- even graduate level interns -- will work for little money, considering the economy, and I believe it's appropriate for us to make use of that. I believe Stephen Postema uses unpaid law school interns. Indeed, I did all my college internships, and even one law school internship, for free!!

Thanks.

-Leigh

---

**From:** Wilkerson, Robyn  
**Sent:** Mon 1/5/2009 2:11 PM  
**To:** Greden, Leigh  
**Cc:** Sell, Sharie  
**Subject:** Internship

Leigh,

I understand from Sharie Sell that you have previously sponsored a high level public policy intern. Would you be interested in a graduate level summer intern from UM Ford School of Public Policy?

We have been contacted about an opportunity for a summer intern and are working with Roger and the Service Areas to finalize a job description.

Thanks!  
Robyn

## Elias, Abigail

---

**From:** Teets, Lucy  
**Sent:** Monday, January 05, 2009 3:17 PM  
**To:** Bahl, Sumedh; bradley.johnson@med.va.gov; Bratcher, George (Curt); Bruce Cadwallender; dsweet@tcfbank.com; Dziubinski, Edwin; Hieftje, John; jsmiley [REDACTED]; ken.ascher@usascan.com; Kim.Alfonsi@pfizer.com; lepc@usascan.com; lvazquez@uaw.net; mari.howard@wc-redcross.org; Naud, Matthew; rsimpson@hva.org; sbrophy@theride.org; Teets, Lucy; tgalex [REDACTED]; trent@aaaps.k12.mi.us; Walter E. Davis III (E-mail)  
**Subject:** Ann Arbor LEPC Meeting Reminder

Dear Ann Arbor LEPC Members,

This is a reminder for the January 2009 Ann Arbor LEPC Meeting.

**Date:** Thursday, January 15th

**Time:** 1:30 p.m. - 3:00 p.m.

**Location:** American Red Cross (971-5300)  
4624 Packard Road  
Ann Arbor, MI 48108  
Enter building through main entrance and follow the signs to the meeting room  
Parking is free

Please call me if you have any questions.

Sincerely,

*Lucy A. Teets, P.E.M.*

Assistant Emergency Manager  
City of Ann Arbor Office of Emergency Management  
100 N. Fifth Avenue  
Ann Arbor, MI 48104

734-997-1445 - Phone

734-994-1603 - Fax

*"Change your thoughts and you change the world." Norman Vincent Peale*

"Confidentiality Notice: This message, including any attachments, is intended for the use of the named recipient (s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of the communication (s) is expressly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy any and all copies of the original message, including attachments."

## Elias, Abigail

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**From:** Lloyd, Mark  
**Sent:** Monday, January 05, 2009 3:24 PM  
**To:** Miller, Jayne; Teall, Margie; Callan, Mary Jo; Hall, Jennifer  
**Cc:** Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth); Ellis, Jeff  
**Subject:** RE: can you help

Courthouse Square is a former hotel that was converted into a 116 unit apartment building some years ago. As an apartment building, it's part of the City's Rental Housing Inspection Program and is inspected on a routine schedule every 30 months. We conducted our last full inspection of the building on June 16, 17 and 18, 2008. At the conclusion of the inspection the inspector provided the management representative a copy of all inspection notices identifying the unit and corresponding violations. As with any apartment building this size, there were a number of generally minor code violations such as overuse of extension cords, damaged or missing bath and kitchen tiles, water stains, loose toilets and exhaust fans not venting properly. There were no significant life safety items cited during the three day inspection. In addition to the inspection notice provided to the management representative, there were 13 letters given to individual tenants regarding improper sanitation and access. Landlords and tenants are given a reasonable amount of time to make corrections to violations cited during the inspection. Once they are complete, they are required to contact our office to re-schedule another inspection so we can make sure all the items are addressed and repaired properly. According to our records, Courthouse Square has not contacted us or scheduled a follow-up visit.

Historically, we receive four or five complaints from tenants of the Courthouse Square per year regarding concerns associated with the overall facility or a particular unit. Upon receiving such a complaint, and depending upon the nature of the concerns, we contact the individual immediately and schedule an inspection within five working days. As a follow up to this matter, staff will be treating the e-mail below from Mr. Jensen as a complaint, will contact Mr. Jensen today and will schedule an investigatory inspection within the next five working days.

As a point of interest... whenever life safety violations are discovered during an inspection, the City requires that these matters be addressed immediately. A re-inspection is scheduled by the inspector at the time the life safety violation is noticed and followed up on to ensure corrective measures are taken.

Mark D. Lloyd  
Planning and Development Services Manager City of Ann Arbor, MI  
vox: (734) 794-6265 ext. 42606  
fax: (734) 994-2798

\*note new phone number

-----Original Message-----

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 12:41 PM  
**To:** Teall, Margie; Callan, Mary Jo; Hall, Jennifer  
**Cc:** Lloyd, Mark; Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth)  
**Subject:** RE: can you help

Margie, this is a privately held building with periodic rental housing inspections. Mark Lloyd will follow up and provide information on the status of our inspections.

Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

-----Original Message-----

From: Teall, Margie  
Sent: Monday, January 05, 2009 11:50 AM  
To: Callan, Mary Jo; Hall, Jennifer  
Cc: Miller, Jayne  
Subject: FW: can you help

Hi Mary Jo and Jennifer:

I'm forwarding this to you, wondering if you can address the issues here regarding Courthouse Square. You are welcome to respond to Mr. Jensen, but let me know either what you tell him, or what I should tell him. Thanks!

-Margie

-----Original Message-----

From: paul jensen [mailto:████████████████████]  
Sent: Monday, January 05, 2009 10:59 AM  
To: Teall, Margie  
Subject: can you help

Im a resident of courthouse sq apts and can attest to the fact that the building is in general is array filthy halls no lights in the 2nd fl common area etc etc including but not limited too ( all carpets must be cleaned windows as well I need an inspection nqw to verify and correct these problems

compounded with this is a recurring and daily of the presence of homeless people rooming the building they could save alot of money by weatherization..

Also be advised that I have only seen the office personal about three times since before christmas whos accounts for them

can you help

## **Elias, Abigail**

---

**Subject:** Audit Committee Meeting (Follow-up to prior meeting)  
**Location:** ConfRoom - 5th Floor

**Start:** Thu 1/8/2009 5:30 PM  
**End:** Thu 1/8/2009 6:30 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Crawford, Tom

## Elias, Abigail

---

**From:** Fraser, Roger  
**Sent:** Monday, January 05, 2009 3:31 PM  
**To:** \*City Council Members (All)  
**Cc:** Miller, Jayne; Dempkowski, Angela A  
**Subject:** FW: can you help

Here is additional follow-up regarding Courthouse Square.

Roger  
734-794-6110  
[rfraser@a2gov.org](mailto:rfraser@a2gov.org)

-----Original Message-----

**From:** Lloyd, Mark  
**Sent:** Monday, January 05, 2009 3:24 PM  
**To:** Miller, Jayne; Teall, Margie; Callan, Mary Jo; Hall, Jennifer  
**Cc:** Fraser, Roger; Higgins, Marcia; Dempkowski, Angela A; Barber, Janet (Barth); Ellis, Jeff  
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Mark D. Lloyd

Planning and Development Services Manager  
City of Ann Arbor, MI  
vox: (734) 794-6265 ext. 42606  
fax: (734) 994-2798

\*note new phone number

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Jayne Miller  
Community Services Area Administrator  
City of Ann Arbor  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
734-794-6120 (phone)  
734-994-8460 (fax)  
[www.a2gov.org](http://www.a2gov.org)

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To: Teall, Margie  
Subject: can you help

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christmas whos accounts for them

can you help

**Elias, Abigail**

---

**From:** Bartha, Stephen  
**Sent:** Monday, January 05, 2009 3:36 PM  
**To:** \*City Council Members (All)  
**Cc:** Fraser, Roger; Dempkowski, Angela A; Beaudry, Jacqueline; Crawford, Tom; Miller, Jayne  
**Subject:** Caucus Memo re Demolition Procedures  
**Attachments:** Caucus Memo - Demolition Procedures.pdf

**Sending on behalf of Jayne Miller.**

---  
Steve Bartha  
Management Assistant  
Community Services Area  
t+ 734-794-6210, Ext. 42198  
f+ 734-994-8312  
[sbartha@a2gov.org](mailto:sbartha@a2gov.org)



*Please consider the environment before printing this email*

## MEMORANDUM

TO: Mayor and Council  
FROM: Jayne Miller, Community Services Administrator  
DATE: January 5, 2009  
SUBJECT: Caucus Question

### Agenda Item #B-1 – City Place PUD Ordinance

Question – A Third Ward resident and owner of a business on Fourth Ave., south of Williams, requested information regarding regulations and measures required to ensure that if/when the de Parry structures (either with PUD or By Right) are removed, that debris, dust and the toxic materials likely present in the buildings and made airborne by the demolition do not adversely affect the surrounding neighborhood.

(Taylor)

Answer – The City of Ann Arbor utilizes the Michigan Residential Building Code for the regulation of construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of residential structures in the City. The purpose of this code, as stated in section 101.3, is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

There are no specific requirements in this code or the City of Ann Arbor Code of Ordinances regulating the demolition of buildings by individual property owners. However, if the home or property owner utilizes a State Licensed Contractor, then the contractor would be subject to the provisions of the Michigan Occupational Safety and Health Administration. These provisions require that anyone employing someone else to perform demolition or other work provide a safe environment in which to perform the work. This includes identification and removal of any hazardous materials prior to commencing demolition or other work activity.

During demolition and site inspection processes, Planning and Development Services inspection staff make sure that the site is both secured from public access and that standard safety procedures are followed. After demolition we verify that the site is left in a safe condition which includes sedimentation and soil erosion control measures being put in place.

Prepared by: Steve Bartha, Management Assistants  
Reviewed by: Jayne Miller, Community Services Administrator  
Approved by: Roger W. Fraser, City Administrator

Attachments: Michigan Residential Building Code, Chapter 101.3

# Part I — Administrative

## CHAPTER 1 ADMINISTRATION

### SECTION R101 TITLE, SCOPE AND PURPOSE

**R101.1 Title.** These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as "this code."

**R101.2 Scope.** The provisions of the *International Residential Code for One- and Two-family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

**R101.3 Purpose.** The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

### SECTION R102 APPLICABILITY

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

**R102.2 Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

**R102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

**R102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

**Exception:** Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

**R102.5 Appendices.** Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

**R102.6 Partial invalidity.** In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

**R102.7 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**R102.7.1 Additions, alterations or repairs.** Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

### SECTION R103 DEPARTMENT OF BUILDING SAFETY

**R103.1 Creation of enforcement agency.** The department of building safety is hereby created and the official in charge thereof shall be known as the building official.

**R103.2 "Building official"** means the person who is appointed and employed by a governmental subdivision, who is charged with the administration and enforcement of the state codes specified in R 408.30499, and who is registered in compliance with 1986 PA 54, MCL 338.2301 et seq.

R 408.30501

**R103.3 "Building inspector"** means the person who is appointed and employed by a governmental subdivision, who is charged with the administration and enforcement of the state codes specified in R 408.30499, and who is registered in compliance with 1986 PA 54, MCL 338.2301 et seq.

R 408.30502

### SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL

**R104.1 General.** The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and

**Elias, Abigail**

---

**From:** Derezinski, Tony  
**Sent:** Monday, January 05, 2009 3:44 PM  
**To:** Cross, Robert  
**Subject:** Accepted: Conversations Taping

That time and date works for me!

:Please send any details you can.

tonyd

**Elias, Abigail**

---

**From:** Dempkowski, Angela A  
**Sent:** Monday, January 05, 2009 3:44 PM  
**To:** \*City Council Members (All); Fraser, Roger; Postema, Stephen  
**Subject:** caucus questions  
**Attachments:** CA-2.doc; CA-3.doc; B-1.pdf

Here they are.

Angela Dempkowski  
City Administrator's Office  
Phone - 734.794.6110 Ext. 41102

## MEMORANDUM

TO: Mayor and Council

FROM: Dan Rainey, Information Technology Director

DATE: January 5, 2009

SUBJECT: Caucus Questions

Agenda Item #CA-1 - Resolution to Approve a Contract with Sehi Computer Products, Inc. for Personal Computer Replacements (Not to Exceed \$95,500.00)

Question - We're purchasing 61 computers (and some unidentified additional hardware). The average cost of these computers is just above \$1,565.00. 36 of these computers are laptop; 25 are desktop. All computers are HP.

I don't know what else is included in the estimate, but I'd like to know. I'd also like to understand why the average cost is so high. Right now a portable computer similar to the one I'm using (on the open market) appears to retail for about \$1,500; desktop computers are less expensive. (Briere)

Answer - The cost breakdown for the laptops is:

1	KE821AV	HP 6530B Notebook	\$ 1,153.04
1	GP536AA	HPL1908wWideLCDMonitor	\$ 208.84
1	RC465AA	HPUSBKeyboardAndMouseBMP	\$ 24.79
1	AJ078AA	HPUniversalNylonCase	\$ 17.00
1	EN488AA	HPBasicDockingStation120W	\$ 124.81
1	PA507A	HPStandardMonitorStand	\$ 62.16
		Installation of Computer	\$ 35.00
<b>TOTAL COST</b>			<b>\$ 1,625.64</b>

And the cost breakdown for the desktops is:

1	KP722AV	HP Compaq dc7900 Ultra Slim Desk Top	\$ 896.00
1	GP537AA	HPL1908 WJ Wide LCD Monitor	included
1		Installation of Computer	\$ 35.00
<b>TOTAL COST</b>			<b>\$ 931.00</b>

The total purchase price from Sehi for the 36 laptops and 25 desktops is \$81,798.04 with the remaining \$13,701.96 reserved as contingency for any unscheduled replacements that may occur due to machine failures or changing business needs during the remainder of FY2009.

Laptops are provided with additional hardware; including a monitor, monitor stand, mouse, keyboard, and docking station, which increases the per unit cost by approximately \$500.00.

All computers include a \$35 installation fee from Sehi, which covers the installation of the new hardware, removal of the old hardware, U.S. Department of Defense certified wipe of the old disk drives and environmentally friendly disposal of the old equipment.

Prepared by: Dan Rainey, Director, Information technology Service Unit  
Reviewed by: Tom Crawford, CFO, Financial & Administrative Services  
Approved by: Roger Fraser, City Administrator



## MEMORANDUM

TO: Mayor and Council  
FROM: Dan Rainey, Information Technology Director  
DATE: January 5, 2009  
SUBJECT: Caucus Questions

Agenda Item #CA-3 - Resolution to Approve a Purchase Order to Environmental Systems Research Institute (ESRI) for the Annual Geographic Information System Software Maintenance and License Agreement (\$50,470.42)

Question - I'd really like to be able to say how many computers are running the GIS mapping programs that will be covered by the maintenance agreement covered in CA-3. As we confront a \$50,000+ annual cost, I believe we should be able to break the cost down by computer or user to support its cost. (\$1000 per user? \$2000 per user? We have no way to evaluate what's reasonable, although I recognize that this is a single-source software product, and don't question its value.). (Briere)

Answer - ESRI GIS software costs are currently charged out on a "named user" basis through the IT fund. In FY2009 we have 112 identified GIS users across the City. The FY2009 per user cost for the ESRI GIS software is \$450.63 per user.

Prepared by: Dan Rainey, Director, Information technology Service Unit  
Reviewed by: Tom Crawford, CFO, Financial & Administrative Services  
Approved by: Roger Fraser, City Administrator

## MEMORANDUM

TO: Mayor and Council  
FROM: Jayne Miller, Community Services Administrator  
DATE: January 5, 2009  
SUBJECT: Caucus Question

### Agenda Item #B-1 – City Place PUD Ordinance

Question – A Third Ward resident and owner of a business on Fourth Ave., south of Williams, requested information regarding regulations and measures required to ensure that if/when the de Parry structures (either with PUD or By Right) are removed, that debris, dust and the toxic materials likely present in the buildings and made airborne by the demolition do not adversely affect the surrounding neighborhood.

(Taylor)

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Prepared by: Steve Bartha, Management Assistants  
Reviewed by: Jayne Miller, Community Services Administrator  
Approved by: Roger W. Fraser, City Administrator

Attachments: Michigan Residential Building Code, Chapter 101.3

## Part I — Administrative

### CHAPTER 1

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**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 3:45 PM  
**To:** Crawford, Tom  
**Subject:** Accepted: Audit Committee Meeting (Follow-up to prior meeting)

**Elias, Abigail**

---

**From:** Cross, Robert  
**Sent:** Monday, January 05, 2009 3:47 PM  
**To:** Derezinski, Tony  
**Subject:** RE: Conversations Taping

As you've seen with the other Council Members your first visit is just a getting to know what brought you to run for council and what you want to accomplish and basic ideas like that. You can show up @ 5pm on the day and you and Jim will discuss the talking points for show. We'll sit you in the studio for a 30 minutes show that has a 3 minute break in the middle and you'll be out the door by 6pm. See you then!

## **Robert Cross**

### **Producer**


Community Television Network

2805 S. Industrial Ste. 200

Ann Arbor, MI 48104

(734) 794.6150 ext. 41513

Web: [www.a2ctn.org](http://www.a2ctn.org)

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

-----Original Appointment-----

**From:** Derezinski, Tony

**Sent:** Monday, January 05, 2009 3:44 PM

**To:** Cross, Robert

**Subject:** Accepted: Conversations Taping

**When:** Tuesday, January 27, 2009 5:00 PM-6:00 PM (GMT-05:00) Eastern Time (US & Canada).

**Where:** CTN Studios - 2805 S. Industrial

That time and date works for me!

:Please send any details you can.

tonyd

**Elias, Abigail**

---

**From:** Derezinski, Tony  
**Sent:** Monday, January 05, 2009 3:48 PM  
**To:** Nearing, Michael  
**Subject:** Accepted: Washtenaw Avenue Water Main Replacement - Meeting to discuss project deferral until 2010

I will be there. Steve Rapundalo and I have gotten calls on this, esp Mike Roddy at :Paesanos.

tonyd

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 3:52 PM  
**To:** Dempkowski, Angela A  
**Subject:** RE: caucus questions

Thanks!

---

**From:** Dempkowski, Angela A  
**Sent:** Monday, January 05, 2009 3:44 PM  
**To:** \*City Council Members (All); Fraser, Roger; Postema, Stephen  
**Subject:** caucus questions

Here they are.

Angela Dempkowski  
City Administrator's Office  
Phone - 734.794.6110 Ext. 41102

**Elias, Abigail**

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**From:** Briere, Sabra  
**Sent:** Monday, January 05, 2009 3:51 PM  
**To:** City of Ann Arbor Helpdesk  
**Subject:** RE: Incident #9843 - Your Helpdesk submission has been addressed

I still don't have LAN access at home. I've been too busy -- and it's been too hard to deal with the holiday -- for this to be taken care of yet.

Other things are working much better, but I need the code for my wireless connection. Any clue how to find / get that? If so, I can enter the 13 digit number and be off and running ...

Thanks!

*Sabra Briere*  
*First Ward Councilmember*  
*(734)995-3518*  
*(734)484-3600 x 237 (work)*

**From:** City of Ann Arbor Helpdesk [mailto:Help@a2gov.org]  
**Sent:** Mon 1/5/2009 3:40 PM  
**To:** Briere, Sabra  
**Subject:** RE: Incident #9843 - Your Helpdesk submission has been addressed

## **Incident Addressed**

**Your Helpdesk issue has been addressed:**

### **Details**

Incident #: **9843**

Title: **No LAN access at home; dial-up check box grayed out 1-5**

### **Comment**

**Sent the NoRas to this system, will happen when she logs in.**

Thank you for using Altiris Helpdesk



## Elias, Abigail

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**From:** Derezinski, Tony  
**Sent:** Monday, January 05, 2009 3:54 PM  
**To:** Pollay, Susan  
**Cc:** Smith, Sandi  
**Subject:** RE: driving tour

Monday morning, Jan 12<sup>th</sup> is available for me; I have a lunch downtown at noon.

I can drive—and the front seat has bunwarmers!

tonyd

---

**From:** Susan Pollay [mailto:SPollay@a2dda.org]  
**Sent:** Monday, January 05, 2009 8:58 AM  
**To:** Smith, Sandi; Derezinski, Tony  
**Subject:** RE: driving tour

Would love to be a part of this. A very important discussion. I can do something this week, but next week is even better. Next week, for instance:

Monday, Jan 12	all morning
Tuesday, Jan 13	all afternoon
Wed, Jan 14	all afternoon

If you prefer this week, let me know your preferred times and I'm sure I can rearrange. Also, I have a small but efficient car (Nissan Sentra) to put to the cause, unless one of you prefers to drive...?

Thanks so much for including me.

Suz

---

**From:** Smith, Sandi [mailto:SSmith@a2gov.org]  
**Sent:** Saturday, January 03, 2009 9:51 PM  
**To:** Susan Pollay; Derezinski, Tony  
**Subject:** driving tour

Susan and Tony,

Happy New Year!

I'd love to schedule a tour with the two of you to tour the fringe neighborhoods that abut the DDA. I think it will be very useful to put our three points of view together as we look at the relationship between the proposed A2D2 zoning districts and the adjacent areas.

Let me know some good times for you over the next week or so and we'll find something in common.

Thanks!

**Sandi Smith**  
Ann Arbor City Council  
First Ward  
734-302-3011

## Elias, Abigail

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**From:** Weinert, Bryan C  
**Sent:** Monday, January 05, 2009 3:57 PM  
**To:** Hohnke, Carsten; David Stead  
**Cc:** Teall, Margie; 'Jim Frey'  
**Subject:** RE: Commercial Recycling

Hi. Including the entire commercial sector we estimate a total citywide recycling diversion rate of about 35% currently (35,000 tons/year roughly). The privately collected commercial waste stream is estimated at a 20% recycling rate currently.

To get to 50% recycling citywide (including composting) we will need an additional 15,000 tons/year of recycling. To get to 60% recycling rate we will need to recover an additional 25,000 tons/year.

Hope this helps. Thanks.

-----Original Message-----

**From:** Carsten Hohnke [mailto:chohnke@a2gov.org]  
**Sent:** Monday, January 05, 2009 3:27 PM  
**To:** David Stead  
**Cc:** Teall, Margie; Weinert, Bryan C  
**Subject:** Re: Commercial Recycling

David, Bryan,

I'm reviewing my notes and can't find something I'm pretty sure you already answered for me. So apologies for the re-ask:

Including the entire commercial sector, what is our current diversion rate, and what do we anticipate it will increase to at some steady-state point post-implementation of the franchising agreement?

In other words, how big of a step is this going to be toward our 60% goal?

Thanks,  
Carsten

David Stead wrote:

- > Margie and Carsten:
- >
- > Do you need me, Bryan Weinert or Jim Frey, the consultant, at
- > tonight's meeting? Did you want a presentation on the project or would
- > that be better when you get the contract and the ordinance from staff?
- >
- > David Stead

## Elias, Abigail

---

**From:** Derezsinski, Tony  
**Sent:** Monday, January 05, 2009 4:21 PM  
**To:** Cawley, Patrick  
**Subject:** FW: Traffic Lights

Dear Pat:

Here is the email from Don Welch. I also left a phone message to him that I would be looking into it.

Thanks for looking in to it, and contacting him; let me know what happens.

Tony Derezsinski

---

**From:** Don Welch [mailto:Don.Welch@merit.edu]  
**Sent:** Monday, December 29, 2008 3:53 PM  
**To:** Derezsinski, Tony  
**Subject:** Traffic Lights

Tony,

You are my City Council representative and had a nice conversation with my wife at our home during your campaign this fall. You probably don't remember, but I am the West Pointer and we moved to Ann Arbor about 2 years ago.

Anyway, having lived in many cities in my adult life, I have been extremely frustrated by the traffic lights in Ann Arbor. In general, I have two complaints. The first is that there are far too many green arrows for left turns, when there should be either a solid green or an arrow followed by a solid green. The problem is exacerbated by the minimal synchronization of lights. Many times I will sit waiting to make a left with no cars coming the opposite direction. As the upstream light changes, the opposing cars will start coming and arrive at the intersection just in time for the light to change so that I can make my left. The other general complaint is that the lights don't change frequently enough. As you know the timing of lights is an optimization problem - too short and not enough cars get through, too long and some cars have to wait unfairly long times. My experience is that Ann Arbor has a fairness problem. At many lights at all times of the day (including rush) I have seen cars waiting at an intersection with traffic going the other way. This is not only a fairness issues, but throughput too. I believe that traffic would on average move around Ann Arbor more quickly (read less gas) if the light times were a little shorter.

I think the general problem could improved by better traffic engineering. Sending the city traffic engineer to the U-M Math department for a lesson or two on Queuing Theory would certainly help. In the long run, more "smart lights" is probably what are needed.

Now that you've read this far, I have a very specific complaint on a traffic light that I find incredibly frustrating. The light at Sheridan and Washtenaw is the worse light I can ever remember coming across. Traffic on Washtentaw that wants to turn onto Sheridan or Manchester can't turn at the same time. This means that the cycle is longer and results in a lack of fairness of wait times. The left arrow turning from Washtenaw to Sheridan is short. 3 or 4 cars make it through with the last going through on red. The left turn arrow for cars turning onto Manchester appears to be longer. To make it worse, periodically, cars turning onto Sheridan do not get at arrow during a cycle. Since the arrow is short and the waiting lane is limited, this can mean an awfully long wait to make a left. I have waited over 5 minutes to make a left onto Sheridan on multiple occasions that do not include rush times or a pedestrian! Many cars skip the wait by cutting back out into traffic

and making the left without a light at Arlington. This negates any safety benefit I can conceive of with the current light configuration.

To sum up, please push the traffic engineers to do a better job of configuring the lights to improve traffic flow. Ann Arbor is truly the worst that I have seen. I don't know how effective you will be, I know Ann Arbor is not big on change. However, if you could please get the light at Washtenaw and Sheridan fixed so that lefts from both directions of Washtenaw occur at the same time my wife and I (and probably many others) would be very grateful.

Sincerely,  
Don

--

Donald J. Welch, Ph.D.  
President and CEO  
Merit Network, Inc.  
[www.merit.edu](http://www.merit.edu)  
734-527-5701

Connecting Organizations ~ Building Community

## Elias, Abigail

---

**From:** Schopieray, Christine  
**Sent:** Monday, January 05, 2009 4:28 PM  
**To:** Hieftje, John  
**Subject:** update 1/5/09

Happy New Year!

I got a call from Chris Hess of Rick's Cafe. They will be celebrating their 30th year in business and want to know if they can get a letter of congratulations or a proclamation. What say you? Yes or no?

RJ Baldwin (photographer of aerial prints of Ann Arbor) wants to make an appointment with you. He said you wanted him to put some papers / figures together and get back with you. I already told him in a previous call that due to budgetary constraints we, at the City, would not be ordering prints. Shall I make him an appt. anyway?

Gary Boren spoke with Ray Deter in regards to the HDC. Ray has a few procedural questions, for example, does Gary have to be nominated by the president of Ray's committee (which would not be a problem) and does he need to live in a historic district? Gary's number is: [REDACTED] if you'd like to talk to him, and his email is: [REDACTED].

Mary Lummer, a U-M student, wants an appt. to speak to you about speaking at the 2009 Sustainable Energy Fellowship in June. I am awaiting a return call from her to schedule this. Her number is: [REDACTED] if you'd like to call her for more details.

Lara Zade of the Mi. Daily would like to interview you about City Budget cuts, her deadline is noon tomorrow. Her number is: [REDACTED]

Did Ernie Deplanney reach you regarding your fireplace doors? I gave him your cell #.

A resident of the (3rd?or 5th?) ward called to ask you not to support the rezoning of 5th avenue as she feels the historic houses are an asset to the ambience of that neighborhood. If you'd like to speak to her, her number is: 669-8949. She did not leave her name.

Welcome back. 14 more days and the "shrub" is history!!! -C

Christine Schopieray  
Assistant to the Mayor  
City of Ann Arbor  
734-794-6161 x41602

## Elias, Abigail

---

**From:** Schopieray, Christine  
**Sent:** Monday, January 05, 2009 5:00 PM  
**To:** Hieftje, John  
**Subject:** FW: update 1/5/09

FYI-  
Nancy Sturgis called to register her opposition to the 5th avenue rezoning. Being a 3rd generation Ann Arborite she feels it will deplete the charm of A2, which is happening quickly enough as it is.

---

**From:** Schopieray, Christine  
**Sent:** Monday, January 05, 2009 4:28 PM  
**To:** Hieftje, John  
**Subject:** update 1/5/09

Happy New Year!

I got a call from Chris Hess of Rick's Cafe. They will be celebrating their 30th year in business and want to know if they can get a letter of congratulations or a proclamation. What say you? Yes or no?

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Gary Boren spoke with Ray Deter in regards to the HDC. Ray has a few procedural questions, for example, does Gary have to be nominated by the president of Ray's committee ( which would not be a problem) and does he need to live in a historic district? Gary's number is: [REDACTED] if you'd like to talk to him, and his email is: [gary@boren.com](mailto:gary@boren.com) .

Mary Lummer , a U-M student, wants an appt. to speak to you about speaking at the 2009 Sustainable Energy Fellowship in June. I am awaiting a return call from her to schedule this. Her number is: [REDACTED] 6, if you'd like to call her for more details.

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Did Ernie Deplanney reach you regarding your fireplace doors? I gave him your cell #.

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Welcome back. 14 more days and the "shrub" is history!!! -C

Christine Schopieray  
Assistant to the Mayor  
City of Ann Arbor  
734-794-6161 x41602

**Elias, Abigail**

---

**From:** Bowden (King), Anissa  
**Sent:** Monday, January 05, 2009 5:35 PM  
**To:** Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie  
**Subject:** Final Agenda and Packet  
**Attachments:** image001.gif; image003.gif  
**Importance:** High

The council packet link has been updated to include the following:

B-1 City Place Protest Letter/memo from Community Services requiring an 8 Vote Requirement for this ordinance.

DB-1 City Place Site Plan revision to the Development Agreement

F-1 415 W. Washington Proposal Review Committee Recommendations revision attachments updated.

The link is now ready for downloading.

**Anissa R. Bowden | Council Administrative Coordinator**  
[abowden@a2gov.org](mailto:abowden@a2gov.org)  
City of Ann Arbor, Michigan,  
Office of the City Clerk  
100 N. Fifth Ave, Ann Arbor, Michigan 48104  
**PLEASE NOTE NEW PHONE NUMBER:**  
Internal : ext. 41402  
External (734) 794-6144 ext. 41402



**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 6:06 PM  
**To:** Wilkerson, Robyn  
**Cc:** Sell, Sharie  
**Subject:** RE: Internship

Oh that's wonderful! Yes yes yes! Let's do it (subject to #1, below, that we have clearly identified sufficient work to keep the person busy). The Mayor/Council can certainly be part of that effort.

---

**From:** Wilkerson, Robyn  
**Sent:** Monday, January 05, 2009 4:38 PM  
**To:** Greden, Leigh  
**Cc:** Sell, Sharie  
**Subject:** RE: Internship

Leigh,  
I am sorry that I wasn't more specific, but this internship will be paid by the Ford School.  
Thanks!  
Robyn

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 3:11 PM  
**To:** Wilkerson, Robyn  
**Cc:** Sell, Sharie  
**Subject:** RE: Internship

Robyn & Sharie-

A summer intern would be very useful. However, there are a few factors to keep in mind:

1. The Mayor/Council don't have enough work to keep the person busy full-time (or even 20 hrs/week). We have about 3-10 hrs/week of work. Accordingly, other offices should commit to keeping the intern busy with enough work to fill his/her day.

2. The budget is tight. Accordingly, it's critical that Roger approve the expenditure. For what it's worth, I believe we paid Imran very well considering the current employment market and the significant benefits an intern receives by working for the City, and that we should consider paying less. Many interns -- even graduate level interns -- will work for little money, considering the economy, and I believe it's appropriate for us to make use of that. I believe Stephen Postema uses unpaid law school interns. Indeed, I did all my college internships, and even one law school internship, for free!!

Thanks.

-Leigh



**From:** Wilkerson, Robyn  
**Sent:** Mon 1/5/2009 2:11 PM  
**To:** Greden, Leigh  
**Cc:** Sell, Sharie  
**Subject:** Internship

Leigh,

I understand from Sharie Sell that you have previously sponsored a high level public policy intern. Would you be interested in a graduate level summer intern from UM Ford School of Public Policy?

We have been contacted about an opportunity for a summer intern and are working with Roger and the Service Areas to finalize a job description.

Thanks!  
Robyn

## Elias, Abigail

---

**From:** Bowden (King), Anissa  
**Sent:** Monday, January 05, 2009 6:35 PM  
**To:** Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie  
**Subject:** Revised Packet & Final Agenda  
**Attachments:** image001.gif; image002.gif  
**Importance:** High

The agenda and packet were revised to include DC-2 Transfer of a Class C Liquor License DBA Studio 4 and ready for downloading.

**Anissa R. Bowden | Council Administrative Coordinator**  
[abowden@a2gov.org](mailto:abowden@a2gov.org)  
City of Ann Arbor, Michigan,  
Office of the City Clerk  
100 N. Fifth Ave, Ann Arbor, Michigan 48104  
**PLEASE NOTE NEW PHONE NUMBER:**  
Internal : ext. 41402  
External (734) 794-6144 ext. 41402



**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 6:38 PM  
**To:** Larcom, Kristen; Taylor, Christopher (Council)  
**Subject:** RE: Bryant Area Generally, 2 Faust Specifically

I've never heard of the Non-Profit Housing Corp. Is that a real agency??

-----Original Message-----

**From:** Larcom, Kristen  
**Sent:** Monday, January 05, 2009 2:42 PM  
**To:** Taylor, Christopher (Council); Greden, Leigh  
**Cc:** Fraser, Roger; Jones, Barnett; Seto, John; Miller, Jayne; Postema, Stephen  
**Subject:** FW: Bryant Area Generally, 2 Faust Specifically

I'm sorry I'm just now getting to updating you -- the holidays have gotten in the way!

So far, we have sent a letter to the owner and received a letter back, both of which are attached. I've copied Community Development in case this is something they might get involved in from the affordable housing perspective. The Building Department reports that the specific property at 2 Faust Court is currently secure.

Our office, along with Building, Police, and other staff will be discussing this further, both the general problems for the neighborhood and the specific problem with 2 Faust Court. While it's nice we got a response from the owner, it's not satisfactory and we will continue pressing the issue with her until the matter is properly remedied.

Do not hesitate to contact me if you have any questions or would like to discuss matters.

Kristen

Kristen D. Larcom (P39550)  
Senior Assistant City Attorney  
City of Ann Arbor  
100 North Fifth Avenue  
Ann Arbor, MI 48104  
(734) 794-6185  
Fax: (734) 994-4954  
PLEASE NOTE: PHONE NUMBER CHANGE AS OF 10/23/08

-----Original Message-----

**From:** Fraser, Roger  
**Sent:** Tuesday, November 25, 2008 10:48 AM  
**To:** Miller, Jayne; Jones, Barnett  
**Cc:** Dempkowski, Angela A; 'Christopher TAYLORC'; Taylor, Christopher (Council)  
**Subject:** FW: Bryant Area Generally, 2 Faust Specifically

Please have our folks take a look at this address.

Thanks!

-----Original Message-----

From: Taylor, Christopher (Council)  
Sent: Monday, November 24, 2008 9:33 PM  
To: Postema, Stephen  
Cc: Fraser, Roger; Dempkowski, Angela A; Greden, Leigh  
Subject: Bryant Area Generally, 2 Faust Specifically

Stephen,

Some folks in the Bryant School area, at Joan Doughty's instigation, are taking steps to improve a neighborhood hard hit with foreclosures, abandoned homes, and residences of general disrepair. A more global approach is necessary and being devised, but in the meantime a drive-around inventory has revealed several clearly abandoned and otherwise distressed homes. I'm not sure about protocol or the arsenal of options, but one property, 2 Faust is boarded up and an obvious canker. I would like to chat with someone about /read a description of what our general legal options are in these situations (and situations of lesser severity), but in the meantime can you please take what steps are necessary to improve the situation with 2 Faust.

Many thanks, and although I don't wish to make work, I would be grateful for options-related education on this issue, if possible, prior to December 8 -- the Monday that precedes the initial ad hoc Task Force meeting. Naturally if this communication is in whole or in part better directed to someone else, please let me know.

Best,

Christopher

## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 6:50 PM  
**To:** 'Snyder Bob'  
**Cc:** Hieftje, John  
**Subject:** RE: City Place rezoning and PUD

Hi Bob-

Let's be clear: it's not the "City's goal" to densify 4th, 5th, Division, etc. Whatever zoning codes exist there have been in place for decades, after community input in the master planning process, and those zoning codes may or may not call for more density. In the 5th Avenue area, they surely \*do\* call for more density.

Have fun on your trip!

---

**From:** Snyder Bob [mailto: ]  
**Sent:** Monday, January 05, 2009 2:03 PM  
**To:** Greden, Leigh  
**Cc:** Hieftje, John  
**Subject:** Re: City Place rezoning and PUD

Hi Leigh & John!

Ah, would that the SUNA area had been "down-zoned" in the late 50s! Walnut & especially Wilmot had some great old homes then! Alas, the brick boxes moved in & took over!

Okay, so the City's goal is to "densify" Parts of Fifth & 4th & probably Division. PHD will supposedly do that & provide housing for the (which "the"?) workforce. Will a portion of that be so-called "affordable housing" (a la the approved new development on First & Liberty-- or is it Washington?). Will there be (more than) adequate off-street parking. (unlike 601 Forest)? What makes a green project green?

Darn, I sure wish there was a better way to actually engage in give & take three-way discussion instead of sequential one-way (public commentary) followed by, perhaps, two-way developer/Council exchanges, then one-way Council to Council exchanges & voting. John & I exchanged an email or 2 on this in early summer. Would take some skilled group-process detached & neutral party. Seems the present "linear" process stands in the way of open & transparent give & take. While I'm on my soapbox spouting my opinions, it would also be wonderful if ALL Council members, especially, and the public used the microphones as if they wanted to be actually heard! John, you ALWAYS speak intentionally to be HEARD. Leigh, you too. It then goes downhill from there to almost a whisper!

Thanks again for listening & also making your voices heard!

Bob

Sent from my iPhone

C. Robert Snyderkm

On Jan 5, 2009, at 9:52 AM, "Greden, Leigh" <L.Greden@a2gov.org> wrote:

Hi Bob-

I agree we should have a debate about which areas should be single-family homes and which areas should be prone for more dense development. Two years ago, we "down-zoned" an area in west Burns Park that was ripe for development. We did this to make clear that the area should NOT be changed from its current single-family home character. Down-zoning: THAT'S the way to address your legitimate concerns. Historic preservation is not the way because it perverts preservation by allowing anything to be called "historic." The City Place area is zoned R4C -- and has been for decades. Based on that, the developer can build a new 96-bed project in 16 6-bedroom units--yikes! Based on that zoning, the community has clearly thought, for years, that this site could/should include some pretty dense development. The PUD is a far preferable alternative because it would consist of 1-, 2-, and 3-bedroom units, green construction, and guarantees of workforce housing.

-Leigh

---

**From:** Snyder Bob [mailto:████████████████████]  
**Sent:** Mon 1/5/2009 11:28 AM  
**To:** Hieftje, John  
**Cc:** Greden, Leigh  
**Subject:** Re: City Place rezoning and PUD

John (and Leigh, too!)

Thanks for your response! Re: the 600 + or - former Mayors' homes being designated "potentially historic, I'd limit it to only those homes they either were born or died in! All the others would be deemed "transitory stops along the way to immortality"!

More to the point, I feel that it's not necessarily necessary to have ANY designated historic homes in order for a neighborhood to be recognized as having, now and/or in the past, been recognized for its unique characteristics--e.g. the area surrounding Wheeler Park having been home to primarily "Negroes" (the reasons for which being a sad commentary on a time in our history), or in today's case the Germantown neighborhood (okay, so Metzgers & the Old German pushed out its northern boundary!). Any one individual house does not a neighborhood make; it is the residents of those houses, however diverse or non-organized they may appear to someone not residing within the area. "Germantown" is such an area, whether or not any of its current residents "sprecht Deutsch" (excuse my spelling!).

Many of A2's residential areas in and around the city's & university's "core" have already been pillaged by brick-box development, leaving behind a neighborhood devoid of its former identity. Walnut Street & Wilmot, both within my SUNA boundaries, were "uglified" in the 1960s & 70s, leaving a neighborhood once populated with a healthy blend of owner-occupied and rental residents, now forever, through the transforming power of the wrecking ball, stuck with what some Oxbridge & Burns Park resident owners refer disdainfully to as "that student ghetto." There were some folk, developers & NBPAers & City Hall planners & politicians immersed in 601 Forest, who even had the audacity to posit that once the 601 monolith was built it would

draw out the students in SUNA and draw in young single-family academics & professionals!  
This is what MLK in a speech referred to as "soft-minded thinking."

All this, John & Leigh, sparked by what is/is not "historic!" I look forward to some good news coming out of tonight's meeting! A short email before I board the red-eye home at 1:00 AM your time would (I hope) be well received!

Thanks for listening & leading!  
Bob  
SUNA

Sent from my iPhone

C. Robert Snyderkm

On Jan 5, 2009, at 6:44 AM, "Hieftje, John" <[JHieftje@a2gov.org](mailto:JHieftje@a2gov.org)> wrote:

Bob:

I don't favor the PUD proposal but I won't offer an opinion on the historic value of the seven houses.

All I said was the fact a former mayor may have lived in a house does not give it historic credentials as some would have it. There have been close to 50 mayors. I have lived in at least 6 Ann Arbor houses in my lifetime. Most of the other mayors grew up in A2 as well. Should we designate up to 600 houses as historic because former mayor's lived in them?

John

---

**From:** Snyder Bob [mailto:[\[REDACTED\]](mailto:)]  
**Sent:** Monday, January 05, 2009 12:25 AM  
**To:** Greden, Leigh  
**Cc:** Hieftje, John  
**Subject:** Re: City Place rezoning and PUD

Leigh,

Just re-read your comments re: lack of any historical significance of any of the 7 houses slated to be demolished. So emphatically at odds with what Susan W. says! Will re-play the Mayor's "speech" tomorrow morning and try to see what

further light he might have shed on 12/15. Does seem a little pompous to make such strong put-downs with such certainty in a field not of one's principal expertise! Individual houses may or may not be of "significance" but may be when taken in the context of a larger neighborhood fighting to maintain their integrity if not their very existence. "Inner cities" usually die off beginning with one building at a time turning into a block at a time, often "helped" along the way by politicians & planners living outside the core areas they are impacting. Imagine the uproar in A2 if some ambitious developer managed to acquire five or six homes on the west side of Baldwin (sorry, John!) or any other street south of Hill and east of Church, with plans to demolish & build one or more City Places! Would the neighborhood residents be upset? You bet your Council seat they would, even though not one house in Burns Park (with one exception) has any historical significance! If a developer threatens to sue under "by right" law if they don't get PUD approval, there's something rotten in the State of Michigan/A2! Germantown has as much right to retain its "historic" integrity as does Burns Park, Oxbridge, the Old Westside or Ives Woods. Or don't they in the Master Plan's vision of good places/bad places to live?

Sure wish I could join you all on Monday! Please leave some room at the table for the less well located vis a vis Downtown!

Best,

Bob

PS it's a tough job trying to be fair to all! The "Big guys" can take care off themselves!

Sent from my iPhone

C. Robert Snyderkm

On Jan 4, 2009, at 3:25 PM, "Greden, Leigh" <[LGreden@a2gov.org](mailto:LGreden@a2gov.org)> wrote:

Hi Bob-

Hope you're doing well and that you'll be out of town for something fun! Just one comment, and just between you and me: the houses have no historic value. I read a memo prepared by Susan Wineberg. I mean no disrespect to Susan, but the reasons she offered for establishing historic



relevance were embarrassing. The Mayor touched on this during his speech on the proposed Germantown district. There are good reasons for vigorous disagreement about this project, but historic preservation ain't one of 'em! See you soon.

-Leigh

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**From:** C.Robert Snyder [mailto: [REDACTED]]  
**Sent:** Sunday, January 04, 2009 5:56 PM  
**To:** Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten  
**Cc:** Dave Askins; Tom Whitaker; Rusty Restuccia; Betsy Price; Nystuen, Gwen (PAC); John Nystuen; Peter Nagourney; Ann Larimore; Andrea VanHouweling; Anthony Pinnell; Barb Copi; Kate West; Louise Stein; Eppie Potts; Ray Detter; Lisa Jevens; Chris Crockett; Eleanor R Linn 1; Jack Eaton; Ted Annis; Ann Arbor Neighborhoods; Alice Ralph  
**Subject:** City Place rezoning and PUD

Dear Mayor Hieftje and Members of City Council:

I regret to say that I will be out of town this Monday, January 5. Thus I will miss the opportunity to address Council during the Public Commentary regarding the proposed City Place project and the developer's request for a zoning change and PUD, with plans to demolish seven historic homes in the process. This email will attempt to express my concern for the continued eroding of Ann Arbor's various distinctive and varied residential neighborhoods.

This is being done all in the name and guise of "downtown development" at the expense of "affordable housing", historic district preservation, neighborhood cohesion, and maintaining the unique character and architectural integrity of distinct neighborhoods. City Place, and the demolition of the "Magnificent 7" houses, is a chipping away at the core of a neighborhood known as "Germantown".

The Mayor and Council have all received a very thorough and thoughtful email communication from Tom Whitaker, sent on December 31, which discusses in depth the legal intent and necessary conditions and procedures inherent in the City's PUD code. In addition to pointing out the requirements necessary to justify PUD status, Mr. Whitaker discusses various aspects of the need for more affordable housing, historic district and

neighborhood cohesion, etcetera. I encourage you all to carefully and thoughtfully to re-read his email.

I also strongly encourage you to log on to <http://jefflamb.wordpress.com/a2-defense-of-the-ann-arbor-7/> for an enlightening, albeit lengthy, community “blog” in order to get exposed to the qualitative and well as quantitative “chatter” in the airwaves re: the “Ann Arbor 7” and the well-informed passion of your citizenry regarding this issue. If you haven’t already read and pondered the sentiments in this “blog”, and don’t have time to do so prior to Monday’s Council meeting, it would be wise to not approve Mr. de Parry’s petition on January 5.

Rather than demolishing the “Ann Arbor 7”, it has been proposed that they could be bought for the nominal price of \$1.00 and moved by the purchasers to new sites around the city. Besides being prohibitively expensive, moving them out of their Germantown setting diminishes the visual aesthetic of the houses left standing. Plopping City Place —essentially a long multi-story row-house – in what remains of the neighborhood is tantamount “to putting lipstick on a pig”(thank you, Sarah Palin!). The row-houses will still stick out for what they are: out of place, strangers in a foreign land. In the ensuing years, other single-family residences will be gobbled up, torn down, and, before you know it, “there goes the neighborhood!”

I also was out of town the night of Council’s December 15 meeting, at which the majority of Council Members voted against even a study of the historical worth of the seven homes. (Thank you, Council Members Anglin, Teall, and Briere for your “aye” support of the motion; if I missed someone, please correct me.) Although I missed the tension of being there in person, I did watch an online CTN playback of the discussion and rationales given for not even doing a study before making the final live or die decision on January 5. I must confess that, even with more than one playback, I failed to understand the rationale given by the “nay-sayers!”

Monday night, with the advent of a New Year, I and the residents, property owners, and voting taxpayers of the Alliance of Ann Arbor Neighborhoods respectfully ask the Council majority – make that all eleven of you – to reject once and for all re-zoning and PUD designation requested by the developer of City Place. City Place may, instead, be more appropriate in a different, more compatible neighborhood setting, such as the corner of South University and Forest. Sometimes things just fit better in a different place!

Thank you for listening to your community constituents and voting to maintain the uniqueness of Ann Arbor’s varied neighborhoods,

intact, while at the same time managing the growth and urban density of our fair city!

C. Robert Snyder, Ph.D.

President, South University Neighborhood Association (SUNA)

[REDACTED]

[REDACTED]

The following emails provide a sense of what the neighborhood groups are chatting about on this subject:

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

From: lou glorie [REDACTED]

Date: Mon, Dec 29, 2008 at 4:29 PM

Subject: FW: demolition of seven houses up for final vote January 5

To: Ann Arbor Neighborhoods  
<[annarborneighborhoods@gmail.com](mailto:annarborneighborhoods@gmail.com)>

I received this message from Susan Wineberg, who has served on the Historic District Commission. There is very strong neighborhood opposition to this project. We can show our solidarity with other neighborhoods by contacting the mayor and council members. One thing this alliance can do is show how widespread the opposition to the destruction of our city is and that all neighborhoods will stand together. The developer is asking for a PUD, while threatening to build something ugly, but conforming if he doesn't get his way. The city should call his bluff and stick to the zoning. Not only is this project a reckless intrusion into this neighborhood, not only does it destroy the character of this neighborhood, but it defeats one of the city's stated goals—affordable housing. The apartments that are now there are affordable, workforce housing. This neighborhood has long co-existed with rentals and economic diversity. This city is now enforcing a tidy bourgeois sensibility and won't rest until every less than sterile neighborhood is cleansed of its diversity. It's North Main, South U and Madison/Fifth Ave today. It could be anywhere next month.

Lou Glorie

-----Original Message-----

From: Susan Wineberg [REDACTED]

Sent: Monday, December 29, 2008 3:52 PM

Hi gang,

Sorry to be bearer of bad news but the City Council will be reviewing the plans for City Place to replace the seven historic houses on S. Fifth Ave. on Monday night.

The Mayor and several council people, in voting down a historic district study committee for the area, noted there were no historic buildings there worth protecting. So arguing this point may not convince them. However, the developers are asking for a PUD which changes the zoning. The neighbors in the area are opposing the development on these grounds. Either way, we need to convince the council and the mayor to vote no on this project. Email them, or speak at the public hearing Monday night. This has been going on way too long and giving me way too many sleepless nights!

and Happy New Year to you all!

Susan

Susan Wineberg

Institute of Labor and Industrial Relations

1111 E. Catherine

417 Victor Vaughan Bldg

Ann Arbor, MI 48109-2054

734-647-0699

Letter to the Ann Arbor News re: Demolition of Fifth St. Houses

To the Editor,

On Monday night, December 15, City Council will vote on whether to rezone a parcel on S. Fifth Avenue containing seven beautiful houses which will be demolished in order to build a blocky and bulky apartment building. The houses in question, several of which had been previously designated as historic landmarks, range in age from 1850-1904 and housed several of Ann Arbor's mayors, the superintendent of schools, local businessmen, and professors at the university. They epitomize what everyone likes about Ann Arbor—a charming residential streetscape with mature trees and lawns. Many of these houses have appeared on the covers of magazines for just this reason. All plans adopted by the City and recommended by consultants

encouraged preservation in this area, not demolition. I urge anyone opposed to this rezoning to contact their city council person and the mayor and to speak at the public hearing Monday night.

Sincerely,

Susan Wineberg

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Susan Wineberg

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Susan Wineberg

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## Elias, Abigail

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**Subject:** Audit Committee Meeting (Follow-up to prior meeting)  
**Location:** ConfRoom - 5th Floor

**Start:** Thu 1/8/2009 5:30 PM  
**End:** Thu 1/8/2009 6:30 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Crawford, Tom

**Required Attendees:** Crawford, Tom; Rapundalo, Stephen; Briere, Sabra; Anglin, Mike; Taylor, Christopher (Council); Hohnke, Carsten; Fraser, Roger; McCormick, Sue

## Elias, Abigail

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:06 PM  
**To:** \*City Council Members (All)  
**Cc:** Fraser, Roger; Postema, Stephen  
**Subject:** Sandi Smith

Council: Sandi's father is very ill and she will not be at Council tonight because she is with him at the hospital.

## Elias, Abigail

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**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:08 PM  
**To:** Greden, Leigh  
**Subject:** RE: Sandi Smith

Is she at a local hospital?

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:06 PM  
**To:** \*City Council Members (All)  
**Cc:** Fraser, Roger; Postema, Stephen  
**Subject:** Sandi Smith

Council: Sandi's father is very ill and she will not be at Council tonight because she is with him at the hospital.



## Elias, Abigail

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**Subject:** Graffiti Ordinance Language  
**Location:** Sue's Office

**Start:** Tue 1/6/2009 2:30 PM  
**End:** Tue 1/6/2009 3:30 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** McCormick, Sue  
**Required Attendees:** McCormick, Sue; Henderson, Karla; Greden, Leigh; Hohnke, Carsten; Bergren, Mike; Teall, Margie; Larcom, Kristen

**From:** Teall, Margie

**Sent:** Thursday, January 01, 2009 1:12 PM

**To:** Greden, Leigh; Larcom, Kristen; Taylor, Christopher (Council); Hohnke, Carsten; Henderson, Karla; Bergren, Mike; McCormick, Sue

**Subject:** Graffiti ordinance language

Hi folks. We need to set up a meeting to tweak the language in the proposed graffiti ordinance. Can we meet next week after Monday? Sue, are there others who should be involved? I am free on Tuesday afternoon, and all day Wednesday. Can someone suggest a couple of times? Thanks. -Margie

## Elias, Abigail

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**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:11 PM  
**To:** Higgins, Marcia  
**Subject:** FW: Project Information as Requested  
**Attachments:** Project Information 12-08.xls

Marcia, attached is project information that staff has pulled together. Let me know if you want it updated, since it is a few weeks old.

*Jayne Miller*  
*Community Services Area Administrator*  
*City of Ann Arbor*  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
*734-794-6120 x 42198 or 42199 (phone)*  
*734-994-8460 (fax)*  
[www.a2gov.org](http://www.a2gov.org)

*Please note my new phone number.*

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**From:** Pulcifer, Connie  
**Sent:** Tuesday, December 16, 2008 4:44 PM  
**To:** Miller, Jayne  
**Cc:** Lloyd, Mark; Barber, Janet (Barth); Foondle, Laurie  
**Subject:** Project Information as Requested

Jayne,  
Attached is the project information you requested. We've compiled four different categories of projects: 1) projects approved Jan. 2006 to present, construction begun or completed; 2) projects approved Jan. 2006 to present, construction not begun or halted; 3) projects currently under review; 4) potential projects in the pre-submittal phase.

If you have any questions or require additional information please let me know. Laurie can also provide more explanation in my absence as she compiled much of this information (thanks Laurie). The file is on the network under U:\PLAN\Connie\Project Information

FYI...I'll be able to update the projects under review category tomorrow after our CPC meeting tonight.

**Connie Pulcifer**  
Senior City Planner  
Planning & Development Services  
City of Ann Arbor  
Phone: 734.997.1516  
Fax: 734.994.2798  
[cpulcifer@a2gov.org](mailto:cpulcifer@a2gov.org)

Click [here](#) to sign up for Planning or other City email updates.

PROJECT INFORMATION				
Projects Currently Being Reviewed (in alphabetical order)				
12.16.08				
	Project Name	Project Location	Project Description	Review Stage
1	523 Packard Addition PP	523 Packard	The proposed project will add 2 units with 6 bedrooms each to the existing house. There are currently 14 tenants in the house. The new addition will provide housing for 12 additional tenants for a total of 26.	CC 12/15/08-Approved
2	833 East University Avenue SP	833 East University Avenue	The intent of this project is to demolish a previous addition and construct a 3 story addition on to an existing non-conforming 3 story multiple family residential (R4C) structure.	CPC 12/16/08
3	808 Tappan Street SP	808 Tappan Street	The intent of this project is to construct a 3 story addition on to an existing non-conforming 3 story multiple family residential (R4C) structure.	CPC 12/16/08
4	1012 Hill Street SP	1012 Hill Street	The intent of this project is to construct a 3 story addition on to an existing non-conforming 3 story multiple family residential (R4C) structure.	CPC 12/16/08
5	AA Chinese Christian Church PPSP	1750 Dhu Varren Road	The petitioner seeks approval for a special exception use to expand an existing church by constructing a 20,000-square foot, single-story, multiple-purpose addition with finished basement on the northeast side of the existing 8,154-square foot building.	Tabled by CPC
6	Casa Dominics PUD	808, 812, and 814 Monroe Street, 705 Oakland Avenue, and 700, 706 Tappan Street	Expand the existing 4,356-square foot PUD Zoning District to approximately 15,000 square feet to allow mixed uses including restaurant, office, residential and possibly retail.	Was submitted on July 10, 2006. Second pre-petition conference with the Planning Commission on September 9, 2008. Expect revised petition to be resubmitted in January 2009.
7	Gas Station/Tim Horton's SP	3240 Washtenaw	All existing buildings on the site will be demolished. The proposed project includes a 4,512 s.f. building to include a filling station, Tim Horton's and retail	Tabled by CPC 5/20/08 Plans submitted and revised comments due from Engineering. Petitioner revised plans to straight zoning.
8	Huron Acres PUD Zoning	North of Arborland Mall	Mixed-use development including hotel, restaurant, office and residential uses	Submitted. Waiting for revised plans from the petitioner.
9	Retail Plaza A, Z & PPSP	NW corner of Platt/Ellsworth		
10	Townhomes at 930 Church PPSP	930 Church	Proposed 4 unit Townhouse complex near the UM Central Campus	in first review stage
11	Walgreens Site Plan	2355 Jackson Road	The proposed project includes construction of a 13,650 sf. pharmacy/drive-thru with a 49 space parking lot.	CPC 1/6/09
12	Wintermeyer Office Phase II SP	2144 & 2178 South State Street	An 9,180 sf, two-story office building is proposed to be located east of the existing 17,288 sf office building.	CPC 1/6/09

## **Elias, Abigail**

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**Subject:** Audit Committee Meeting (Follow-up to prior meeting)

**Location:** ConfRoom - 5th Floor

**Start:** Thu 1/8/2009 5:30 PM

**End:** Thu 1/8/2009 6:30 PM

**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Crawford, Tom

**Required Attendees:** Crawford, Tom; Rapundalo, Stephen; Briere, Sabra; Anglin, Mike; Taylor, Christopher (Council); Hohnke, Carsten; Fraser, Roger; McCormick, Sue

**Elias, Abigail**

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:15 PM  
**To:** Higgins, Marcia  
**Subject:** Billboards

Where are you on the issue of the billboards, i.e., doing a pilot project to add a few new digital billboards in commercial areas and remove a corresponding number of billboards in residential neighborhoods?

## Elias, Abigail

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**From:** McCormick, Sue  
**Sent:** Monday, January 05, 2009 7:19 PM  
**To:** Hieftje, John  
**Subject:** FW: brown water on Harbal Drive  
**Attachments:** RE: brown water on Harbal Drive

Hi John,

As you can see from notes below we are looking at weighing priorities and capital investment priorities and schedules. Our efforts are with the intent to minimize rate adjustments to no more than 4 percent. Further efforts to reduce rate increases would defer proposed capital investments and these critical service quality related projects would be among those likely first deferred because of the 'limited' area of impact. We will continue over the next week or so to finish our evaluations and intend that to result in perhaps a slightly modified capital budget proposal, slightly different than the order seen in the recently seen CIP. Please let me know if you have questions interrimly.

Sue

## **Elias, Abigail**

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**From:** Slotten, Cresson  
**Sent:** Monday, January 05, 2009 5:13 PM  
**To:** Pirooz, Homayoon; McCormick, Sue; Hupy, Craig; Fletcher, Karen  
**Cc:** Sanford, Larry D; Zink, Denny; Perala, Peter  
**Subject:** RE: brown water on Harbal Drive  
**Attachments:** BackgroundAndLocation\_Harbal .pdf; ComplaintRecords\_20090105.xls; LocationAndExistingConditions\_Vaughn .pdf

To add some quick background/info for these projects, here's what we have gathered so far during our recent CIP process:

### Harbal/Leaird Water Main

- Look at design alternatives to loop Harbal and adjust Jones Drive loop to Plymouth (at pressure boundary)
- Filters have been provided on Harbal
- Review other records for streets and utilities -- conditions and expected remaining life
- Examine for possible re-forestation opportunities

I've attached a pdf location map with some key info added to it, as well as a spreadsheet of the documented water quality complaint calls on the street which are also documented on the map. You'll notice that the calls were pretty sporadic with quite a bit of time in between each instance -- probably handled by a reactive flushing. Then in early May 2008 we received 3 different calls on the same day, that led to the installation of the hydrant on the end of the street by Denny's crew on 5/21/08; and then some post-installation calls probably before or right after a flushing cycle.

### Vaughn Water Main

- Existing is small, undersized main (4")
- Hydrant in middle of block has no flow
- Need to review hydrant coverage
- Review other records for streets and utilities -- conditions and expected remaining life
- Examine for possible re-forestation opportunities

And I've added an existing conditions/utility location map for this site. You'll notice that this is a little narrower right-of-way (50 feet) than we have in other areas.

---

**From:** Pirooz, Homayoon  
**Sent:** Tuesday, December 30, 2008 10:34 AM  
**To:** McCormick, Sue; Hupy, Craig; Fletcher, Karen  
**Cc:** Slotten, Cresson  
**Subject:** RE: brown water on Harbal Drive

*We have been designing Nob Hill for FY2010 construction. I don't see a project scope/limit for Vaughn St or Harbal Drive; I'll ask Cresson later.*

*Assuming that Harbal and Vaughn WM are standard water main replacement projects which seem to be the case from their preliminary cost estimates, we should be able to begin the projects' designs in winter 2009 for construction in FY 2010.*

---

**From:** McCormick, Sue  
**Sent:** Friday, December 26, 2008 8:14 AM

**To:** Hupy, Craig; Pirooz, Homayoon; Fletcher, Karen  
**Subject:** RE: brown water on Harbal Drive

So, again, if I understand this all correctly, the one year delay on Washtenaw would permit both of the other distribution projects to move forward next year - can we get them engineered timely?

---

**From:** Hupy, Craig  
**Sent:** Tue 12/23/2008 8:47 AM  
**To:** McCormick, Sue  
**Subject:** RE: brown water on Harbal Drive

Yes, same water main that Mike Nearing has worked on and the businesses want the delay. This would be the one year (from FY 09 to FY 10) that businesses has asked for. The Vaugh St. fire flow issue is two fold: needs a mid block hydrant & main is too small. So lack of coverage and flow below 900 gpm.

-----Original Message-----

**From:** McCormick, Sue  
**Sent:** Monday, December 22, 2008 5:36 PM  
**To:** Hupy, Craig  
**Subject:** RE: brown water on Harbal Drive

The same washtenaw water main we're already considering moving to constructio in 2010? Would that put us an additional year beyond what we are already considering? How big is the fire flow deficiency?

-----Original Message-----

**From:** "Hupy, Craig" <CHupy@a2gov.org>  
**To:** "McCormick, Sue" <SMcCormick@a2gov.org>  
**Cc:** "Henderson, Karla" <KHenderson@a2gov.org>; "Slotten, Cresson" <CSlotten@a2gov.org>; "Perala, Peter" <PPerala@a2gov.org>; "Perala, Peter" <PPerala@a2gov.org>; "Zink, Denny" <DZink@a2gov.org>; "Sanford, Larry D" <LSanford@a2gov.org>; "Bahl, Sumedh" <SBahl@a2gov.org>

**Sent:** 12/22/08 10:51 AM  
**Subject:** RE: brown water on Harbal Drive

Harbal/Leaird is in FY 2013 at \$515,000. It could be moved up to FY2010

and swapped with Vaugh St at \$245,000. This would put FY2010 \$20K over target. Vaugh St. is in the CIP for fire hydrant coverage. Both projects are listed as important. To get under target and not affect water projects linked to other work (road, etc.) it would require moving Nob Hill water main replacements from FY2010 at \$240,000. Or, as an alternative just move Washtenaw Water main replacement at \$1,470,000 from FY 2010 to FY2011.

As the original prioritization was a group process I would want the group to also weigh in on the impacts of either option or alternative options.

**From:** McCormick, Sue  
**Sent:** Monday, December 22, 2008 9:02 AM  
**To:** Zink, Denny; Sanford, Larry D; Hupy, Craig; Bahl, Sumedh  
**Cc:** Henderson, Karla; Slotten, Cresson  
**Subject:** RE: brown water on Harbal Drive

Cress, what year in the CIP? If it is 'out' a bit, can it be moved up, and if we don't increase net investment per year, what else gives?

Sue F. McCormick  
Public Service Administrator  
100 N Fifth Av  
Ann Arbor, MI 48107  
Phone: (734) 994-2897



mailto: smccormick@a2gov.org <mailto:smccormick@a2gov.org>  
P Think Green! Don't print this email unless you need to.

---

From: Zink, Denny  
Sent: Monday, December 22, 2008 8:38 AM  
To: Sanford, Larry D; McCormick, Sue; Hupy, Craig; Bahl, Sumedh  
Cc: Henderson, Karla; Slotten, Cresson  
Subject: RE: brown water on Harbal Drive

We Dead End Flush from April until November weather permitting. This flushing occurs on Wednesday's.

---

From: Sanford, Larry D  
Sent: Monday, December 22, 2008 8:32 AM  
To: McCormick, Sue; Hupy, Craig; Bahl, Sumedh; Zink, Denny  
Cc: Henderson, Karla; Slotten, Cresson  
Subject: RE: brown water on Harbal Drive

I have installed filters in 3 houses on Harbal. I'm surprised there aren't more (there are about a dozen houses on the street) but no one else has contacted me. I asked all the people I have contact with to tell their neighbors to call me if they have issues with the water. there is a filter at the end of the street, at the beginning of the street and in the middle of the block. the filters went in in about July of this year. Dybdahl, at 1619 (mid block), called me right after the filter was installed and said it wasn't working well so we installed another housing as a prefilter. the first housing has a 5 micron cartridge and the second housing has a 1 micron cartridge. This is the first I have heard that the filters aren't handling it. the other 2 filters on the street have not called me again. I have not seen the water in the house so I don't know what level of bad it is.

Harbal is a 1 block long dead end street with a dead end water main. we put a hydrant on the end of the main to replace the blow-off so flushing would be possible. 1619 is in the middle of the block. we were flushing until the weather turned. Denny can say whether it was weekly or if there was an auto flush (daily) on the hydrant. the fix is to connect the main through the church site (at the end of the street) and on out to Broadway to loop it. The main itself should probably also be replaced. it is in the CIP and Cresson can say what year it is in.

Fe<sup>2+</sup> and Fe<sup>3+</sup> are both corrosion products. no amount of filtering will remove Fe<sup>2+</sup> (colorless). filters can only remove Fe<sup>3+</sup> (orange). Fe<sup>2+</sup> converts to Fe<sup>3+</sup> by reacting with oxygen. this happens after the filters. we can change the water chemistry in the main by having a flowing condition. we can't flush in this weather unless we crack open the hydrant and let it run continuously. its a wooded area but I don't know where the water would go and it would be a lot of water if we let it run 24/7. we should be able to remove Fe<sup>2+</sup> with a home water softener. if we were to install a softener it would cost us about \$2,400 plus the salt & they would be getting much more benefit that just iron removal. (if all the neighbors heard we were giving away softeners and then decided they had iron problems, it could cost us \$30,000 to do the whole street. Because we would want to do filters first that cost would increase by about \$4,000).

We do have stain remover for iron stains and I will get some to her.

---

From: McCormick, Sue  
Sent: Sunday, December 21, 2008 11:34 AM  
To: Hupy, Craig; Sanford, Larry D; Bahl, Sumedh; Zink, Denny  
Cc: Henderson, Karla  
Subject: FW: brown water on Harbal Drive

Hi guys,

Can you assist me please. Are we managing this area for rusty water, and if so, at what level of effort currently - flushing frequency, etc.. How many properties in this vicinity are experiencing this problem currently? Do we know what the long term solution is and at what cost?

---

From: Hieftje, John  
Sent: Sun 12/21/2008 10:02 AM  
To: 'juliedybdah'; [REDACTED] Sanford, Larry D  
Cc: Briere, Sabra; Smith, Sandi; McCormick, Sue  
Subject: RE: brown water on Harbal Drive

Hi Julie:

I must have missed it or maybe forgot in the rush of other issues but this is the first time I recall hearing about this problem. I have sent this along to Sue McCormick who manages this whole section (and others) for the city. You may have already covered this ground with Larry but I will try to find out what is at the root of the problem so we can get a handle on it. Ann Arbor has excellent, award winning water. You and your neighbors should not have to put up with this.

Thank you for making me aware of this.

John Hieftje

From: Julie Dybdahl [mailto: [REDACTED]]  
Sent: Saturday, December 20, 2008 7:54 PM  
To: Sanford, Larry D  
Cc: Briere, Sabra; Smith, Sandi; Hieftje, John  
Subject: brown water on Harbal Drive

Larry Sanford,

I'm afraid I've just about had it with the brown water delivered from our taps on Harbal Drive. We have gone to the trouble and expense of installing a whole house water filter. We change the filter at least monthly, usually more often, and still, we are plagued with brown, rusty water. I have ruined many loads of light colored laundry. Tonight I ruined a silk blouse that I was attempting to hand-wash. I would like to start billing the city for the money I've lost in ruined clothing.

Really. For the high taxes we pay to live in Ann Arbor, you would think we could get clean, clear water from our taps. Your "solution" of whole-house filters isn't working, nor is the weekly flushing from the hydrant at the end of the street.

I know you are fully aware of the problem. I beg of you: please come up with a better solution so we, the residents of Harbal Drive, can have the lovely clean, clear water the rest of the city enjoys.

Thank you,  
Julie Dybdahl  
[REDACTED]

## Elias, Abigail

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:20 PM  
**To:** Miller, Jayne  
**Subject:** RE: Project Information as Requested

Yes, if you could update that would be great!

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:11 PM  
**To:** Higgins, Marcia  
**Subject:** FW: Project Information as Requested

Marcia, attached is project information that staff has pulled together. Let me know if you want it updated, since it is a few weeks old.

*Jayne Miller*  
*Community Services Area Administrator*  
*City of Ann Arbor*  
[jmiller@a2gov.org](mailto:jmiller@a2gov.org)  
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*734-994-8460 (fax)*  
[www.a2gov.org](http://www.a2gov.org)

*Please note my new phone number.*

---

**From:** Pulcifer, Connie  
**Sent:** Tuesday, December 16, 2008 4:44 PM  
**To:** Miller, Jayne  
**Cc:** Lloyd, Mark; Barber, Janet (Barth); Foondle, Laurie  
**Subject:** Project Information as Requested

Jayne,  
Attached is the project information you requested. We've compiled four different categories of projects: 1) projects approved Jan. 2006 to present, construction begun or completed; 2) projects approved Jan. 2006 to present, construction not begun or halted; 3) projects currently under review; 4) potential projects in the pre-submittal phase.

If you have any questions or require additional information please let me know. Laurie can also provide more explanation in my absence as she compiled much of this information (thanks Laurie). The file is on the network under U:\PLAN\Connie\Project Information

FYI...I'll be able to update the projects under review category tomorrow after our CPC meeting tonight.

**Connie Pulcifer**  
Senior City Planner  
Planning & Development Services

City of Ann Arbor  
Phone: 734.997.1516  
Fax: 734.994.2798  
[cpulcipher@a2gov.org](mailto:cpulcipher@a2gov.org)

Click [here](#) to sign up for Planning or other City email updates.

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:21 PM  
**To:** Miller, Jayne  
**Subject:** City Place

If the PUD is pulled, does the by right zoning need to go before the Planning Commission prior to coming to council.

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:22 PM  
**To:** Miller, Jayne  
**Subject:** Chapter 55 Area Height and Placement

Could you step out into the hallway for a minute?

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:25 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** Golden Ave downzoning

Remember when we did this? What zoning was it before? What zoning did we convert it to?



**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:26 PM  
**To:** Taylor, Christopher (Council)  
**Subject:** R4C zoning code

Text of the R4C code. The current zoning clearly does NOT call for single family homes.

(1) Intent. The multiple-family dwelling districts are intended to permit dwelling units to be arranged one above the other or side by side...

(b) The R4C Multiple-Family Dwelling District is intended to be located in the central area of the City, in close proximity to the central business district and The University of Michigan Campus.

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:31 PM  
**To:** Miller, Jayne  
**Subject:** Are you onsite?

**Elias, Abigail**

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:32 PM  
**To:** Higgins, Marcia  
**Subject:** RE: City Place

If the PUD is not approved or the developer officially pulls it's petition from consideration, the by right site plan will need to be reviewed by staff, submitted to Planning Commission and then come before Council.

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**Subject:** City Place

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**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:33 PM  
**To:** Postema, Stephen; McDonald, Kevin  
**Subject:** PUD suppl. regs

They're just 3 pages long? I don't see anything about green construction. I thought that was included in the supplemental regs?

**Elias, Abigail**

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:33 PM  
**To:** Higgins, Marcia  
**Subject:** RE: Chapter 55 Area Height and Placement

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## Elias, Abigail

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:36 PM  
**To:** Miller, Jayne  
**Subject:** FW: Zoining definitions

Can I get the comparable sheet for R4C zoning?

---

**From:** Miller, Jayne  
**Sent:** Tuesday, November 18, 2008 8:55 AM  
**To:** Greden, Leigh; Taylor, Christopher (Council)  
**Subject:** FW: Zoining definitions

Leigh and Chris, the R1A, R1B, R1C and R1D districts are all defined the same as a detached building containing one dwelling unit. The difference between the districts is minimum lot size, lot width, and required setbacks. I've enclosed a copy of the districts for your use.



Exchange.pdf

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**From:** Greden, Leigh  
**Sent:** Monday, November 17, 2008 8:14 PM  
**To:** Miller, Jayne; Taylor, Christopher (Fire)  
**Cc:** Lloyd, Mark  
**Subject:** RE: Zoining definitions

Thank you. I reviewed the zoning definitions, and I could not decipher any distinction between R1A, R1B, R1C, and R1D. What's the difference?

---

**From:** Miller, Jayne  
**Sent:** Thursday, November 13, 2008 1:30 PM  
**To:** Greden, Leigh; Taylor, Christopher  
**Cc:** Lloyd, Mark  
**Subject:** RE: Zoining maps for Burns Park

Attached is chapter 55 of the code. Starting on page 9 are definitions for each of the zoning codes.

<< File: Chapter 55 Zoning Ord.pdf >>

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**From:** Greden, Leigh  
**Sent:** Monday, November 10, 2008 7:00 PM  
**To:** Miller, Jayne; Taylor, Christopher  
**Cc:** Lloyd, Mark  
**Subject:** RE: Zoning maps for Burns Park

Thank you, Jayne. Where do I find the official definition of R1A, R1C, etc.?

---

**From:** Miller, Jayne  
**Sent:** Monday, November 10, 2008 2:34 PM  
**To:** Greden, Leigh; Taylor, Christopher  
**Cc:** Lloyd, Mark  
**Subject:** FW: Zoning maps for Burns Park

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<< File: Burns Park Area Zoning.pdf >>

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---

**From:** Harrod, Scott  
**Sent:** Monday, November 10, 2008 1:07 PM  
**To:** Miller, Jayne  
**Subject:** RE: Zoning maps for Burns Park

But of course...

---

**From:** Miller, Jayne  
**Sent:** Monday, November 10, 2008 12:29 PM  
**To:** Harrod, Scott  
**Cc:** Lloyd, Mark  
**Subject:** RE: Zoning maps for Burns Park

Scott can you provide me with these maps?

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---

**From:** Greden, Leigh  
**Sent:** Saturday, November 08, 2008 5:12 PM  
**To:** Miller, Jayne; Lloyd, Mark  
**Cc:** Fraser, Roger; 'Christopher TAYLORC'  
**Subject:** Zoining maps for Burns Park

Jayne & Mark- Please give me and Chris Taylor copies of the zoning maps showing how parcels in Burns Park are zoned. Here's the area we'd like:  
Packard Rd on the west, Hill Street on the North, Washtenaw on the east, E. Stadium on the south  
Thanks.

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:37 PM  
**To:** Miller, Jayne  
**Subject:** RE: Zoning definitions

Never mind-- I found a chart with sufficient info inside the packet.

---

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Thanks.

**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 7:51 PM  
**To:** Greden, Leigh  
**Subject:** RE: R4C zoning code

Yes, but the argument could be made that R4C is sufficiently distinct from the PUD that the PUD is a violation of the compact.

FWIW

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:26 PM  
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**Subject:** R4C zoning code

Text of the R4C code. The current zoning clearly does NOT call for single family homes.

- (1) Intent. The multiple-family dwelling districts are intended to permit dwelling units to be arranged one above the other or side by side...
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## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:52 PM  
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**Elias, Abigail**

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True.

The PUD WAS part of the rule book, if you will from the beginning.

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**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:54 PM  
**To:** Taylor, Christopher (Council)  
**Subject:** RE: R4C zoning code

Good point there too.

---

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:54 PM  
**To:** Postema, Stephen  
**Subject:** Answer

When do I get an answer to my question??

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:55 PM  
**To:** Postema, Stephen  
**Subject:** Did I not send it to you??

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:58 PM  
**To:** Miller, Jayne  
**Subject:** RE: Chapter 55 Area Height and Placement

Can you send the slide show that Jeff did at a council worksession on the above topic?

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:35 PM  
**To:** Higgins, Marcia  
**Subject:** RE: Chapter 55 Area Height and Placement

will do

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**To:** Miller, Jayne

**Subject:** Chapter 55 Area Height and Placement

Could you step out into the hallway for a minute?

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 8:01 PM  
**To:** Rainey, Dan  
**Subject:** Shortcut to the Contracts folder

Dan,  
I also cannot access the contracts folder. This connection has been lost.  
Thanks,  
Marcia

## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 8:14 PM  
**To:** Higgins, Marcia  
**Subject:** FW: Adams Outdoor Presentation - Sept 15  
**Attachments:** AnnArbor-Presentation.pdf

Here is the billboard presentation from a few months ago. The summary is on the last page. I'd like to do a resolution directing staff to spend the next 6-12 months (so it's not rushed) preparing ordinance amendments for a pilot project.

---

**From:** Fraser, Roger  
**Sent:** Monday, September 15, 2008 1:40 PM  
**To:** \*City Council Members (All)  
**Cc:** Beaudry, Jacqueline; Dempkowski, Angela A; Miller, Jayne  
**Subject:** FW: Adams Outdoor Presentation - Sept 15

Council, attached is a PDF file containing the presentation you will see this evening.

Roger



**Elias, Abigail**

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 8:21 PM  
**To:** Higgins, Marcia  
**Subject:** Re: Chapter 55 Area Height and Placement

Jeff is sending it to you now.

Jayne Miller

On Jan 5, 2009, at 7:58 PM, "Higgins, Marcia" <[MHiggins@a2gov.org](mailto:MHiggins@a2gov.org)> wrote:

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will do

*Jayne Miller*  
*Community Services Area Administrator*  
*City of Ann Arbor*  
*[jmiller@a2gov.org](mailto:jmiller@a2gov.org)*  
*734-794-6120 x 42198 or 42199 (phone)*  
*734-994-8460 (fax)*  
*[www.a2gov.org](http://www.a2gov.org)*

*Please note my new phone number.*

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:35 PM  
**To:** Miller, Jayne  
**Subject:** RE: Chapter 55 Area Height and Placement

Just let me know when you are down.

---

**From:** Miller, Jayne  
**Sent:** Monday, January 05, 2009 7:33 PM  
**To:** Higgins, Marcia  
**Subject:** RE: Chapter 55 Area Height and Placement

I'm in my office and coming down in a few minutes. I can meet you outside council chambers.

*Jayne Miller*  
*Community Services Area Administrator*  
*City of Ann Arbor*  
*jmiller@a2gov.org*  
*734-794-6120 x 42198 or 42199 (phone)*  
*734-994-8460 (fax)*  
*www.a2gov.org*

*Please note my new phone number.*

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 7:22 PM  
**To:** Miller, Jayne  
**Subject:** Chapter 55 Area Height and Placement

Could you step out into the hallway for a minute?

**Elias, Abigail**

---

**From:** Higgins, Marcia .  
**Sent:** Monday, January 05, 2009 8:23 PM  
**To:** McCormick, Sue  
**Subject:** Commerical Recycling - Did we have a worksession on this?

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 8:27 PM  
**To:** Greden, Leigh  
**Subject:** RE: Adams Outdoor Presentation - Sept 15

Oh I remember this. I'm not interested in moving forward with this project.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 8:14 PM  
**To:** Higgins, Marcia  
**Subject:** FW: Adams Outdoor Presentation - Sept 15

Here is the billboard presentation from a few months ago. The summary is on the last page. I'd like to do a resolution directing staff to spend the next 6-12 months (so it's not rushed) preparing ordinance amendments for a pilot project.

---

**From:** Fraser, Roger  
**Sent:** Monday, September 15, 2008 1:40 PM  
**To:** \*City Council Members (All)  
**Cc:** Beaudry, Jacqueline; Dempkowski, Angela A; Miller, Jayne  
**Subject:** FW: Adams Outdoor Presentation - Sept 15

Council, attached is a PDF file containing the presentation you will see this evening.

Roger

**Elias, Abigail**

---

**From:** Kahan, Jeffrey  
**Sent:** Monday, January 05, 2009 8:28 PM  
**To:** Miller, Jayne; Higgins, Marcia  
**Subject:** Slides: Area, Height & Placements (big file!!!)  
**Attachments:** AHP pres 2.ppt

Here are the AHP slides, per Jayne's request:

Jeff Kahan, AICP  
City Planner  
Planning & Development Services  
City of Ann Arbor  
100 N. Fifth Ave.  
Ann Arbor, MI 48107-8647  
[jkahan@a2gov.org](mailto:jkahan@a2gov.org)  
(734) 794-6265 ex. 42614

## SCHEDULE OF AREA, HEIGHT AND PLACEMENT REGULATIONS

Zoning District	Minimum Lot Area Per Dwelling Unit in Sq. Ft.	Minimum Usable Open Space in Percentage Of Lot Area	Required Setback Line Minimum Dimensions in Feet				Maximum Height		Minimum Gross Lot Size	
			Front	Side		Rear	In Feet	In Stories	Area in Sq. Ft.	Width in Feet
				Least One	Total of Two					
5:25 AG	100,000		40 Minimum for roadside stands only is 30	10% of the lot width	20% of the width	50	30		100,000	200
5:26 R1A	20,000		40	7	18	50	30		20,000	90
5:27 R1B	10,000		30	5	14	40	30		10,000	70
5:28 R1C	7,200		25	5	10	30	30		7,200	60
5:29 R1D	5,000		25	3	6	20	30		5,000	40

**Proposed Amendments to  
Chapters 55 (Zoning) and 59  
(Off-Street Parking):  
Area, Height & Placement**

September 15, 2008

City Council Working Session

# Goal of Today's Meeting

- Present an overview of the proposed amendments to Chapters 55 (Zoning) & 59 (Parking) regarding Area, Height & Placement
- Describe planning process and public involvement
- Discuss proposed amendments and identify areas of concern
- Obtain direction regarding proposed amendments

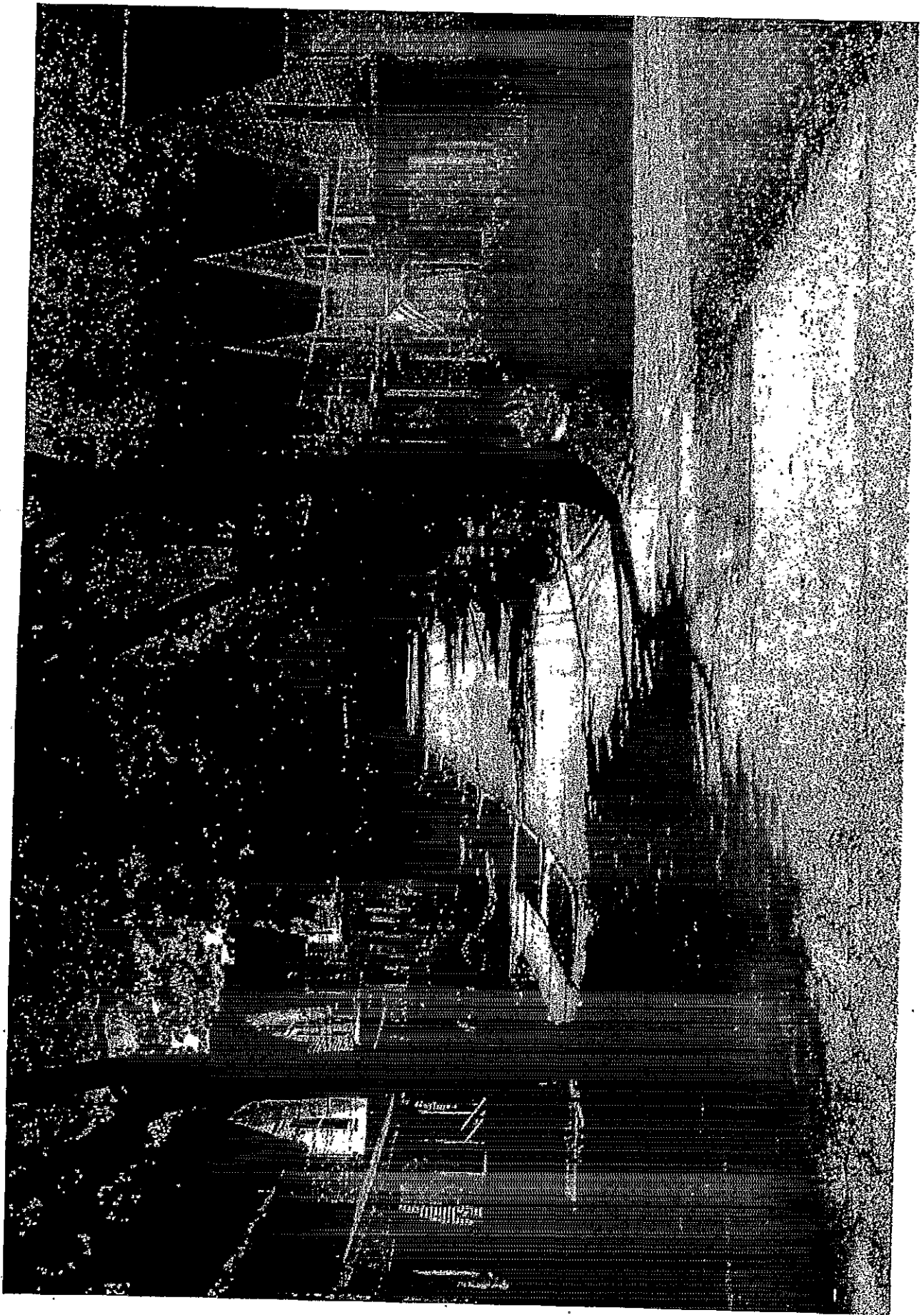


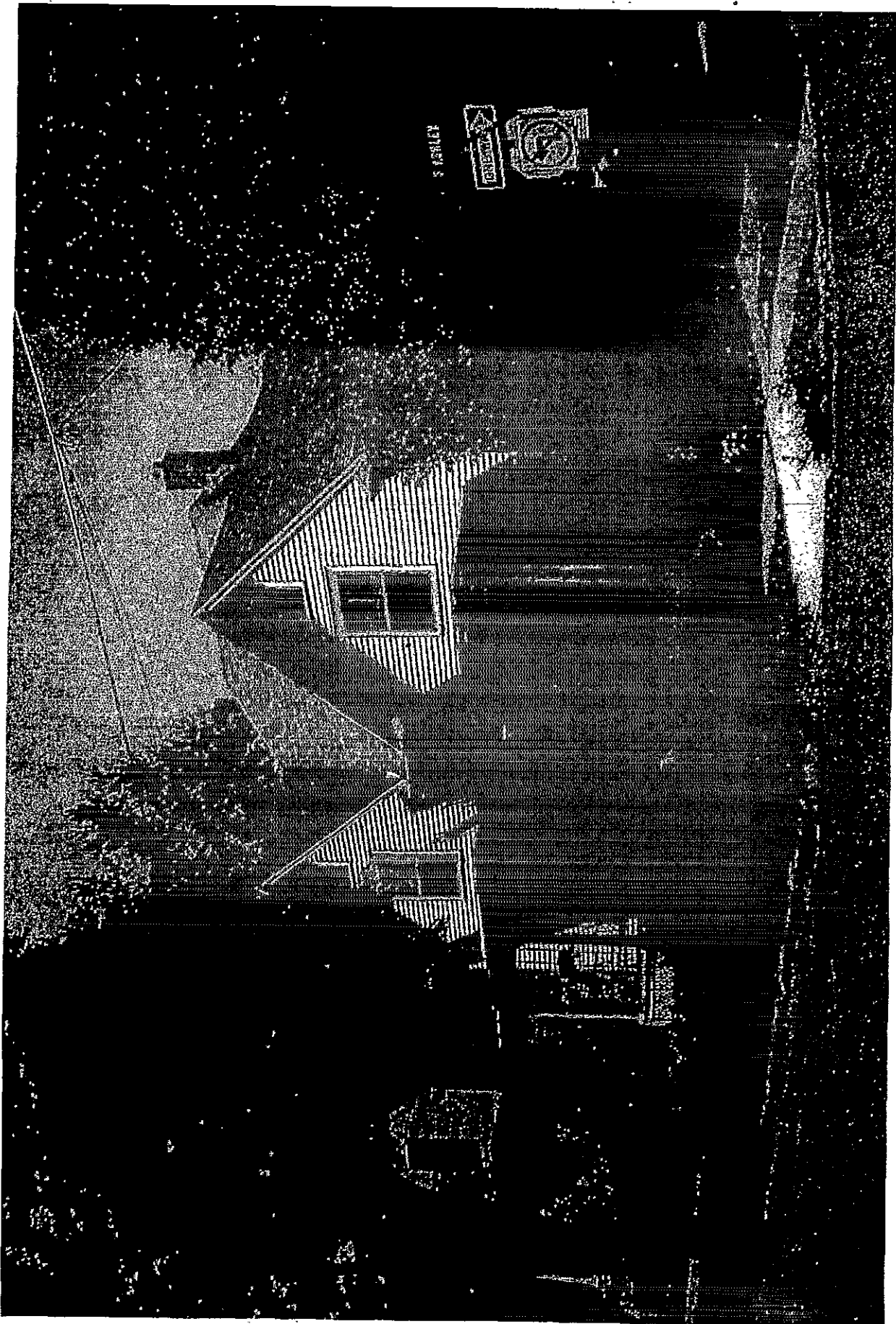
# Background

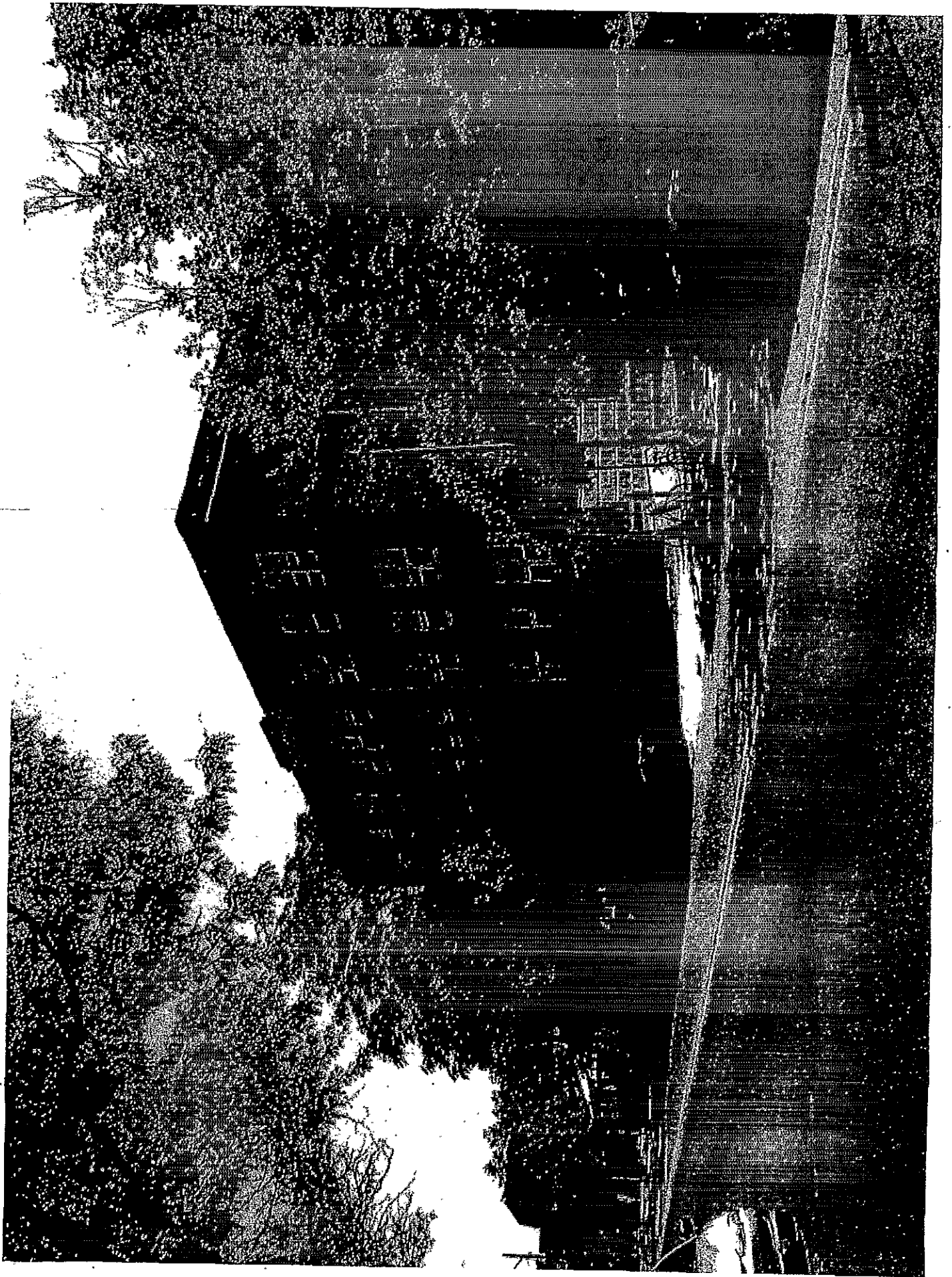
- Ann Arbor: Leader in Sustainability
- History of Design Standards
- Background of Current Effort

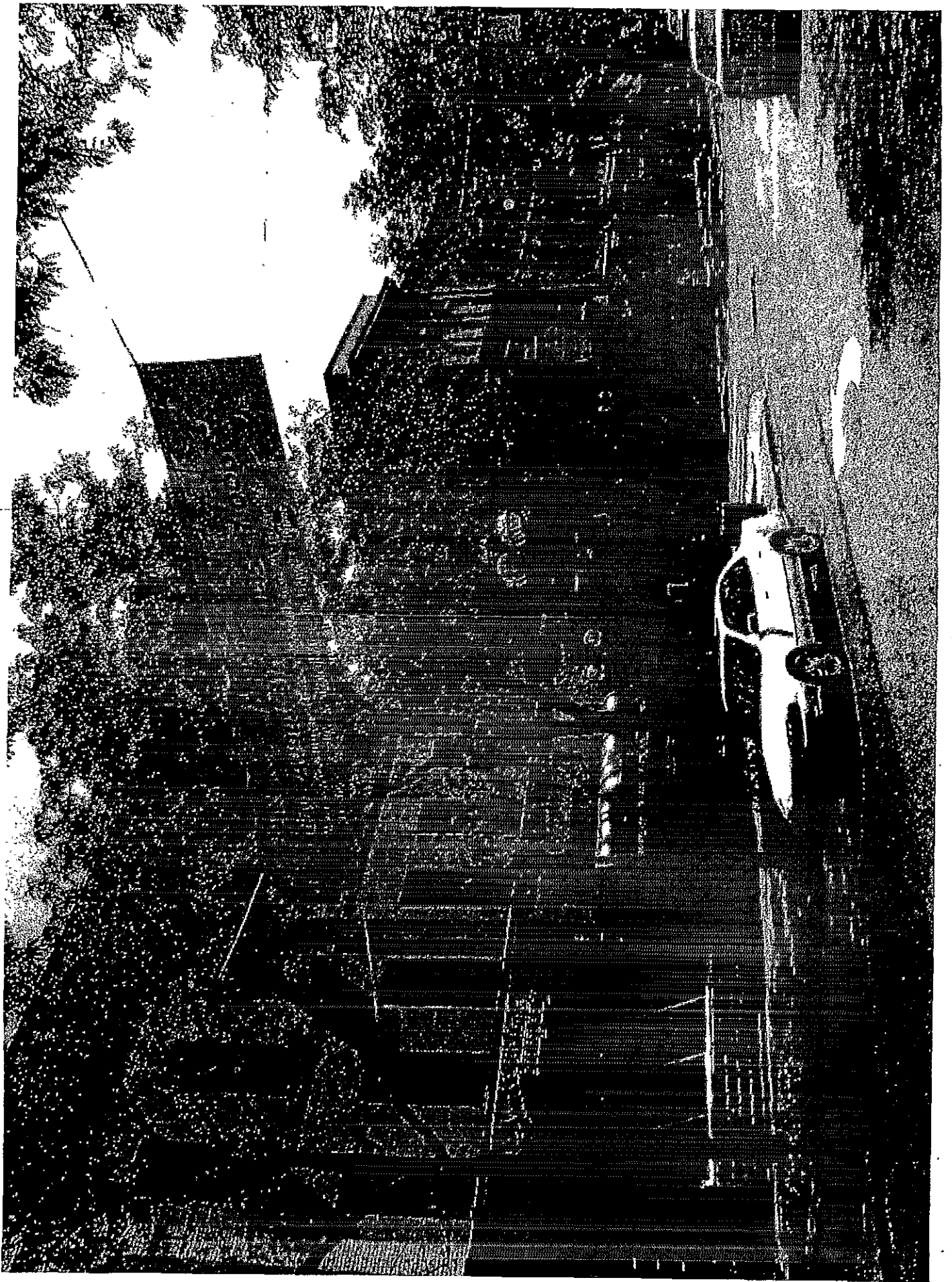
**Urban Design:**

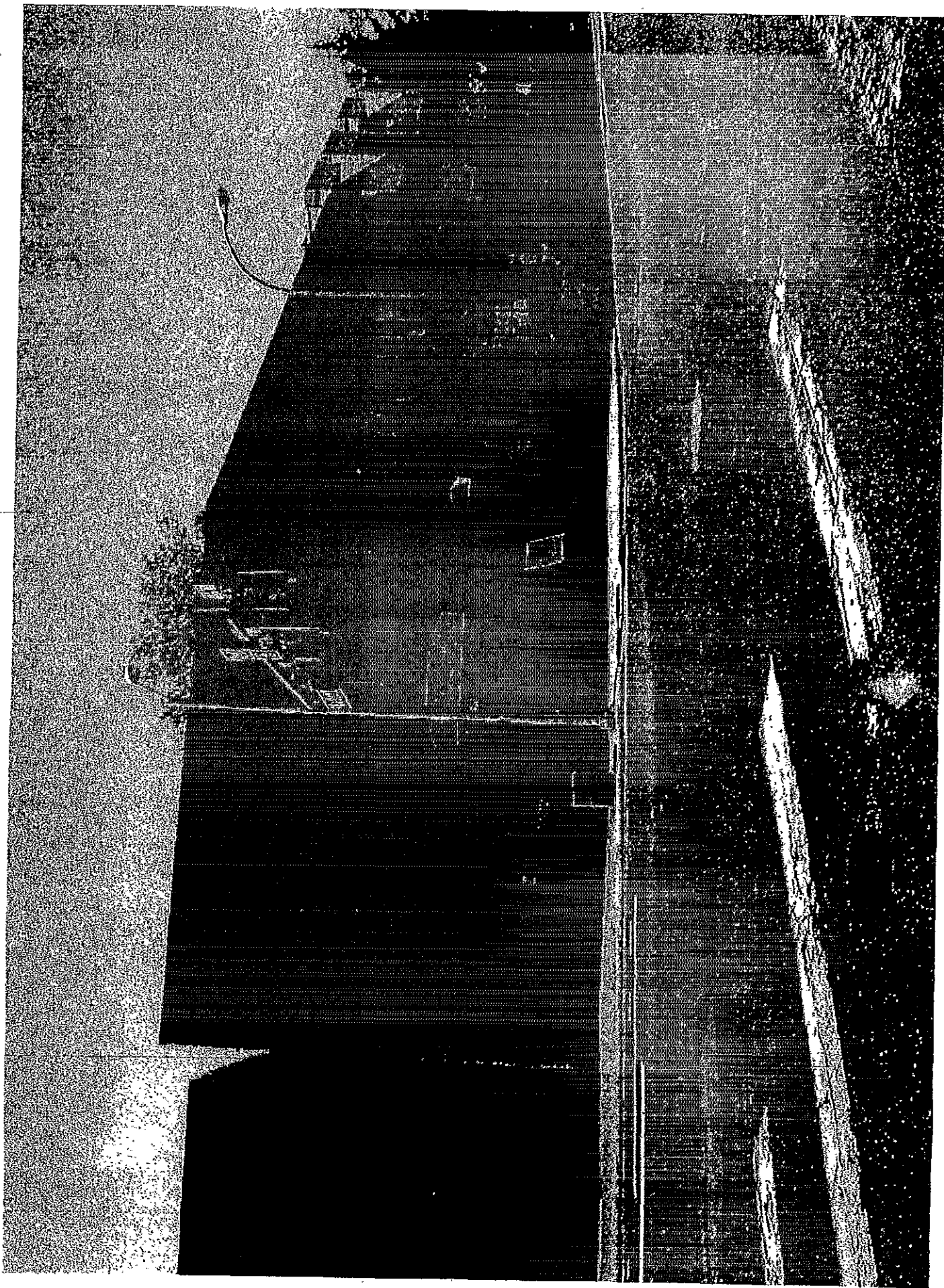
**Pre-WWII Ann Arbor**





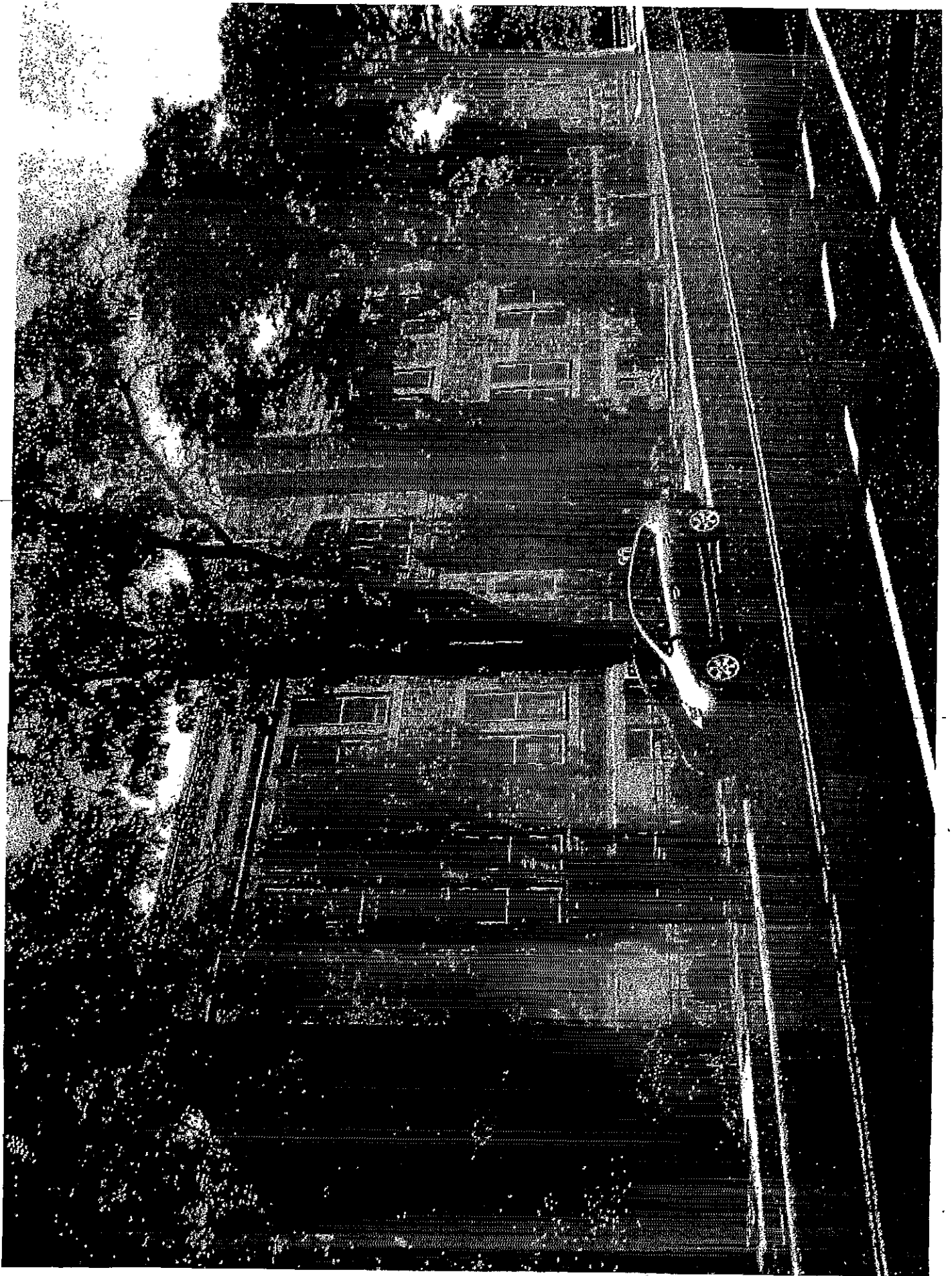


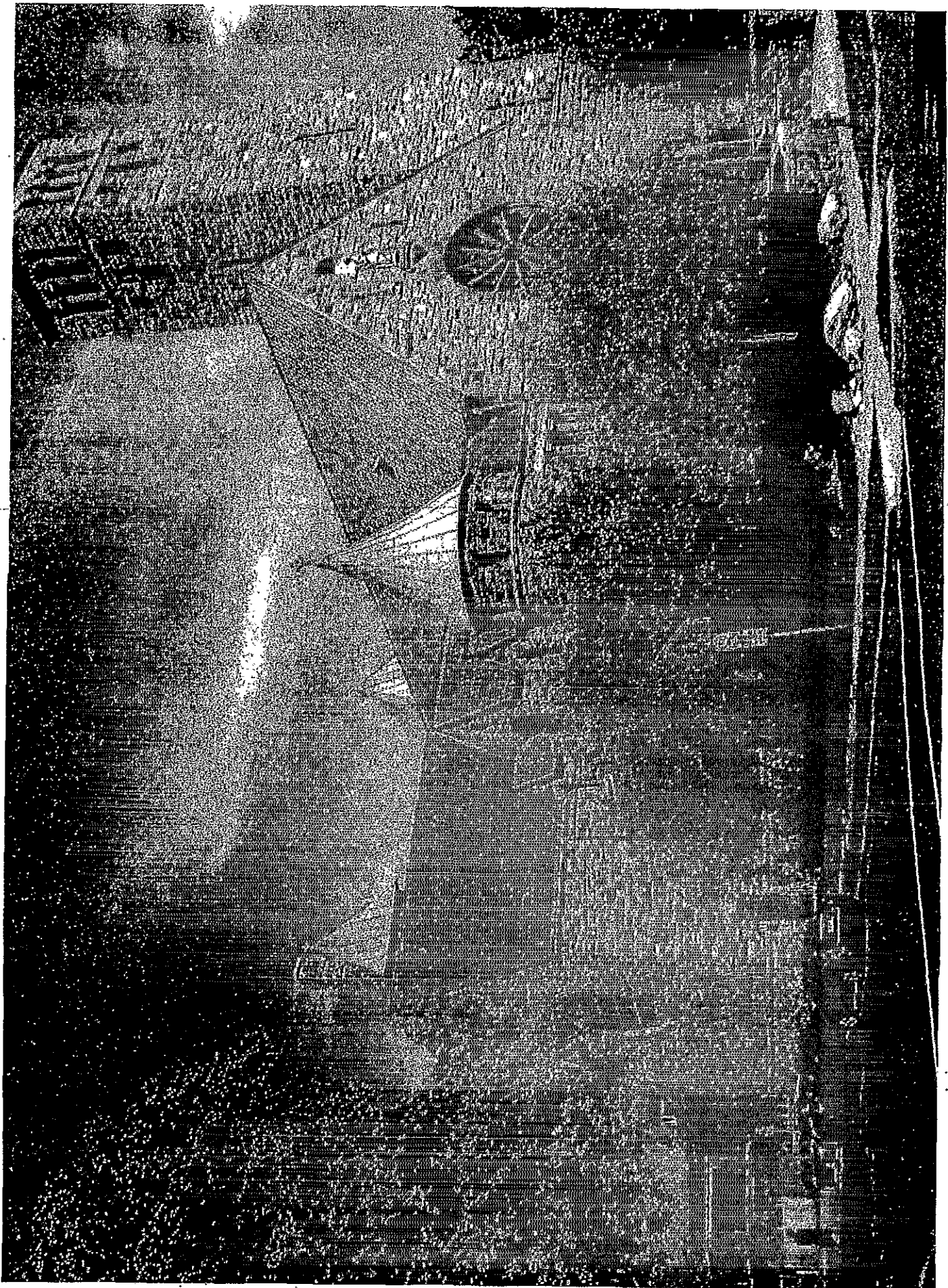






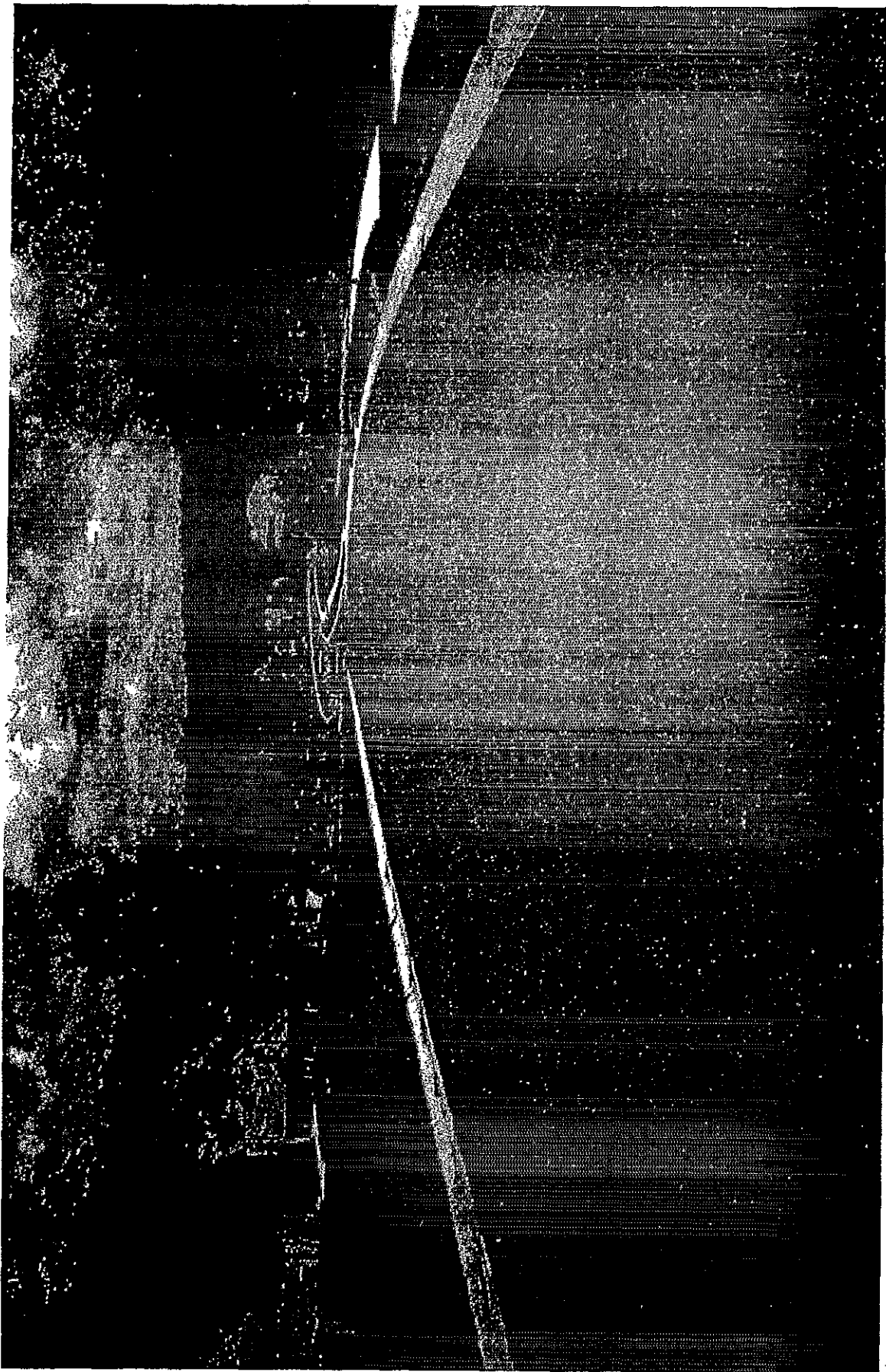


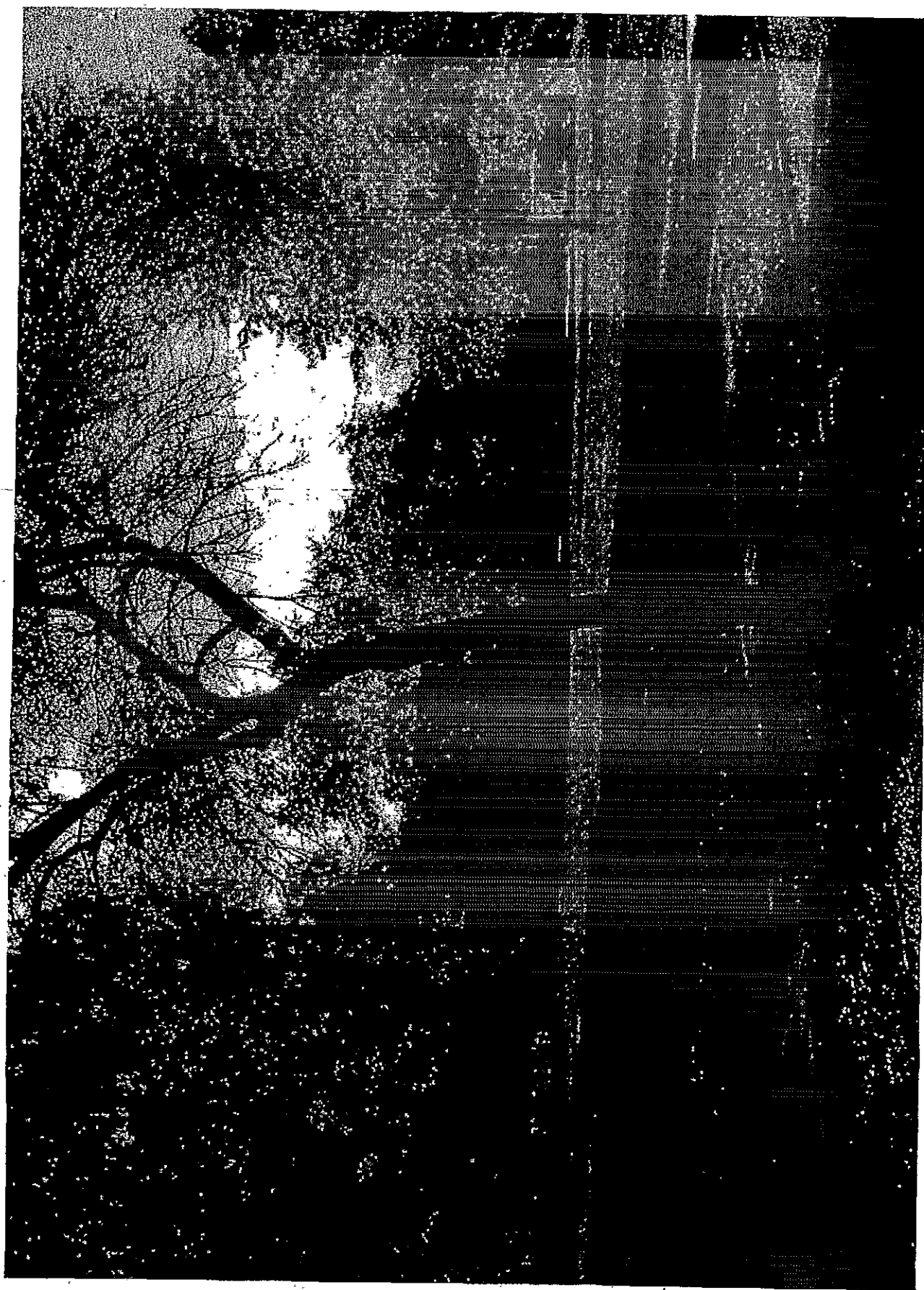


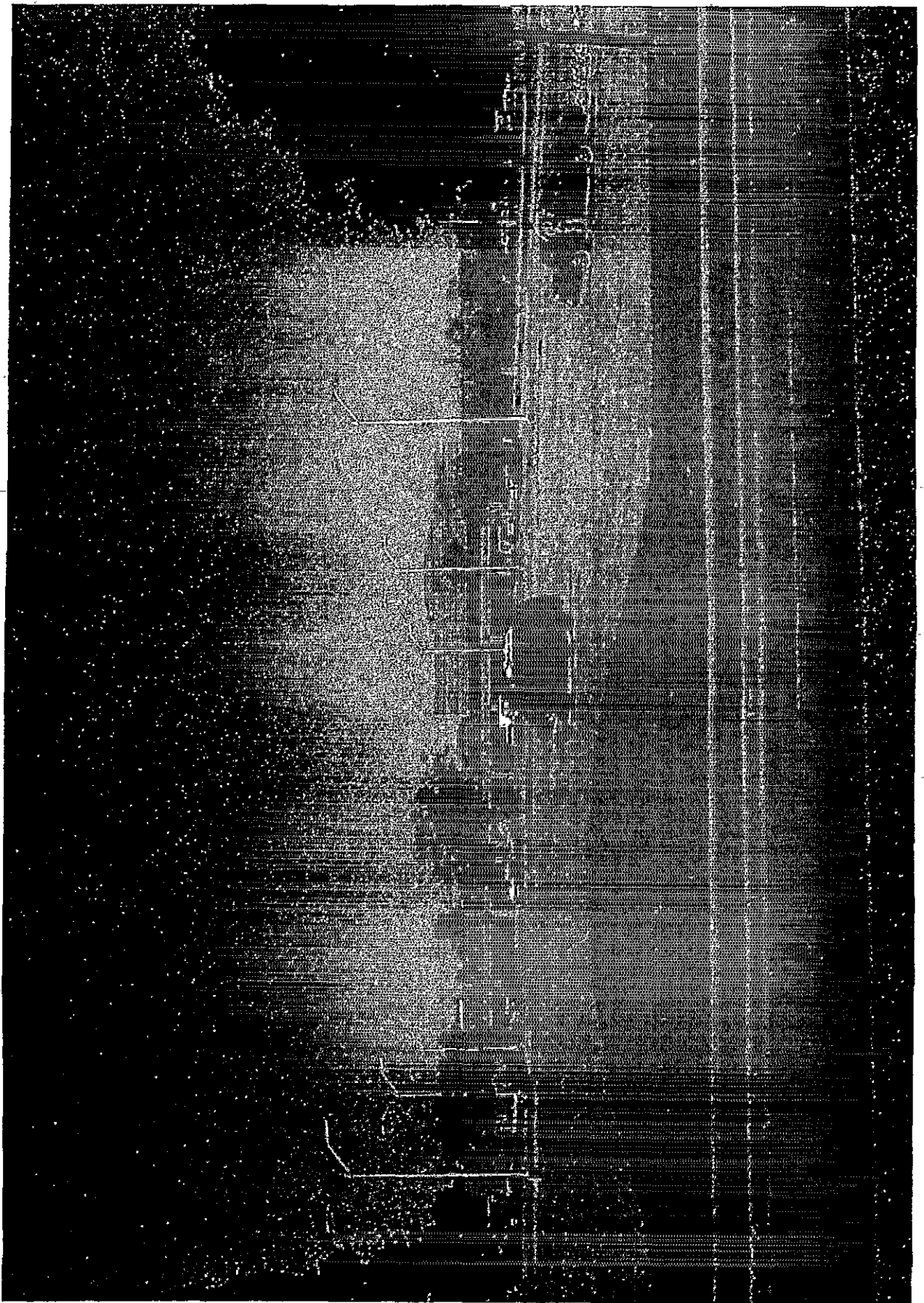


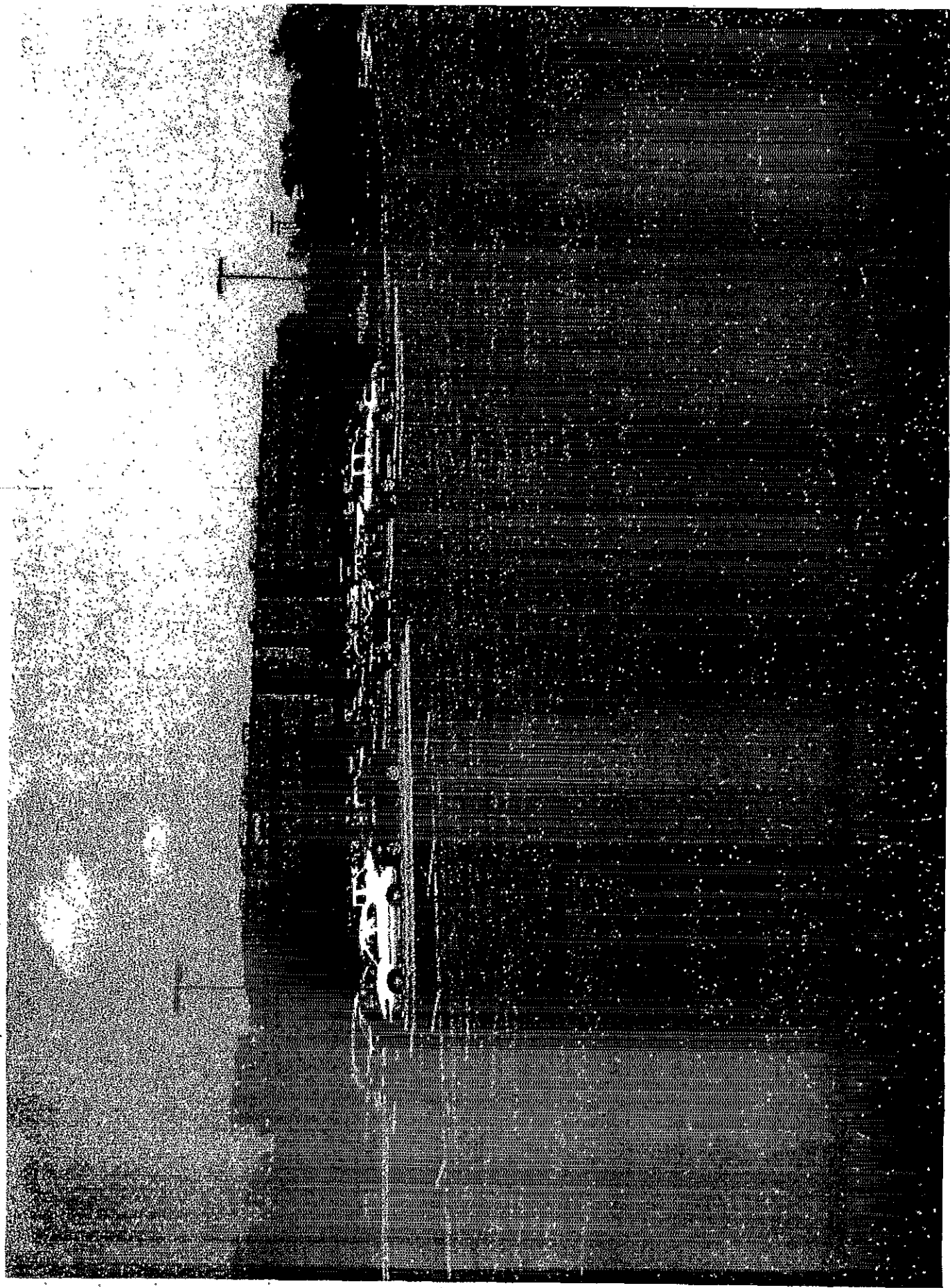
**Urban Design:**

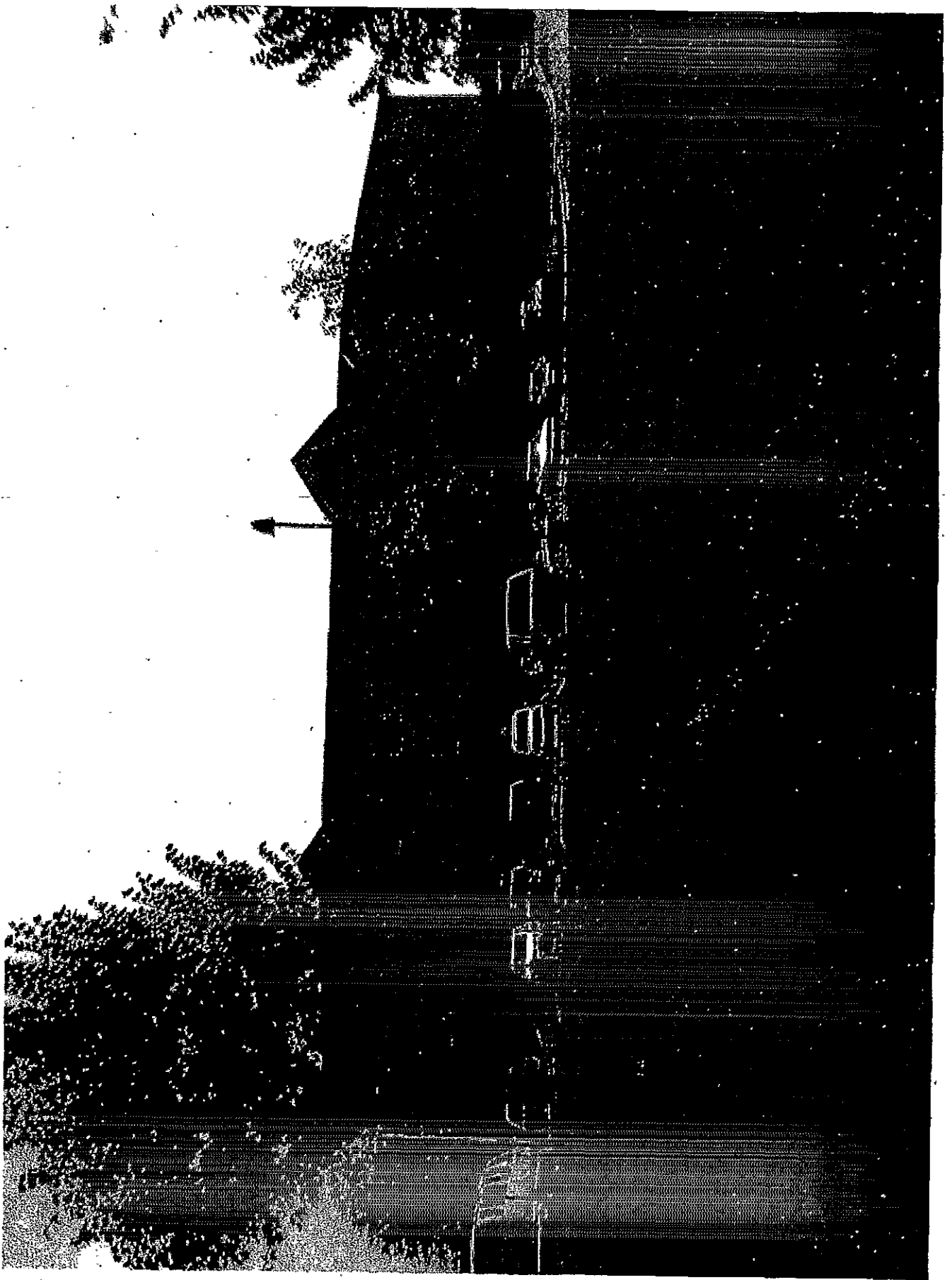
**Post WWII Ann Arbor**













# 5 Major Proposed Changes:

- New Single-Family Zoning District (for new development)
- Reduced Setbacks (not affecting existing Single-Family)
- Increased Height (Multi-Family, Commercial)
- Increased FAR (non-residential only)
- Allow Residential Uses in Research

# Proposed Changes Do not:

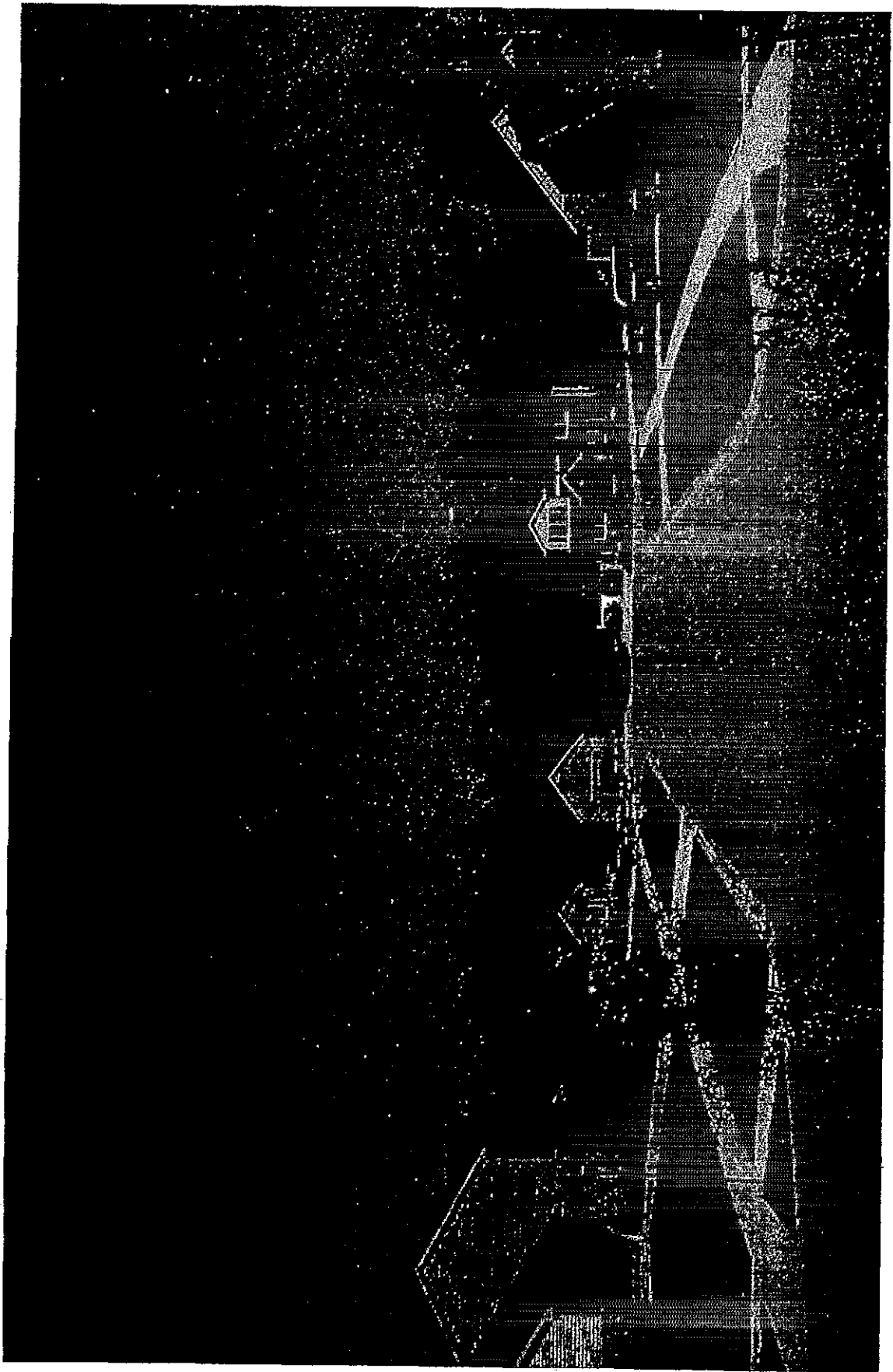
- Affect Existing Single-Family Zoning Districts
- Increase Density for Existing Residential Districts
- Affect Downtown Zoning Districts (A2D2)

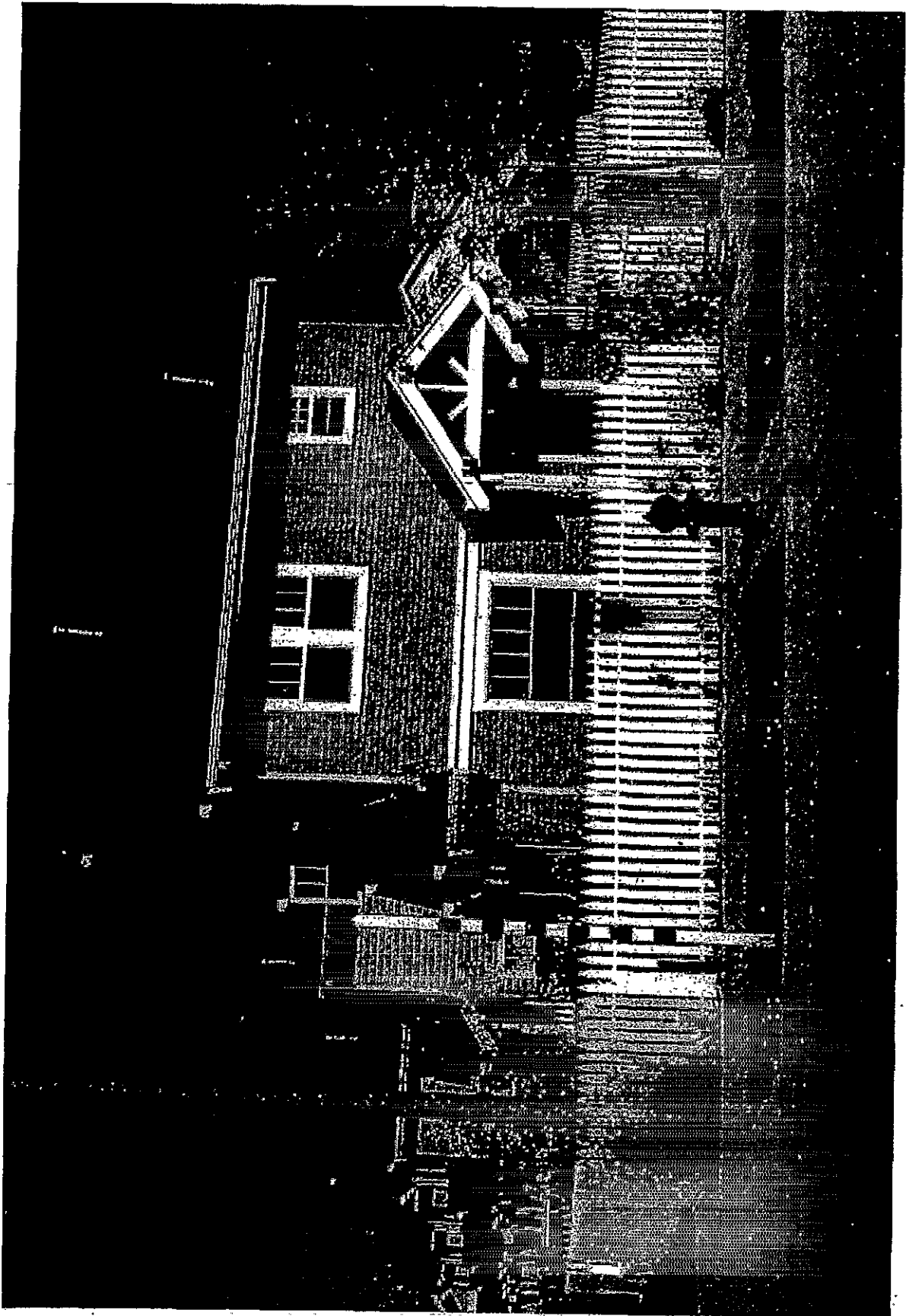
Proposed Amendment #1:

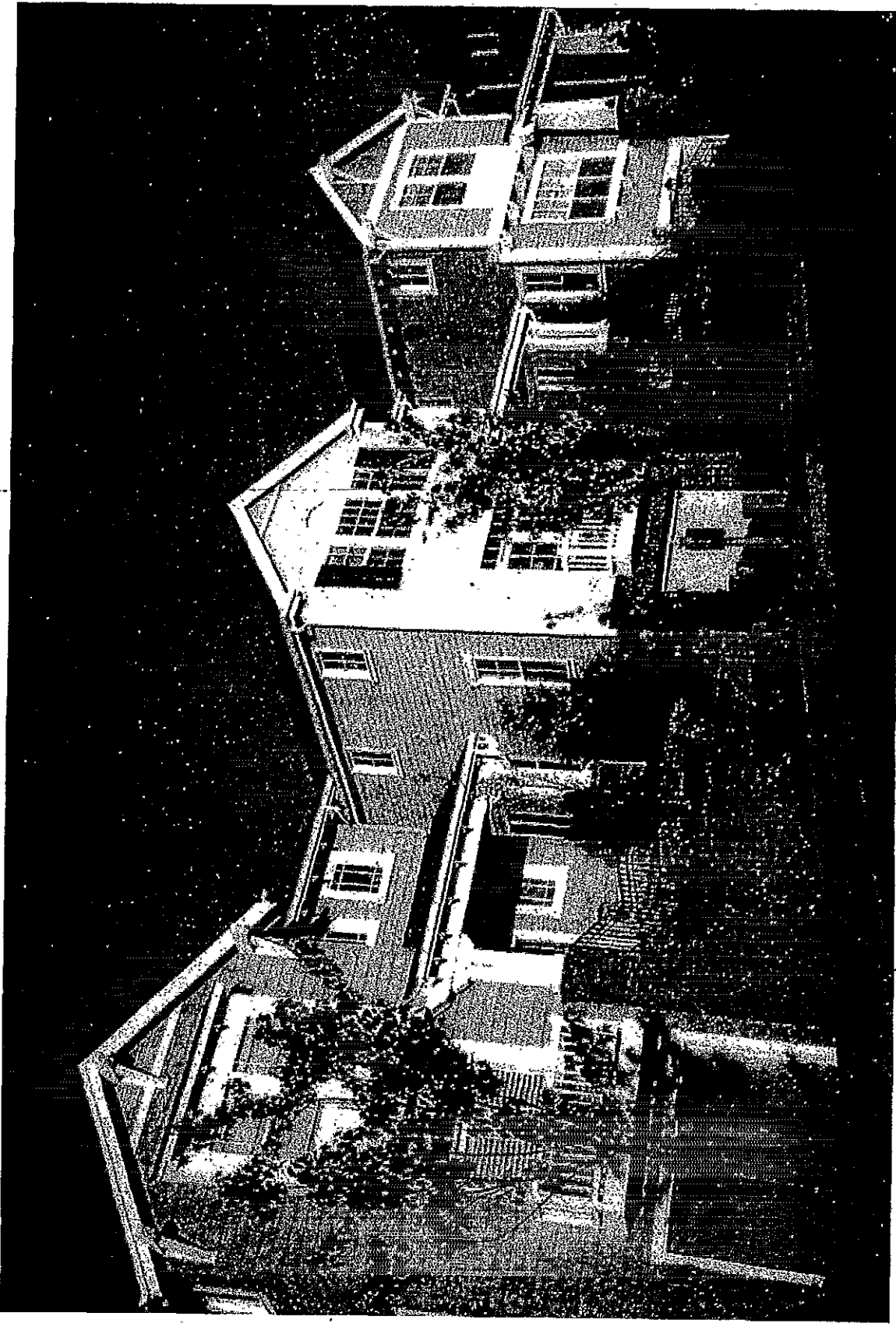
**New  
Single-Family District**

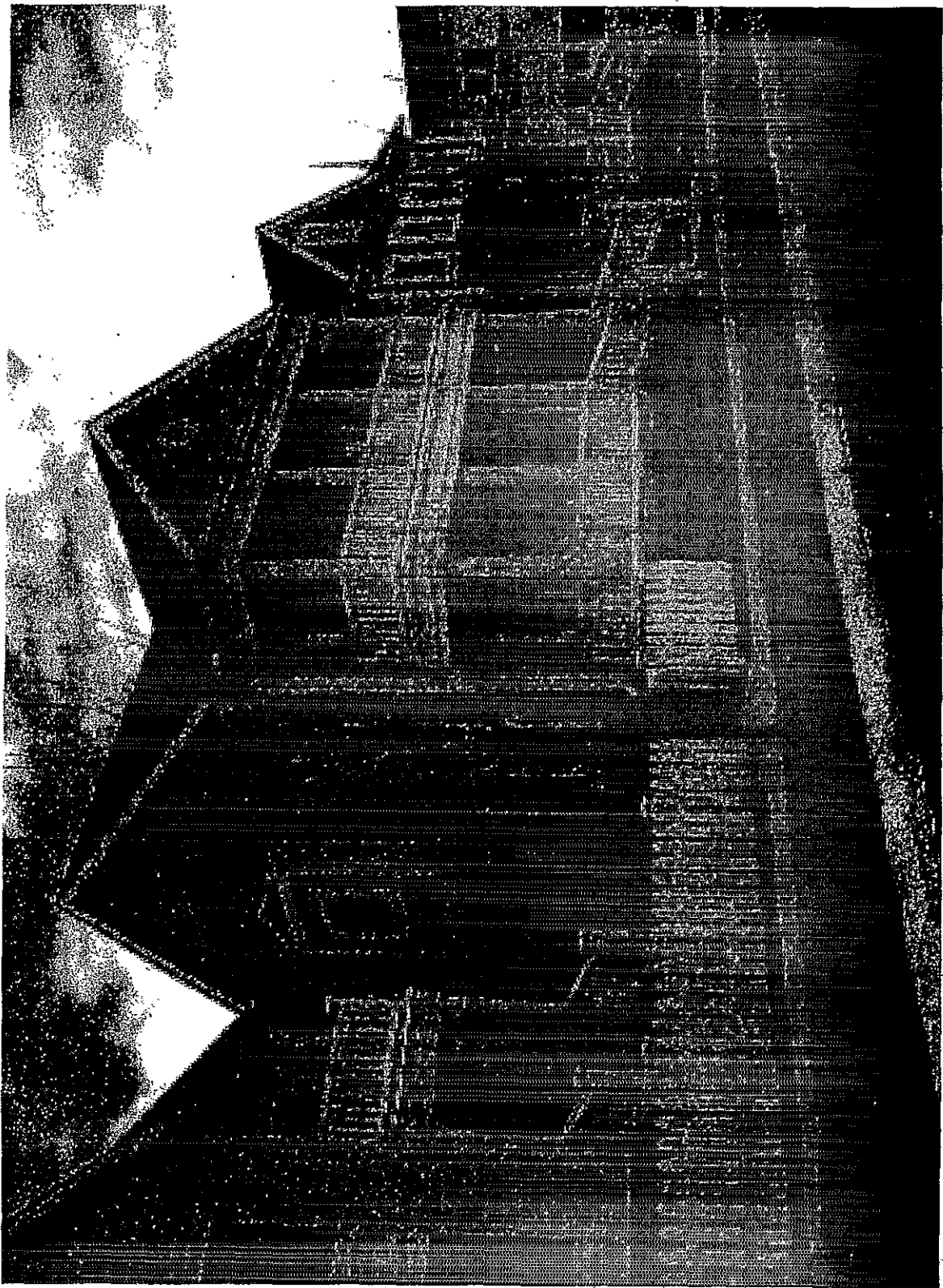
# Intent of New SF District

- Increase diversity of housing choices
- Encourage more affordable housing (reduced land/infrastructure costs per home)
- More efficient use of land and infrastructure

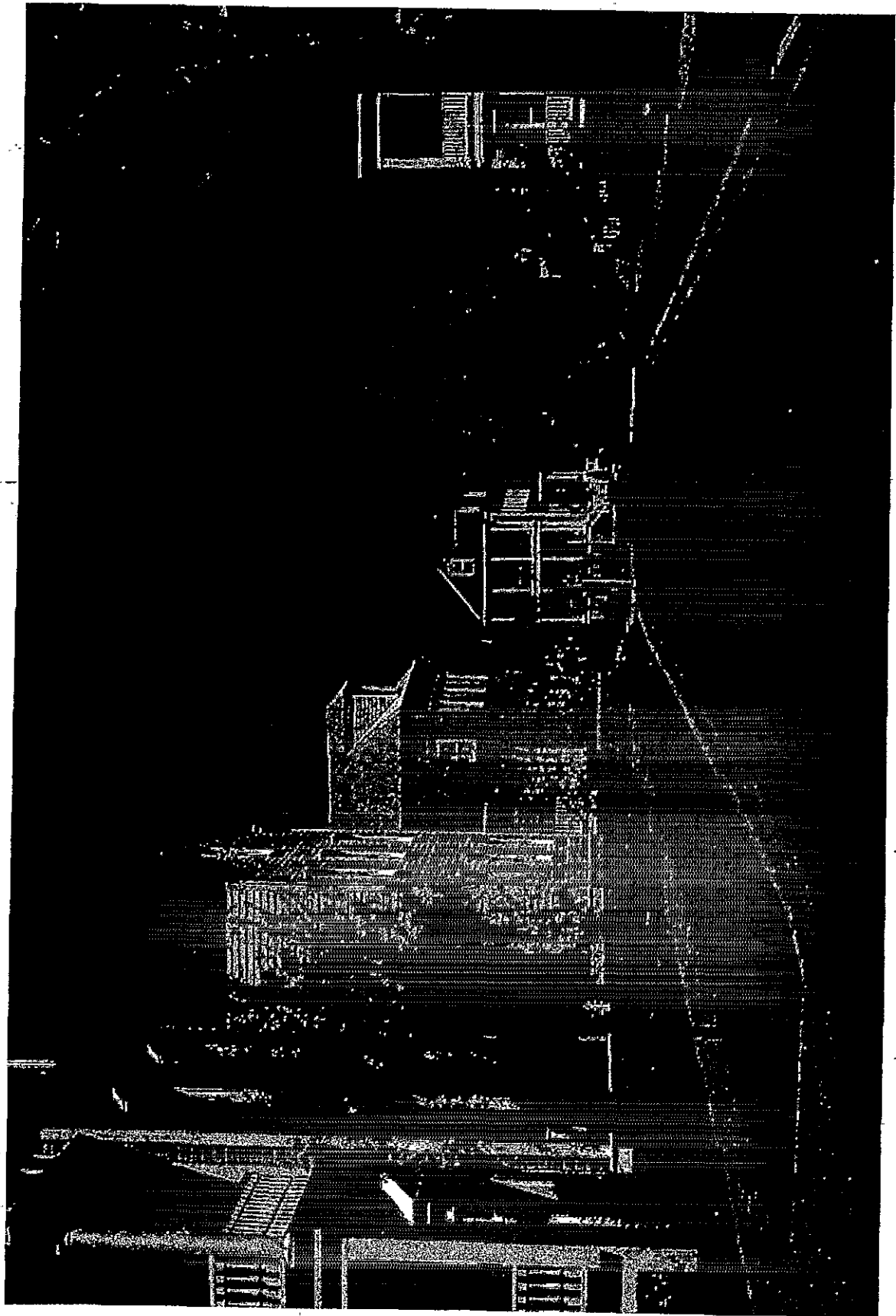




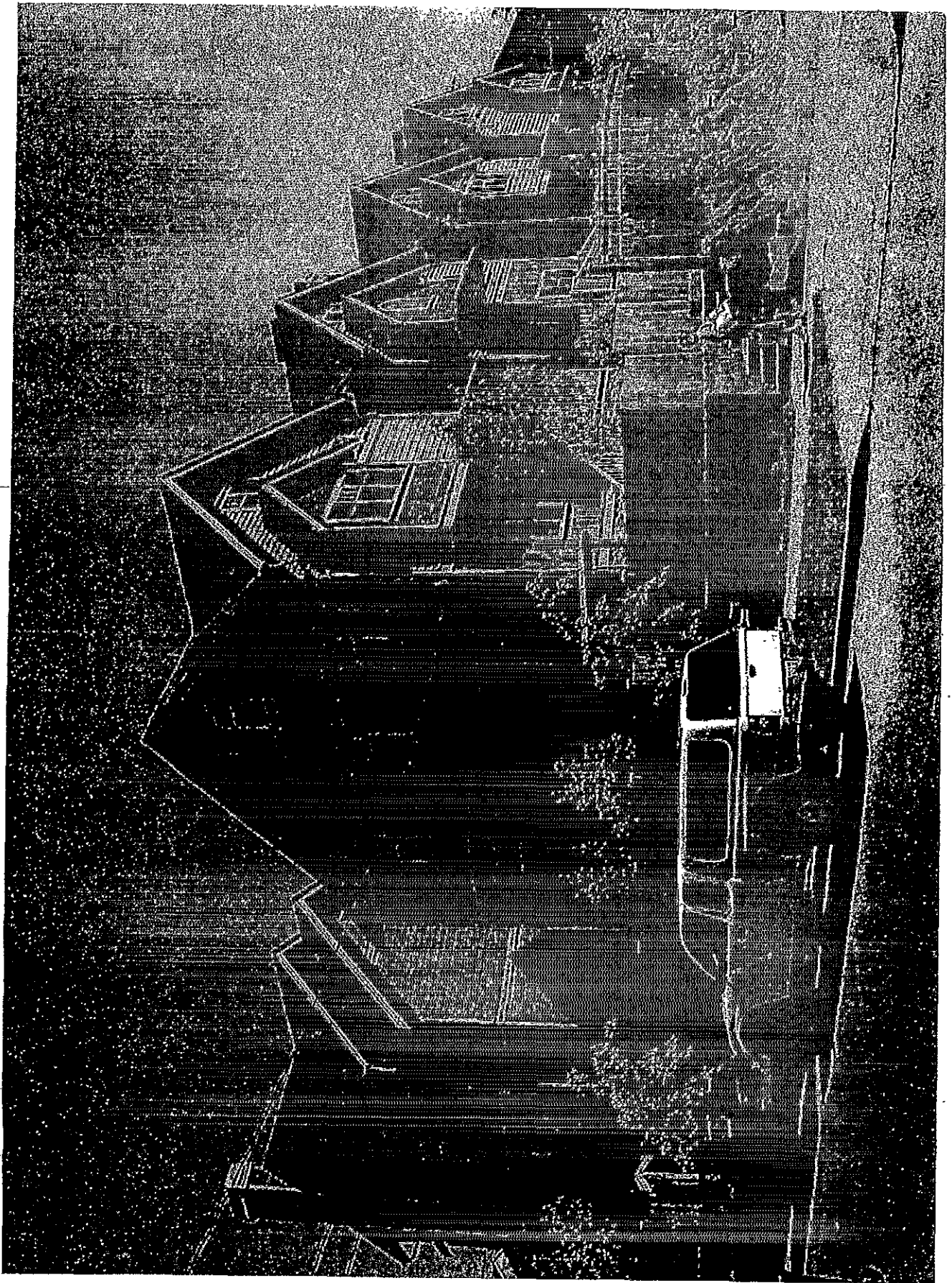














Proposed Amendment #2:

**Reduced Setbacks**

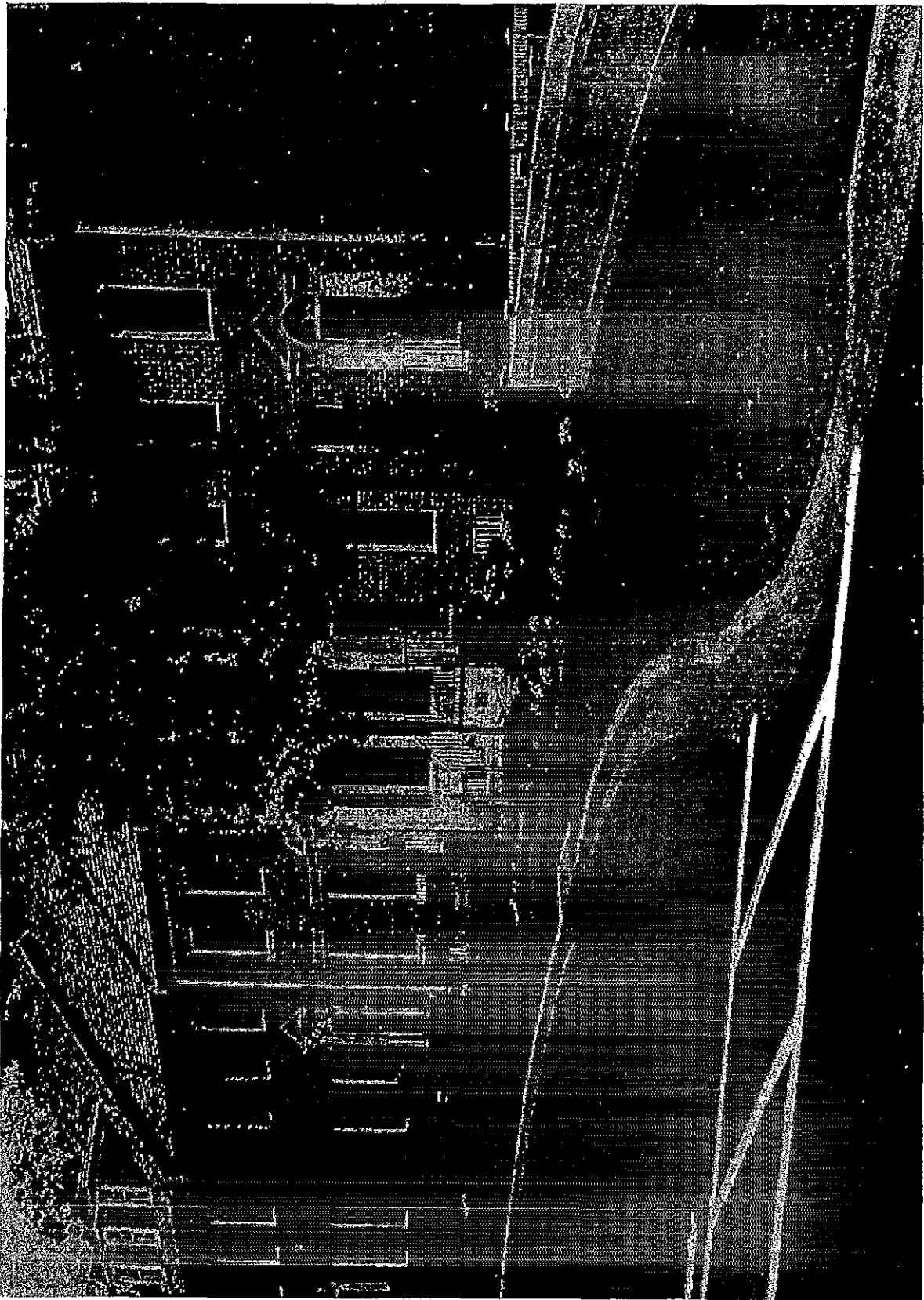
# Intent of Reducing Front Setbacks

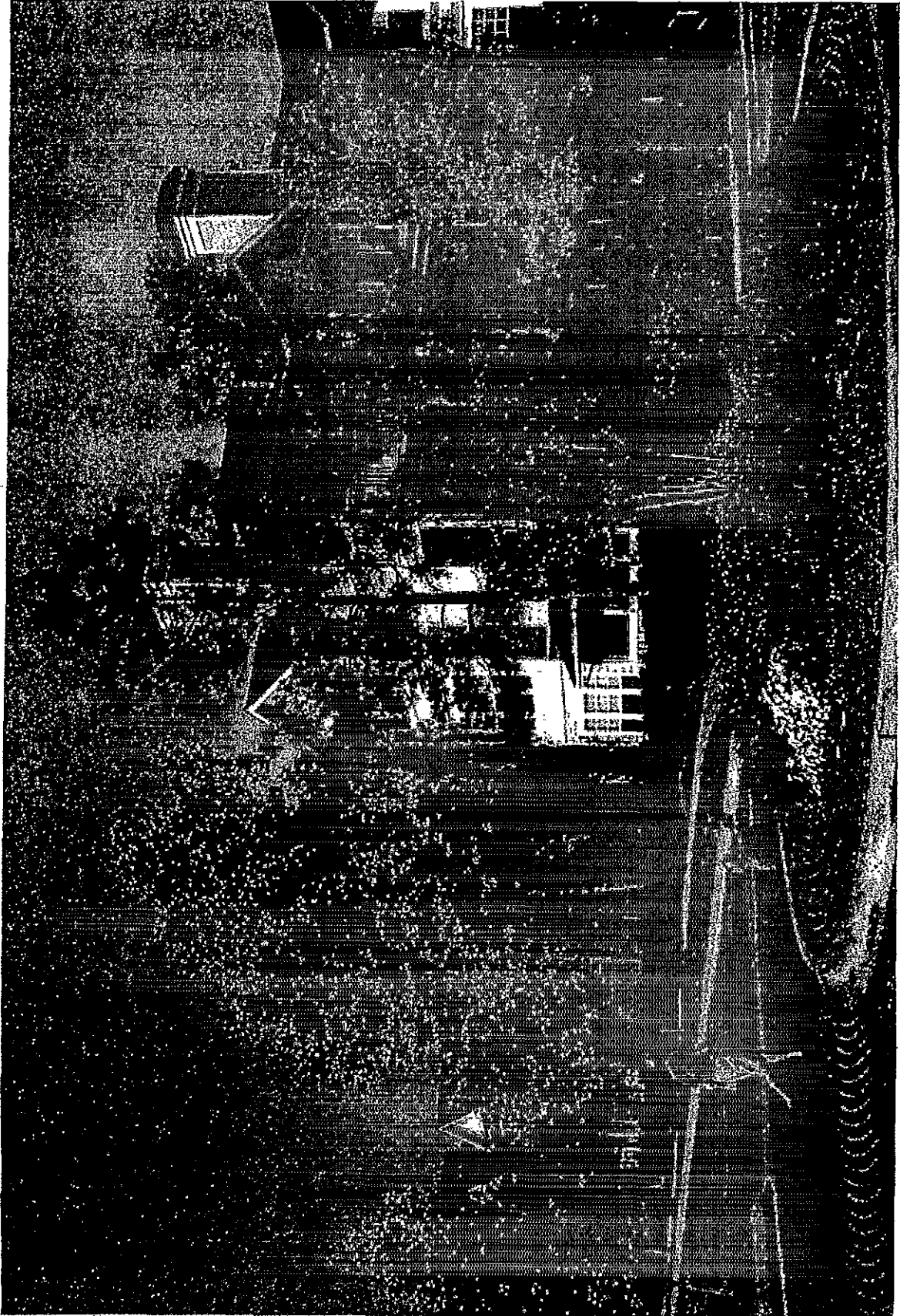
- Encourage non-motorized access
- Use infrastructure more efficiently (length of leads and driveways can be reduced)
- Encourage design flexibility
- Relieve pressure on natural features

# Residential Setbacks



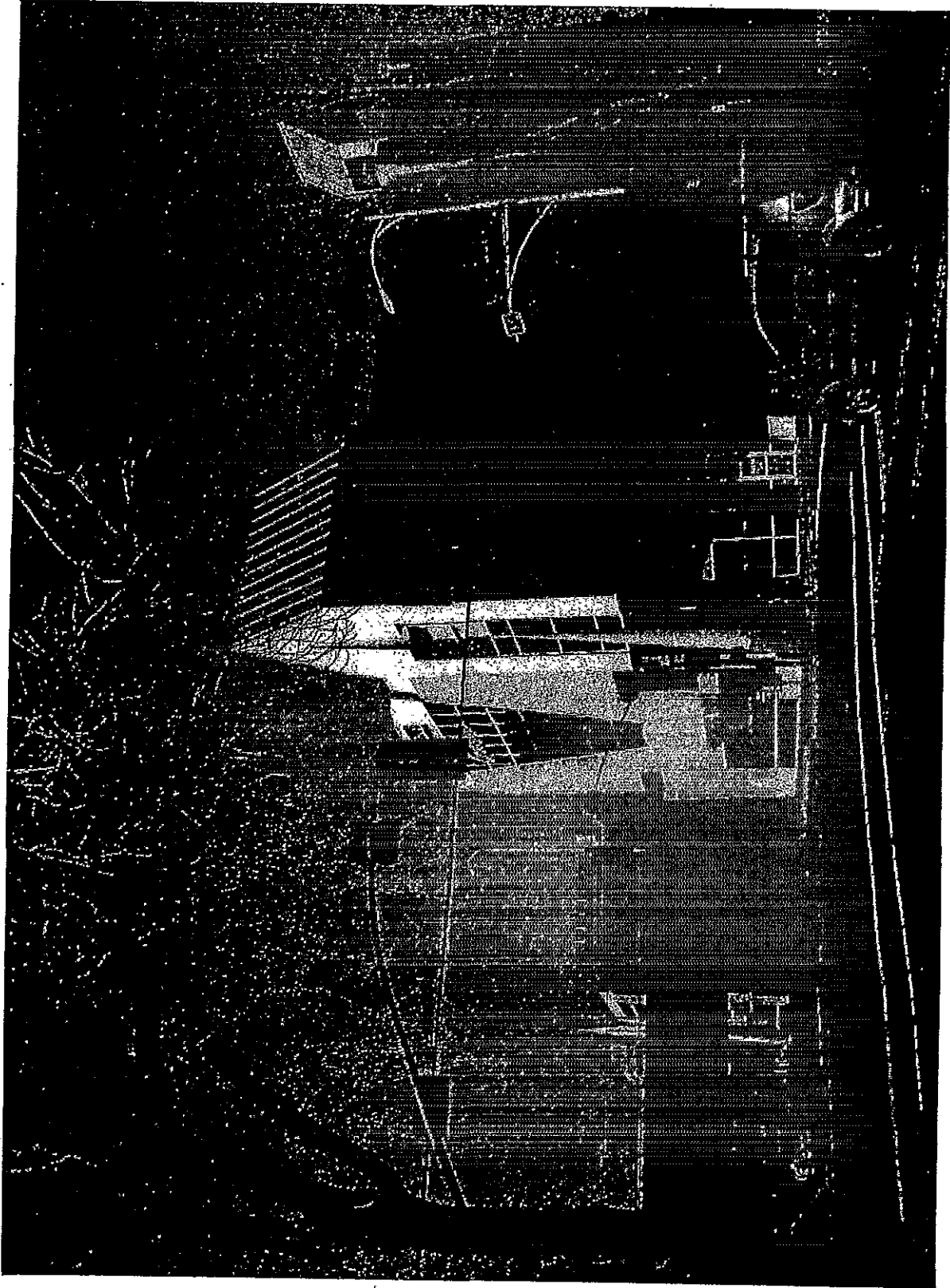


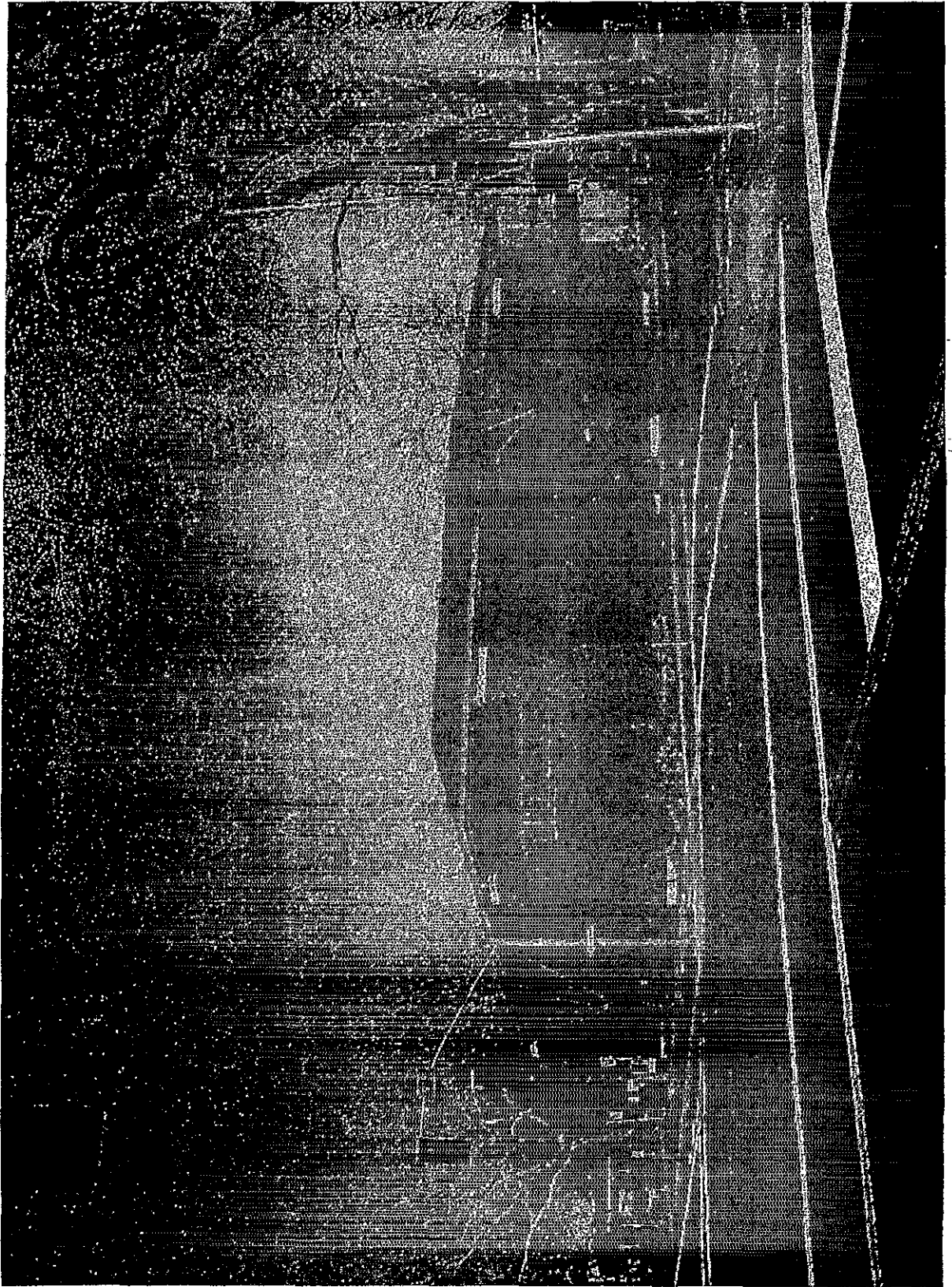


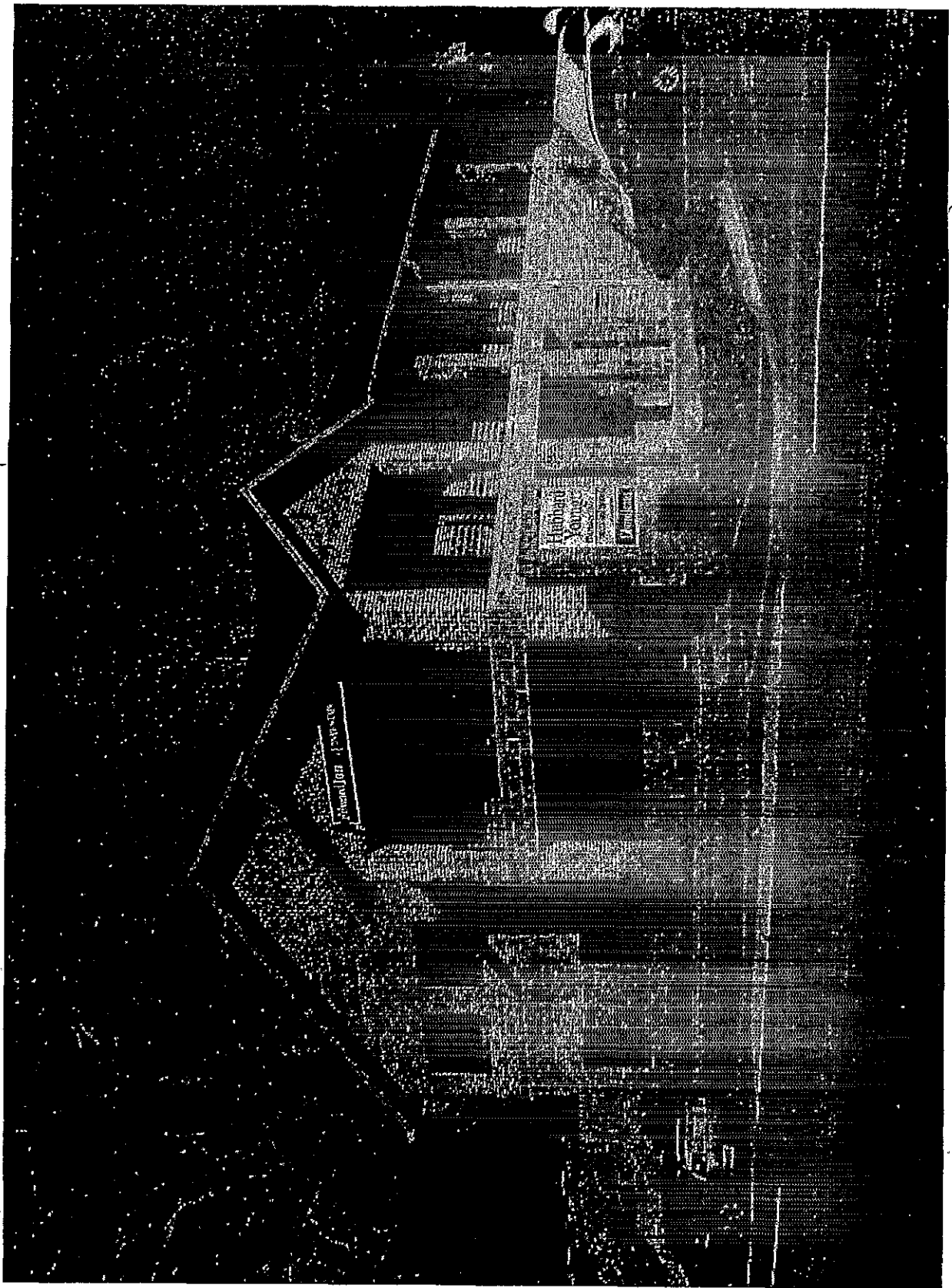


# Office Setbacks



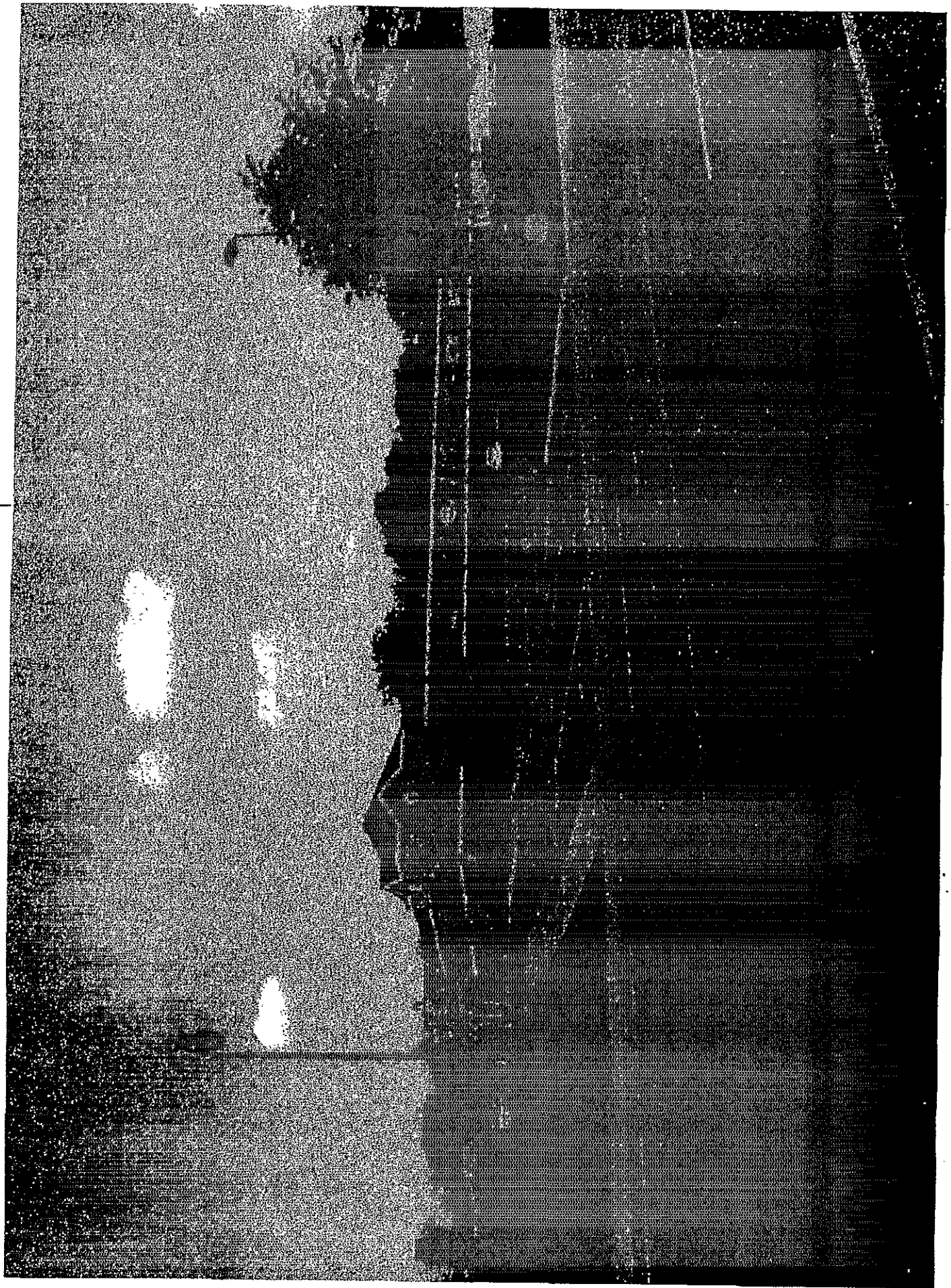


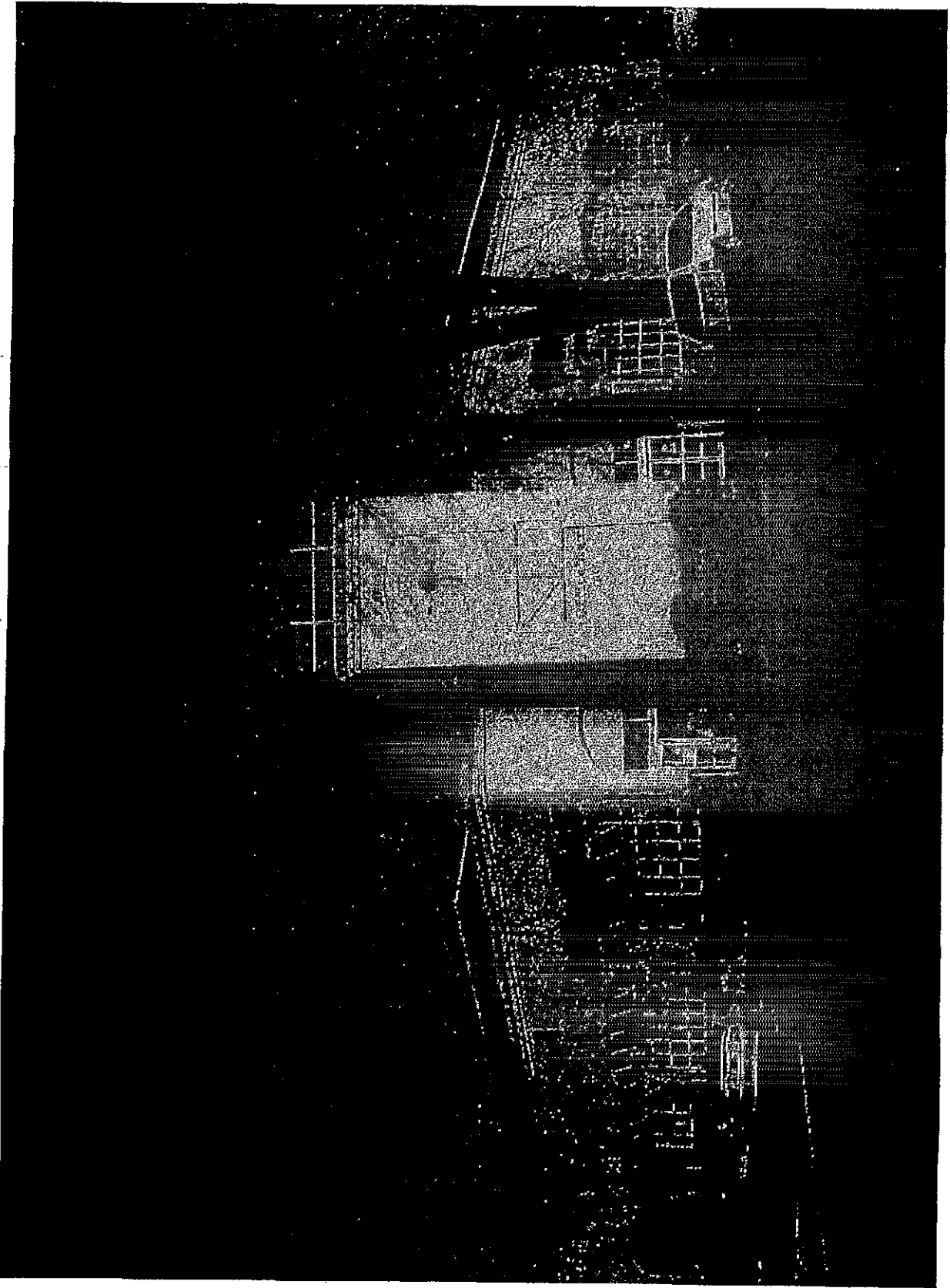


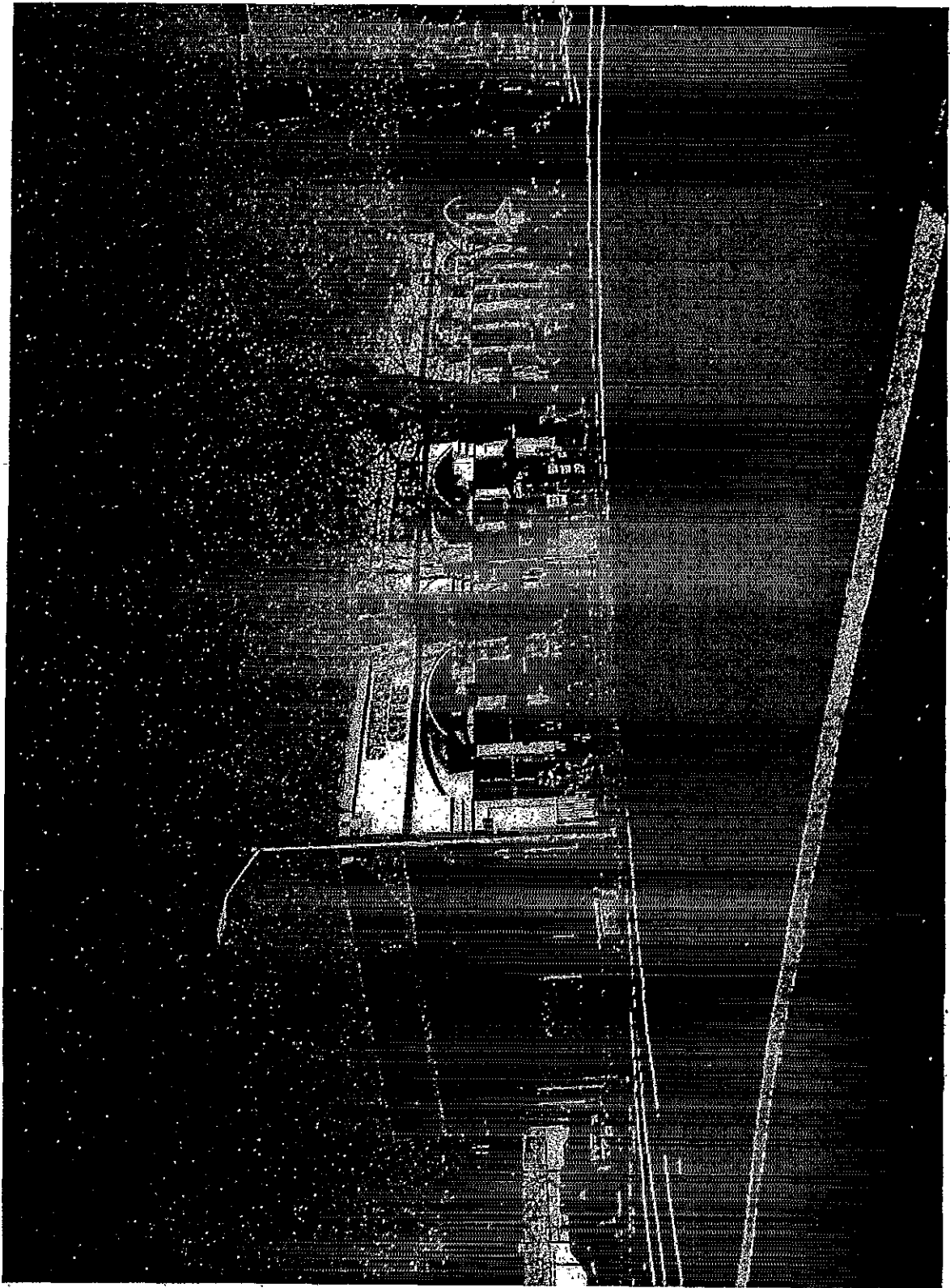


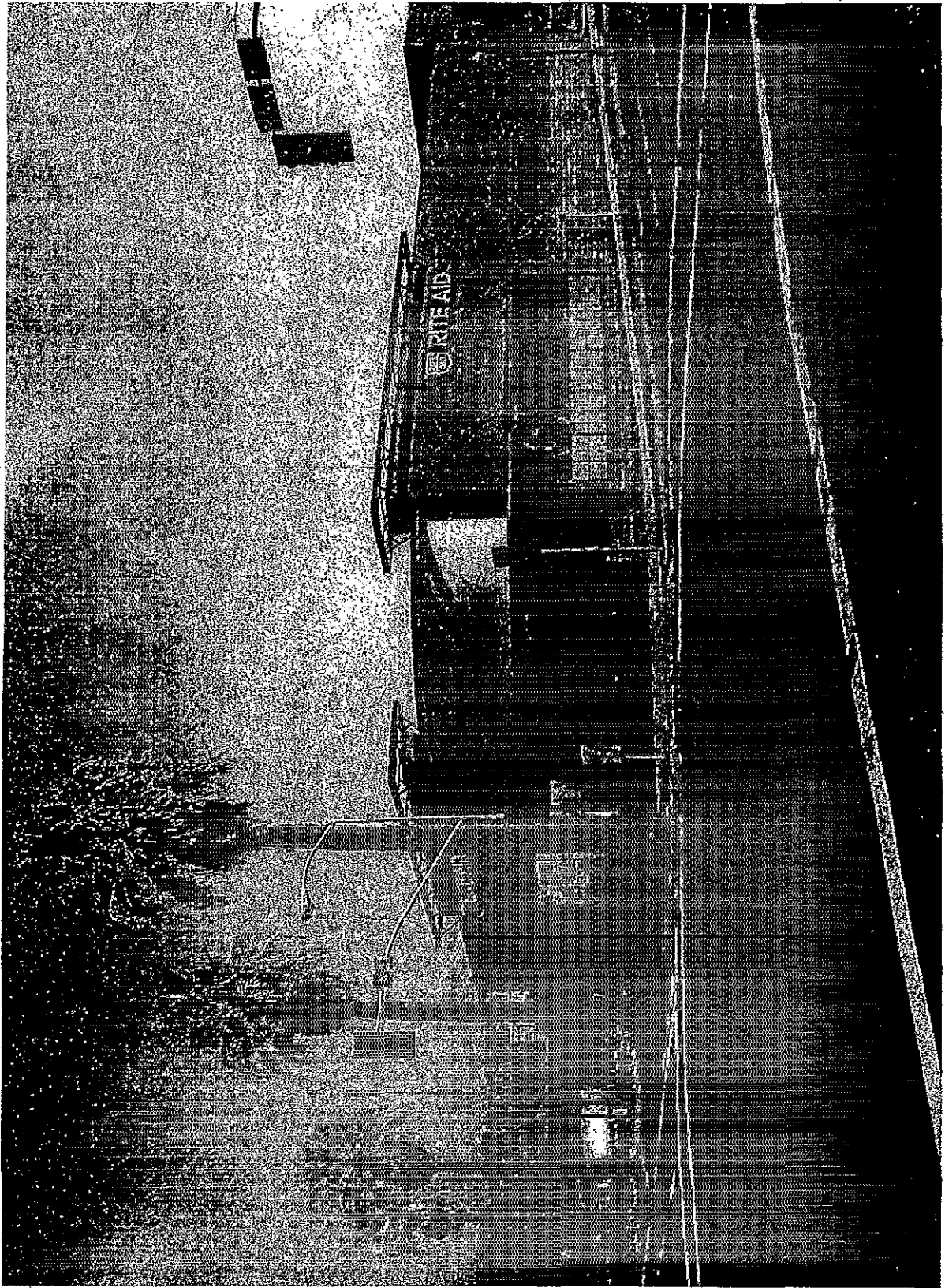
# Retail Setbacks

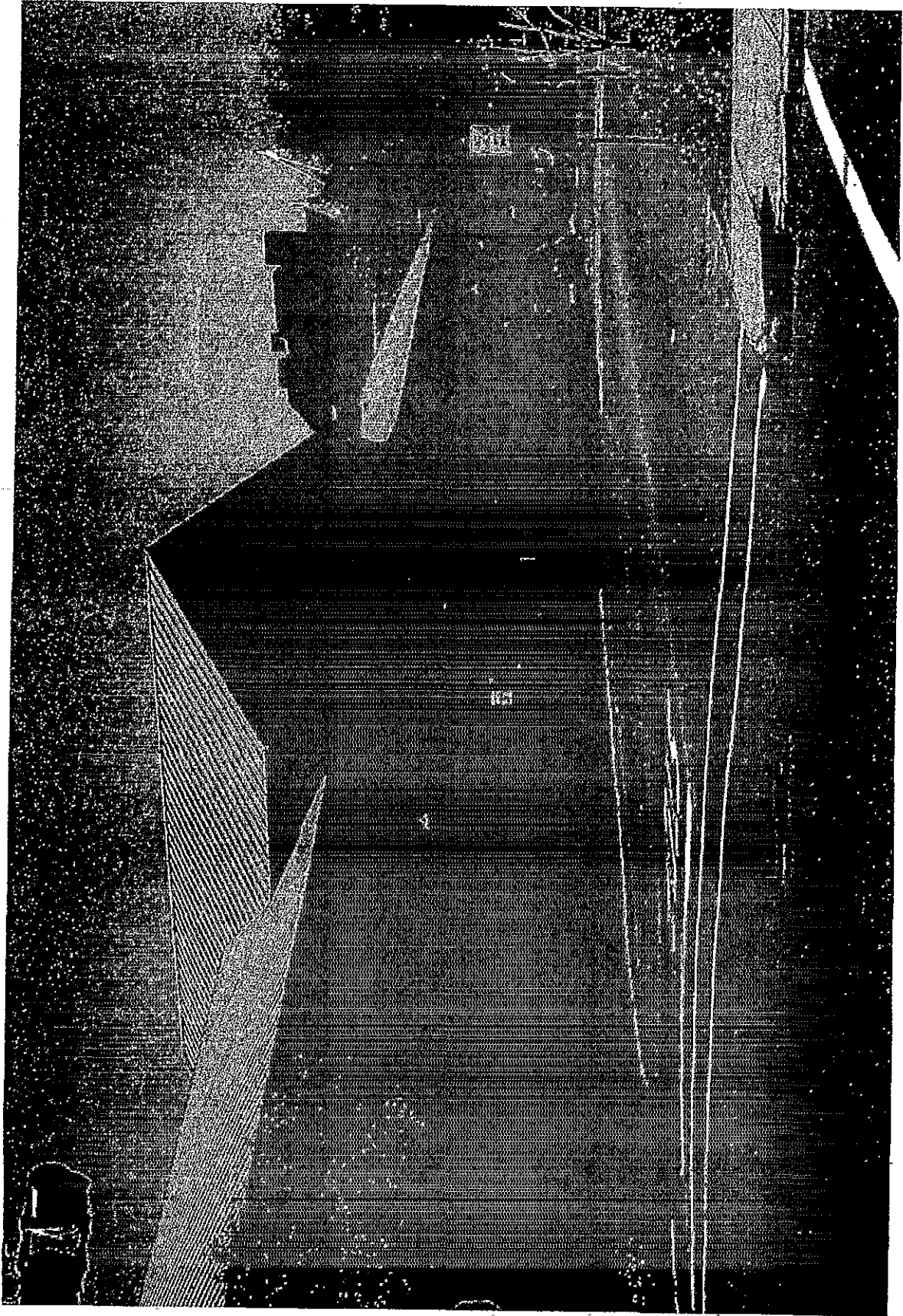




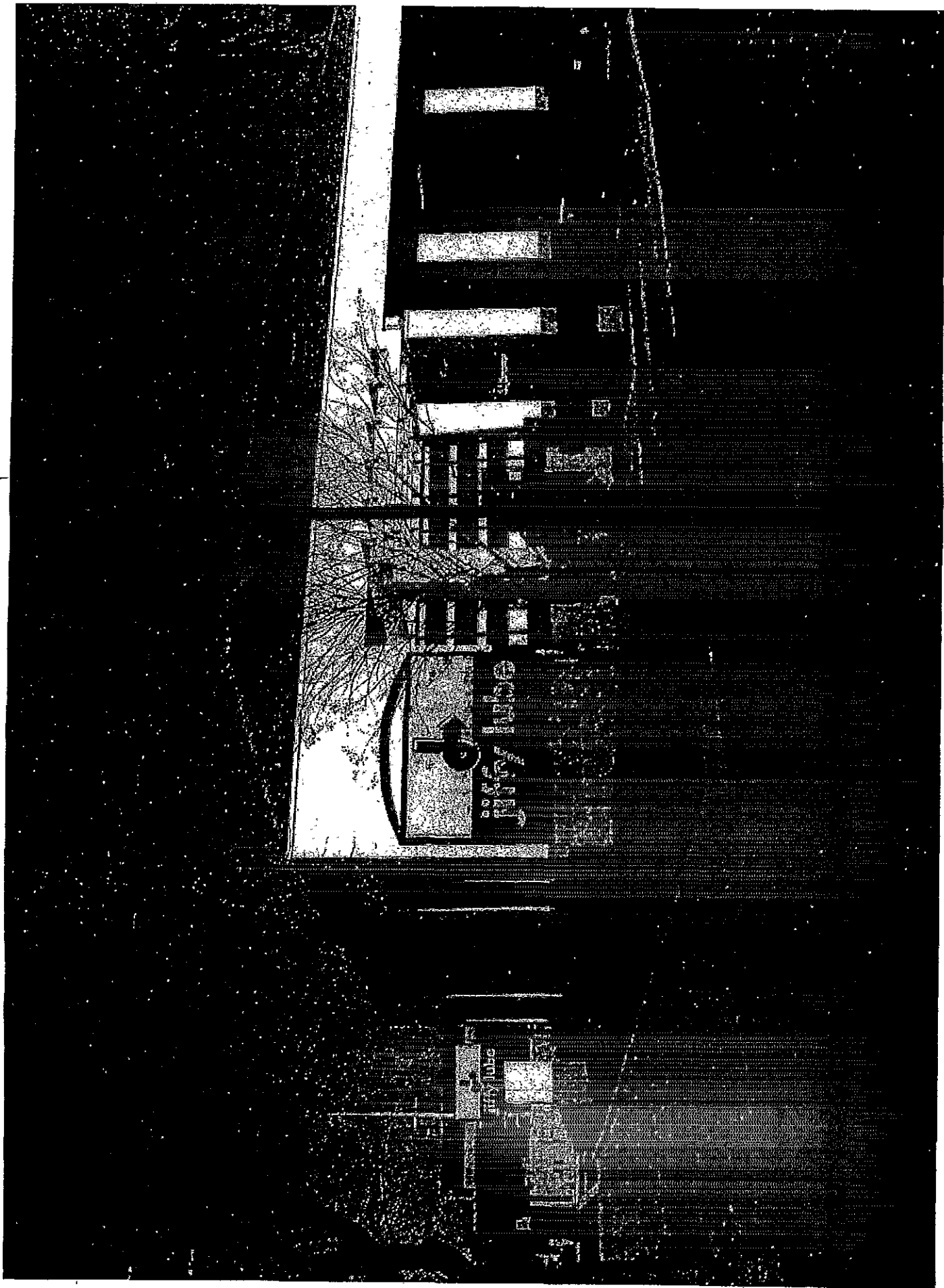


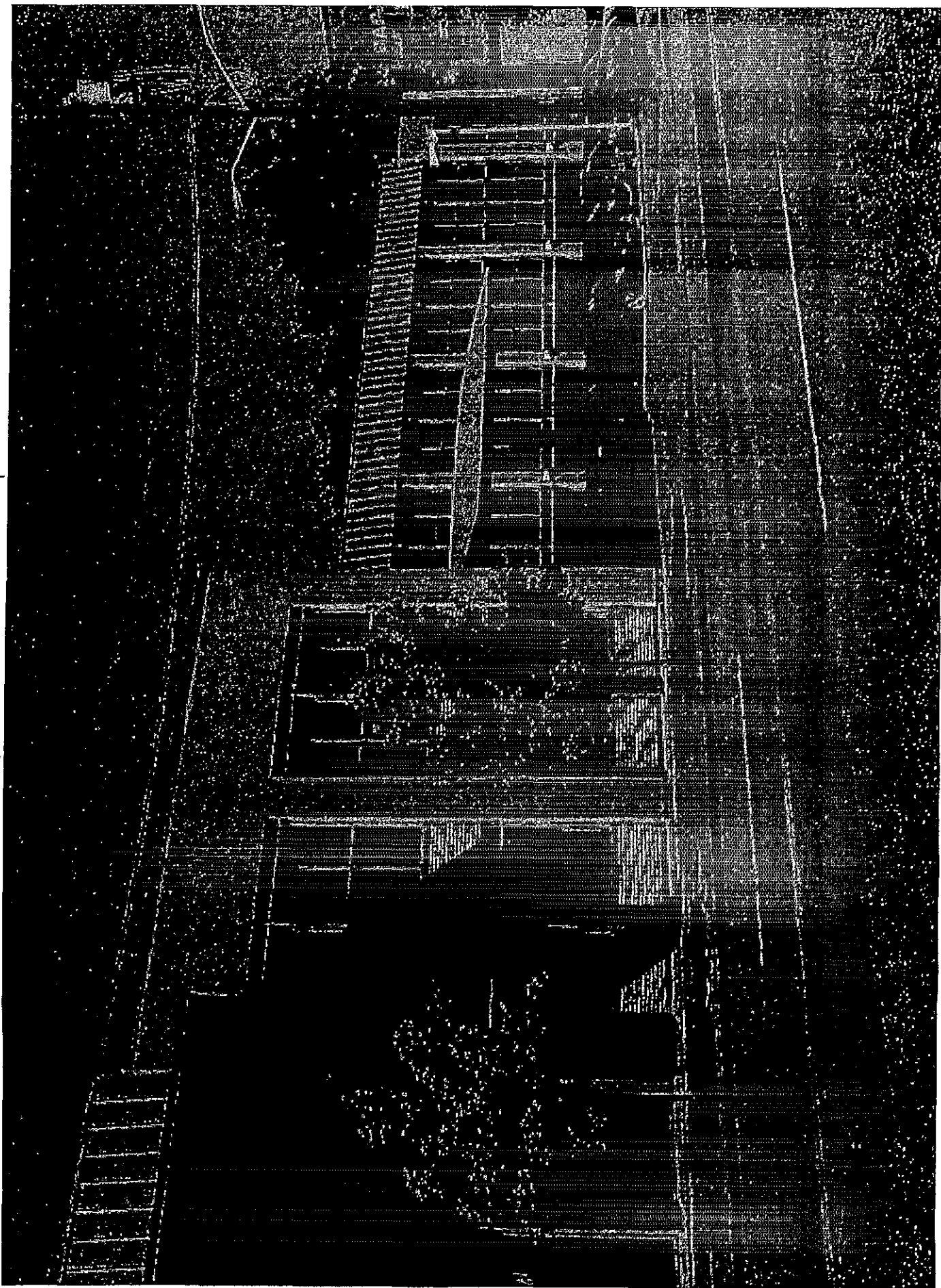




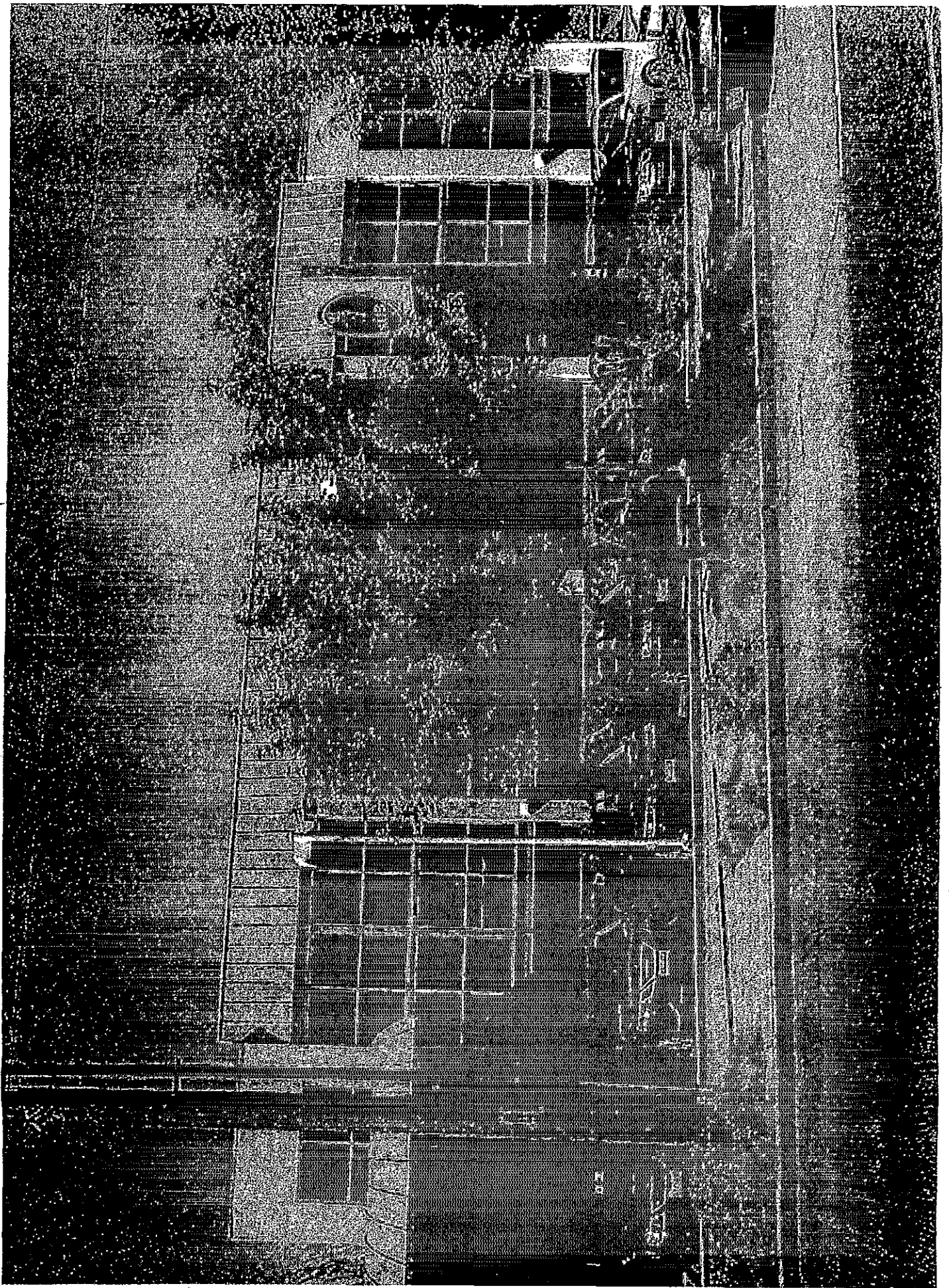


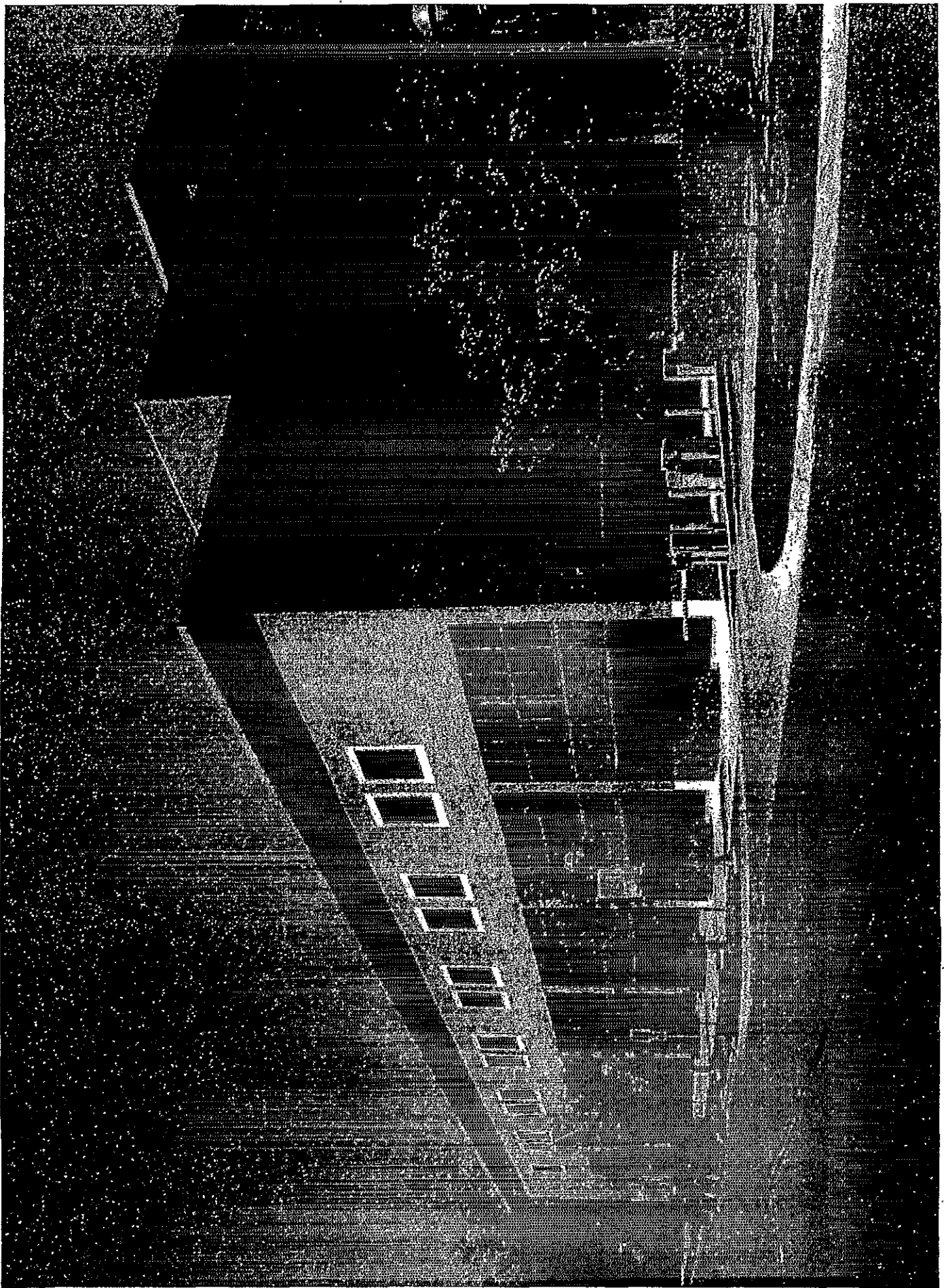




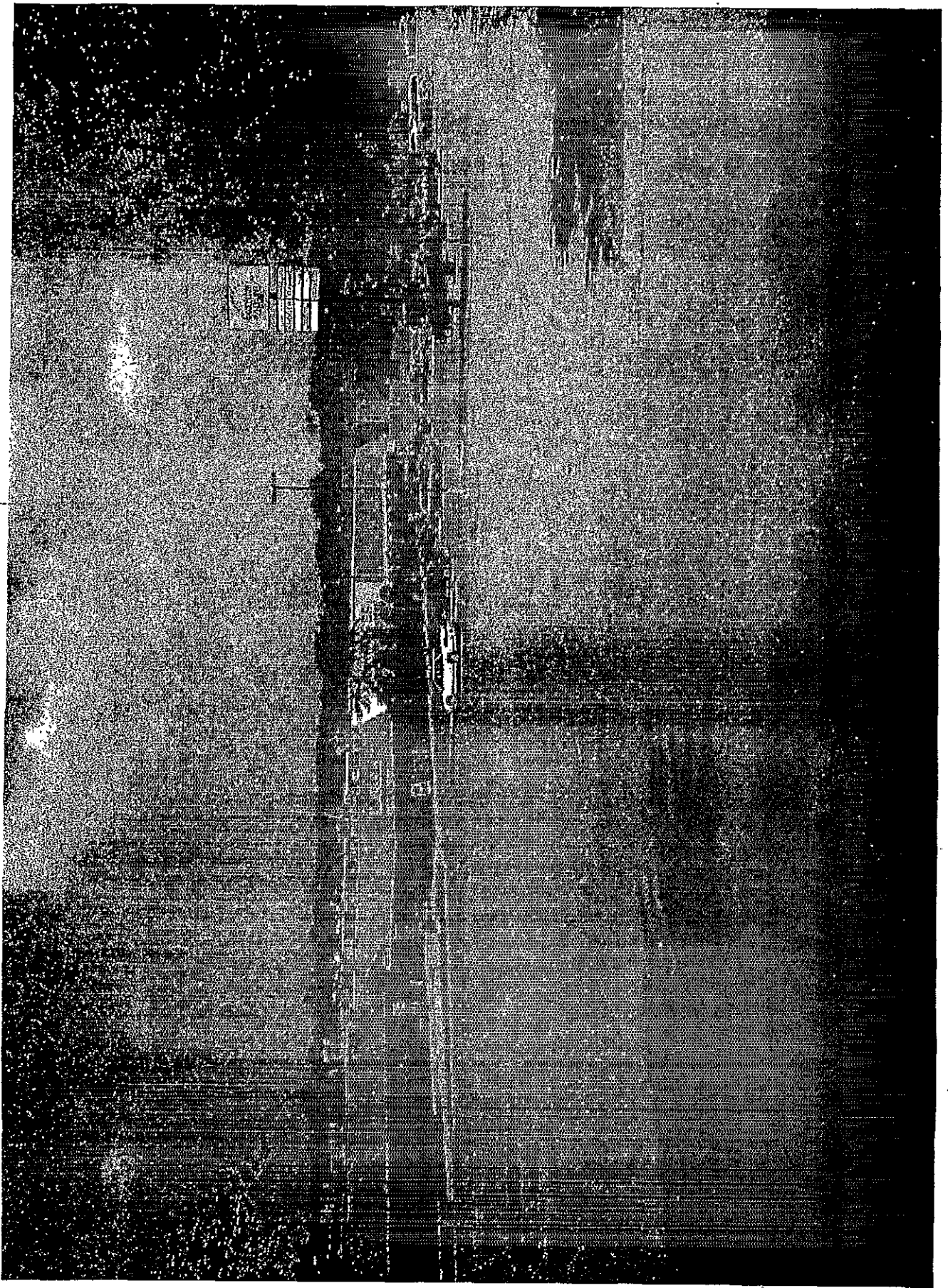


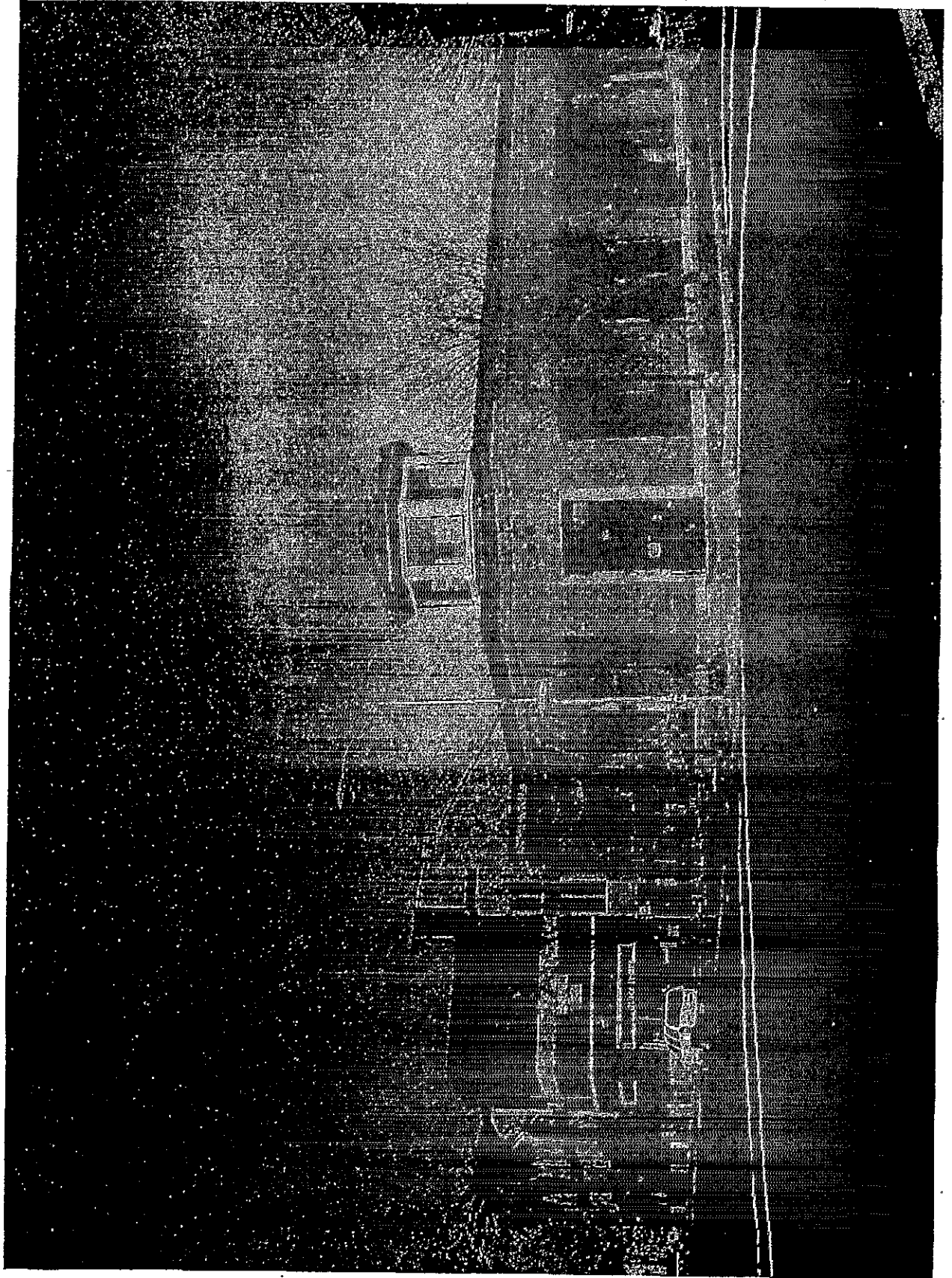


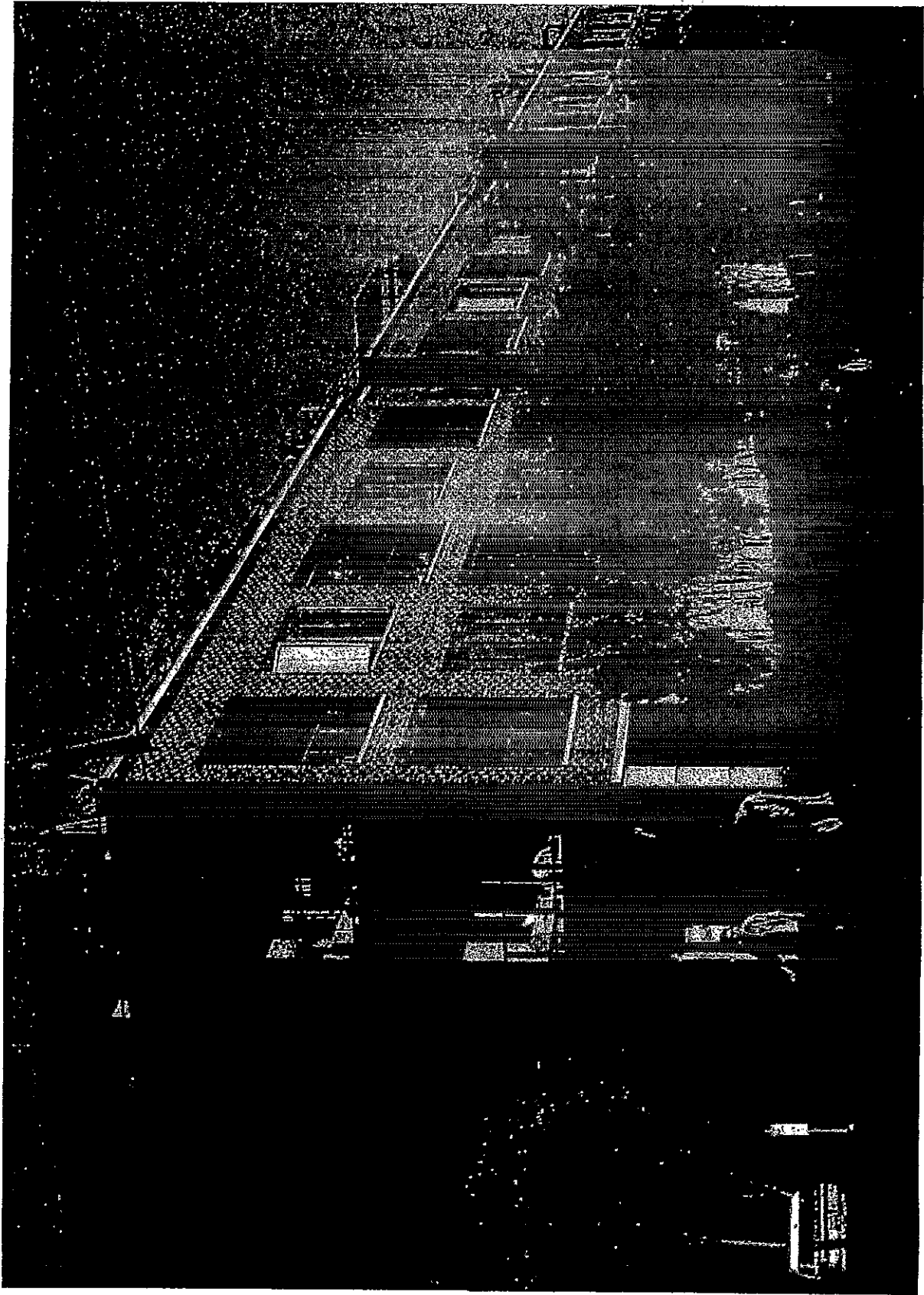


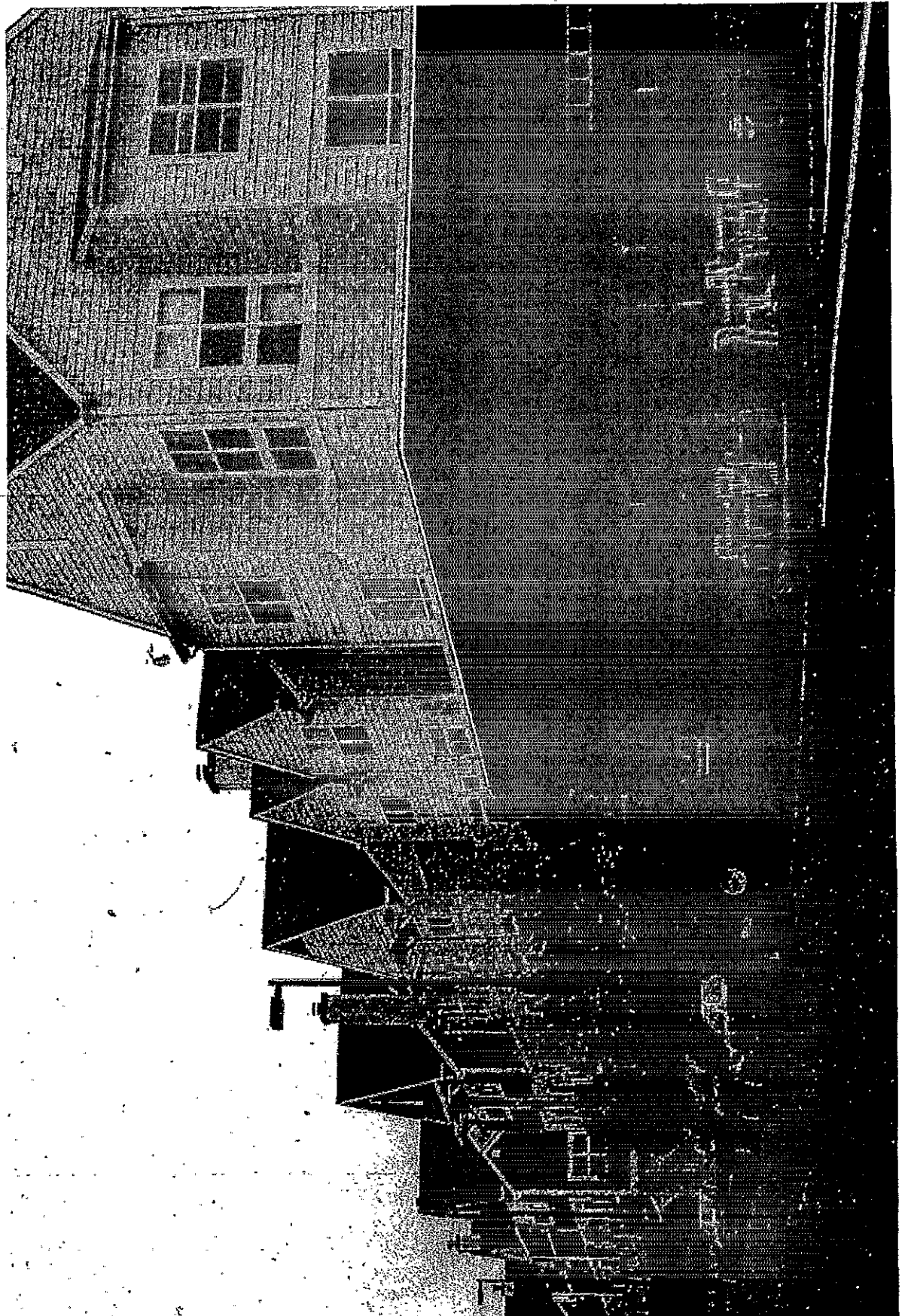


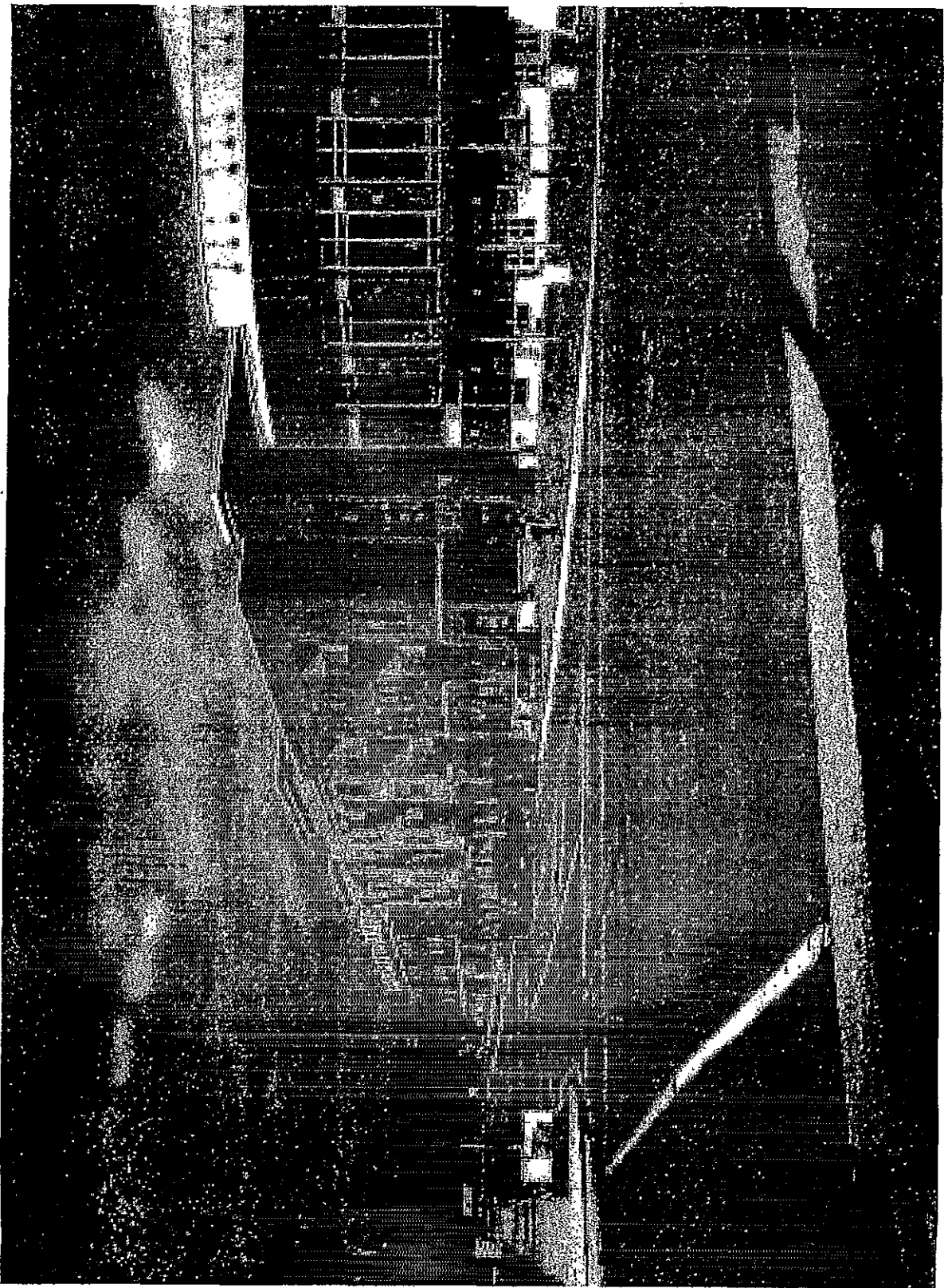
# Mixed Use Setbacks



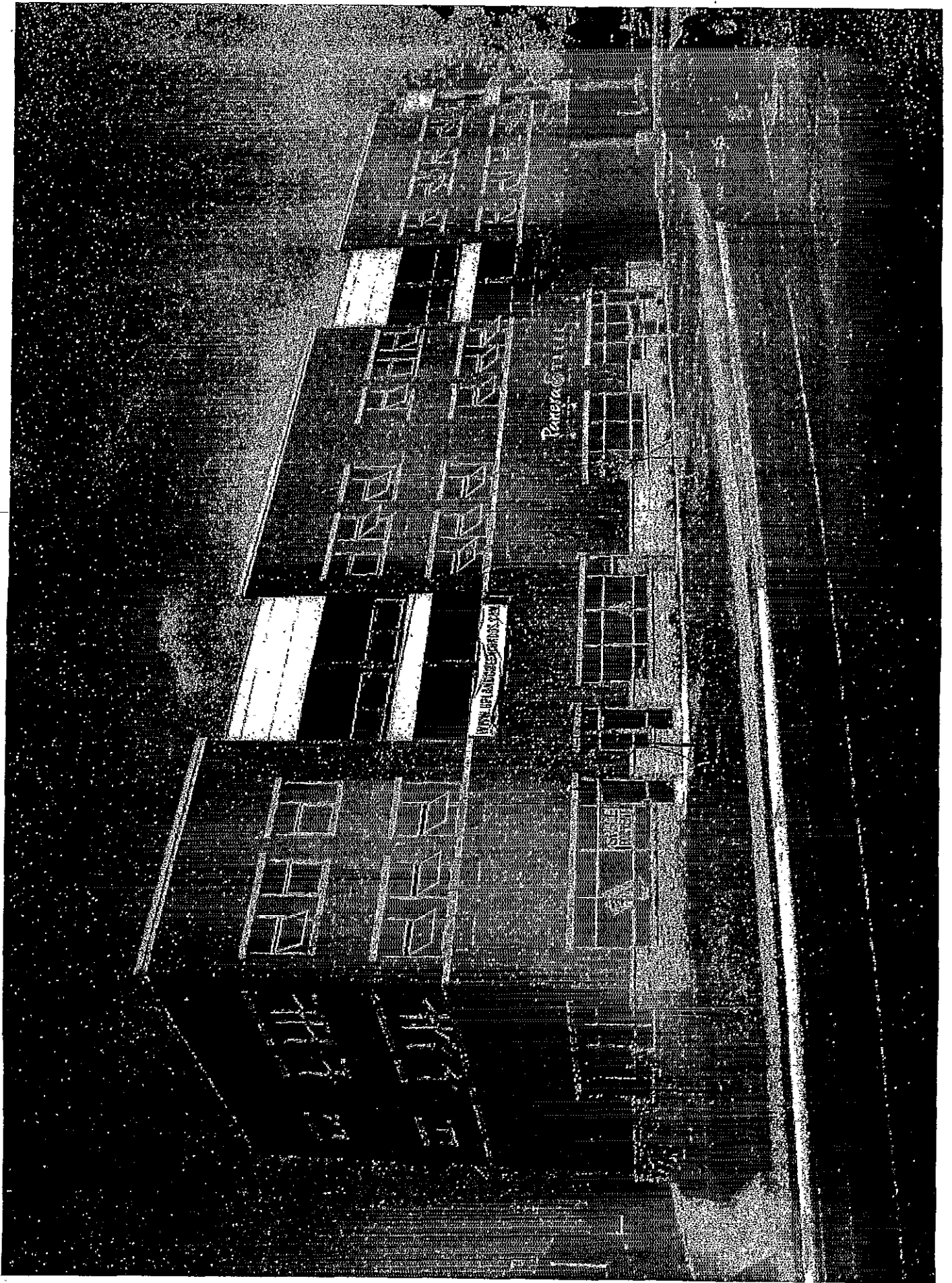


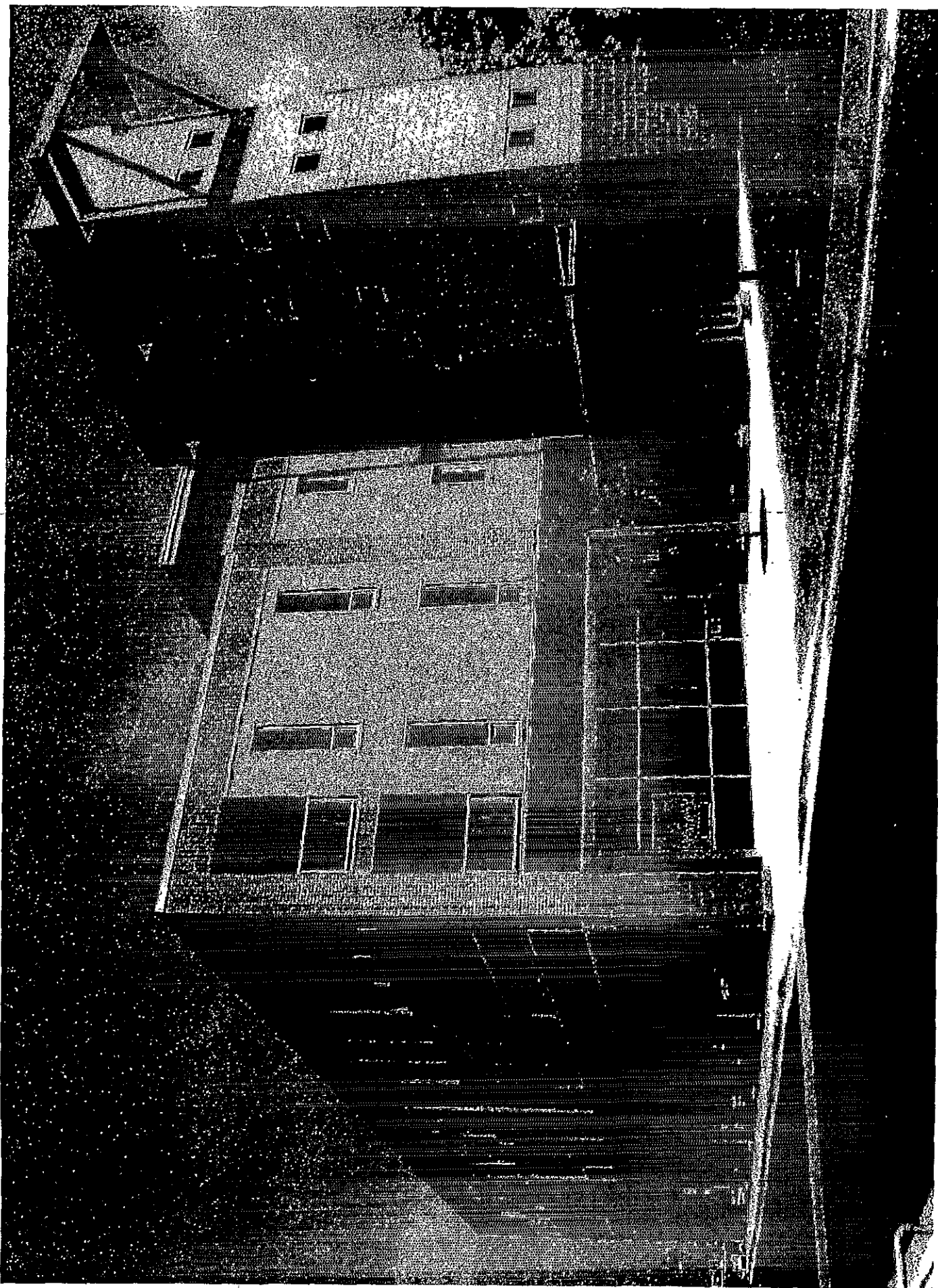












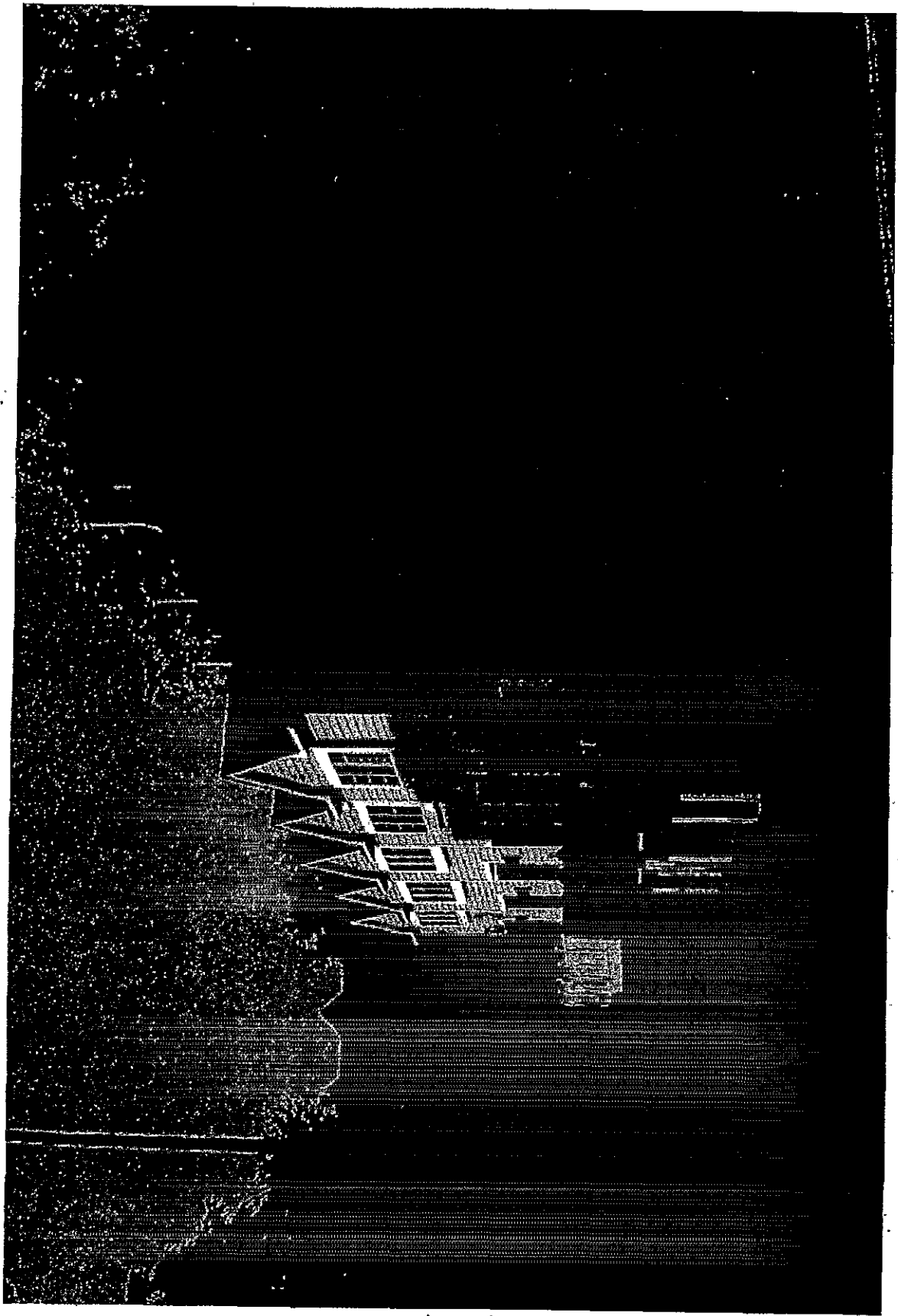
# Proposed Amendment #3:

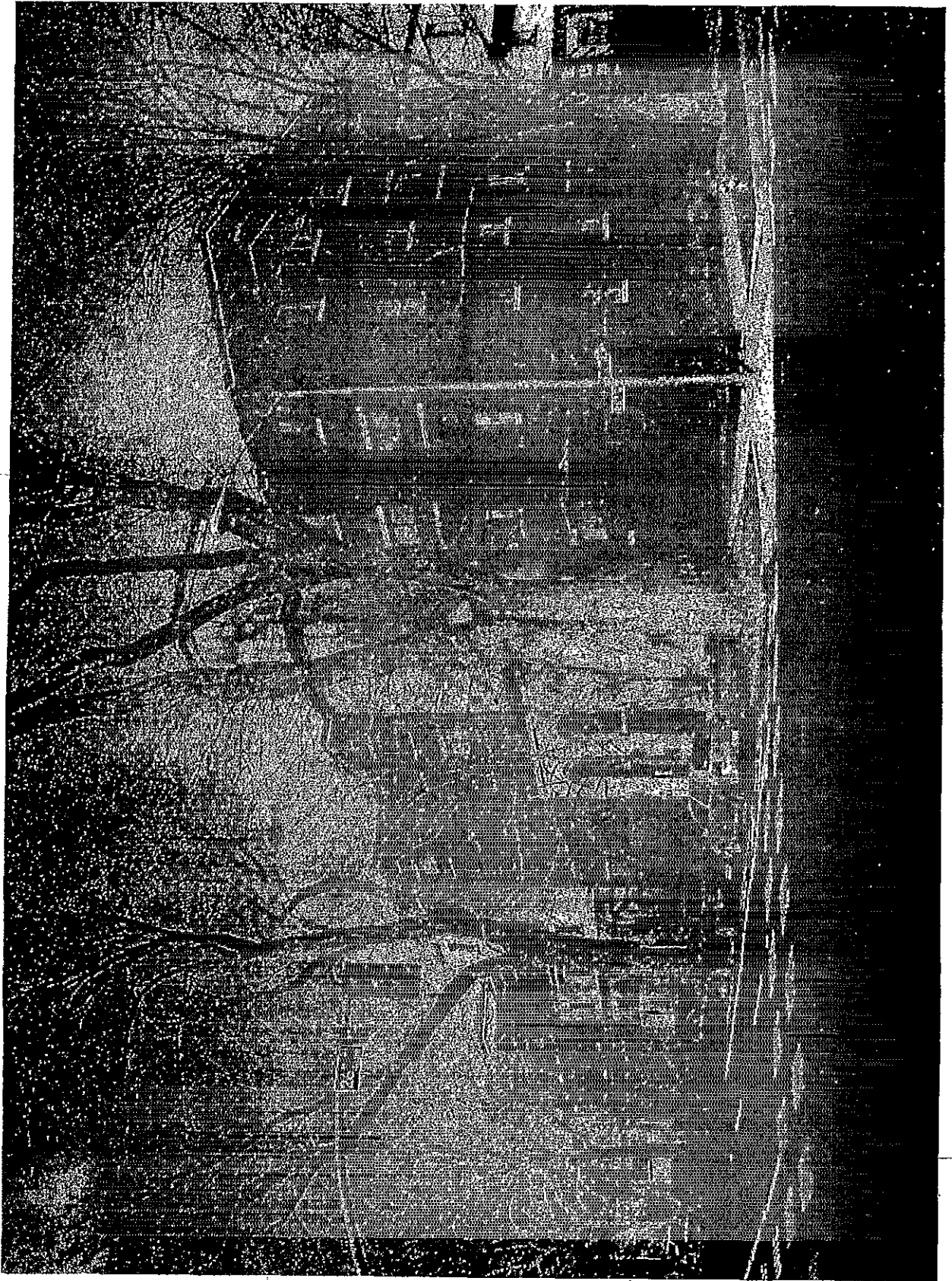
## **Increased Height**

# Intent of Increasing Height

- Allow dwelling units and density to be captured vertically
- May result in additional open space
- Encourage understructure parking
- Reduce the need for planned projects

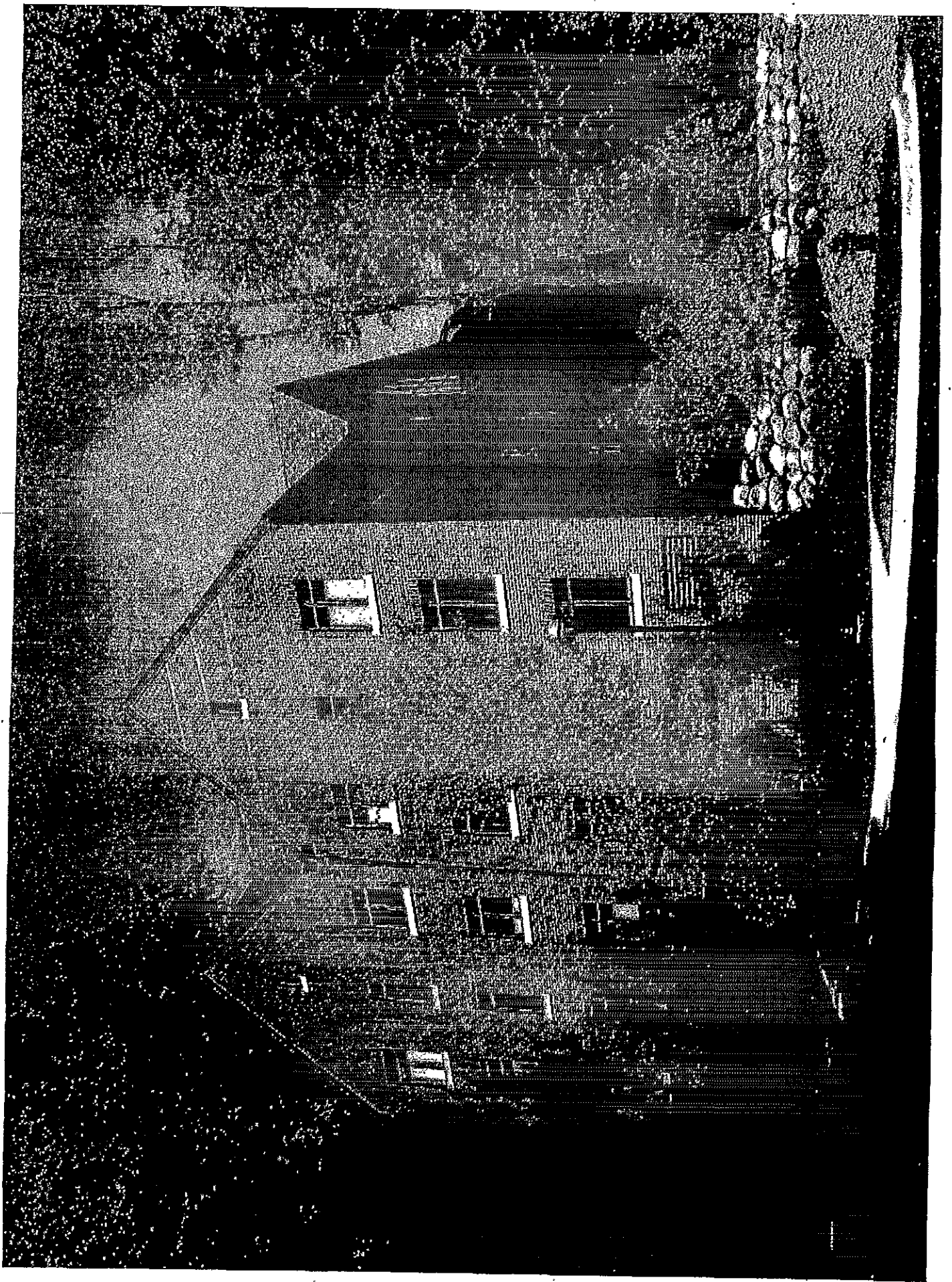
# Residential Height



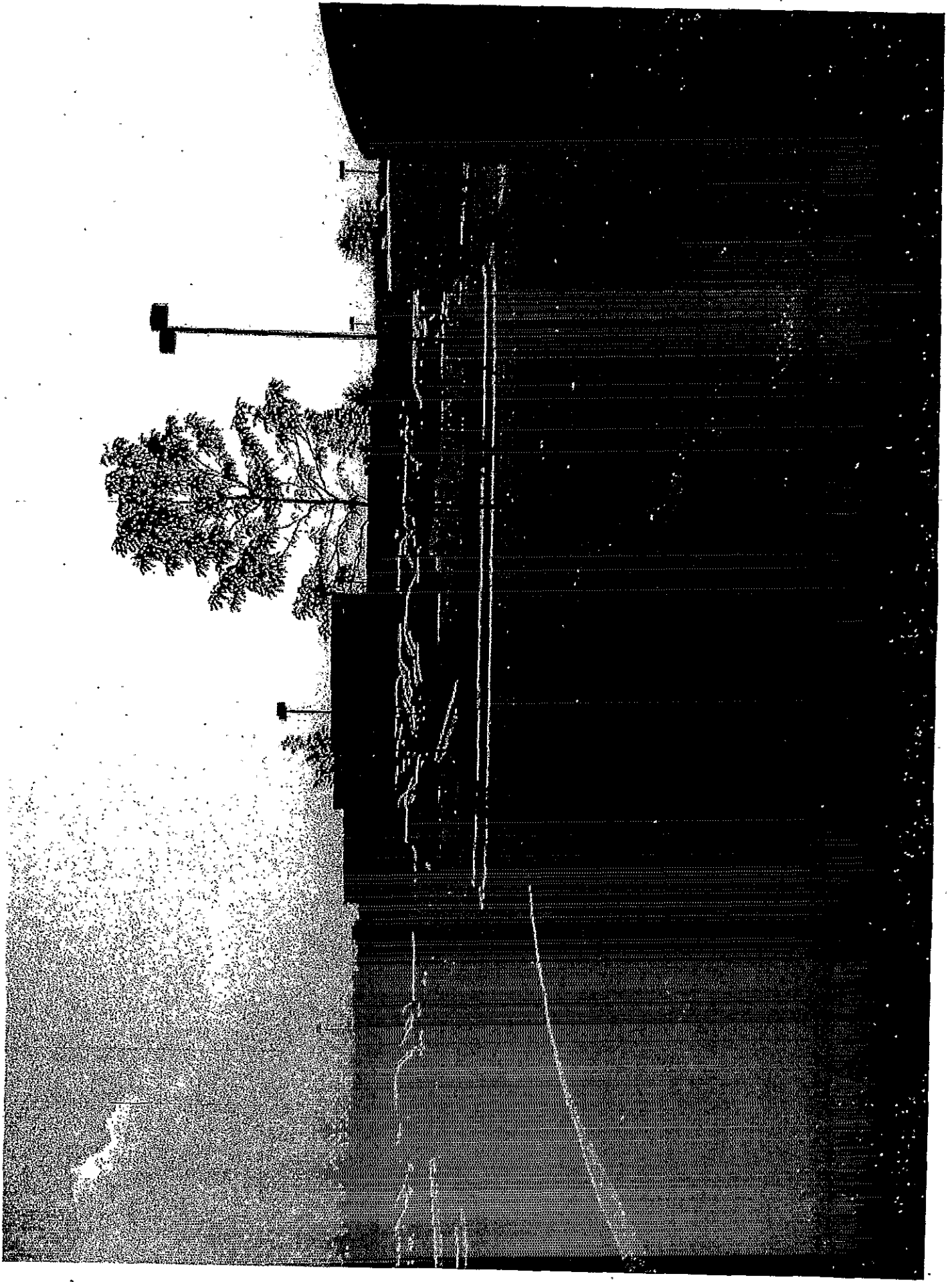


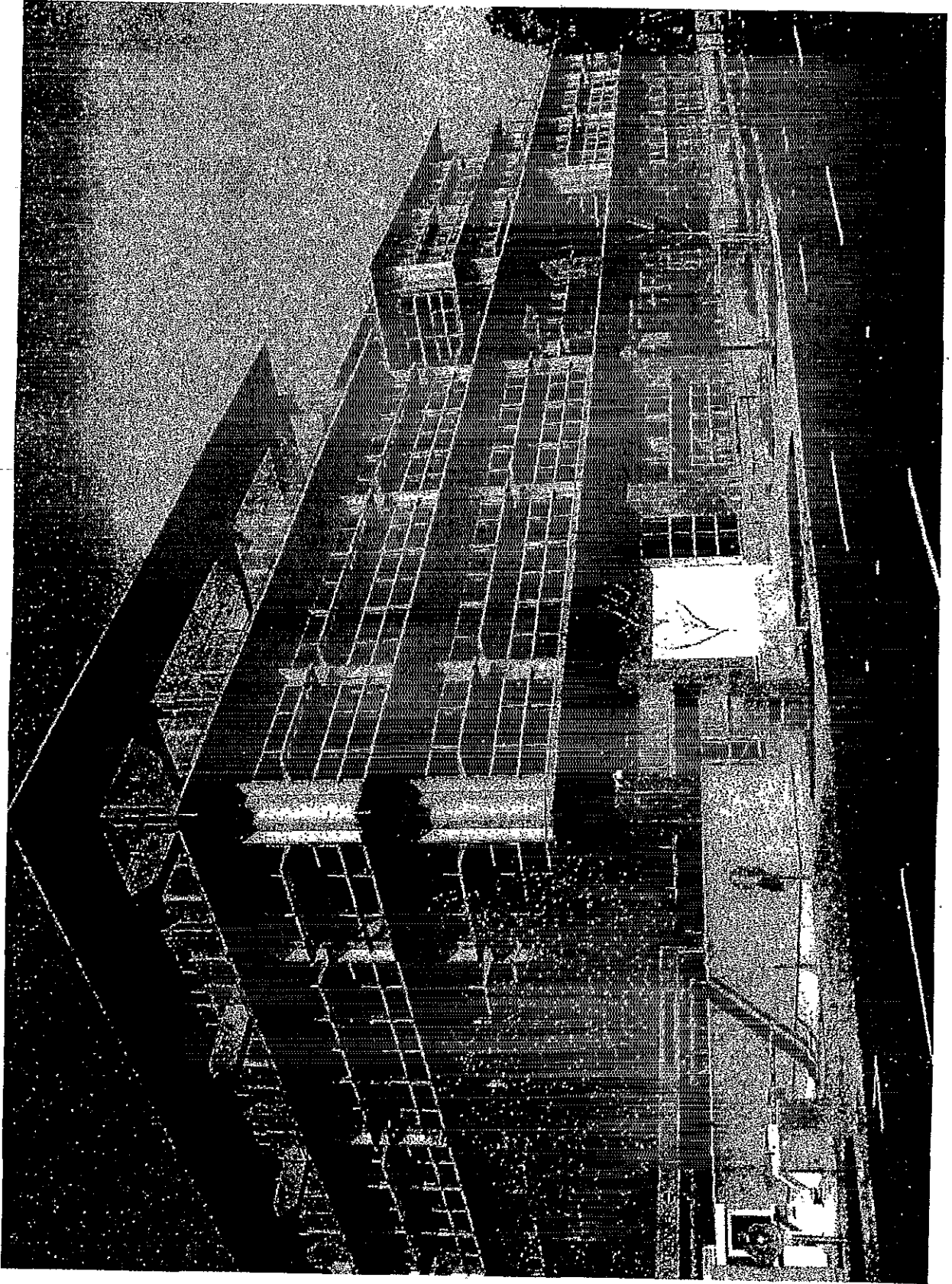




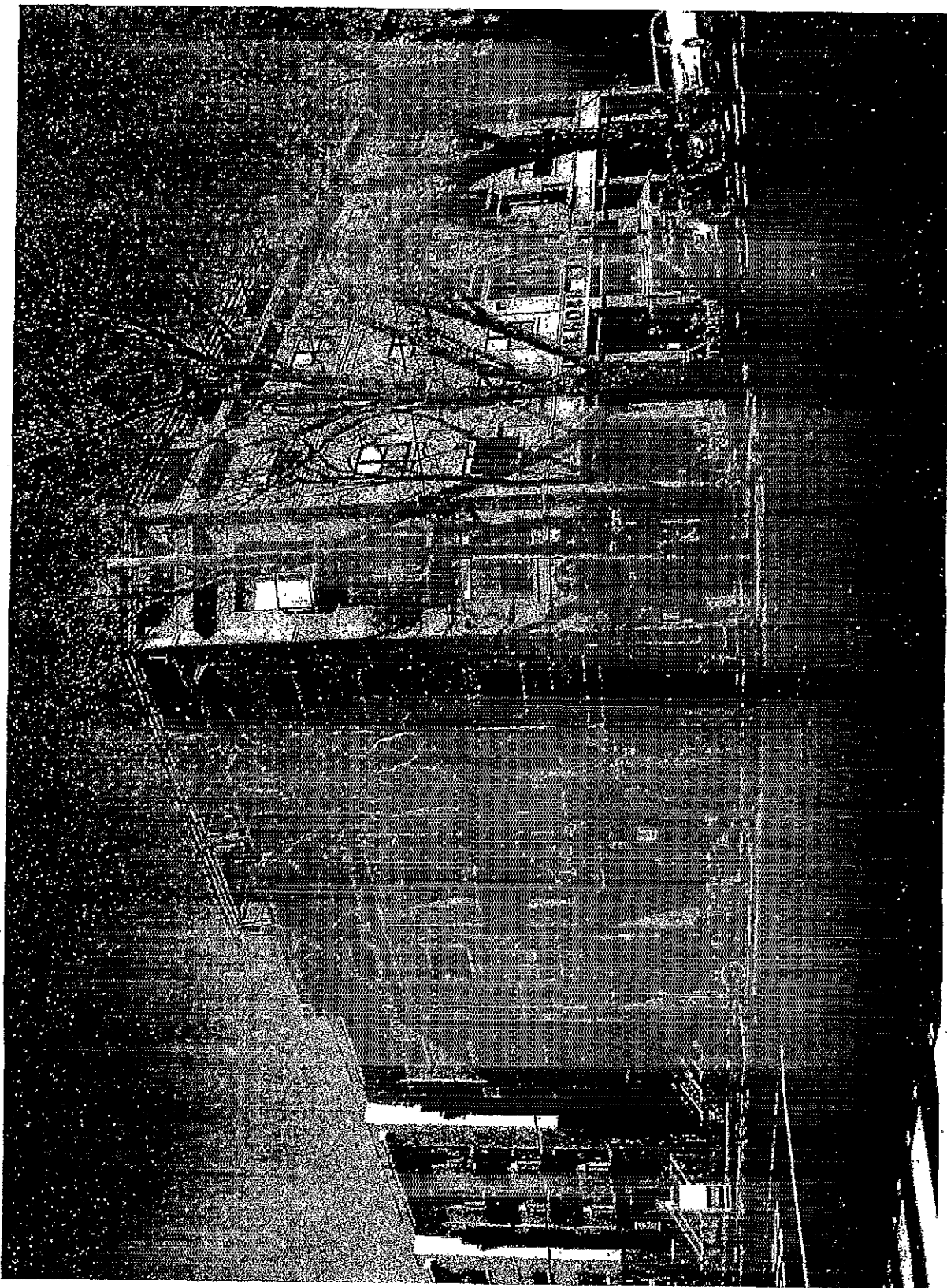


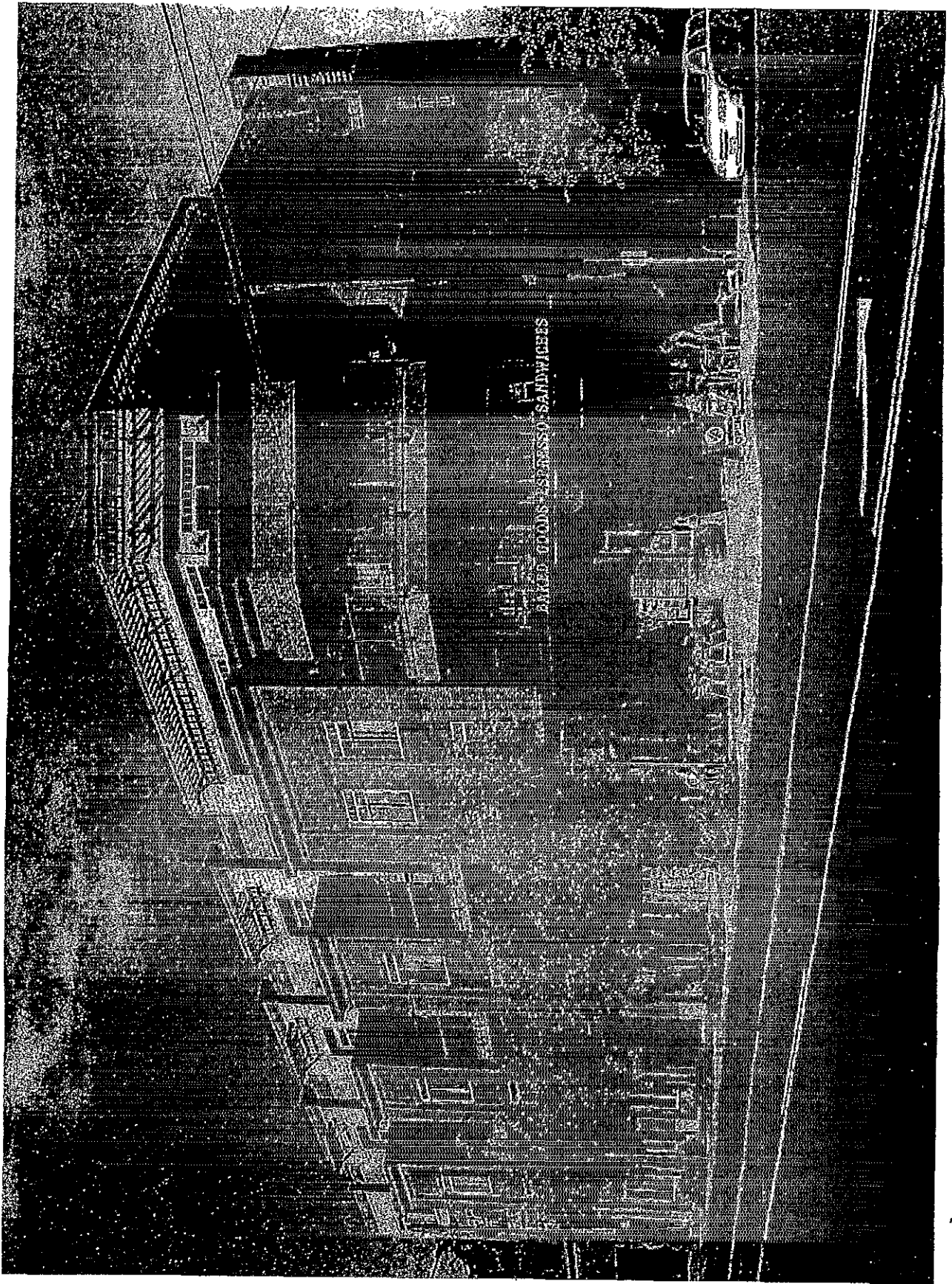
# Office Height





# Mixed Use Height









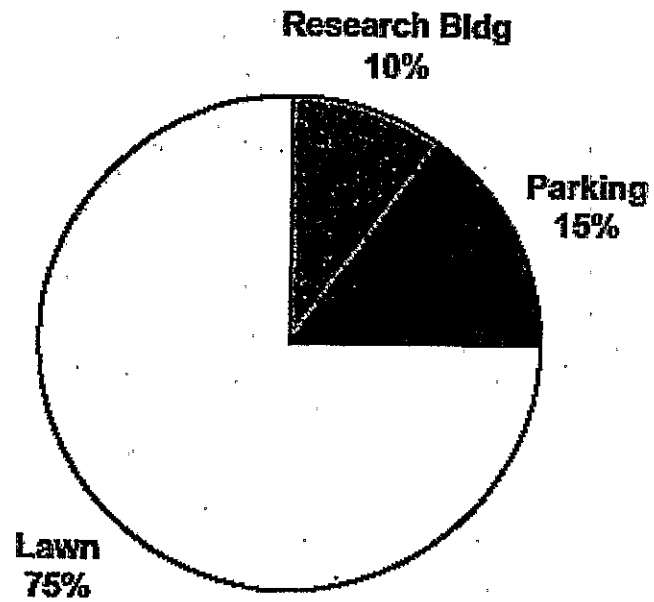
# Proposed Amendment #4:

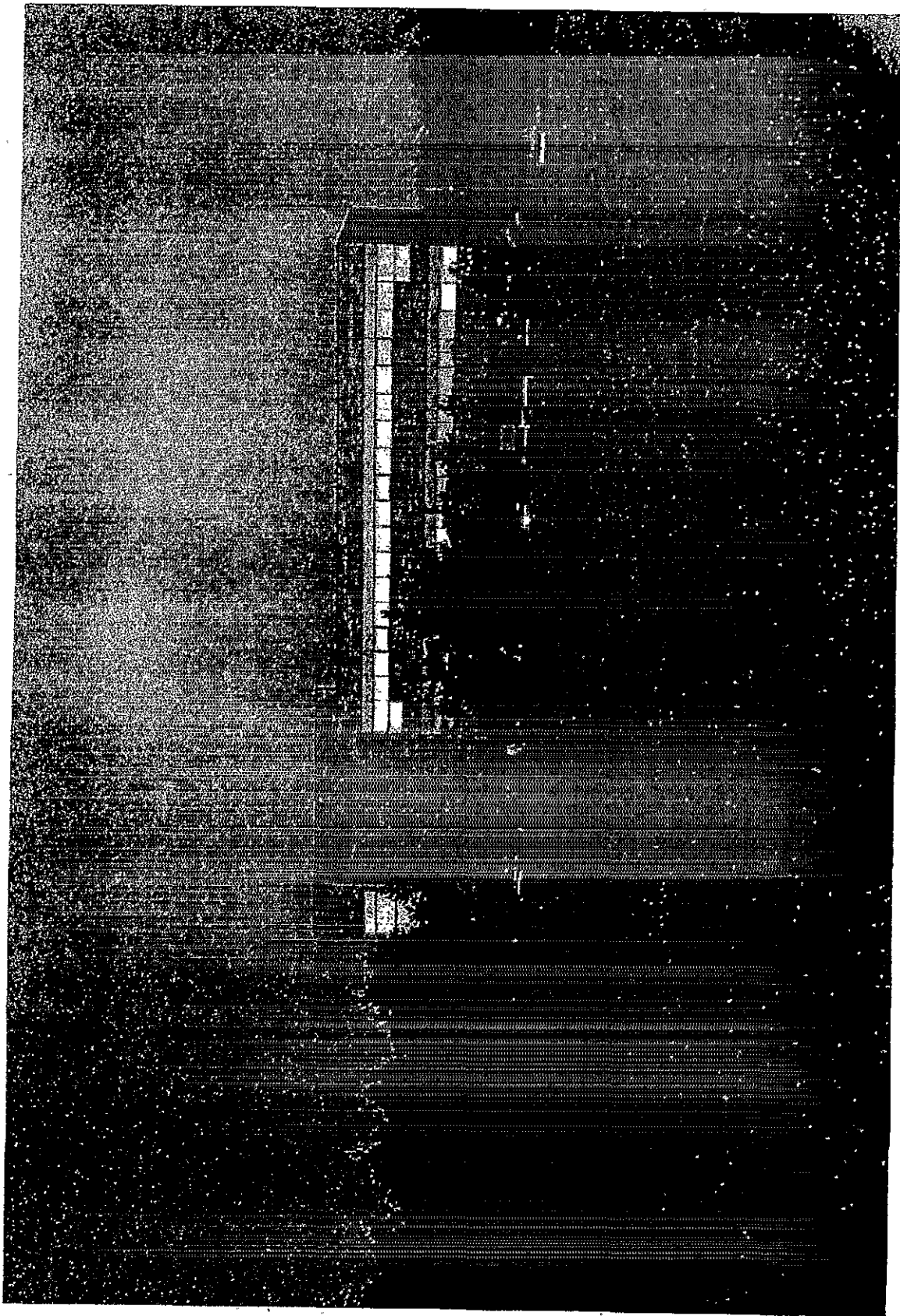
**Increased F.A.R.**

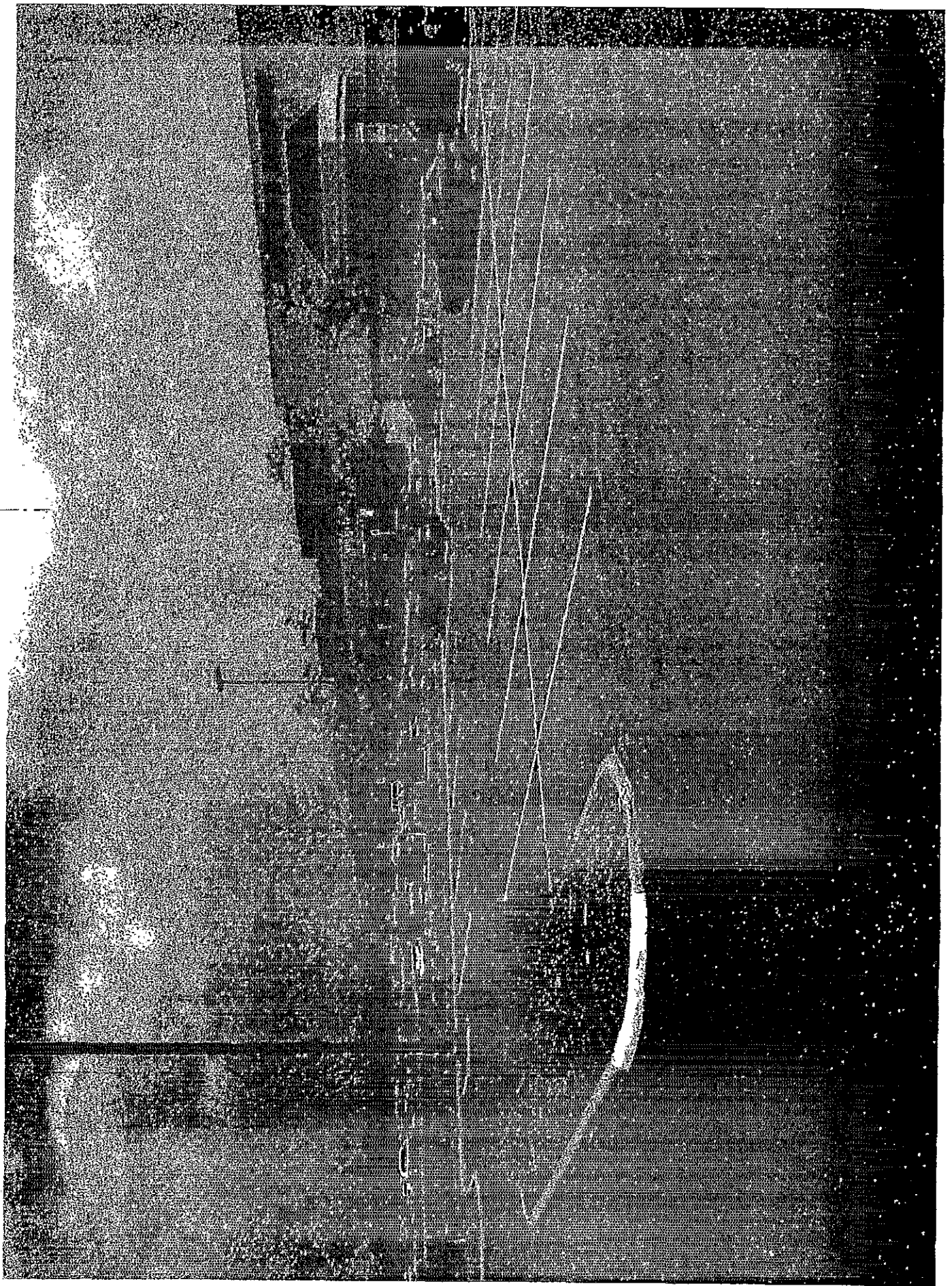
# Intent of Increasing FAR

- Use land and infrastructure more efficiently
- Foster mixed use opportunities and non-motorized activity
- Encourage businesses to locate to and expand in Ann Arbor
- Support mass transit
- Encourage redevelopment that results in storm water being detained

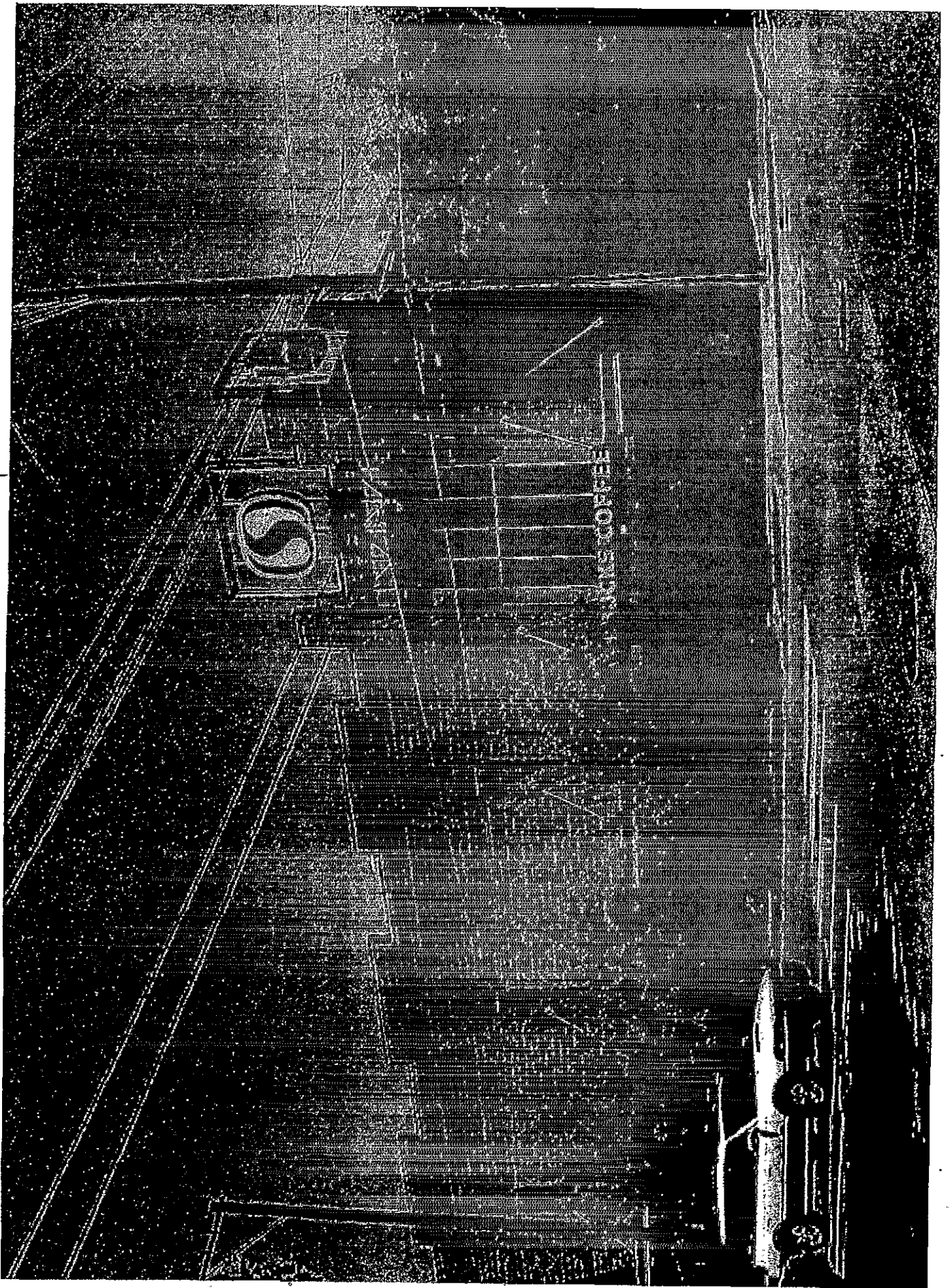
# Research FAR: 30% Max

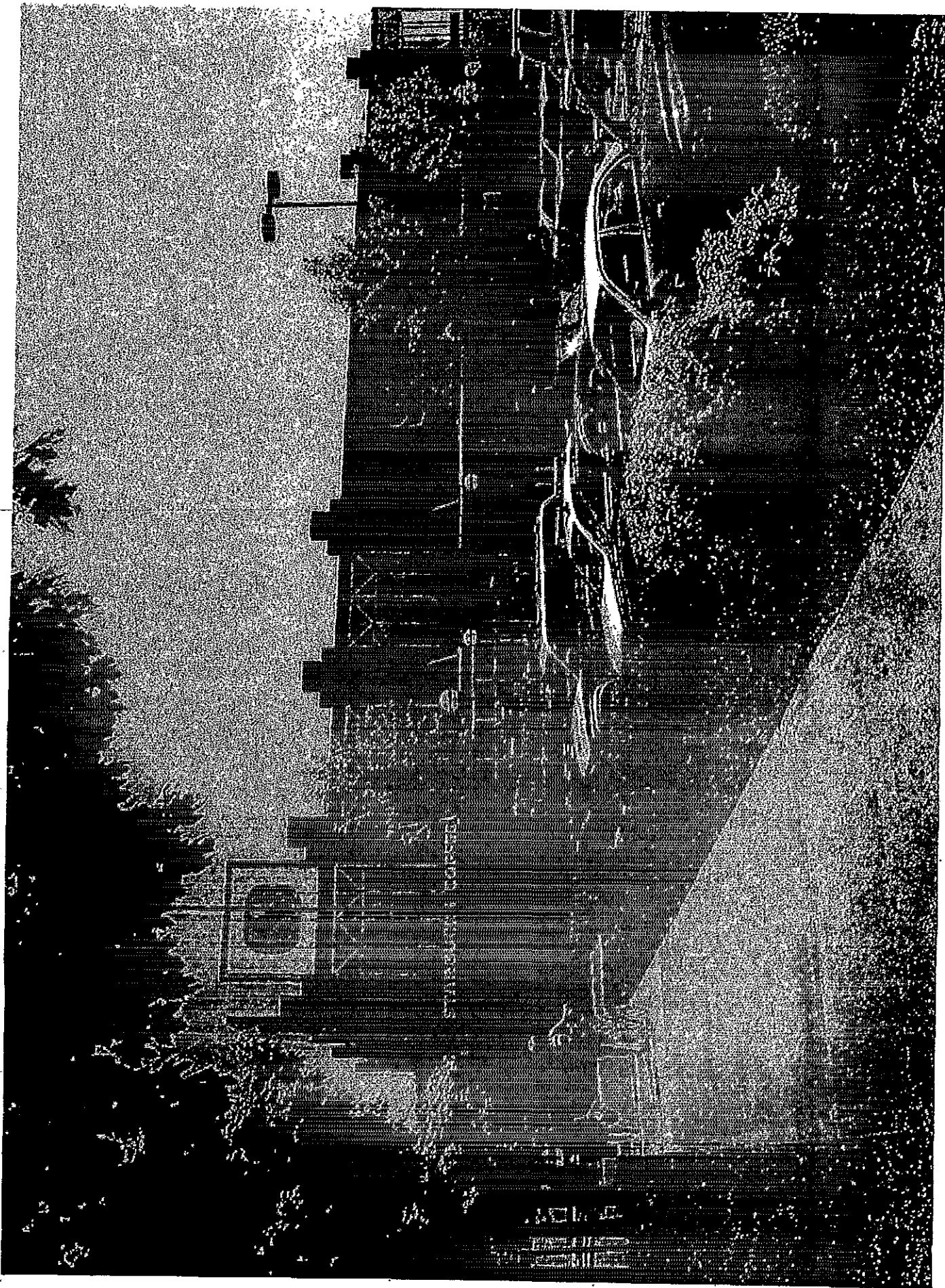




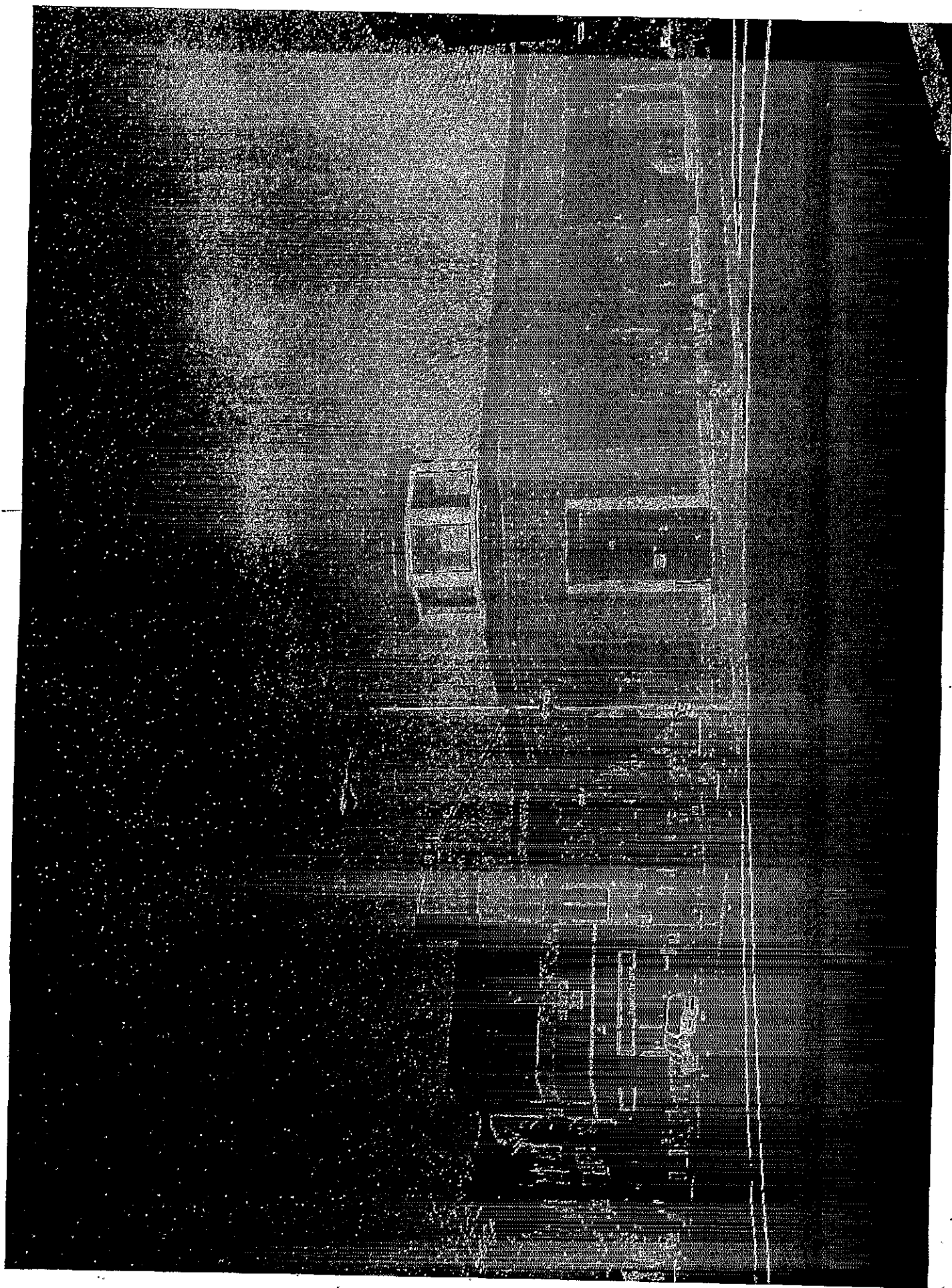


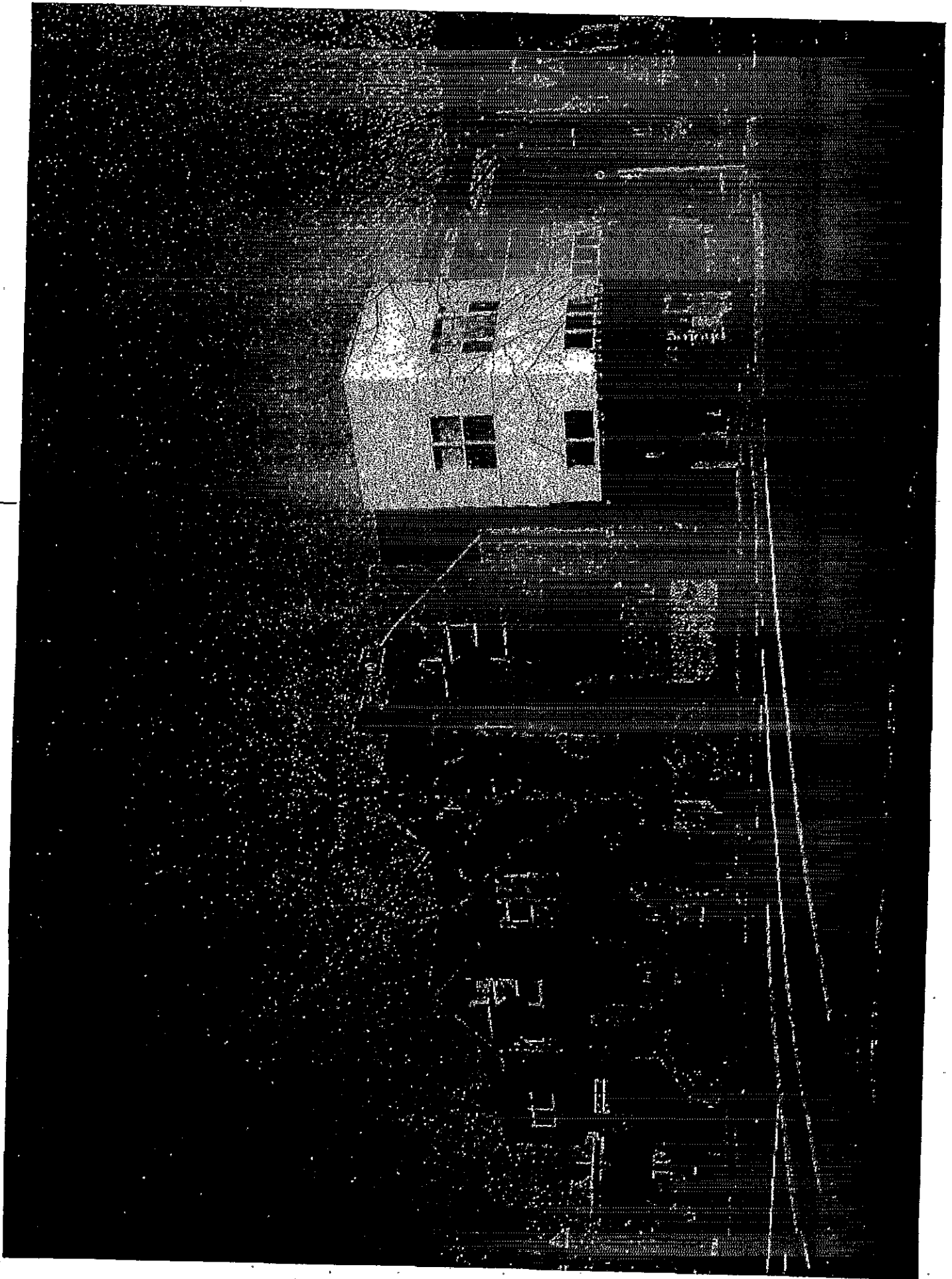


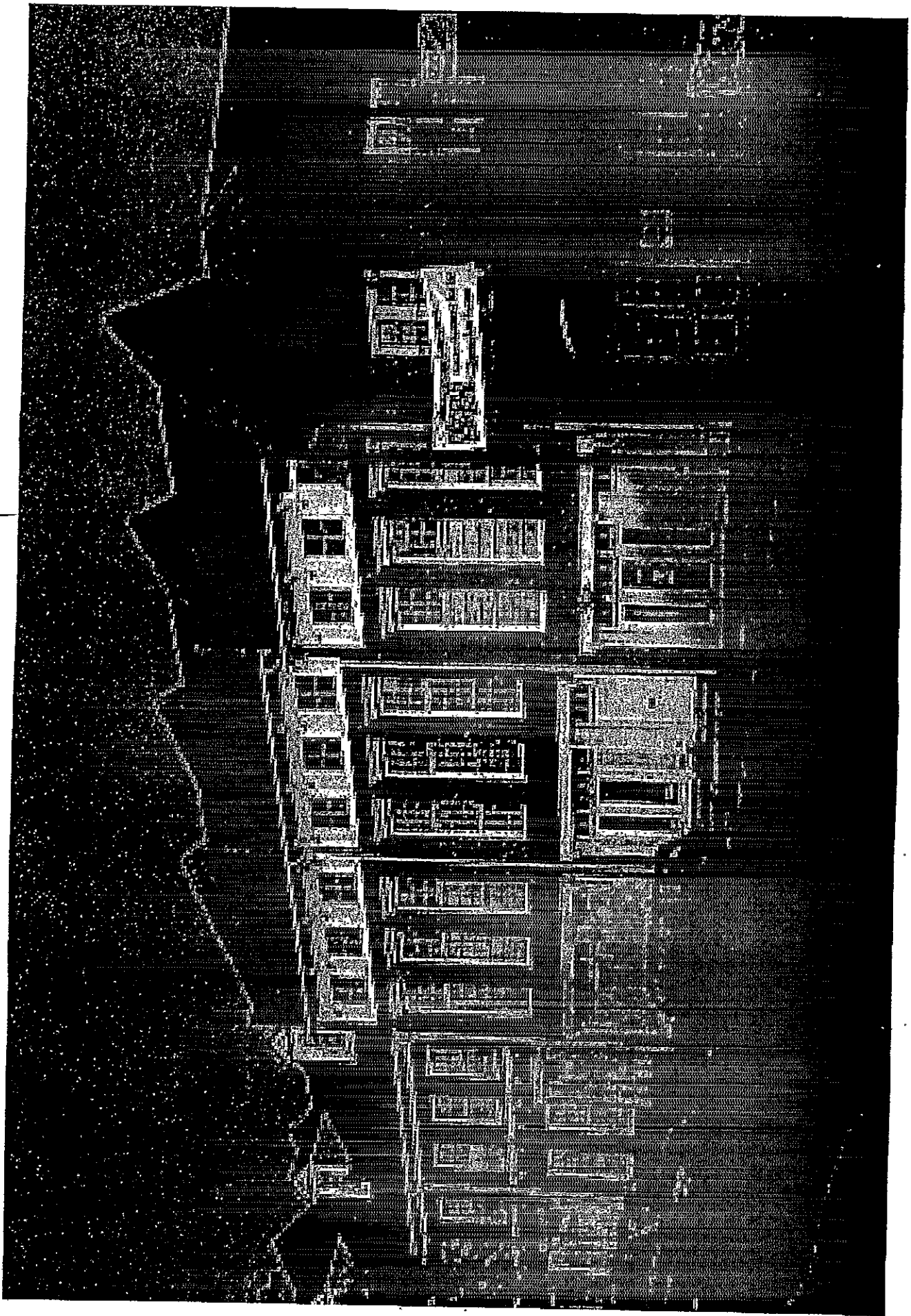


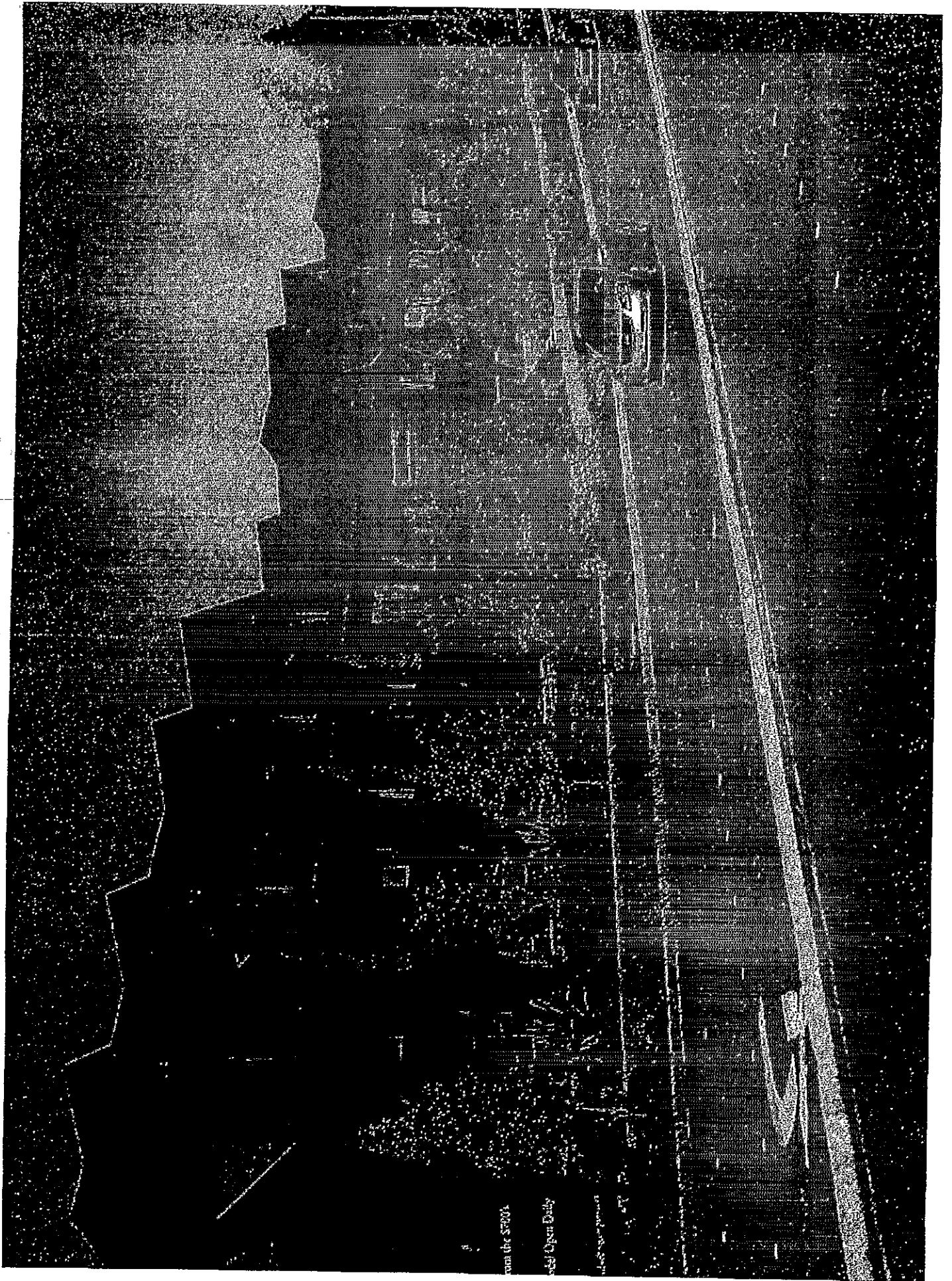










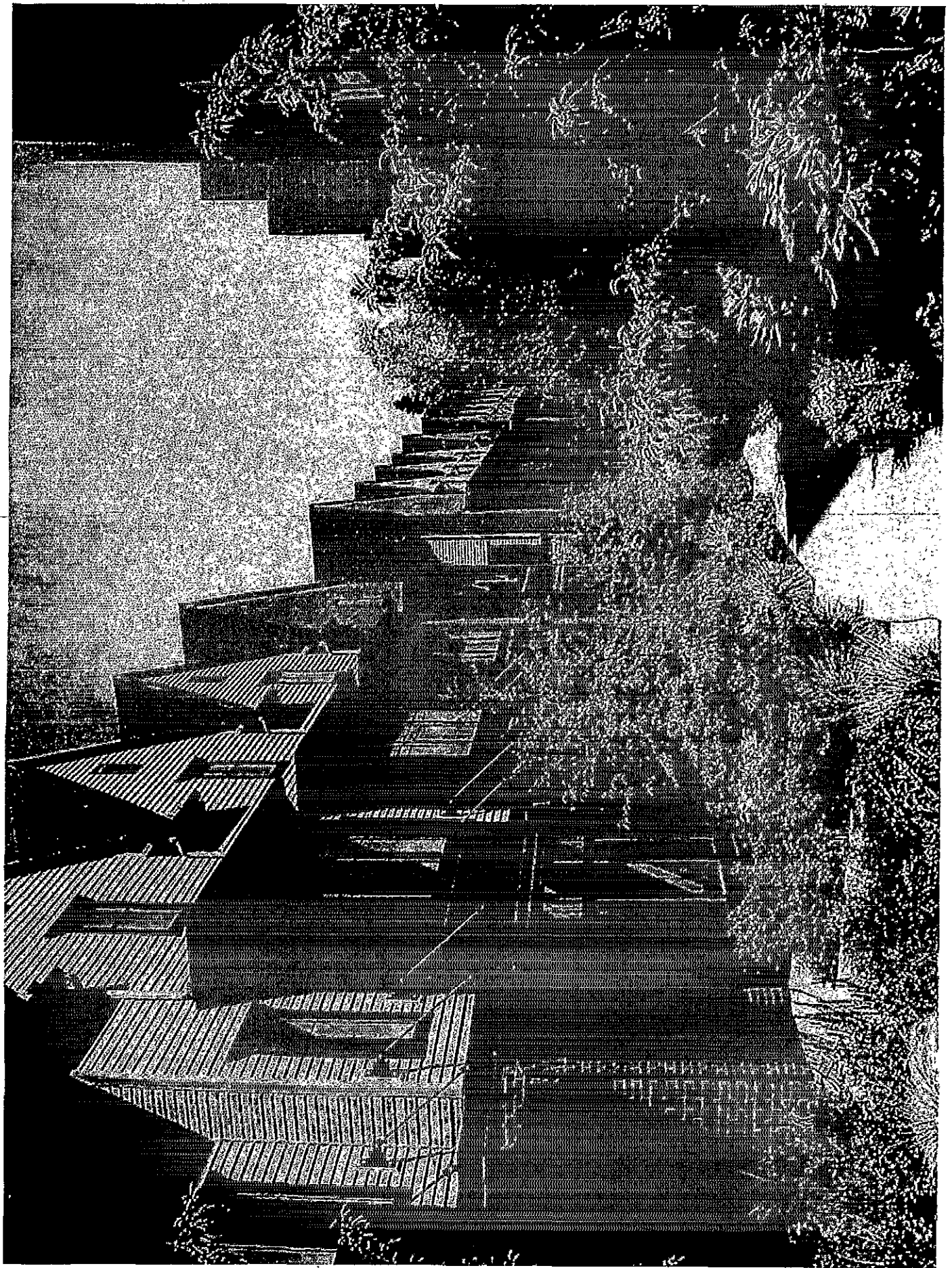


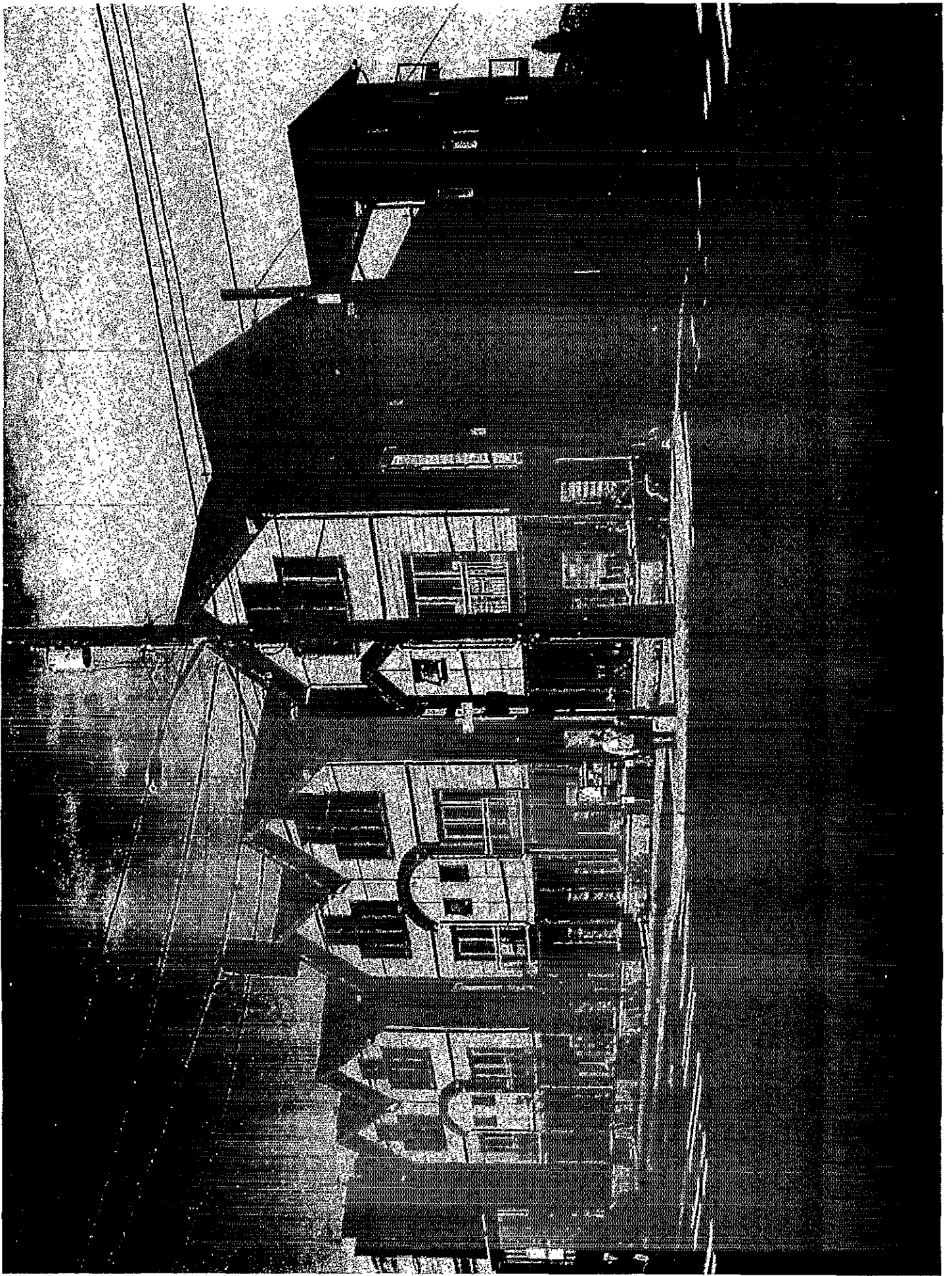
from the \$200K

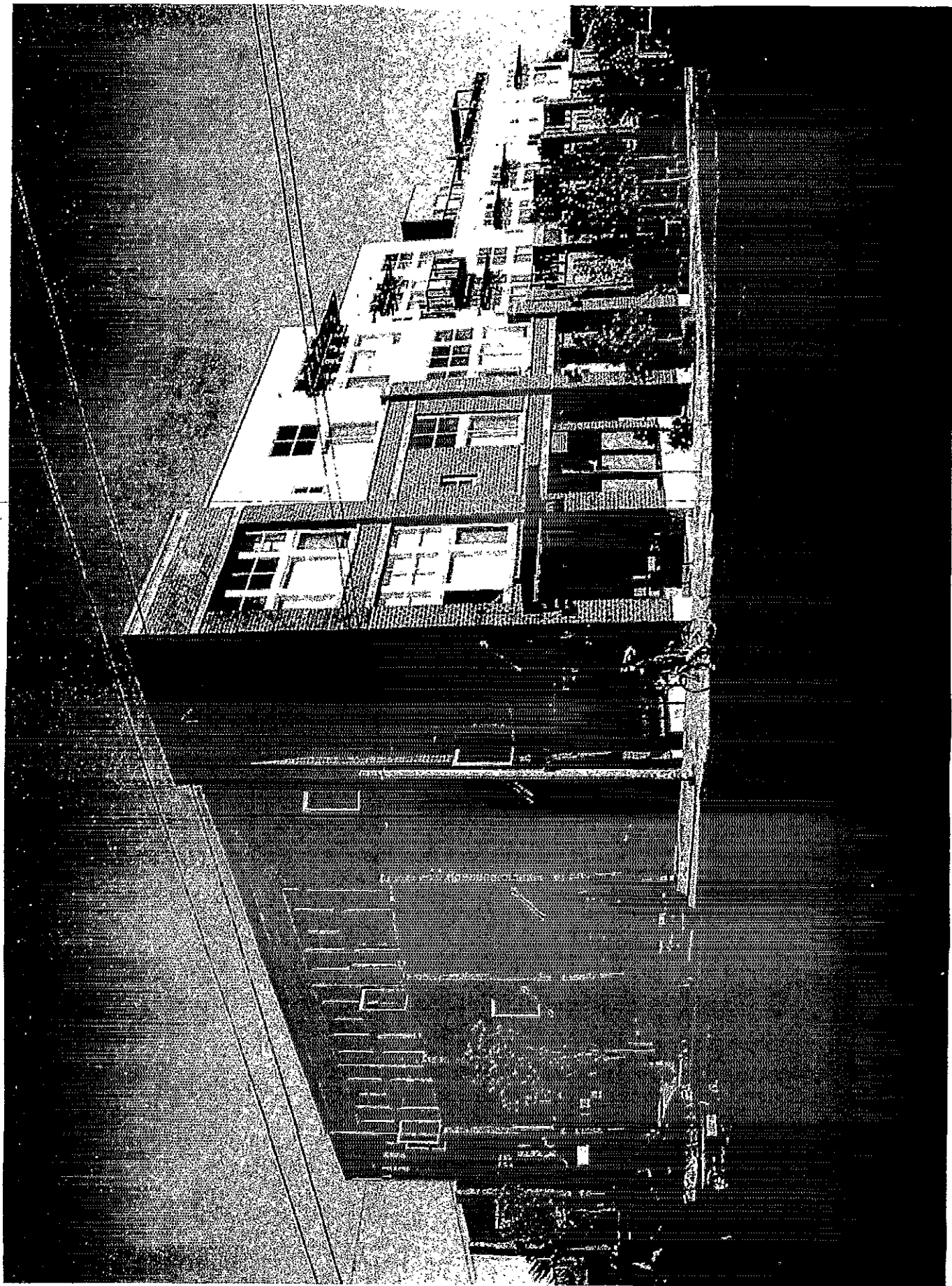
and Open Daily

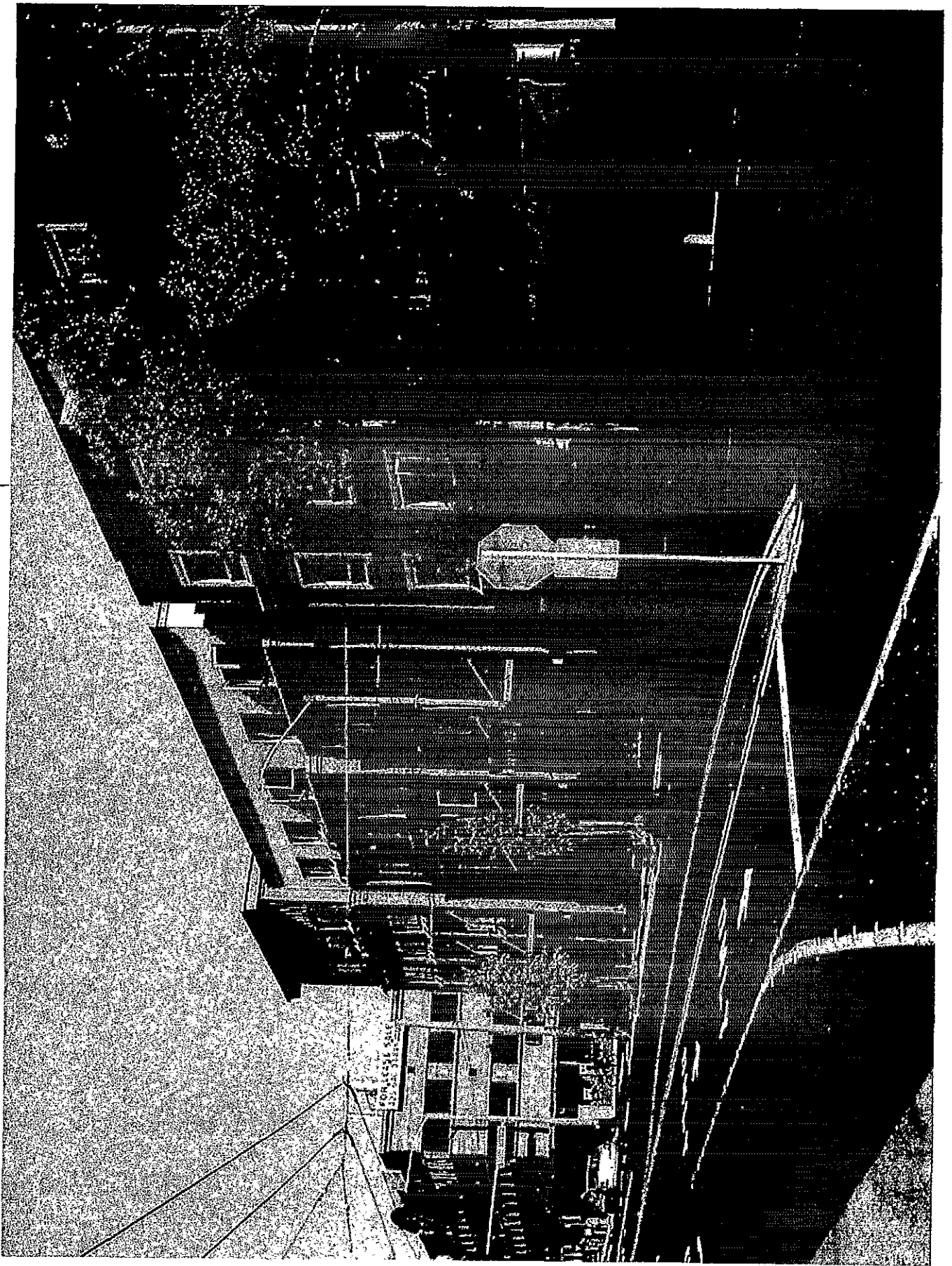
1000-1000-1000

1000-1000-1000

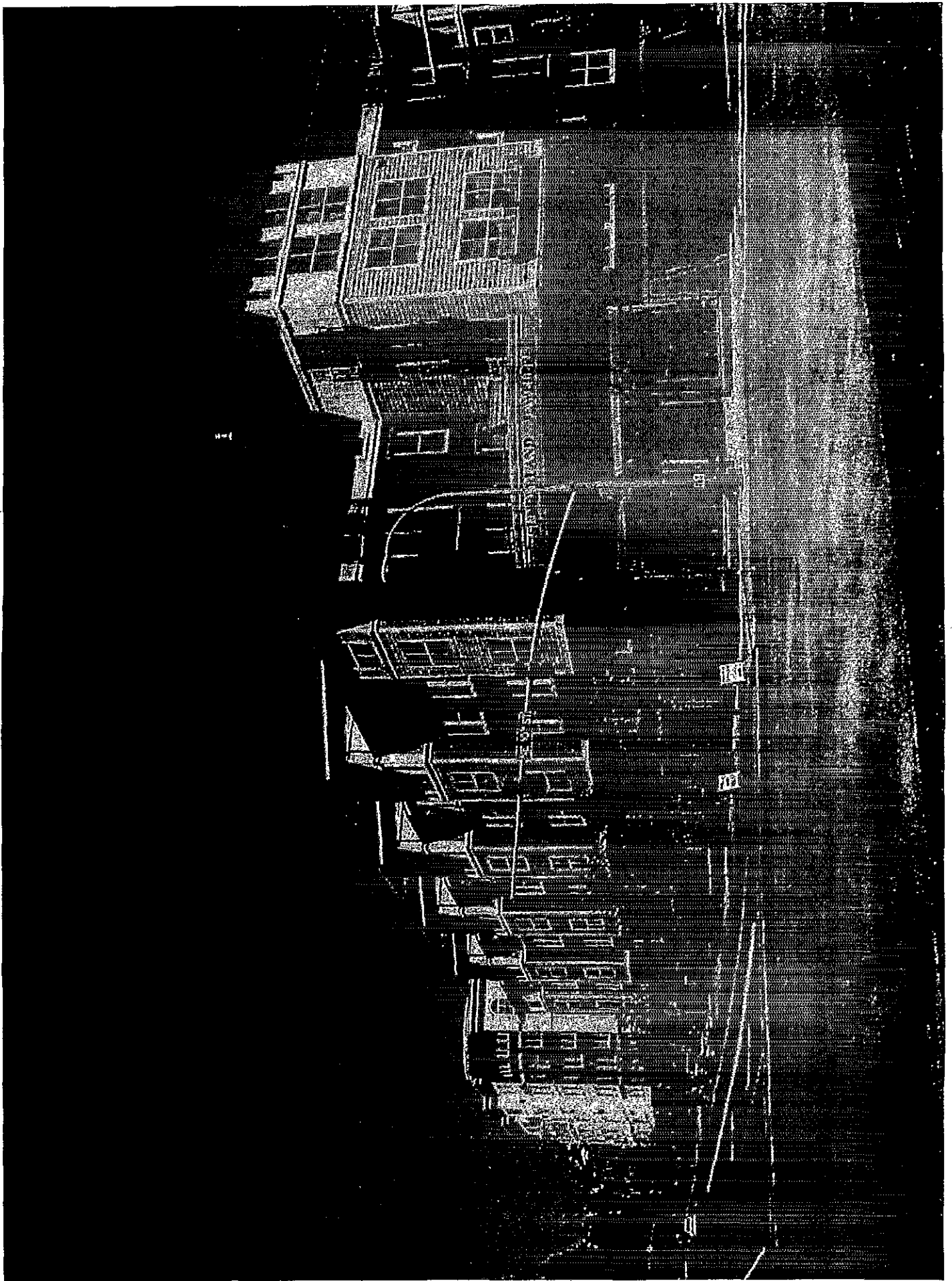


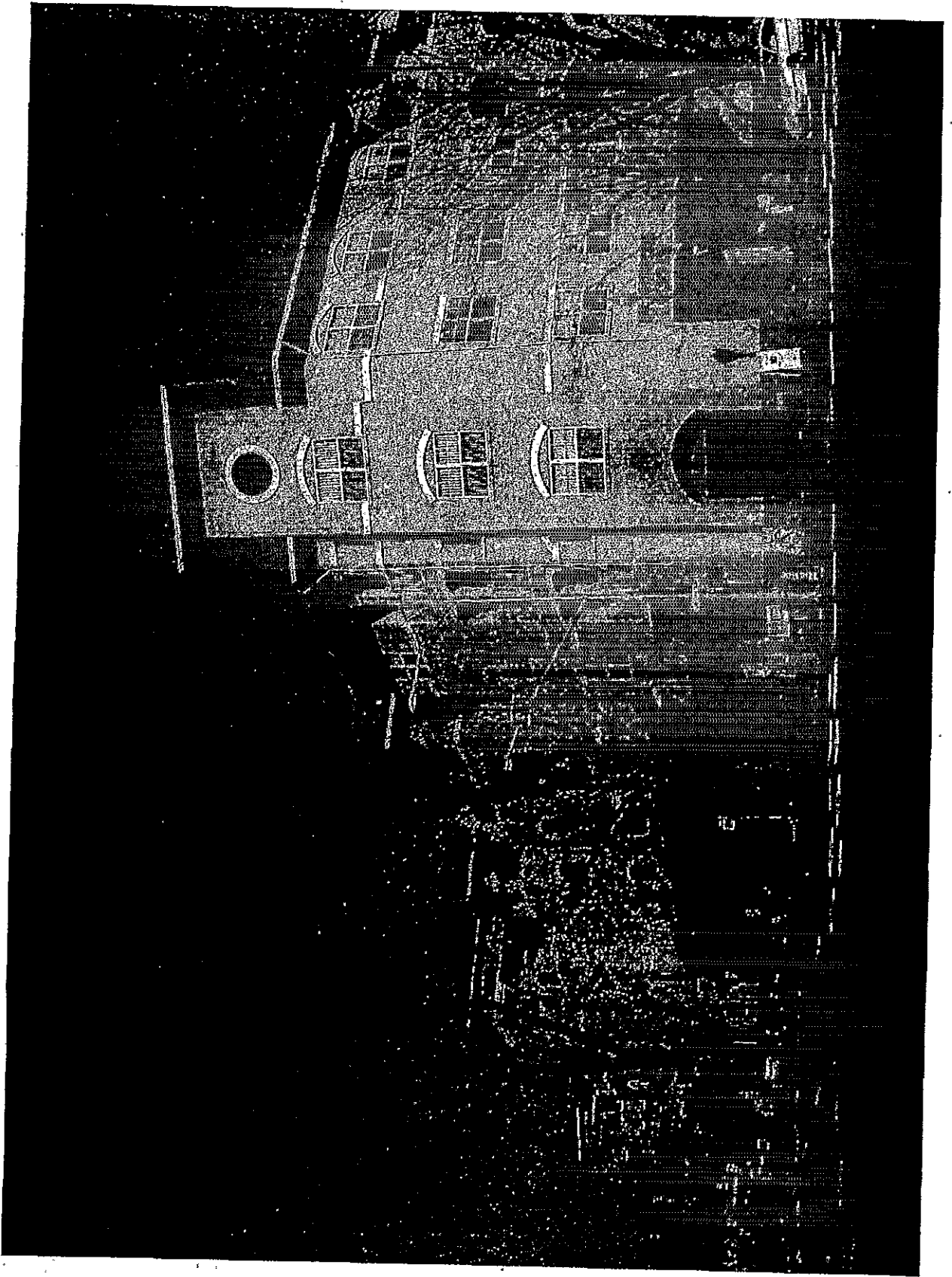


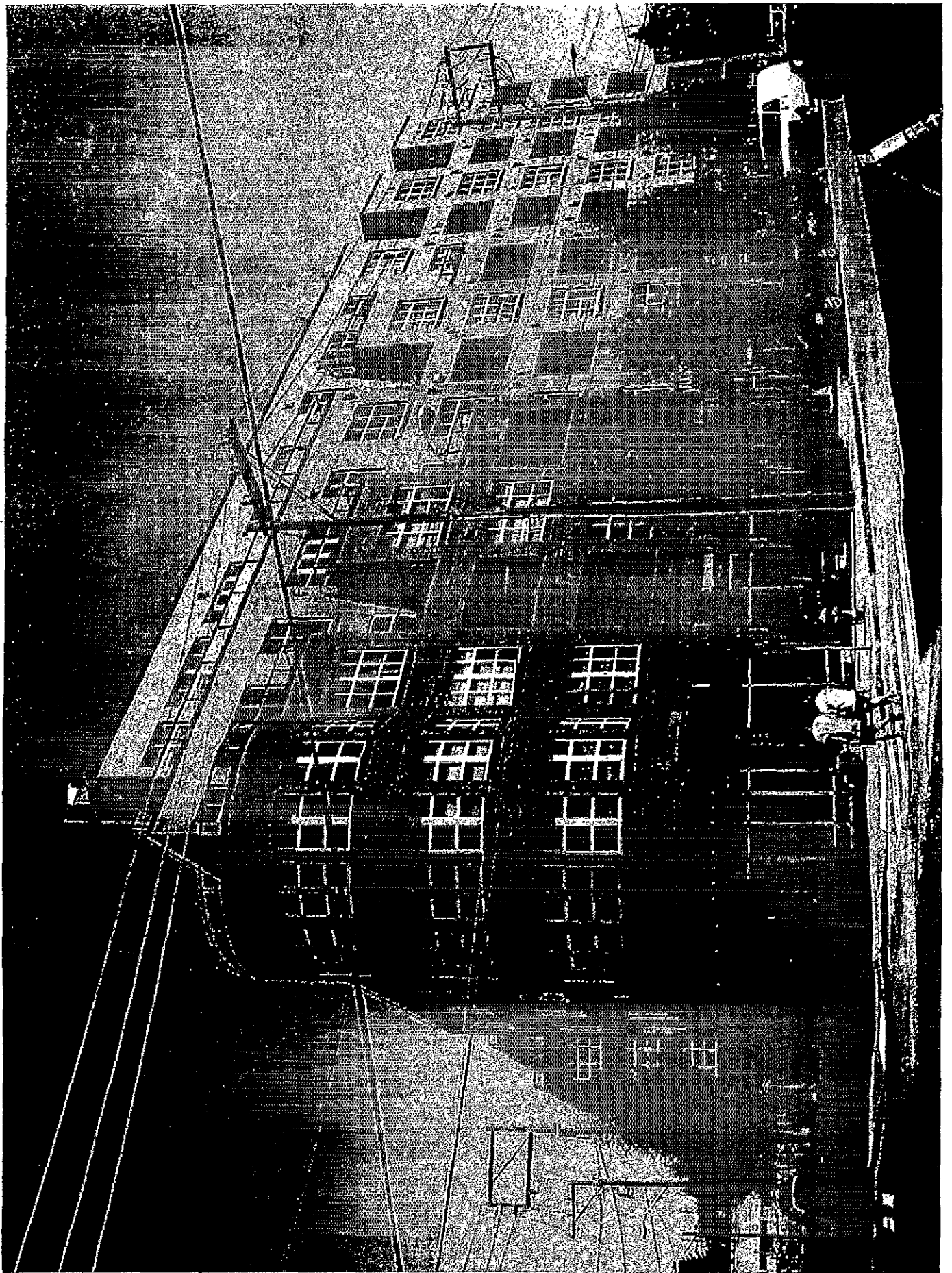










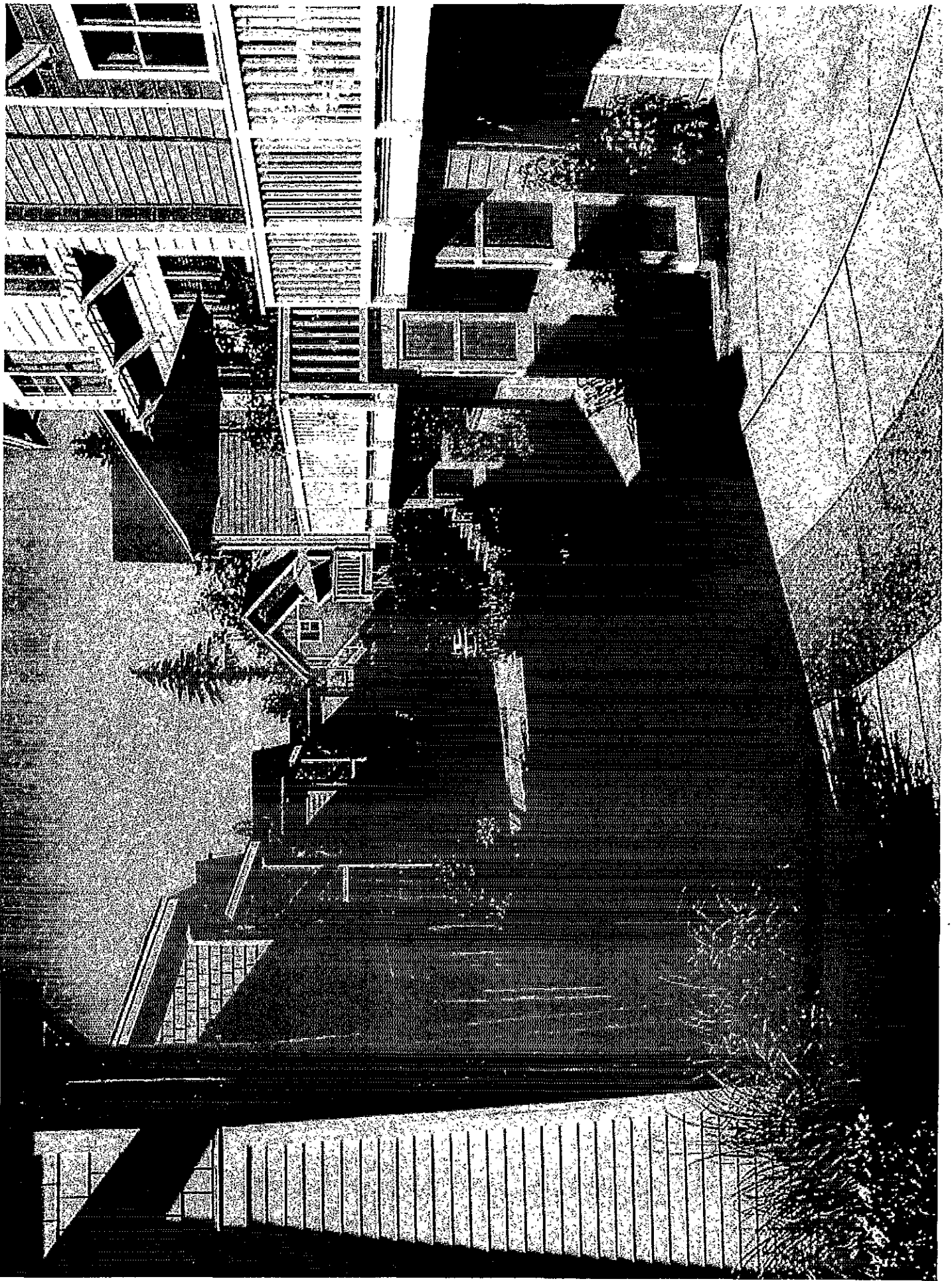


# Proposed Amendment #5

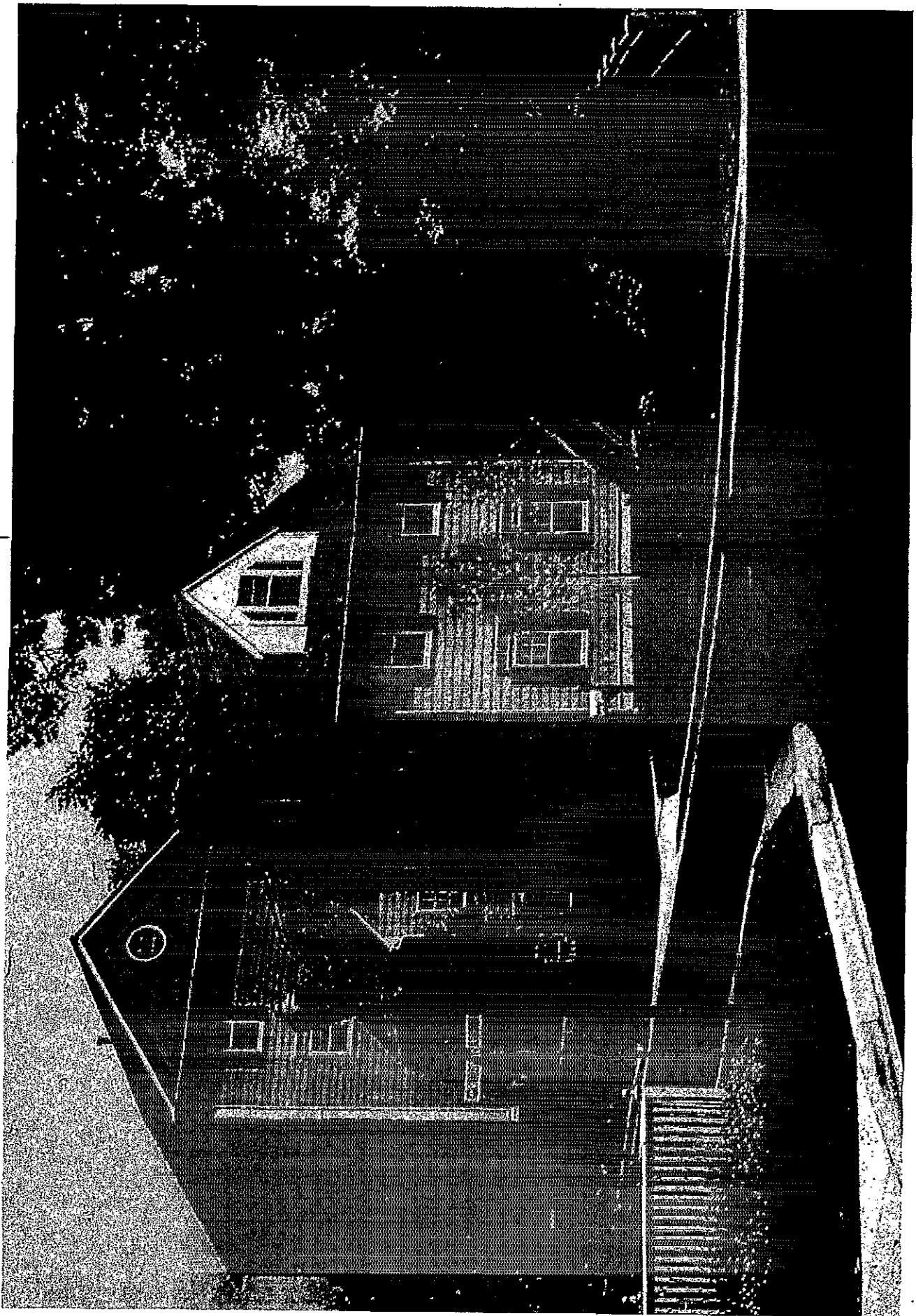
## Residential Uses Allowed in Research (RE) District

# Intent of Allowing Residential in Research (RE) District

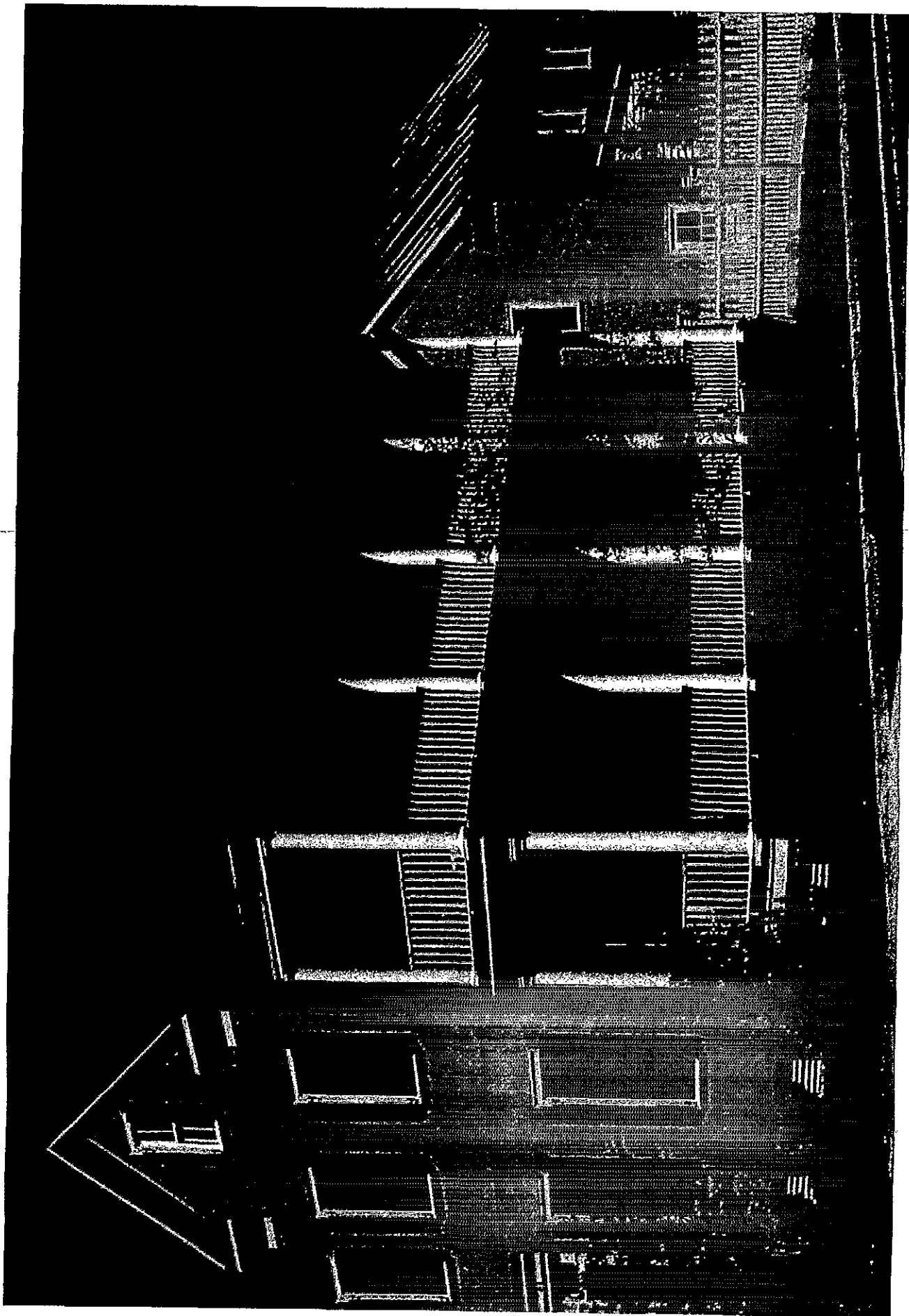
- Can foster non-motorized activity
- Can help support transit (all RE districts are along transit corridors)
- Can use land and infrastructure more efficiently
- Residential is allowed in Office District

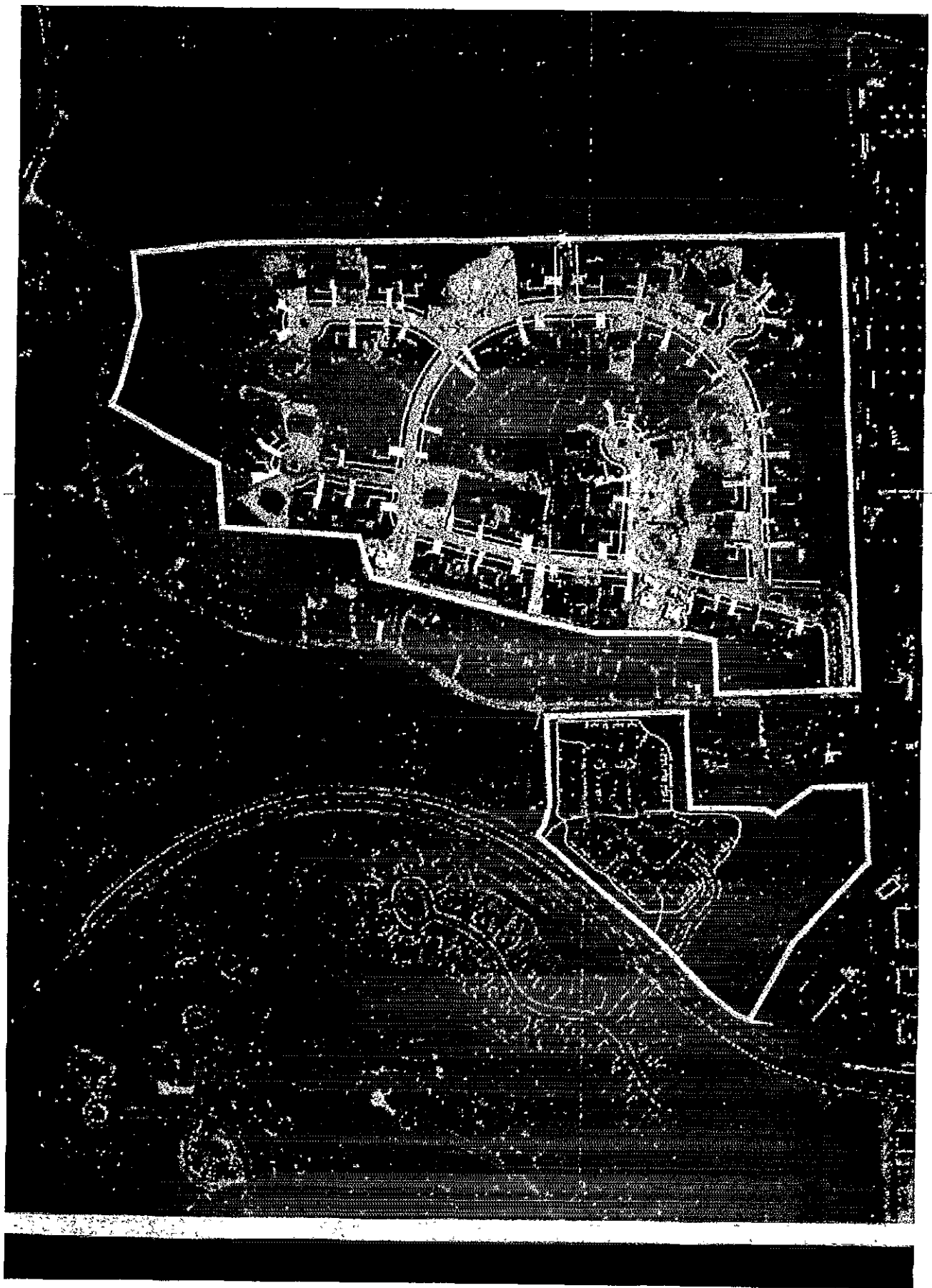












## **Elias, Abigail**

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 8:38 PM  
**To:** Postema, Stephen  
**Cc:** Teall, Margie  
**Subject:** Standing of Petition

Is there a mechanism by which the developer can challenge the petition? Would the result be different if the challenge be impacted by whether or not the vote took place?

## Elias, Abigail

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 8:54 PM  
**To:** Kahan, Jeffrey; Miller, Jayne  
**Subject:** RE: Slides: Area, Height & Placements (big file!!!)

Thanks Jeff.

---

**From:** Kahan, Jeffrey  
**Sent:** Monday, January 05, 2009 8:28 PM  
**To:** Miller, Jayne; Higgins, Marcia  
**Subject:** Slides: Area, Height & Placements (big file!!!)

Here are the AHP slides, per Jayne's request:

Jeff Kahan, AICP  
City Planner  
Planning & Development Services  
City of Ann Arbor  
100 N. Fifth Ave.  
Ann Arbor, MI 48107-8647  
[jkahan@a2gov.org](mailto:jkahan@a2gov.org)  
(734) 794-6265 ex. 42614

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 9:31 PM  
**To:** Fraser, Roger  
**Subject:** FW: Sidewalk Snow Removal Harassment

---

**From:** Arlene Dietz [REDACTED]  
**Sent:** Monday, January 05, 2009 8:09 PM  
**To:** Hieftje, John  
**Cc:** Building; Planning; Police; Horning, Matthew  
**Subject:** Sidewalk Snow Removal Harassment

Dear Mayor:

I've lived in Ann Arbor since 1972, in my house on Brockman and Washtenaw since 1981, and with a sidewalk for the past 8-10 years.

From the time the city installed the sidewalk for pedestrian and bikers, I have been in compliance with snow removal, at all times. I have a contract with Doug McIntosh to remove snow from the corner ramp to just beyond my own property line on Washtenaw, every winter for years.

On Friday, Officer Pearis (Badge 803) taped a Sidewalk Snow Removal Notice to my front door indicating that the following corrections needed to be made:

- ==Remove patches of snow/ice
- ==Remove snow to the constructed width of the sidewalk
- ==Ramp at corner of Brockman and Washtenaw, sidewalk on Washtenaw side of property

I called Doug McIntosh on Friday and he came out immediately to remove whatever he could find (which believe me, was minimal) and made sure there was a path on the ramp. He said he himself had never seen or received such a notice.

Thinking that everything was taken care of and viewing it, it appeared that way to me. Today, Monday, Officer Rogers (Badge 835) leaves a second Sidewalk Snow Removal Notice plastered to my front door with the comment: "Remove snow and ice from ramp at Washtenaw and Brockman." I really feel that this has taken on a life of its own by the Community Standards Unit of our very own Ann Arbor Police Department. I am in awe, to say the least.

NOW, I will say that the city has not plowed the corners very well on Brockman/Washtenaw (we've even had several accidents here in the past few weeks) and there is a pile of ice in front of the ramp, on the street. Is this my responsibility ... snow/ice in the street. I don't think so.

I really think this harassment needs looking into by someone else within the Ann Arbor City Government. I am at my wits end as to what to do about this. I've always loved our police department ... what has happened?

Arlene Dietz  
[REDACTED]

**Elias, Abigail**

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 9:38 PM  
**To:** Greden, Leigh

Are you following this logic?

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:39 PM  
**To:** Hohnke, Carsten  
**Subject:** RE:

No. But you're voting with it by voting against postponement.

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 9:38 PM  
**To:** Greden, Leigh  
**Subject:**

Are you following this logic?

**Elias, Abigail**

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

Yep, that's me... actually, we sided with our staff.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....



## **Elias, Abigail**

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:51 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

You would use the "staff checked it out and we trust our professionals" argument if it had gone the other way.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

It's called due process. Ask Graham.

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

Yep, that's me... actually, we sided with our staff.

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**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:00 PM  
**To:** Hohnke, Carsten  
**Subject:**

At least your arguments are logical and you are articulate.

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:11 PM  
**To:** Beaudry, Jacqueline  
**Subject:** Are you running a clock when council members speak?

**Elias, Abigail**

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 10:12 PM  
**To:** Higgins, Marcia  
**Subject:** RE: Are you running a clock when council members speak?

No. We've never timed Councilmembers.

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
734-794-6140 (p)  
734-994-8296 (f)

---

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**To:** Beaudry, Jacqueline  
**Subject:** Are you running a clock when council members speak?

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:12 PM  
**To:** Hieftje, John  
**Subject:** Sabra has just exceeded her 5 minute speaking time.

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:13 PM  
**To:** Beaudry, Jacqueline  
**Subject:** RE: Are you running a clock when council members speak?

Please begin.... our council rules have a 5 minute limit for first time speaking and 3 minutes for a second time.

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**To:** Beaudry, Jacqueline  
**Subject:** Are you running a clock when council members speak?

**Elias, Abigail**

---

**From:** Hieftje, John  
**Sent:** Monday, January 05, 2009 10:23 PM  
**To:** Higgins, Marcia  
**Subject:** RE: Sabra has just exceeded her 5 minute speaking time.

Acknowledged – maybe we should talk to her about that outside of a meeting.

Thanks

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:12 PM  
**To:** Hieftje, John  
**Subject:** Sabra has just exceeded her 5 minute speaking time.

**Elias, Abigail**

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 10:24 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** amendment

Was your amendment to change Resolved Clause No. 3 to state that City Council will create the committee rather than the environmental commission? I missed the actual amendment. Thanks.

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
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734-994-8296 (f)



**Elias, Abigail**

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:26 PM  
**To:** Beaudry, Jacqueline; Higgins, Marcia  
**Subject:** RE: amendment

Yes. Just eliminate the portion that refers to Environmental Commission so that City Council creates the committee.

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 10:24 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** amendment

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City Clerk  
City of Ann Arbor  
Please note new phone number:  
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734-994-8296 (f)

**Elias, Abigail**

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 10:27 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: amendment

That is what I thought. Thanks!!

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
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734-994-8296 (f)

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:26 PM  
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## Elias, Abigail

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:39 PM  
**To:** Greden, Leigh; Teall, Margie  
**Subject:** RE: You two...

Are you still speaking to us?

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:55 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

Absolutely not. I love postponing stuff, especially when someone shoves something at us last minute.

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**Sent:** Monday, January 05, 2009 9:51 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

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**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

It's called due process. Ask Graham.

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**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....

## **Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:45 PM  
**To:** Greden, Leigh; Teall, Margie  
**Subject:** RE: You two...

So did you!

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:45 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** RE: You two...

Seriously I am Very MAD at you both. The main reason is just coming up again-- listen to him speak. He's mentally unfit to hold office. But you voted with him!!

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**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....

**Elias, Abigail**

---

**From:** Fraser, Roger  
**Sent:** Monday, January 05, 2009 10:50 PM  
**To:** Higgins, Marcia  
**Subject:** FW: Are you running a clock when council members speak?

It would be helpful to have Councilmembers reminded of this rule before Jackie is placed in the position of having to announce the fact that Leigh is exceeding the time limit.

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 10:40 PM  
**To:** Fraser, Roger  
**Subject:** FW: Are you running a clock when council members speak?

FYI

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
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---

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**Sent:** Monday, January 05, 2009 10:13 PM  
**To:** Beaudry, Jacqueline  
**Subject:** RE: Are you running a clock when council members speak?

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**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:11 PM  
**To:** Beaudry, Jacqueline  
**Subject:** Are you running a clock when council members speak?



**Elias, Abigail**

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

You guys will be discussing council goals like world peace and historic preservation!

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:48 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

Yeah good point. When Sabra gives him a box of chocolates, I'll pat him on the head and says "stupid is as stupid does."

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:48 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

And he's the one you want in your group on Saturday.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:47 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** RE: You two...

But I called him out multiple times in the process. You guys let him slide by with his incompetence. It's like having Forrest Gump on City Council.

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:45 PM  
**To:** Greden, Leigh; Teall, Margie  
**Subject:** RE: You two...

So did you!

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:45 PM  
**To:** Higgins, Marcia; Teall, Margie  
**Subject:** RE: You two...

Seriously I am Very MAD at you both. The main reason is just coming up again-- listen to him speak. He's mentally unfit to hold office. But you voted with him!!

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:39 PM  
**To:** Greden, Leigh; Teall, Margie  
**Subject:** RE: You two...



Are you still speaking to us?

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:55 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

Absolutely not. I love postponing stuff, especially when someone shoves something at us last minute.

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:51 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

You would use the "staff checked it out and we trust our professionals" argument if it had gone the other way.

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**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

It's called due process. Ask Graham.

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**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 9:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

Yep, that's me... actually, we sided with our staff.

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....

**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:51 PM  
**To:** Fraser, Roger  
**Subject:** RE: Are you running a clock when council members speak?

Will do.

**Elias, Abigail**

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 10:51 PM  
**To:** Rapundalo, Stephen; Derezinski, Tony

Sorry, Tony. Wasn't paying attention. Seems like that happens to me at least once a session ...

## Elias, Abigail

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 10:54 PM  
**To:** McDonald, Kevin  
**Subject:** RE: Contact today

No worries.

Thanks for the quick responses during the meeting today.

I'll tuck you cell phone # away for future reference.

---

**From:** McDonald, Kevin  
**Sent:** Monday, January 05, 2009 10:51 PM  
**To:** Hohnke, Carsten  
**Subject:** Contact today

Carsten -

I'm only listening to voicemails from late this afternoon now. Sorry I did not return your call prior to the meeting.

My [REDACTED] if ever you need to reach me immediately.

Kevin

**Kevin S. McDonald** | Senior Assistant City Attorney  
City of Ann Arbor | 100 N. Fifth Avenue, PO Box 8647 | Ann Arbor, Michigan 48107  
734.794.6183 Direct | 734.794.6170 Office | 734.994.4954 Fax | [kmcdonald@a2gov.org](mailto:kmcdonald@a2gov.org)

**CONFIDENTIALITY NOTICE:** The information in this transaction is intended only for the individual or entity named above. It may be legally privileged and confidential. If you have received this information in error, please notify me immediately and delete this transmission and any other documents, files and information transmitted herewith. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited.

**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 10:54 PM  
**To:** Smith, Sandi  
**Subject:** FW: Sandi Smith

Oh, Sandi. I hope your Dad recovers.

Best,

Christopher

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 7:06 PM  
**To:** \*City Council Members (All)  
**Cc:** Fraser, Roger; Postema, Stephen  
**Subject:** Sandi Smith

Council: Sandi's father is very ill and she will not be at Council tonight because she is with him at the hospital.

**Elias, Abigail**

---

**From:** Derezinski, Tony  
**Sent:** Monday, January 05, 2009 10:55 PM  
**To:** Hohnke, Carsten  
**Subject:** RE:

Hey—I'm the one that's 66!!

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 10:51 PM  
**To:** Rapundalo, Stephen; Derezinski, Tony  
**Subject:**

Sorry, Tony. Wasn't paying attention. Seems like that happens to me at least once a session ...

## **Elias, Abigail**

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 10:55 PM  
**To:** Beaudry, Jacqueline  
**Cc:** Fales, Mary Joan; Derezinski, Tony; Anglin, Mike  
**Subject:** RE: Liquor Meeting on Friday

Let's go for it...although I would ask that we modify the start time to 3 pm as some of us plan to attend Chris Easthope's investiture at 4 pm. We should plan to quickly score the two redevelopment applications per our grid and make our decisions accordingly. I would ask that both other Committee members come with their scoring already complete to speed up our proceedings.

Jackie - can you provide the scoring spreadsheet electronically to everyone?

Thanks.

Sincerely,

**Stephen**

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
Mobile: (734) 476-0648  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 4:00 PM  
**To:** Rapundalo, Stephen  
**Cc:** Fales, Mary Joan  
**Subject:** Liquor Meeting on Friday

Hi Stephen:

So far this is all I have for Friday's liquor meeting. Let me know if you want to postpone or cancel this month's meeting. Otherwise, the committee can discuss the two pending redevelopment applications.

Jackie

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
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734-994-8296 (f)

**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:56 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** RE: You two...

I'm sure our meeting will go something like this:

Him: "I think the Council should create a series of citizen committees to look at re-zoning the downtown."

Me: "We did that already. It's called A2D2. It's been around for years."

Him: (Long pause). "I think the Council should create a series of citizen committees to look at re-zoning the downtown."

Me: "Perhaps you didn't hear what I said. We already did that. It was in the paper the other day. We've had work sessions. We get regular updates. Are you aware of that? If not, I'll make sure you get the email updates."

Him: (Long pause). "I think the Council should create a series of citizen committees to look at re-zoning the downtown." Him: (Long pause).

Don't laugh. This was basically the conversation I had with him at break explaining why we should postpone. Afterwards, Taylor looked at me in shock and said "that was scary." Rapundalo laughed and said "why do you even try?" And yet.... TEALL AND HIGGINS VOTED WITH HIM!!!

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

You guys will be discussing council goals like world peace and historic preservation!

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**From:** Greden, Leigh  
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**Subject:** RE: You two...

And he's the one you want in your group on Saturday.



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**To:** Higgins, Marcia; Teall, Margie  
**Subject:** RE: You two...

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**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 10:45 PM  
**To:** Greden, Leigh; Teall, Margie  
**Subject:** RE: You two...

So did you!

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Are you still speaking to us?

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 9:49 PM  
**To:** Teall, Margie; Higgins, Marcia  
**Subject:** You two...

Sided with the morons.....

## Elias, Abigail

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:56 PM  
**To:** Teall, Margie  
**Subject:** RE: This

Oy vey.

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:53 PM  
**To:** Greden, Leigh  
**Subject:** RE: This

She's worried about Borders waste contract numbers because we had a Borders rep. on our committee.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:48 PM  
**To:** Teall, Margie  
**Subject:** RE: This

This comm recycling is a hallmark of our legislative agenda. We should've used that 15 minutes to give glowing pandering speeches and get it on Judy and HD's radar. Instead we had to listen questions that should've been answered weeks ago.

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:47 PM  
**To:** Greden, Leigh  
**Subject:** RE: This

We'll talk...she got them, I'm sure.

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:29 PM  
**To:** Teall, Margie  
**Subject:** This

I rec'd numerous invitations to discuss this env commission report. I attended and got my questions answered. Didn't she get those invitations? Or was this just DDA?

**Elias, Abigail**

---

**From:** Derezinski, Tony  
**Sent:** Monday, January 05, 2009 10:57 PM  
**To:** Rapundalo, Stephen  
**Subject:** RE: Liquor Meeting on Friday

Does that meeting occur in Council Chambers or where? I get it confused with my Audit Committee meetings.....

---

**From:** Rapundalo, Stephen  
**Sent:** Monday, January 05, 2009 10:55 PM  
**To:** Beaudry, Jacqueline  
**Cc:** Fales, Mary Joan; Derezinski, Tony; Anglin, Mike  
**Subject:** RE: Liquor Meeting on Friday

Let's go for it...although I would ask that we modify the start time to 3 pm as some of us plan to attend Chris Easthope's investiture at 4 pm. We should plan to quickly score the two redevelopment applications per our grid and make our decisions accordingly. I would ask that both other Committee members come with their scoring already complete to speed up our proceedings.

-Jackie - can you provide the scoring spreadsheet electronically to everyone?

Thanks.

Sincerely,

**Stephen**

Stephen Rapundalo  
Councilmember - Ward 2  
City of Ann Arbor  
Mobile: (734) 476-0648  
[srapundalo@a2gov.org](mailto:srapundalo@a2gov.org)

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 4:00 PM  
**To:** Rapundalo, Stephen  
**Cc:** Fales, Mary Joan  
**Subject:** Liquor Meeting on Friday

Hi Stephen:

So far this is all I have for Friday's liquor meeting. Let me know if you want to postpone or cancel this month's meeting. Otherwise, the committee can discuss the two pending redevelopment applications.

Jackie

---

Jacqueline Beaudry

City Clerk  
City of Ann Arbor  
Please note new phone number:  
734-794-6140 (p)  
734-994-8296 (f)

## Elias, Abigail

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 10:58 PM  
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Wait. You're assuming I listened to him. I was listening to John, and Marcia and Rapundalo, who was going to vote with us... Oh, and to our city attorney.

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**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 10:56 PM  
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Him: "I think the Council should create a series of citizen committees to look at re-zoning the downtown."

Me: "We did that already. It's called A2D2. It's been around for years."

Him: (Long pause). "I think the Council should create a series of citizen committees to look at re-zoning the downtown."

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Don't laugh. This was basically the conversation I had with him at break explaining why we should postpone. Afterwards, Taylor looked at me in shock and said "that was scary." Rapundalo laughed and said "why do you even try?" And yet... TEALL AND HIGGINS VOTED WITH HIM!!!

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**Sent:** Monday, January 05, 2009 10:50 PM  
**To:** Greden, Leigh; Higgins, Marcia  
**Subject:** RE: You two...

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**Sent:** Monday, January 05, 2009 10:48 PM  
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**Subject:** RE: You two...

So did you!

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**To:** Greden, Leigh; Teall, Margie  
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**Subject:** You two...

Sided with the morons.....



**Elias, Abigail**

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**Sent:** Monday, January 05, 2009 11:01 PM  
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**Cc:** Higgins, Marcia  
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## Elias, Abigail

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**Elias, Abigail**

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**Sent:** Monday, January 05, 2009 11:02 PM  
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**To:** Teall, Margie; Higgins, Marcia  
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Sided with the morons.....



**Elias, Abigail**

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 11:02 PM  
**To:** Greden, Leigh; Taylor, Christopher (Council)

Please tell me that you guys don't have questions for the road improvement projects. Really? He's going to speak twice on this thing?

**Elias, Abigail**

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 11:03 PM  
**To:** Greden, Leigh  
**Cc:** Higgins, Marcia  
**Subject:** RE: I do miss

Hey, we have to laugh at ourselves sometimes!

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:02 PM  
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I've been there before and was glad I have a sense of humor!

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**Sent:** Monday, January 05, 2009 11:03 PM  
**To:** Hohnke, Carsten; Taylor, Christopher (Council)  
**Subject:** RE:

This is absurd. I've been on facebook for half an hour.

---

**From:** Hohnke, Carsten  
**Sent:** Monday, January 05, 2009 11:02 PM  
**To:** Greden, Leigh; Taylor, Christopher (Council)  
**Subject:**

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**Elias, Abigail**

---

**From:** Taylor, Christopher (Council)  
**Sent:** Monday, January 05, 2009 11:03 PM  
**To:** Hohnke, Carsten; Greden, Leigh  
**Subject:** RE:

Eva just sent me a couple.

I won't be too long.

---

**From:** Hohnke, Carsten  
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**To:** Greden, Leigh; Taylor, Christopher (Council)  
**Subject:**

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**From:** Beaudry, Jacqueline  
**Sent:** Monday, January 05, 2009 11:03 PM  
**To:** Rapundalo, Stephen  
**Cc:** Fales, Mary Joan; Derezinski, Tony; Anglin, Mike; Beaudry, Jacqueline  
**Subject:** RE: Liquor Meeting on Friday

Ok. Sounds good. I'll revise the notice to start the meeting at 3pm and I'll forward the score sheets tomorrow.

---

Jacqueline Beaudry  
City Clerk  
City of Ann Arbor  
Please note new phone number:  
734-794-6140 (p)  
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City Clerk

City of Ann Arbor

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**Elias, Abigail**

---

**From:** Greden, Leigh  
**Sent:** Monday, January 05, 2009 11:06 PM  
**To:** Teall, Margie  
**Subject:** RE: What's so funny?

Email between Carsten, Taylor, and I complaining about all the damn questions about the road projects.

---

**From:** Teall, Margie  
**Sent:** Monday, January 05, 2009 11:04 PM  
**To:** Greden, Leigh  
**Subject:** What's so funny?

You all just busted out...what was it?



**Elias, Abigail**

---

**From:** Higgins, Marcia  
**Sent:** Monday, January 05, 2009 11:30 PM  
**To:** \*City Council Members (All)  
**Subject:** Speaking Times

Just a reminder that councilmember speaking times are 5 minutes for the first time and 3 minutes for the second. Many of us are exceeding this time.