

Ann Arbor City Council Session: May 2, 2011
Email Redactions List Pursuant to Council Resolution R-09-386

<u>Received Time</u>	<u>Sent Time</u>	<u>To</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
11:27 p.m.	11:27 p.m.	Hieftje, John; Briere, Sabra; Smith, Sandi	Vielmetti, Edward		Email address and telephone number	Privacy
11:23 p.m.	11:23 p.m.	Teall, Margie; Hieftje, John; Briere, Sabra	Vielmetti, Edward		Email address and telephone number	Privacy
11:17 p.m.	11:17 p.m.	Dale, Anya; Luckenbach, Carl; Carver, Chuck; Merchant, David; Derezinski, Tony; Rambo, Ellen; Potts, Eppie; Tyler, Ilene; Carlberg, Jean; Weatherbee, Julie; Leff, Nancy; Derr, Michele; Rampson, Wendy	Carman, Wendy J.		Email addresses	Privacy
10:32 p.m.	10:32 p.m.	Hieftje, John	Camino, Suzanne		Email address	Privacy
10:17 p.m.	10:17 p.m.	Hieftje, John	Duewel, Brian		Email address, residential address, and telephone number	Privacy
9:54 p.m.	9:54 p.m.	Teall, Margie; Hieftje, John;	Vielmetti, Edward		Email address and telephone number	Privacy
9:49 p.m.	9:49 p.m.	Lower Burns Park Neighborhood Association; Hoffer, Pam	Lower Burns Park Neighborhood Association on behalf of Edward Vielmetti		Email addresses, residential addresses, and telephone number	Privacy
9:37 p.m.	9:37 p.m.	Kunselman, Stephen	Garber, Amy		Email address, residential address, and telephone number	Privacy
9:29 p.m.	9:29 p.m.	Olson, Lindsay	Olson, Lindsay	Rapundalo, Stephen	Email address	Privacy
9:22 p.m.	9:22 p.m.	Hieftje, John	Tucker Cave, Peggy		Email address	Privacy
8:35 p.m.	8:35 p.m.	Bogan, Kenneth	Rapundalo, Stephen		Email addresses	Privacy
8:26 p.m.	8:26 p.m.	Teall, Margie	Moore, Adrian		Email address and telephone number	Privacy
8:26 p.m.	8:26 p.m.	Anglin, Mike	Moore, Adrian		Email address and telephone number	Privacy
8:26 p.m.	8:26 p.m.	Rapundalo, Stephen	Moore, Adrian		Email address and telephone number	Privacy
8:26 p.m.	8:26 p.m.	Briere, Sabra	Moore, Adrian		Email address and telephone number	Privacy
8:26 p.m.	8:26 p.m.	Hieftje, John	Moore, Adrian		Email address and telephone number	Privacy
8:00 p.m.	8:00 p.m.	Higgins, Marcia	Facebook		Profile pictures	Privacy

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Email Redactions List Pursuant to Council Resolution R-09-386

<u>Received Time</u>	<u>Sent Time</u>	<u>To</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
7:56 p.m.	7:56 p.m.	Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher; Kunselman, Stephen; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike	Pollock, Jane		Email and residential addresses	Privacy
7:43 p.m.	7:43 p.m.	Lower Burns Park Neighborhood Association	Lower Burns Park Neighborhood Association on behalf of Christy Whiting		Email and residential addresses	Privacy

Buonodono, Nickolas

From: Edward Vielmetti [REDACTED]
Sent: Monday, May 02, 2011 11:27 PM
To: Hieftje, John; Briere, Sabra; Smith, Sandi
Subject: are they getting the best prices on all of their IT?

ask why their CSR system is down all the time; I sent Rainey reports on how often that system fails to answer customer queries, and never got any answers from him.

--
Edward Vielmetti [REDACTED]

Buonodono, Nickolas

From: Edward Vielmetti [REDACTED]
Sent: Monday, May 02, 2011 11:23 PM
To: Teall, Margie; Hieftje, John; Briere, Sabra
Subject: I can't believe (re DS-7)

that you allowed an IT department to make a huge purchase without any technical review or discussion, even though you talked for hours about it you don't give this proper discussion.

--

Edward Vielmetti [REDACTED]
[REDACTED]

Buonodono, Nickolas

From: Wendy J Carman 1 [REDACTED]
Sent: Monday, May 02, 2011 11:17 PM
To: Kowalski, Matthew
Cc: Anya Dale; Carl Luckenbach; Chuck Carver; David Merchant; Derezinski, Tony; Ellen Rambo; Eppie Potts; Ilene Tyler; Jean Carlberg; Julie Weatherbee; Nancy Leff; [REDACTED]; Rampson, Wendy
Subject: Re: R4C/R2A Zoning District Advisory Committee TENTH Meeting Date
Attachments: QUESTIONS.doc

Hello Matt,

I will be able to attend either of the proposed meeting dates in May.

However, I believe the committee needs answers to some questions so that they can make informed and intelligent decisions about what we might be recommending. I have been struggling for several weeks now to understand what effects the proposed changes could have and to make sure that we have examined them fully.

The attached list of questions covers initial questions that pertain only to the proposed changes in the R4C districts. There may also be questions pertaining to R2A changes, but I have not gotten that far.

Please let me know how soon you can provide us with answers to these questions. If you cannot provide answers to all of the at once, please let us know the answers as they become available.

Best Regards,

Wendy Carman

List of Questions that need to be answered for the R4C Committee

1. Can you provide information about the process for establishing an Overlay zoning district? Does State enabling legislation have rules governing this process? For example,
 - a. Can City Council put one in place without the permission of all of the property owners in a district
 - b. Does the imposition of an overlay district require the approval of at least some percentage of the properties within the district
 - i. If so, what is the percentage
2. Can you provide us with the motivation for changing the minimum lot width for R4C from 60 feet to 0 feet
 - a. What could be done if this passed that could not be done now
 - b. Would this then allow unusually shaped or narrow lot splits
 - c. How many of the 985 R4C lots between 4000 and 8499 sq ft are also non-conforming due to lot width
 - d. What is the average lot width for these 985 lots
3. Can you please provide information regarding the number of R4C lots with lot area in the following categories
 - a. What is the average lot R4C size
 - b. Less than 4000 sq feet
 - c. 4000 -4999 sq feet
 - d. 5000- 5999 sq ft
 - e. 6000-6999 sq ft
 - f. 7000-7999 sq ft
 - g. 8000- <8500 sq ft
 - h. 8500 -11999 sq ft
 - i. 12000- 15999 sq ft
 - j. >16000 sq ft
4. If the 4000 sq minimum lot size is adopted for R4C, how many of the 985 lots between 4000 and 8499 Sq ft will still be non-conforming due to side or rear setbacks
5. Please clarify the Density calculation proposed:
 - a. if the density is changed to be based on bedrooms per sq ft of lot area,
 - i. would the current requirement of 2175 sq ft of lot area per dwelling unit be removed or stay in place
 - ii. would the current requirement of no more than 6 unrelated persons per dwelling unit be removed or stay in place
 - b. If the requirement of no more than 6 unrelated occupants per unit is not removed

- i. The max of number of occupants would be dependent on both the definition of a family and the housing code
 - 1. Would the occupancy then be the minimum of the 2 numbers
- 6. Proposed Density Calculations, Please clarify
 - a. Additions would need site planning only if more floor area is added
 - i. Does this mean that conversion of attic or basement space to habitable space require site plan if the footprint of building did not change
- 7. Occupancy Levels
 - a. **THE RAMIFICATIONS OF THESE CHANGES ARE HARD TO ENVISION WITHOUT MORE DETAIL**
 - b. Can you provide examples of **maximum occupancy levels** under the proposed change for 1) rooming units 2) 2 bedroom units 3) 4 bedroom units and 4) 6 bedroom for each of these 3 building sizes
 - i. Buildings with 2500 sq ft
 - ii. 5000 sq ft
 - iii. 7500 sq ft
- 8. Under the current zoning can you confirm for us whether or not
 - a. A house zoned R4C on a lot that is under 8500 sq ft can legally have more than 1 dwelling unit if it is not currently grandfathered
 - i. Would a request for such an increase in density be approved by building or would it be referred to ZBA
 - b. A house which is zoned R2A but used as a single family house and on a lot that is less than 8500 sq ft be allowed to expand to 2 units without ZBA approval
- 9. Please clarify statement in the proposed report regarding rooming houses and rooming houses/apartments. **Minimum lot size consistent with R4C lots**
 - a.
 - What is meant by minimum lot size consistent with R4C lots
 - b. Is the intent of the proposed change to be that even if the use of an R4C lot is a rooming house not an apartment or even if the use is a building that contains both rooming units and apartments, the minimum lot size would still be the minimum lot size for all of R4C (the proposed 4000 sq ft if this is passed)
 - i. But when the use of the R4C lot is group housing (co-ops, fraternities, or sororities) the minimum lot size would remain 8500 sq and would require a Special Exception use permit
 - c. Although the permitted use section for R4C says rooming houses and boarding houses are a permitted use

- i. Ann Arbor has no definition for a **rooming house**, only a definition of rooming unit:
 - 1. **Rooming unit. Any room or group of rooms forming a single habitable unit, but which does not contain cooking facilities.**
 - a. *This use seems in conflict with the housing code which says:

 - i. All dwelling units must have a kitchen*
 - b. Can legal confirm then that a rooming unit is/is not a dwelling unit
 - c. Can a rooming unit have more than one occupant
 - d. Can legal confirm that a rooming unit may/may not share a kitchen with other units (dwelling or rooming)
- ii. Ann Arbor does have a definition for a Boarding house.
 - 1. *A dwelling, other than a hotel or dormitory, where lodging and meals are provided for more than 75 percent of the people in residence for compensation and by prearrangement for definite periods of 30 days or more*
- iii. Is there a procedure by which a structure or part of a structure is designated as a rooming house or rooming units
- iv. Is it the intent of the proposed change to consider a rooming house to have its density set by the number of bedrooms in each rooming unit as if it were an apartment (maybe an apartment with no kitchen)
 - 1. Could a building have greater density/occupancy if all its units were rooming units instead of apartments
 - a. Under current housing code, a 1 person rooming unit would only need a minimum of 80 Sq ft
 - b. It also appears that current code would allow a rooming unit for 6 persons with a minimum of 330 sq ft but would require 2 parking spaces – as long as they do not share a kitchen can this be confirmed
 - 2. Would parking requirements for a rooming unit still be based on # of beds (1 space per 3 beds)
- v. Please let us know how many R4C lots with structures containing rooming units exist
- vi. Under the current regulations, what are the rules that govern the density/occupancy of rooming units in a building
 - 1. Is there a limit to the number of rooms that can be in a rooming house in R4C? Is each rooming unit counted as a unit under the current restriction and therefore dependent on lot size with one unit per 2175 sq ft of lot area and the number of occupants of each unit limited to 6 people
 - 2. Would the same rules still apply under the proposed changes

- vii. Under the current regulations, what are the rules that govern boarding houses
1. Is there a procedure by which a structure or part of a structure is designated as a boarding house
 2. Is there a limit to number of rooms in a boarding house
 3. Do these same unit and occupancy rules as apply for rooming units
 - a. If not what are the rules governing the number of bedrooms/occupants/beds in a boarding house
 4. How many Boarding houses does the City have
 5. Does the City consider Bed and Breakfasts to be boarding houses, rooming house

Buonodono, Nickolas

From: Suzanne Camino [REDACTED]
Sent: Monday, May 02, 2011 10:32 PM
To: Hieftje, John
Subject: Re: funding for human services

Dear Mayor Hieftje,

It is shocking that only two cities in Michigan fund human needs. I can't imagine what is more important than that, certainly not gigantic underground parking structures, new city halls, or planting ornamental trees in people's yards where they are not even wanted. I have heard the argument that these are all the product of discrete budgets, but I know that it is all public money and as a member of the public, my money is being misused. I don't want to live in a city that values property development more than attending to human suffering and meeting the basic needs of all its citizens.

Thank you for your response and for taking the will of your constituents into serious consideration.

Sincerely,
Suzanne Camino

On May 2, 2011, at 3:03 PM, Hieftje, John wrote:

Hello:

Since I have been receiving a number of messages on this topic I hope you don't mind if I reply with information I sent to another resident who wrote.

Thank you for writing on an issue that is important to every member of City Council. As I am sure you know, cities in Michigan have been suffering from the effects of this economy far longer than those in other states. All of the fat has been cut and all of the easy solutions were found years ago. As we approach the city budget this year: property tax revenues are still going down, more state revenue sharing cuts are on the way and employee benefit costs are still rising.

From what I have been told by the City/County Community Development Office, Ann Arbor is one of only two cities in Michigan that still contribute local, general fund dollars to human service needs. Throughout this long economic malaise the City has dependably supported human services funding while cutting every other area. We will do our best to maintain this record but it will be even more difficult this year than it was in the last, there are very, very few funding options available to City Council.

John Hieftje

Buonodono, Nickolas

From: [REDACTED]
Sent: Monday, May 02, 2011 10:17 PM
To: Hieftje, John
Subject: Book Proposal

Dear Mayor Hieftje,

My name is Brian Duewel. I am a professional writer/author working on a book about breaking into politics. I am also a former, unsuccessful candidate for local office in suburban Chicago. The one thing I found as I was running for office was that there was little resource for the average guy, with no connections, money or name recognition to make the jump into the political process.

As I was campaigning, I decided I wanted to write a book on how the every-man could run for public office. The problem I continue to come across is why somebody would listen to someone who lost his only election. I know I have plenty to teach from my experiences on the campaign trail, but knowledge alone doesn't always translate into book sales.

So what I've decided to do is write a couple chapters on my experience, then turn the direction of the book to officials who have actually won an election. I want to get thoughts, advice and stories from politicians from across the country. I want to get a little snippet from every type of officeholder: from small town mayors and county board members to senators, governors and presidents.

I am aiming to keep the focus of the book politically free. I don't want to get into issues or agendas. I don't want to mention political parties. I want people to enjoy the information, advice and stories in the book without a predetermined bias.

I am asking if you, as an elected official, would like to participate in the book. All I'm looking for is a short paragraph on your campaign experience.

- Biggest piece of advice for a political newbie
- What advice did someone else give you that helped you through your first campaign
- What you learned as you were running your first campaign
- Funny story or anecdote from the campaign trail

A short paragraph or two from a topic listed above is all I need. I plan to give each official respondent a page in the book with complete recognition.

To assure that my research is accurate, I also need to have your full political bio (including all the offices you've held, official current title – and when you took office, whether you won or lost your first campaign, how many times you ran before you won) and how you'd like your name to appear in the book.

If you'd like to check on my qualifications, you can check out my site at BrianDuewel.com.

I truly appreciate your help and participation.

Brian Duewel.



Buonodono, Nickolas

From: Edward Vielmetti [REDACTED]
Sent: Monday, May 02, 2011 9:54 PM
To: Teall, Margie; Hieftje, John
Subject: Fwd: maps

fyi

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

From: Edward Vielmetti <[REDACTED]>
Date: Mon, May 2, 2011 at 9:51 PM
Subject: maps
To: Sabra Briere <sabra.briere@gmail.com>, Wendy Rampson <WRampson@a2gov.org>

Please send me copies of the maps of the buffers at

- 250 feet
- 500 feet
- 800 feet
- 900 feet
- 990 feet
- 1000 feet
- 1010 feet
- 1100 feet
- 1250 feet
- 1500 feet

at mentioned in the B-1 agenda item, plus any you create on your own effort.

--
Edward Vielmetti [REDACTED]

--
Edward Vielmetti [REDACTED]

Buonodono, Nickolas

From: lowerburnsparkneighborhoodassociation@googlegroups.com on behalf of Edward Vielmetti
Sent: Monday, May 02, 2011 9:49 PM
To: lowerburnsparkneighborhoodassociation@googlegroups.com; Pam Hoffer
Subject: Re: [lowerburnsparkneighborhoodassociation] Re: Power issues?

I don't know, Pam - there have been power fluctuations all over town all throughout the time I have ever lived here. If your power bounces, call DTE, I think that would be a sane approach.

On Mon, May 2, 2011 at 1:58 PM, phoffer <[REDACTED]> wrote:
Have there been any further interruptions since the ones all these messages were about???

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

From: Edward Vielmetti
To: lowerburnsparkneighborhoodassociation@googlegroups.com
Sent: Monday, May 02, 2011 12:33 AM
Subject: Re: [lowerburnsparkneighborhoodassociation] Re: Power issues?

Call DTE [800-477-4747](tel:800-477-4747) when you get power flickers. Report it through their automated system. When they call to figure out what the problem is, given them the straight story. Enough calls, and a power quality engineer gets dispatched from Belleville to really see what's going on.

Ed

On Sun, May 1, 2011 at 10:47 PM, Jillian Lee Wiggins <[REDACTED]> wrote:
[REDACTED] had a 2-3 power "flickers" as well late this morning.

On Apr 30, 8:19 pm, David D <[REDACTED]> wrote:
> [REDACTED] had three power "flickers" of about 1/2 second.

> On Apr 30, 12:09 pm, Jessica Sendra <[REDACTED]> wrote:



>> Is anyone else experiencing frequent short power interruptions this morning?

--
You received this message because you are subscribed to the Google Groups "lowerburnsparkneighborhoodassociation" group.
To post to this group, send email to lowerburnsparkneighborhoodassociation@googlegroups.com.
To unsubscribe from this group, send email to lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com.
For more options, visit this group at <http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.

--
Edward Vielmetti
[REDACTED]

--
You received this message because you are subscribed to the Google Groups
"lowerburnsparkneighborhoodassociation" group.
To post to this group, send email to lowerburnsparkneighborhoodassociation@googlegroups.com.
To unsubscribe from this group, send email to
lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com.
For more options, visit this group at
<http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.

--
You received this message because you are subscribed to the Google Groups
"lowerburnsparkneighborhoodassociation" group.
To post to this group, send email to lowerburnsparkneighborhoodassociation@googlegroups.com.
To unsubscribe from this group, send email to
lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com.
For more options, visit this group at
<http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.

--
Edward Vielmetti 


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You received this message because you are subscribed to the Google Groups
"lowerburnsparkneighborhoodassociation" group.
To post to this group, send email to lowerburnsparkneighborhoodassociation@googlegroups.com.
To unsubscribe from this group, send email to
lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com.
For more options, visit this group at
<http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.

Buonodono, Nickolas

From: Portside Moderator [moderator@PORTSIDE.ORG]
Sent: Monday, May 02, 2011 9:40 PM
To: PORTSIDE@LISTS.PORTSIDE.ORG
Subject: New Attack on Labor Educators and Academic Freedom

New Attack on Labor Educators and Academic Freedom

* Andrew Breitbart is (Still) a Liar

1. Right-Wing Hoaxster Smears Labor Educators (Jane Slaughter and Mischa Gaus in Labor Notes)
2. Andrew Breitbart is (Still) a Liar (United for a Fair Economy)
3. UALE Statement Regarding Attacks on University of Missouri Labor Educators (United Association for Labor Education)
4. Labor Studies Faculty Targeted -- Compromising Academic Freedom and Creating a Hostile Classroom Environment
AAUP general secretary Gary Rhoades (American Association of University Professors)
5. Statement of the Working Class Studies Association
6. What You Can Do

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1.
Right-Wing Hoaxster Smears Labor Educators

by Jane Slaughter and Mischa Gaus

Labor Notes

April 28, 2011 (This article was updated on April 29)

<http://www.labornotes.org/2011/04/right-wing-hoaxster-smears-labor-educators>

Two Missouri labor educators are under attack in the right-wing blogosphere from notorious hoaxster Andrew Breitbart, whose outfit was responsible for the deceptive video that took down the national community organization ACORN.

This week's target is labor studies, specifically a University of Missouri course taught by labor educator Judy Ancel and Operating Engineers business manager Don Giljum, who's taught labor ed classes since 1989.

According Breitbart's website, Ancel and Giljum have spent the spring semester teaching union members how to gain power through violence and intimidation.

In a now familiar technique, the evidence for the grand conspiracy is a video that's been sliced and diced so much it looks like coleslaw.

Breitbart released two seven-minute videos, deceptively edited and remixed snippets that are taken from more than 30 hours of classroom video-conference tapes.

The videos cut away context and patch statements together from weeks apart to turn probing academic questions into semi-endorsements of violence. Watch Giljum seamlessly change shirts between sentences. Twisting Words and History

In fact, Breitbart edited the classroom videos to literally put words in the instructors' mouths.

In one section, Ancel explains how neoliberal governments use crises to "shift power dramatically." This lecture was actually in an entirely different course. But Breitbart inserts the sentence into a lecture on union contract campaigns, so it looks as if Ancel advocates unions causing a crisis.

In another section, Giljum told Labor Notes he said, "Labor can't deny its violent past in response to the repression that was perpetrated on it. It's hard to say that was not appropriate at that time; it might have been. I don't believe those tactics are going to work today and I think they would do more harm than good."

Breitbart snipped out the words in italics.

Ancel and Giljum co-taught a class on "Labor, Politics, and Society," during which they asked students to examine why labor's past was so violent - among many other subjects. It's a standard topic in any exploration of the American labor movement.

Breitbart reverses the history of who was responsible for the violence, though. Violence has been used overwhelmingly against workers: labor historian Joshua Freeman says that throughout U.S. labor history, about 700 strikers have been killed by mercenaries hired by the bosses, state militias, and the police - the most workers killed in any industrial country.

Ancel released a statement today, saying, "At no time did my co-instructor, Don Giljum, nor I advocate violence. There's no doubt that Breitbart's attacks are politically motivated, part of a broad agenda to weaken unions and the public sector as well as public education." Seen This Before

Breitbart announced his intentions on Sean Hannity's Fox News show April 18, saying, "We're going to take on education next, go after the teachers and the union organizers."

Breitbart's big claim to fame is the ACORN set-up, where two young conservatives tried to con the organization's staff into helping them set up a business front for a prostitution ring.

ACORN staff contacted police after the two visited, but mix together deceptive editing, video of an outlandish pimp costume added after the fact, and the echo chamber of right-wing media - and a media firestorm broke out that burnt away ACORN's funding and collapsed the organization within weeks.

Prosecutors confirmed that ACORN staff didn't break any laws, but that was never the point. The manufactured controversy alone was big enough to bury the nation's largest community organization.

Breitbart's hoax factory operates on the premise that if you throw enough dirt, something will stick. He's tried the same tactics on NPR, Planned Parenthood, Senate Democrats, and the NAACP and Shirley Sherrod, an African-American Department of Agriculture ex-employee.

The only reason conservative bloggers haven't worked themselves up into a full lather about the labor educators is that yesterday's news cycle was dominated by another crackpot conspiracy theory - that Barack Obama wasn't born in the U.S.

Both Ancel and several students have asked YouTube to remove Breitbart's videos, as they seem to violate YouTube guidelines. They were posted without permission of those pictured and apparently are the property of the university (which has been silent thus far). YouTube is investigating.

Ironically, some of the commenters on Breitbart's Big Government site advocate violence themselves, against "every liberal dirtbag on the street/campus etc." Muted Response

Reactions in the labor movement were mixed. Herb Johnson, Missouri AFL-CIO secretary-treasurer, said he was "incensed that we have scoundrels who go out and character-assassinate good people in our community."

He called Giljum "a great trade unionist" but said the federation was not yet planning to issue a statement supporting the two, preferring not to "fan the flames" and "just cause more reaction."

Instead, Johnson said, the executive board passed a resolution Wednesday "that we never have and never would endorse any kind of violence for any reason whatsoever."

The attorney for the Missouri AFL-CIO, Ron Gladney, called Giljum's international union and asked officials there to pressure him to resign from his local and international positions, which they did.

Giljum resigned, despite the fact that he had announced back in January he would be retiring May 1 - just days away.

According to Giljum, Gladney argued that the incident might cause Missouri Republicans to take up a right-to-work bill, which they have till now avoided.

The University of Missouri-St. Louis told Giljum he will not be rehired next semester. But the provost of the Kansas City branch said Thursday, after reviewing videotapes of the class, that Breitbart's video was "inaccurate and distorted" and that the university was committed to academic freedom and "the free-flowing discussion of challenging topics in our courses."

The national AFL-CIO has jumped in to help defend the two teachers, and the American Association of University Professors issued a statement. The United Association for Labor Education, which includes educators both at universities and in unions, planned a strong defense, with a Facebook page, statement, and letter to the university. UALE is urging members to work with their connections in labor and in education to critique the dishonest video, defend labor education, and build alliances with Breitbart's other targets.

UALE Vice President Helena Worthen pointed out that discussion of labor history and tactics is exactly "the kind of thing people talk about in labor ed classes: what do we have to do in order to turn things around? This happens in political science and history classes all the time."

UALE member Steven Ashby of the University of Illinois said, "It's no coincidence this attack comes in the wake of the biggest workers' upsurge in 30 years, in Wisconsin."

The goal of labor education programs, Ashby said, "is to educate and assist workers to build stronger unions. The right wing would like all labor studies programs wiped out because they want all unions wiped out."

Correction: The story originally said 7,000 strikers have been killed in U.S. labor history. The correct figure is closer to 700.

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2.

Andrew Breitbart is (Still) a Liar

United for a Fair Economy

April 28, 2011

http://faireconomy.org/enews/andrew_breitbart_is_still_a_liar#comment-466

Yesterday, we learned of a vicious attack on the labor studies program at the University of Missouri-Kansas City (UMKC) and two of the program's educators, Judy Ancel (UMKC) and Don Giljum (UM-St. Louis). Andrew Breitbart, the same rabble-rousing fraud who engineered the attacks on Shirley Sherrod and ACORN, using chopped up video footage to deceive the public, is once again behind the lies.

<http://www.kansascity.com/2011/04/28/2834408/university-says-internet-video.html>

This time, Breitbart is using doctored footage from labor history classes at UMKC to give the impression that the instructors were advocating violence on the part of union members.

Details of the attack are available in a response by Judy Ancel, director of UMKC's labor program.

<http://faireconomy.org/sites/default/files/AncelBreitbartResponse.pdf>

Fox News and their local affiliates are already amplifying this attack and leveraging it to continue the assault on teachers, unions, and the public sector, in general. Giljum, who is also a manager with the Operating Engineers union, Local 148 in St. Louis, has been asked by his union and by the UMKC to resign his positions.

AFL-CIO strategist Nick Unger commented on this ugly display:

Public education (including post-secondary) and the post- Depression/World War II public sector and trade unions are structural elements of modern democracy. Twenty-first century democracy is built on more than the right to vote. Eliminating these structures - unions, public education and the public sector (and mass transit and more) - removes the underpinnings of democracy, the obstacles to total corporate domination.

Nick's observation provides a very important frame for a narrative that bears repeating by all progressives, including unions, environmentalists, LGBT advocacy groups, the peace movement, racial justice workers, immigrant rights activists, etc.

Since our inception, UFE has put forward an analysis to help explain the growing divide between the top one percent and the rest of us. Over the last 30 years, a destructive pattern of rules changes (e.g., tax cuts for the wealthy) and a shift in power (e.g., the declining membership of organized labor) have driven economic inequality to heights not seen in the U.S. since just before the stock market crash of 1929. And as UFE's mission statement makes clear, this growing gap not only undermines the economy but "corrupts democracy."

The people bankrolling Breitbart, Wisconsin Governor Walker and other corporatist-GOP drones and Fox News, are enjoying ever-growing bank accounts and investment portfolios as a result of those rules changes. These are the likes of the Koch Brothers, the Waltons, Pete Peterson, and other billionaire puppet masters, pulling strings and coordinating attacks on the remaining power of workers (collective bargaining, academic freedom, the right to organize, etc.).

Fortunately, a growing number of people who believe in democracy, economic and social equity, sustainability, and fairness are mad as hell and will take it no more!

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3.
UALE Statement Regarding Attacks on University of Missouri Labor Educators

United Association for Labor Education

April 30, 2011

<http://uale.org/uale-statement-regarding-attacks-university-missouri-labor-educators>

"The dissemination of highly edited, false, and deceptive tapes that take remarks out of context and distort their true meaning has become a familiar tactic used by anti-union forces to discredit those whose views they oppose. The use of this disgraceful tactic against Judy Ancel and Don Giljum is only the latest in a series of efforts to intimidate and silence teachers, scholars, and activists who have spoken out against legislative initiatives to curtail collective bargaining rights for workers and undermine the effectiveness of labor unions.

"As labor educators, we are committed to enhancing the ability of workers to participate effectively in workplace and community affairs. We also believe that the presence of a strong union movement not only provides workers with vital protections but also is essential to maintaining a just and democratic society. Accordingly, we view attempts to impede or prevent labor educators from performing their vital mission as antithetical to democratic values and unacceptable.

"We denounce in the strongest possible terms this blatant attempt to suppress academic freedom, impugn the character of our colleagues, and circumscribe the boundaries of political discussion. We urge administrators at the University of Missouri to do likewise and affirm the principles of academic freedom, critical inquiry, and fair play that are essential to effective education and a functional democracy."

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4.
Labor Studies Faculty Targeted -- Compromising Academic Freedom and Creating a Hostile Classroom Environment

AAUP general secretary Gary Rhoades today issued this statement (American Association of University Professors)

April 28, 2011

For more information, please contact Robert Kreiser.

<http://www.aaup.org/AAUP/newsroom/2011PRs/Ancel.htm>

Compromising Academic Freedom and Creating a Hostile Classroom Environment

Washington, D.C. - Andrew Breitbart is on the attack again. This time his targets are Judy Ancel, Director of the Institute for Labor Studies at the University of Missouri, Kansas City and her co-instructor in a labor studies class, Don Giljum, an adjunct lecturer at the University of Missouri, St. Louis. Breitbart has produced what purports to be a damning video of the class Ancel and Giljum co-taught. The video, selectively edited from more than thirty hours of classroom footage, has already cost Giljum his job.

The video posted on Breitbart's BigGovernment website is entitled "Thuggery 101: Union Official, Professor Teach How- To College Course in Violent Union Tactics." The violence that is being done, however, is to the academic freedom and employment security of the instructors, and to the privacy and safe classroom environment of the students, some of whom

speak on the video clip. When students voice their views in class, they should not have to fear that their comments will be spread all over the Internet. When faculty members rightly explore difficult topics in class, they should not have to fear for their jobs or their lives. (Death threats to the instructors have been posted on Breitbart's blog).

Quality education in a democracy requires the free and open exchange of ideas by professors and students without fear of retaliation. It requires academic freedom. And it requires safe classroom environments. Those commitments and conditions are at the heart of the American Association of University Professors' (AAUP) basic principles.

In his own words, in a recent appearance on the Sean Hannity show, Andrew Breitbart indicated that he intends to "go after" teachers and unions. That is in keeping with a current environment in which some politicians seek to make a name for themselves by attacking the rights of working people and the work of people whose inherent right (and responsibility) it is to explore a variety of ideas.

Breitbart has a right to voice his views; he does not have a right to his own facts. He does not have a right to distort the class in ways that are evident in the video clips and that are detailed by Judy Ancel in her response to the attack. Neither does he have the right to trample on the academic freedom of professors and their students, nor on the privacy rights of students in their classroom work.

The AAUP denounces the actions of Andrew Breitbart as compromising academic freedom, quality education, and the rights of students to a safe classroom environment. We call on the University of Missouri, Kansas City, the University of Missouri, St. Louis, and the University of Missouri System to speak out clearly and forcefully in defense of the rights of their professors and students. And we call on all people of reason in the academy and beyond to do likewise.

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5.

Statement of the Working Class Studies Association

Past presidents, the president, and the president-elect of the Working Class Studies Association have drafted and signed a strong statement of support for Judy Ancel and Don Giljum, labor educators under attack in a right-wing video campaign. A link to an account of the events and the statement are below.

peace, Dave Roediger

LINK:

http://www.insidehighered.com/news/2011/04/29/fallout_from_videos_of_labor_course_at_university_of_missouri

STATEMENT:

Dear Judy Ancel and Don Giljum,

As past-presidents, president, and president-elect of the Working Class Studies Association, we write in solidarity with you both during this time of attacks on you, on free speech, and on the labor movement. We support efforts to correct the record following Andrew Breitbart's misleading mixing of decontextualized quotes from your classrooms to create a video caricaturing what occurs there and in labor education generally.

We insist that classrooms in which the working class and the labor movement are studied must be sites for free exploration of all topics, however controversial and subject to

misrepresentation. We deplore the gullibility, and in many cases the anti-labor political agenda, that led media to give extravagant play to Breitbart's mendacious video, especially given that he has serially discredited himself with similar frauds, particularly in the case of Shirley Sherrod. We are appalled by the use of re-edited video tapes and doctored quotes to make false accusations against you.

Such tactics could not only damage your careers, but also are often designed to destroy sympathy and identification with the labor movement. Stunts such as Mr. Breitbart's can have a chilling effect, especially among contingent faculty. We call upon faculty, students, administrators and labor organizations to condemn them.

Sherry Linkon (Past President)
Peter Rachleff (Past President)
Kitty Krupat (Past President)
David Roediger (Past President)
Michelle Tokarczyk (Past President)
Fred Gardaphe (President)
Nick Coles (President-Elect)

===

6.
What You Can Do

Send letters of support for Don Giljum to University of Missouri-St. Louis Chancellor Thomas F. George, <chancellor@umsl.edu> and copy Deborah Baldini, Associate Dean for Continuing Education, <BaldiniD@msx.umsl.edu>.

Denounce their forced resignation of Don with no investigation, no due process and violation of academic freedom. Call for his reinstatement and rehiring in future semesters.

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Buonodono, Nickolas

From: Portside Moderator [moderator@PORTSIDE.ORG]
Sent: Monday, May 02, 2011 9:41 PM
To: PORTSIDE@LISTS.PORTSIDE.ORG
Subject: Nice day for a revolution

Nice day for a revolution: Why May Day should be a date to stand up and change the system

By David Harvey

Friday, 29 April

2011<http://www.independent.co.uk/news/world/politics/nice-day-for-a-revolution-why-may-day-should-be-a-date-to-stand-up-and-change-the-system-2276274.html>

May Day is the occasion we celebrate the grand achievements of the workers of the world in making our world a far, far better place to live in. There is, unfortunately, not too much to celebrate these days.

The past 30 years are littered with battles and skirmishes that have resulted in defeat after defeat for organised labour.

A capitalist class gone rampant has now consolidated its power to command or corrupt almost all the major institutions that regulate the body politic - the political parties (of both left and right), the media, the universities, the law, to say nothing of the repressive state apparatus and international institutions. The democracy of money power now rules. A global plutocracy exerts its will almost everywhere unchallenged.

So what is there to celebrate? We would not, of course, have what we still have now (from pensions to the remnants of reasonable health care and public education) had it not been for the labour movement. But waxing nostalgic over the undoubted achievements and heroism of the past will get us nowhere.

May Day should therefore be about relaunching a revolutionary movement to change the world. The very thought of doing that - even just saying it and writing it down - is as exhilarating as it is astonishing.

But is this, too, a relic of revolutionary rhetoric from some bygone era? Or are we at one of those curious points in human history when the only reasonable thing to do is to demand the impossible? The simultaneous stirrings of revolt from Cairo and Damascus to Wisconsin and the streets of London, from Athens to Lima, from the murderous factories in China's Pearl River Delta to the factory occupations in Argentina, from the revival of rural rebellions in India to the movements of shanty-town dwellers in South Africa, suggests something different is in the air. An unstoppable movement of global revolt, perhaps, that says: enough is enough! It is our turn, the dispossessed and deprived of the earth, to want and get more.

Alongside all the simmering protests, innumerable practical alternatives to endless capital accumulation are being explored - co-operative movements, solidarity economies and networks, food security organisations, environmental and peasant movements, worker-controlled collectives are all in motion. A decentralised but substantial movement of people across the world already exists, seeking satisfying and humane ways to reproduce an adequate social life.

This sprawling and often chaotic movement bids fair to take on the role that organised labour once played.

Animated by autonomist and alternative lifestyle thinking and with marked preference for locally-based and networked organisational forms, these movements, often backed by a powerful but insidious NGO culture, have trouble combining and scaling up to translate their often fecund local schemes into a global strategy to deliver an adequate and healthy social life to the

6.8 billion people now on Planet Earth.

Where we can go depends, of course, very much on where we are now. So what are the revolutionary possibilities

- and even more importantly, the revolutionary necessities - of our time?

We are, I believe, at an inflection point in the history of capitalism. The compound rates of growth that have prevailed over the past two centuries are increasingly difficult to sustain. Is continuous compound growth (at a minimum rate of 3 per cent a year) in perpetuity possible in a world that is already fully integrated into the capitalist dynamic? The environmental and social consequences are bad enough but the potentially deadly geo-economic and geopolitical competition over markets, resources, land and uses of the atmosphere is even scarier.

Zero growth is a necessity and zero growth is incompatible with capitalism. The necessity is, therefore, that we must all become anti-capitalists.

Alternative ways to survive and prosper must be found.

That is the imperative of our times. This is what we should commit to on this May Day.

The crisis of 2007-9 and its aftermath constituted a warning shot. That crisis, many say, constituted a game-changer for how politics and the economy might work. But nobody seems to have a clear idea of what the new game might be about, what its rules might be, and who might guide it in what direction.

The bankruptcy in creative ideas today contrasts radically with earlier crises. In the 1930s, for example, a major shift in economic thinking, Keynesianism, underpinned a radical reorientation of state apparatuses and policies in the core regions of capitalism. It produced relatively strong and stable economic growth from 1945 to 1968 or so, in North America and Europe.

Ironically, these were years when the top marginal tax rate in the United States was sometimes as high as 92 per cent and never less than 70 (thus giving the lie to those who claim that high marginal tax rates on the rich inhibit growth). These were also years when organised labour did reasonably well in the advanced capitalist countries.

While decolonisation throughout the rest of the world proceeded apace, the spread and, in some cases, imposition of economic development projects brought much of the globe into a tense relation with capitalist forms of development and underdevelopment (prompting a wave of revolutionary movements in the late 1960s into the 1970s, from Portugal to Mozambique). These movements were resolutely resisted, undermined and eventually rolled back through a combination of local elite power supported by US covert actions, coups and co-optations.

The crisis years of the 1970s forged another radical paradigm shift in economic thinking: neoliberalism came to town. There were frontal attacks on organised labour accompanied by a savage politics of wage repression.

State involvement in the economy (particularly with respect to welfare provision and labour law) were radically rethought by Reagan and Thatcher. There were huge concessions to big capital and the result was that the rich got vastly richer and the poor relatively poorer. But, interestingly, aggregate growth rates remained low even as the consolidation of plutocratic power proceeded apace.

An entirely different world then emerged, totally hostile to organised labour and resting more and more on precarious, temporary and dis-organised labour spread-eagled across the earth. The proletariat became increasingly feminine.

The crisis of 2007-9 sparked a brief global attempt to stabilise the world's financial system using Keynesian tools. But after that the world split into two camps: one, based in North America and Europe, sees the crisis as an opportunity to complete the end-game of a vicious neoliberal project of class domination: the other cultivates Keynesian nostalgia, as if the postwar growth history of the United States can be repeated in China and in other emerging markets.

The Chinese, blessed with huge foreign exchange reserves, launched a vast stimulus programme building infrastructures, whole new cities and productive capacities to absorb labour and compensate for the crash of export markets. The state-controlled banks lent furiously to innumerable local projects. The growth rate surged to above 10 per cent and millions were put back to work. This was followed by a tepid attempt to put in motion the other pinion of a Keynesian programme: raising wages and social expenditures to bolster the internal market.

China's growth has had spillover effects. Raw material suppliers, such as Australia and Chile and much of the rest of Latin America have resumed strong growth.

The problems that attach to such a Keynesian programme are well-known. Asset bubbles, particularly in the "hot" property market in China, are forming all over the place and inflation is accelerating in classic fashion to suggest a different kind of crisis may be imminent. But also the environmental consequences are generally acknowledged, even by the Chinese government, to be disastrous, while labour and social unrest is escalating.

China contrasts markedly with the politics of austerity being visited upon the populations of North America and Europe. The neoliberal formula established in the Mexican debt crisis of 1982, is here being repeated.

When the US Treasury and the IMF bailed out Mexico in order to pay off the New York investment banks they mandated austerity. The standard of living in an already poor country fell by nearly 25 per cent over five or so years. By the end of the century Mexico had more billionaires than Saudi Arabia and Carlos Slim was soon to be declared the richest person in the world in the midst of burgeoning poverty.

This is the fate, along with perpetually high rates of unemployment and stagnant wages that awaits populations in the West, unless there is sufficient political resistance and popular unrest to reverse it. It is a politics of dispossession, not only of assets but of hard-won political and civil rights.

Behind this there lies a sinister history. When Ronald Reagan assumed the Presidency in 1981, he drastically reduced the marginal top tax rate from 72 to 32 per cent while lavishing all manner of other tax advantages on the corporations and the rich. He launched a huge deficit-financed arms race with the Soviet Union. The result was a rapid increase in the debt. David Stockman, Reagan's budget director, then gave the game away. The aim was to so run up the debt as to justify gutting all the social programmes and environmental regulations that had been imposed on capital in preceding years.

When Bush Jnr came to power in 2001, his Vice-President, Dick Cheney, repeatedly asserted that "Reagan taught us that deficits do not matter". So Bush cut taxes substantially on corporations and the rich. He fought two unfunded wars (costing close to a trillion dollars) and passed a costly drug prescription law that favoured big pharma. A budget surplus under Clinton was turned into a sea of red ink under Bush. Now the Republicans and the Wall Street faction of the Democrats demand the debt be retired at the expense of social programmes and environmental regulations.

This is what plutocratic politics has been about these past 30 years: raise the rate of exploitation on labour, plunder the environment mercilessly and collapse the social wage so the plutocrats can have it all.

Yet the two greatest problems of our time, according to the millennium goals signed by almost all countries in the United Nations, are the potential for ecological collapse and burgeoning social inequalities. But in the United States there is a persistent movement to exacerbate both problems. Why?

Capital throughout its history has long sought to evade certain costs, to treat them as "externalities" as the economists like to say. Environmental costs and the costs of social reproduction (everything from who takes care of grandmother and the disabled to child rearing) are the two most important categories that capital prefers to ignore. Two hundred years of political struggle in the advanced capitalist world forced corporations to internalise some of these costs either through regulation and taxation or through the organisation of private and public welfare systems.

The early 1970s was a high watermark in the advanced capitalist world for environmental regulation (in the USA the establishment of the Environmental Protection Agency and the Occupational Safety & Health Administration, for example) and state and corporate welfare schemes (the welfare state structures of Europe).

Since the 1970s, there has been a concerted effort on the part of businesses to divest themselves of the financial and political burdens of dealing with these costs. This was what Reaganism was all about.

Simultaneously, the high mobility of capital (encouraged by the deregulation of finance and capital

flows) permitted capital to move to parts of the world (Asia in particular) where such costs had never been internalised and where the regulatory environment was minimalist.

Meanwhile, the preferred means for seeking solutions to the key problems of environmental degradation and global poverty - the liberalised markets, free trade and rapid growth and capital accumulation favoured by the IMF, the World Bank and leading politicians in the most powerful countries - are precisely those which produce such problems in the first place. The problem of global poverty cannot be attacked without attacking the global accumulation of wealth. Environmental issues cannot be solved by a turn to green capitalism without confronting the corporate interests and the lifestyles that perpetuate the status quo.

If capital is forced to internalise all of these costs then it will go out of business. That is the simple truth. But this defines a convenient path towards an alternative to capital.

What we must demand on May Day is that capital pay its social and environmental dues and debts in full. Organised labour may lead the way.

But it needs allies from among the precarious workers and the social movements. We might be surprised to find that, united, we can make our own history after all.

David Harvey is a Distinguished Professor at the Graduate Center of the City University of New York. His latest book is *The Enigma of Capital: And the Crises of Capitalism* is published by Profile Press

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Buonodono, Nickolas

From: Portside Moderator [moderator@PORTSIDE.ORG]
Sent: Monday, May 02, 2011 9:39 PM
To: PORTSIDE@LISTS.PORTSIDE.ORG
Subject: Conscious Hip-Hop, the Soundtrack to Young Politics in the UK

Conscious Hip-Hop, the Soundtrack to Young Politics in the UK

This is the music that is mobilising Britain's youth and getting them to think about issues they might not otherwise have done

By Richard Sudan The Guardian (UK) April 30, 2011

<http://www.guardian.co.uk/commentisfree/2011/apr/30/conscious-hip-hop-uk-youth?INTCMP=SRCH>

Thousands of students protesting against the government's plans for tuition fees in recent months put paid to the myth that young people are apathetic and don't care about politics. On the contrary, they do care so much that many were subsequently beaten by the police, illegally kettled and demonised by the press in the weeks that followed.

There's a soundtrack to accompany this struggle, and that soundtrack is conscious UK hip-hop - a vehicle that is mobilising young people and articulating their collective voice. You can hear it in the lyrics and you can hear the music. It is played at almost every major protest, blaring out from soundsystems.

Differing from the often violent image that rap has been tarnished with, conscious hip-hop is generally the opposite of what is marketed and supported by corporate labels. As London-based rapper Lowkey, one of the best-known figures on the scene, puts it in a track entitled My Soul:

"They can't use my music to advertise for Coca Cola they can't use my music to advertise for Motorola they can't use my music to advertise for anything I guess that's reason the industry won't let me in refuse to be a product or a brand I'm a human refuse to contribute to the gangsta illusion."

In short, conscious rap is hip-hop as it should be.

Many people know of US conscious rappers such as Dead Prez, KRS-One and Immortal Technique. But how is it relevant to activism here in the UK? US professor and author MK Asante Jr argues that hip-hop simply means "making an observation [about society] and having an obligation".

Asante, who also co-wrote and produced the film The Black Candle - a Maya Angelou-narrated film about the Kwanzaa festival and African American history - recently teamed up with British rapper Akala and Lowkey to discuss this topic in front of a packed audience at the British Library. Their conclusion was simple. While hip-hop should reflect reality, it should also have the capacity to offer solutions and provoke debate as any art form should.

This brand of hip-hop is embodied by anti-capitalist rappers who are key figures on the underground scene.

The rap group they founded, the People's Army, exemplifies the kind of hip-hop which can galvanise socially conscious young people. One offshoot of this has been the birth of The Equality Movement. Founded by Lowkey, Logic and activist Jody McIntyre, it organises public meetings which are free and open for anyone to attend. It has drawn huge crowds and has so far included themes such as "What is imperialism?" and "How to resist", while the first meeting included keynote speeches from journalists Tariq Ali and Seumas Milne.

A quick YouTube search for these artists reveals that while they remain unsigned (indeed, they don't want to be signed), their tracks gain thousands of hits. Lowkey's song Long Live Palestine for example (all profits were donated to the people living in the Gaza Strip) and the buzz it created raised awareness of the issue to a new audience. It speaks volume for hip-hop's ability to get people thinking about issues they might not otherwise have done.

Likewise, Logic's recent track Down for my people spoke to those young people who experienced their first taste of protesting at the student and anti-cuts demos. The song has received an avalanche of hits on YouTube in a matter of weeks. Another notable collaboration by Logic and Lowkey was their track in support of the NSPCC's "Don't hide it" campaign, in which they encouraged young people to speak out if suffering from abuse.

While young people continue to identify less and less with the current political status quo, hip-hop will only continue to strengthen. So far, it has reached and politicised young people when other artists supported by mainstream labels have failed. While we often look to the US for inspirational rappers, we do in fact have an abundance of talent right on our doorstep. They are just a click away.

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From: Portside Moderator [moderator@PORTSIDE.ORG]
Sent: Monday, May 02, 2011 9:40 PM
To: PORTSIDE@LISTS.PORTSIDE.ORG
Subject: Here's to an Early Mothers' Day, CODEPINK

To an Early Mothers' Day from CODEPINK

Date: Mon, 2 May 2011
From: CODEPINK <info@codepink.org>
Re: Osama

Medea Benjamin and CODEPINK activists demonstrated with Alice Walker outside the White House this morning, calling for an end to the occupations of Afghanistan and Iraq and an end to drone attacks.

Tell President Obama: Enough -- Let the Peace Begin!

Commemorate a Mother's Day of Peace this weekend!

May 2, 2011

Dear Friend,

For us, the death of Osama Bin Laden is a time of profound reflection. With his death, we remember and mourn all the lives lost on September 11. We remember and mourn all the lives lost in Iraq, Afghanistan, Pakistan. We remember and mourn the deaths of our soldiers. And we say, as we have been saying for the past nine years, "Enough."

As an organization led by women, our hearts go out to all the women who are living with the ravages of war and violence. And we say, "Enough."

As lovers of peace, we call on our leaders to let the death of this mass murderer move us to a deep reexamination. How have we allowed the unspeakable violence against us turn into unspeakable violence by us? Invading Iraq on the basis of lies and leaving that proud nation in ruins. Torturing prisoners in Abu Ghraib. Imprisoning people without trial in Guantanamo. Bombing wedding parties in Kandahar. Unleashing drone attacks on Pakistani villagers. Destroying ecosystems with depleted uranium. It is time we say, "Enough."

Let us give meaning to the death of Osama Bin Laden by putting an end to the violence. Sign our petition to President Obama: Enough -- Let the Peace Begin.

Our military, and our federal budget, must focus on rebuilding at home, not making new enemies abroad. Let us not sink into a false sense of triumphalism in the wake of Bin Laden's passing. His death will only have meaning if it marks the beginning of the end of this ruthless cycle of violence.

As Julia Ward Howe proclaimed in her Mother's Day Proclamation, "Disarm! Disarm! The sword of murder is not the balance of justice." Join us in commemorating a Mother's Day of Peace by holding a vigil to mourn those killed in the illegal and immoral wars and drone attacks or ask your mayor to sign our Bring Our War \$\$ Home resolution.

Let the peace begin,

Ali, Alli, C.J., Chelsea, Dara, Farida, Gayle, Janet, Jean, Jodie, Kristen, Medea, Nancy K, Nancy M, Rae, Sanaa, Shaden, and Tighe

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Buonodono, Nickolas

From: Portside Moderator [moderator@PORTSIDE.ORG]
Sent: Monday, May 02, 2011 9:41 PM
To: PORTSIDE@LISTS.PORTSIDE.ORG
Subject: How Goldman Sachs Created the Food Crisis

How Goldman Sachs Created the Food Crisis

Don't blame American appetites, rising oil prices, or genetically modified crops for rising food prices.

Wall Street's at fault for the spiraling cost of food.

BY FREDERICK KAUFMAN | APRIL 27, 2011

The Food Issue

Demand and supply certainly matter. But there's another reason why food across the world has become so expensive: Wall Street greed.

It took the brilliant minds of Goldman Sachs to realize the simple truth that nothing is more valuable than our daily bread. And where there's value, there's money to be made. In 1991, Goldman bankers, led by their prescient president Gary Cohn, came up with a new kind of investment product, a derivative that tracked 24 raw materials, from precious metals and energy to coffee, cocoa, cattle, corn, hogs, soy, and wheat. They weighted the investment value of each element, blended and commingled the parts into sums, then reduced what had been a complicated collection of real things into a mathematical formula that could be expressed as a single manifestation, to be known henceforth as the Goldman Sachs Commodity Index (GSCI).

For just under a decade, the GSCI remained a relatively static investment vehicle, as bankers remained more interested in risk and collateralized debt than in anything that could be literally sowed or reaped. Then, in 1999, the Commodities Futures Trading Commission deregulated futures markets. All of a sudden, bankers could take as large a position in grains as they liked, an opportunity that had, since the Great Depression, only been available to those who actually had something to do with the production of our food.

Change was coming to the great grain exchanges of Chicago, Minneapolis, and Kansas City -- which for 150 years had helped to moderate the peaks and valleys of global food prices. Farming may seem bucolic, but it is an inherently volatile industry, subject to the vicissitudes of weather, disease, and disaster. The grain futures trading system pioneered after the American Civil War by the founders of Archer Daniels Midland, General Mills, and Pillsbury helped to establish America as a financial juggernaut to rival and eventually surpass Europe. The grain markets also insulated American farmers and millers from the inherent risks of their profession. The basic idea was the "forward contract," an agreement between sellers and buyers of wheat for a reasonable bushel price -- even before that bushel had been grown. Not only did a grain "future" help to keep the price of a loaf of bread at the bakery -- or later, the supermarket -- stable, but the market allowed farmers to hedge against lean times, and to invest in their farms and businesses. The result: Over the course of the 20th century, the real price of wheat decreased (despite a hiccup or two, particularly during the 1970s inflationary spiral), spurring the development of American agribusiness. After World War II, the United States was routinely producing a grain surplus, which became an essential element of its Cold War political, economic, and humanitarian strategies -- not to mention the fact that American grain fed millions of hungry people across the world.

Futures markets traditionally included two kinds of players. On one side were the farmers, the millers, and the warehousemen, market players who have a real, physical stake in wheat. This group not only includes corn growers in Iowa or wheat farmers in Nebraska, but major multinational corporations like Pizza Hut, Kraft, Nestle, Sara Lee, Tyson Foods, and McDonald's -- whose New York Stock Exchange shares rise and fall on their ability to bring food to peoples' car windows, doorsteps, and supermarket shelves at competitive prices. These market participants are called "bona fide" hedgers, because they actually need to buy and sell cereals.

On the other side is the speculator. The speculator neither produces nor consumes corn or soy or wheat, and wouldn't have a place to put the 20 tons of cereal he might buy at any given moment if ever it were delivered. Speculators make money through traditional market behavior, the arbitrage of buying low and selling high. And the physical stakeholders in grain futures have as a general rule welcomed traditional speculators to their market, for their endless stream of buy and sell orders gives the market its liquidity and provides bona fide hedgers a way to manage risk by allowing them to sell and buy just as they pleased.

But Goldman's index perverted the symmetry of this system. The structure of the GSCI paid no heed to the centuries-old buy-sell/sell-buy patterns. This newfangled derivative product was "long only," which meant the product was constructed to buy commodities, and only buy. At the bottom of this "long-only"

strategy lay an intent to transform an investment in commodities (previously the purview of specialists) into something that looked a great deal like an investment in a stock -- the kind of asset class wherein anyone could park their money and let it accrue for decades (along the lines of General Electric or Apple). Once the commodity market had been made to look more like the stock market, bankers could expect new influxes of ready cash. But the long-only strategy possessed a flaw, at least for those of us who eat. The GSCI did not include a mechanism to sell or "short" a commodity.

This imbalance undermined the innate structure of the commodities markets, requiring bankers to buy and keep buying -- no matter what the price. Every time the due date of a long-only commodity index futures contract neared, bankers were required to "roll" their multi-billion dollar backlog of buy orders over into the next futures contract, two or three months down the line. And since the deflationary impact of shorting a position simply wasn't part of the GSCI, professional grain traders could make a killing by anticipating the market fluctuations these "rolls" would inevitably cause. "I make a living off the dumb money," commodity trader Emil van Essen told Businessweek last year.

Commodity traders employed by the banks that had created the commodity index funds in the first place rode the tides of profit.

Bankers recognized a good system when they saw it, and dozens of speculative non-physical hedgers followed Goldman's lead and joined the commodities index game, including Barclays, Deutsche Bank, Pimco, JP Morgan Chase, AIG, Bear Stearns, and Lehman Brothers, to name but a few purveyors of commodity index funds. The scene had been set for food inflation that would eventually catch unawares some of the largest milling, processing, and retailing corporations in the United States, and send shockwaves throughout the world.

The money tells the story. Since the bursting of the tech bubble in 2000, there has been a 50-fold increase in dollars invested in commodity index funds. To put the phenomenon in real terms: In 2003, the commodities futures market still totaled a sleepy \$13 billion. But when the global financial crisis sent investors running scared in early 2008, and as dollars, pounds, and euros evaded investor confidence, commodities -- including food -- seemed like the last, best place for hedge, pension, and sovereign wealth funds to park their cash. "You had people who had no clue what commodities were all about suddenly buying commodities," an analyst from the United States Department of Agriculture told me. In the first 55 days of 2008, speculators poured \$55 billion into commodity markets, and by July, \$318 billion was roiling the markets. Food inflation has remained steady since.

The money flowed, and the bankers were ready with a sparkling new casino of food derivatives. Spearheaded by oil and gas prices (the dominant commodities of the index funds) the new investment products ignited the markets of all the other indexed commodities, which led to a problem familiar to those versed in the history of tulips, dot-coms, and cheap real estate: a food bubble.

Hard red spring wheat, which usually trades in the \$4 to \$6 dollar range per 60-pound bushel, broke all previous records as the futures contract climbed into the teens and kept on going until it topped \$25. And so, from 2005 to 2008, the worldwide price of food rose 80 percent - and has kept rising. "It's unprecedented how much investment capital we've seen in commodity markets," Kendell Keith, president of the National Grain and Feed Association, told me. "There's no question there's been speculation." In a recently published briefing note, Olivier De Schutter, the U.N.

Special Rapporteur on the Right to Food, concluded that in 2008 "a significant portion of the price spike was due to the emergence of a speculative bubble."

What was happening to the grain markets was not the result of "speculation" in the traditional sense of buying low and selling high. Today, along with the cumulative index, the Standard & Poors GSCI provides

219 distinct index "tickers," so investors can boot up their Bloomberg system and bet on everything from palladium to soybean oil, biofuels to feeder cattle.

But the boom in new speculative opportunities in global grain, edible oil, and livestock markets has created a vicious cycle. The more the price of food commodities increases, the more money pours into the sector, and the higher prices rise. Indeed, from 2003 to 2008, the volume of index fund speculation increased by 1,900 percent. "What we are experiencing is a demand shock coming from a new category of participant in the commodities futures markets," hedge fund Michael Masters testified before Congress in the midst of the 2008 food crisis.

The result of Wall Street's venture into grain and feed and livestock has been a shock to the global food production and delivery system. Not only does the world's food supply have to contend with constricted supply and increased demand for real grain, but investment bankers have engineered an artificial upward pull on the price of grain futures. The result: Imaginary wheat dominates the price of real wheat, as speculators (traditionally one-fifth of the market) now outnumber bona-fide hedgers four-to-one.

Today, bankers and traders sit at the top of the food chain -- the carnivores of the system, devouring everyone and everything below. Near the bottom toils the farmer. For him, the rising price of grain should have been a windfall, but speculation has also created spikes in everything the farmer must buy to grow his grain -- from seed to fertilizer to diesel fuel. At the very bottom lies the consumer. The average American, who spends roughly 8 to 12 percent of her weekly paycheck on food, did not immediately feel the crunch of rising costs. But for the roughly 2-billion people across the world who spend more than 50 percent of their income on food, the effects have been staggering:

250 million people joined the ranks of the hungry in 2008, bringing the total of the world's "food insecure"

to a peak of 1 billion -- a number never seen before.

What's the solution? The last time I visited the Minneapolis Grain Exchange, I asked a handful of wheat brokers what would happen if the U.S. government simply outlawed long-only trading in food commodities for investment banks. Their reaction: laughter. One phone call to a bona-fide hedger like Cargill or Archer Daniels Midland and one secret swap of assets, and a bank's stake in the futures market is indistinguishable from that of an international wheat buyer. What if the government outlawed all long-only derivative products, I asked? Once again, laughter. Problem solved with another phone call, this time to a trading office in London or Hong Kong; the new food derivative markets have reached supranational proportions, beyond the reach of sovereign law.

Volatility in the food markets has also trashed what might have been a great opportunity for global cooperation. The higher the cost of corn, soy, rice, and wheat, the more the grain producing-nations of the world should cooperate in order to ensure that panicked (and generally poorer) grain-importing nations do not spark ever more dramatic contagions of food inflation and political upheaval. Instead, nervous countries have responded instead with me-first policies, from export bans to grain hoarding to neo-mercantilist land grabs in Africa. And efforts by concerned activists or international agencies to curb grain speculation have gone nowhere. All the while, the index funds continue to prosper, the bankers pocket the profits, and the world's poor teeter on the brink of starvation.

Portside aims to provide material of interest to people on the left that will help them to interpret the world and to change it.

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Buonodono, Nickolas

From: Amy Garber [REDACTED]
Sent: Monday, May 02, 2011 9:37 PM
To: Kunselman, Stephen
Subject: Steve, is this true?

Hi Steve,

Is it true that the Council is looking at cutting the below programs for our most vulnerable? If so, I am against it and I hope you are too. We'd be better off cutting some white collar positions or landscaping monies. Please let me know what's up and what you're thinking about it.

Peace,
Amy Garber
[REDACTED]

Tell Ann Arbor City Council not to turn its back on the people most in need in our community.

Unfortunately, the Ann Arbor City Council and Washtenaw County Commission are threatening to cut funding to food banks, homeless shelters, programs for kids and for seniors when these services are needed most.

There are three ways you can help:

1. **Come to the Ann Arbor City Council public hearing on the budget on Monday, May 2.** It's a public hearing, so anyone can speak up to protect our social services. We have some [talking points](#) you can use, as well as suggestions for [how to tell your story](#).
2. **Email your City Council Member.** Tell them why you don't want the budget to be balanced on the backs of the most vulnerable in our community. To e-mail Mayor and all members of council, use this link: [E-Mail Mayor and Council](#). Or, view the [list of council members](#). When e-mailing Mayor and/or Council members, please include your telephone number and address to facilitate an appropriate response.
3. **Tell your friends:** Forward this action alert to others. Post it to Facebook. Tweet it. Spread the word.

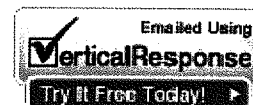
In peace,
-Chuck Warpehoski
for ICPJ

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Ann Arbor, Michigan 48105
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Buonodono, Nickolas

From: Lindsay Olson [REDACTED]
Sent: Monday, May 02, 2011 9:29 PM
To: Lindsay Olson
Cc: Rapundalo, Stephen
Subject: Re: Huron Hills Baptist Church

Hahah massive

Sent from my iPad

On May 2, 2011, at 3:49 PM, Lindsay Olson <[REDACTED]> wrote:

Dear Mr Rapundalo,

My husband and I are Glazier Way residents. You kindly met with us a few years ago re: a city ordinance.

It seems that the church has turned its' parking lot into a remote, commuter parking lot. Buses run every 15 minutes to and from the church lot. Is this legal within a residential neighborhood?

I appreciate your response.

Lindsay Olson

Buonodono, Nickolas

From: Peggy Cave [REDACTED]
Sent: Monday, May 02, 2011 9:22 PM
To: Hieftje, John
Subject: Re: cuts to neediest kids, people in our community

thank you.

From: "Hieftje, John" <JHieftje@a2gov.org>
To: Peggy Cave <[REDACTED]>
Sent: Mon, May 2, 2011 9:44:02 AM
Subject: RE: cuts to neediest kids, people in our community

Dear Ms Tucker Cave:

Thank you for writing on this issue. Throughout this long economic malaise the city has maintained and even expanded human services funding. We will do our best to maintain this record but it will be even more difficult this year as further state funding is being taken away. There just isn't anywhere else to look for funding.

John Hieftje

From: Peggy Cave [mailto:[REDACTED]]
Sent: Monday, May 02, 2011 9:10 AM
To: Hieftje, John; Smith, Sandi
Subject: cuts to neediest kids, people in our community

please do not cut services to the neediest of families and peoples in Ann Arbor,
we are a wealthy community, we can assist those in need.

thank you,
Peggy Tucker Cave

Buonodono, Nickolas

From: Rapundalo, Stephen
To: Bogan, Kenneth
Sent: Monday, May 02, 2011 8:35 PM
Subject: Read: LDFA Board Tuesday, April 26, 2011 Meeting Agenda packet

Your message

To: Crawford, Tom; Darryl Daniels ([REDACTED]); Lisa Kurek; Mark Maynard; [REDACTED]; Phil Tepley; Rapundalo, Stephen; Richard Beedon; Skip Simms; staeblerm@michigan.org; Theresa Carroll
Cc: Bill Mayer; brian@ypsilantidda.org; Edward Vielmetti; fmcnullan@cityofypsilanti.com; Greg Fronizer; King, Richard; [REDACTED]; Lori Emerson; Pollay, Susan; rossmanm@michigan.org;
Subject: LDFA Board Tuesday, April 26, 2011 Meeting Agenda packet
Sent: 4/25/2011 11:07 AM

was read on 5/2/2011 8:35 PM.

Buonodono, Nickolas

From: Teall, Margie
To: Beaudry, Jacqueline
Sent: Monday, May 02, 2011 8:31 PM
Subject: Read: Update to Packet Link

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Dempkowski, Angela A; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Kunselman, Stephen; Postema, Stephen; Rapundalo, Stephen; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Wondrash, Lisa
Subject: Update to Packet Link
Sent: 5/2/2011 8:07 PM

was read on 5/2/2011 8:31 PM.

Buonodono, Nickolas

From: Adrian Moore [REDACTED]
Sent: Monday, May 02, 2011 8:26 PM
To: Teall, Margie
Subject: How to Avoid Budget Cuts or Tax Increases

Margie,

The small town I live in has had to make significant budget cuts, none of which were popular. Of course, cities across the country are cutting services, raising taxes and even in some cases contemplating bankruptcy. But a notable exception is Sandy Springs, a suburban community of about 80,000 just north of Atlanta, Georgia.

Since incorporating in 2005, Sandy Springs has improved its services, invested tens of millions of dollars in infrastructure and kept taxes flat. And get this: Sandy Springs has no long-term liabilities. And they did this by outsourcing everything. It's a fascinating story--[watch this short video about it.](#)

Telling the Sandy Springs story puts a face on the 24 years of Reason's *Annual Privatization Report*, the world's longest running and most comprehensive report on privatization news, developments and trends.

Our newest *Annual Privatization Report* details the latest on privatization and government reform initiatives at all levels of government. It breaks things down by topic areas, including:

- Federal Privatization
- State Privatization
- Local Privatization
- Education
- Telecommunications
- Corrections
- Water and Wastewater
- Air Transportation
- Surface Transportation

In it is detailed information and many stories and case studies of the successful use of privatization as well as some pitfalls to avoid. In tight fiscal times governments at all levels should be looking to see where privatization fits into their solutions toolbox.

Adrian

~~~~~  
Dr. Adrian Moore  
Vice President  
Reason Foundation  
[REDACTED]

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---

**From:** Adrian Moore [REDACTED]  
**Sent:** Monday, May 02, 2011 8:26 PM  
**To:** Anglin, Mike  
**Subject:** How to Avoid Budget Cuts or Tax Increases

Mike,

The small town I live in has had to make significant budget cuts, none of which were popular. Of course, cities across the country are cutting services, raising taxes and even in some cases contemplating bankruptcy. But a notable exception is Sandy Springs, a suburban community of about 80,000 just north of Atlanta, Georgia.

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Adrian

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Dr. Adrian Moore
Vice President
Reason Foundation

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From: Adrian Moore [REDACTED]
Sent: Monday, May 02, 2011 8:26 PM
To: Rapundalo, Stephen
Subject: How to Avoid Budget Cuts or Tax Increases

Steve,

The small town I live in has had to make significant budget cuts, none of which were popular. Of course, cities across the country are cutting services, raising taxes and even in some cases contemplating bankruptcy. But a notable exception is Sandy Springs, a suburban community of about 80,000 just north of Atlanta, Georgia.

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Vice President  
Reason Foundation  
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**From:** Adrian Moore [REDACTED]  
**Sent:** Monday, May 02, 2011 8:26 PM  
**To:** Briere, Sabra  
**Subject:** How to Avoid Budget Cuts or Tax Increases

Sabra,

The small town I live in has had to make significant budget cuts, none of which were popular. Of course, cities across the country are cutting services, raising taxes and even in some cases contemplating bankruptcy. But a notable exception is Sandy Springs, a suburban community of about 80,000 just north of Atlanta, Georgia.

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Adrian

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Buonodono, Nickolas

From: Adrian Moore [REDACTED]
Sent: Monday, May 02, 2011 8:26 PM
To: Hieftje, John
Subject: How to Avoid Budget Cuts or Tax Increases

John,

The small town I live in has had to make significant budget cuts, none of which were popular. Of course, cities across the country are cutting services, raising taxes and even in some cases contemplating bankruptcy. But a notable exception is Sandy Springs, a suburban community of about 80,000 just north of Atlanta, Georgia.

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Adrian

~~~~~  
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Vice President  
Reason Foundation  
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## Buonodono, Nickolas

---

**From:** Taylor, Christopher (Council)  
**To:** Beaudry, Jacqueline  
**Sent:** Monday, May 02, 2011 8:13 PM  
**Subject:** Read: Update to Packet Link

Your message

**To:** Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Dempkowski, Angela A; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Kunselman, Stephen; Postema, Stephen; Rapundalo, Stephen; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Wondrash, Lisa  
**Subject:** Update to Packet Link  
**Sent:** 5/2/2011 8:07 PM

was read on 5/2/2011 8:13 PM.



## Buonodono, Nickolas

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, May 02, 2011 8:07 PM  
**To:** Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Dempkowski, Angela A; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Kunselman, Stephen; Postema, Stephen; Rapundalo, Stephen; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Wondrash, Lisa  
**Subject:** Update to Packet Link

The packet link has been updated to include an attachment to DC-5, The Brownfield Plan. The link is ready for downloading with this attachment included.

**Jacqueline Beaudry, City Clerk**

**Please Note: The City Clerk's Office has relocated back to City Hall.**

City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104

734.794.6140 (O) · 734.994.8296 (F) |

[jbeaudry@a2gov.org](mailto:jbeaudry@a2gov.org) | [www.a2gov.org](http://www.a2gov.org)



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

**Buonodono, Nickolas**

**From:** Facebook [update+iv5jwku\_@facebookmail.com]  
**Sent:** Monday, May 02, 2011 8:00 PM  
**To:** Higgins, Marcia  
**Subject:** Reminder: Kevin Lill invited you to join Facebook...


**facebook**

Hi,


The following person invited you to be their friend on Facebook:


Facebook is free and anyone can join.

**Sign Up**

 **Kevin Lill**  
Invite sent:  
Apr 8, 2011

Other people who have invited you to join Facebook:

 **Rene Greff**  
Invite sent:  
May 21, 2009

 **Jeff Donofrio**  
Invite sent:  
Sep 19, 2009

Facebook is a great place to keep in touch with friends, post photos, videos and create events. But first you need to join! Sign up today to create a profile and connect with the people you know.

Thanks,  
The Facebook Team

**To sign up for Facebook, follow the link below:**

<http://www.facebook.com/r.php?re=a7b83cc990c1e0b5e8b0a7ad8b260693&mid=4294290G6dc199a3G0G46>

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**Buonodono, Nickolas**

---

**From:** Jane Pollock [REDACTED]  
**Sent:** Monday, May 02, 2011 7:56 PM  
**To:** Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Kunselman, Stephen; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike  
**Subject:** Don't cut the safety net

Dear friends on City Council,  
I urge you prioritize budget cuts so that the wealthiest people in Ann Arbor take the losses, not the poorest.  
We can afford to support the people who really need it.  
Jane Pollock  
[REDACTED]

## **Buonodono, Nickolas**

---

**From:** Higgins, Marcia  
**Sent:** Monday, May 02, 2011 7:53 PM  
**To:** Beaudry, Jacqueline  
**Subject:** FW: Brownfield Plan as approved by Brownfield Committee April 25th  
**Attachments:** Packard Square Brownfield Plan 04\_25\_11.pdf

**Importance:** High

Please attach to the Brownfield Resolution.

Thanks,

Marcia

**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN FOR THE  
PACKARD SQUARE  
REDEVELOPMENT PROJECT**

Prepared by:

Packard Square LLC  
P.O. Box 7067  
Bloomfield Hills, Michigan 48302  
Contact Person: Bruce Measom  
Phone: (248) 332-4444

AKT Peerless Environmental & Energy Services  
22725 Orchard Lake Road  
Farmington, Michigan 48336  
Contact Person: Anne Jamieson-Urena  
Phone: 248-615-1333

Last Revision Date: April 25, 2011

Approved by Ann Arbor City Council  
Approved by Washtenaw County Brownfield Redevelopment Authority  
Approved by Washtenaw County Board of Commissioners

April 25, 2011  
\_\_\_\_\_  
\_\_\_\_\_

**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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### PROJECT SUMMARY

**Project Name:** Packard Square Redevelopment Project

**Project Location:** The eligible property is located at 2502-2568 Packard Street, Ann Arbor, Michigan. Parcel ID Number: 09-12-04-403-010.

**Type of Eligible Property:** Facility

**Eligible Activities:** Phase I & II Environmental Site Assessments, Baseline Environmental Assessment, Due Care Plan, Due Care Activities, Additional Response Activities, Preparation of a Brownfield Plan and Act 381 Work Plans, Public Infrastructure Improvements, Lead and Asbestos Survey and Abatement, Demolition, and Site Preparation.

**Reimbursable Costs:**

|                    |                                           |
|--------------------|-------------------------------------------|
| \$4,301,958        | (Estimated Eligible Activities, Interest) |
| \$358,222          | (BRA Administrative Fees)                 |
| <u>\$1,180,377</u> | (LSRRF deposit to BRA)                    |
| \$5,840,558        |                                           |

**Years to Complete Payback:** 14 years (12 Years Eligible Activities + 2 Years LSRRF)

**Base Taxable Value Estimate:** \$1,562,000

**Project Overview:** The property is located at 2502-2568 Packard Street in the City of Ann Arbor. This project will involve the demolition of three existing buildings and the construction of a four-story mixed retail and residential building. The proposed project is a unique contemporary multi-story retail and residential development that integrates various components that meet the goals of the City of Ann Arbor and the MEDC. The project will integrate various transportation options focusing on walkability, biking, and the use of public transit; this will reduce traffic congestion and encourage physical activity. The project will create a sense of place with a pedestrian-friendly design that includes a central plaza, a courtyard, and a pocket park space (open to the surrounding neighborhoods). Unlike traditional developments this project is maximizing the density of available acreage by creating small areas of surface parking supplemented by below ground parking. This creative project will also be integrating sustainable

Packard Square  
Brownfield Redevelopment Plan

LEED components. The retail space will focus on local/community-based retailers, with apartment units located above and behind the retail along Packard Street. The parking garage will be located under the residential units at the west end of the site. Packard Square will provide a fresh, upscale living environment that includes amenities such as a gym, pool, reading room, video room, yoga room, conference room, recreation areas, and a new AATA bus stop directly in front of the project.

Total capital investment is anticipated to be ~\$48 million. The project is expected to create approximately 45 jobs.

The project is seeking TIF, and MBT incentives. Construction is expected to begin in the 4<sup>th</sup> quarter of 2011.



## **I. INTRODUCTION**

---

The County of Washtenaw, Michigan (the “County”), established the Washtenaw County Brownfield Redevelopment Authority (the “Authority”) on May 27, 1999, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities and Brownfield Redevelopment Michigan Business Tax Credits.

The main purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and investment in certain “brownfield” properties within the County. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the County and all taxing units located within and benefited by the Authority.

The identification or designation of a developer or proposed use for the eligible property that is the subject of this Plan shall not be integral to the effectiveness or validity of this Plan. This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues. Any change in the proposed developer or proposed use of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the Authority under this Plan.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan contains information required by Section 13(1) of Act 381.

## **II. GENERAL PROVISIONS**

---

### **A. Description of Eligible Property (Section 13 (1)(h))**

The Eligible Property (“Property”) is located at 2502-2568 Packard Street in the southeast ¼ of Section 4 (Township 3S/Range 6E) in Ann Arbor, Washtenaw County, Michigan. The Property is situated on the western side of Packard Street. The Property consists of an irregular-shaped parcel that contains approximately 6.57 acres. The Property is currently occupied by a vacant, multi-tenant retail and office center. The Property’s parcel identification number is 09-12-04-403-010. The Property is a facility.

This project will involve the demolition of three existing buildings and the construction of a four-story mixed use retail and residential buildings. The proposed project is a unique contemporary multi-story retail and residential development that integrates various components that meet the goals of the City of Ann Arbor and the MEDC. The project will integrate various transportation options focusing on walkability, biking, and the use of public transit; this will reduce traffic congestion and encourage physical activity. The project will create a sense of place with a pedestrian-friendly design that includes a central plaza, a courtyard, and a pocket park space (open to the surrounding neighborhoods). Unlike traditional developments this project is maximizing the density of available acreage by creating small areas of surface parking supplemented by below ground parking. This creative project will also be integrating sustainable LEED components. The retail space will focus on local/community-based retailers, with apartment units located above and behind the retail along Packard Street. The parking garage will be located under the residential units at the west end of the site. Packard Square will provide a fresh, upscale living environment that includes amenities such as a gym, pool, reading room, video room, yoga room, conference room, recreation areas, and a new AATA bus stop directly in front of the project.

Attachment A includes site maps of the eligible property, refer to: Figure 1, Topographic Location Map, and Figure 2, Eligible Property Boundary Map (which includes lot dimensions). The legal description of the property parcel is presented in Appendix B.

The parcel and all tangible real and personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

### **B. Basis of Eligibility (Section 13 (1)(h) , Section 2 (m)), Section 2(r)**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial and public purpose; (b) it is located within the City of Ann Arbor, a qualified local governmental unit, or “Core Community” under Act 381; and (c) the property is determined to be a “facility”.

The following reports have been completed for the Property:

- Phase I ESA and Limited Phase II ESA, prepared on August 10, 2000 by AH on behalf of Harbor Investments, LLC.

- Baseline Environmental Assessment, prepared on December 30, 2000 by AH on behalf of Harbor Georgetown, LLC.
- Phase I ESA, prepared on January 24, 2003 by Envirobusiness.
- Phase II ESA, prepared on September 10, 2003 by AH on behalf of Arcap Special Services.
- Baseline Environmental Assessment, prepared on September 15, 2003 by AH on behalf of AR Cap Servicing Inc.
- Subsurface Investigation Report, prepared on May 23, 2005 by AKT Peerless on behalf of Harbor Georgetown, LLC
- Subsurface Investigation Report, prepared on March 1, 2007 by AKT Peerless on behalf of Harbor Georgetown, LLC
- Supplemental Subsurface Investigation, prepared on July 18, 2007 and Response Activities Letter, prepared on July 30, 2007 by AKT Peerless on behalf of Harbor Georgetown, LLC
- Summary of Groundwater Samples, prepared in December 2009 by AKT Peerless on behalf of Harbor Georgetown, LLC
- Phase I ESA, prepared in June 2010 by AKT Peerless on behalf of Greystone Bank
- Limited Subsurface Investigation (Transformer Area), prepared in January 2011 by AKT Peerless on behalf of Harbor Georgetown, LLC

Summary of reports and activities since at least 2000:

**Atwell-Hicks August 2000 Site Activities**

On August 10, 2000, Atwell-Hicks conducted a Phase I Environmental Site Assessment (ESA) of the subject property on behalf of Harbor Georgetown. As a part of their investigation, Atwell Hicks did not identify any RECs other than the operation of a dry cleaning business at the subject property since 1974. In addition to the Phase I ESA, Atwell-Hicks conducted a limited Phase II ESA of the subject property to determine whether the historic operation of the dry cleaner had resulted in impact beneath the current subject building. Atwell-Hicks drilled two hand-auger soil borings (HA-1 and HA-2) adjacent to the dry cleaner to an approximate depth of five feet below ground surface (bgs) and collected soil samples for laboratory analysis of volatile organic compounds (VOCs). Tetrachloroethylene was detected in both soil samples at concentrations above Michigan Department of Environmental Quality (MDEQ) Generic Residential Cleanup Criteria (GRCC). No other VOCs were detected above the laboratory method detection limits (MDLs).

On August 30, 2000, Atwell-Hicks conducted an additional subsurface investigation at the subject property to further evaluate their original findings. The investigation included (1) drilling four soil borings (SB-1 through SB-4) and two hand-auger soil borings (HA-3 and HA-4), (2) collecting groundwater from three soil borings (SB-1, SB-2, and SB-3), and (3) submitting soil and groundwater samples for laboratory analysis of tetrachloroethylene. The analytical results of the investigation indicated the presence of

tetrachloroethylene at concentrations above MDEQ GRCC in a soil sample collected from soil boring SB-1 and in groundwater samples collected from soil boring locations SB-2 and SB-3.

On October 12, 2000, Atwell-Hicks conducted a third subsurface investigation to further evaluate the groundwater conditions. The investigation included (1) drilling six additional soil borings (GP-1 through GP-6), (2) collecting groundwater samples, and (3) submitting the groundwater samples for laboratory analysis of tetrachloroethylene. Atwell-Hicks set temporary monitoring wells at each soil boring; however, groundwater production was limited and groundwater sampling could only be achieved at one boring location (GP-5). The analytical results of this groundwater sample did not indicate the presence of tetrachloroethylene at concentrations above MDL.

Harbor Georgetown retained Atwell-Hicks to prepare a Category "S" BEA for the subject property. The BEA, dated December 30, 2000, was conducted based on Atwell-Hicks' Phase I and Limited Phase II ESAs and subsequent subsurface investigations. This BEA was petitioned and affirmed by the MDEQ. Refer to Figure 4 for a Site Map with Soil Boring and Monitoring Well Locations.

#### **Atwell-Hicks 2003 Site Activities**

On May 12, 2003, Atwell-Hicks was retained by Arcap Special Servicing, Inc., a former lender of the subject property, to conduct a Phase II Subsurface Investigation of the subject property. Atwell Hicks (1) drilled six soil borings (SB-1 through SB-6), (2) installed temporary monitoring wells in the soil borings, (3) collected groundwater samples from the soil borings, and (4) prepared a summary report of their investigation. Atwell-Hicks submitted soil and groundwater samples for laboratory analysis of VOCs. The analytical results indicated the presence of tetrachloroethylene, trichloroethylene, and cis-1,2-dichloroethylene in soil and groundwater at concentrations above MDEQ GRCC.

On behalf of Arcap Special Servicing, Inc., Atwell-Hicks prepared and submitted a Category "S" BEA for the subject property, dated September 15, 2003. Based on a review of state records, it appears that the BEA submitted by Atwell-Hicks was found to be incomplete/inadequate by the MDEQ for a number of reasons including, but not limited to: (1) neither the vertical or horizontal extent of contamination had been defined; (2) full characterization of the had not been completed; (3) engineering controls proposed were deemed inadequate, and (4) minimum information required for a BEA were not provided. No information was contained in the state records to indicate additional activities had been conducted by Atwell-Hicks or Arcap Special Servicing, Inc. to cure the incomplete/inadequate BEA. Refer to Figure 4 for a Site Map with Soil Boring and Monitoring Well Locations.

#### **AKT Peerless' 2005 Site Activities**

As part of potential future site redevelopment activities, Harbor Georgetown retained AKT Peerless to further evaluate and attempt to delineate the contamination discovered

on the subject property. On April 25 and 26, 2005, AKT Peerless conducted a subsurface investigation of the subject property. AKT Peerless' subsurface investigation included (1) drilling 10 soil borings (B-1 through B-10), (2) collecting 20 soil samples, (3) collecting six groundwater samples (B-2W through B-6W, B-8W), and (4) submitting the samples to a fixed-based laboratory for analyses of VOCs.

The laboratory analytical results of soil samples indicated tetrachloroethylene (in soil borings B-3, B-5, and B-8) and trichloroethylene (in soil boring B-5) were detected at concentrations above MDEQ GRCC. Further, laboratory analytical results of groundwater samples indicated cis-1,2 dichloroethylene (in monitoring wells B-5W and B-8W), tetrachloroethylene (in monitoring wells B-5W, B-6W, and B-8W), and trichloroethylene (in monitoring wells B-5W and B-6W) were detected at concentrations above MDEQ GRCC. Refer to Figure 4 for a Site Map with Soil Boring and Monitoring Well Locations.

#### **AKT Peerless' 2007 Site Activities**

In May 2007, AKT Peerless installed six shallow monitoring wells (MW-1 through MW-6) and one deep monitoring well (MW-1D) at the subject property to further evaluate the groundwater conditions. Soil samples were also collected from each location and submitted for laboratory analysis of VOCs.

Based on the laboratory analytical results, the soil samples did not indicate the presence of VOCs at concentrations above laboratory method detection limits (MDLs). The laboratory analytical results of the groundwater sample collected from monitoring well MW-1 indicated the presence of cis-1,2-dichloroethylene above MDLs and tetrachloroethylene at concentrations above MDEQ GRCC. No other target compounds were detected above MDLs.

Groundwater was sampled using low-flow sampling methodologies, as described in the April 1996 United States Environmental Protection Agency (U.S. EPA) document Groundwater Issue titled "*Low-Flow (Minimal Drawdown) Groundwater Sampling Procedures.*"

The horizontal extent of the soil contamination has been defined to the north (MW-3), to the east (MW-4), to the south (MW-6) and to the west (MW-2). The vertical extent of the soil contamination has been defined by MW-1D. The groundwater contaminant plume has also been horizontally and vertically defined based on the 2007 groundwater-sampling event. Refer to Figure 4 for a Site Map with Soil Boring and Monitoring Well Locations.

#### **AKT Peerless' 2009 Site Activities**

In November 2009, AKT Peerless conducted groundwater sampling from the existing monitoring wells to further evaluate the groundwater conditions at the subject property. During this sampling event, concentrations of cis-1,2-dichloroethylene was identified in two of the seven monitoring wells (MW-1 and MW-5); however, this impact was

detected at concentrations below the MDEQ's most restrictive residential cleanup criteria. Laboratory analytical results for the groundwater samples collected from the remaining monitoring wells did not identify the presence of target compounds at concentrations above MDLs.

**AKT Peerless' 2010 Site Activities**

AKT Peerless completed a Phase I Environmental Site Assessment (ESA) of the subject property on June 23, 2010. The purpose of AKT Peerless' Phase I ESA was to identify potential environmental issues associated with the subject and adjoining properties. During the Phase I ESA, AKT Peerless identified several recognized environmental conditions (RECs) associated with the subject property. AKT Peerless conducted a subsurface investigation to evaluate the following REC: AKT Peerless observed three transformers located on the western exterior of Building No.1. Staining and a sheen in the rain water were observed around these transformers.

On December 7, 2010, AKT Peerless advanced four soil borings in the transformer area using a hand-auger and collected continuous soil samples from the soil borings to the maximum depth explored of four feet below ground surface (bgs). AKT Peerless collected one soil sample from each boring location and submitted these samples for laboratory analysis of polychlorinated biphenyls (PCBs) and polynuclear aromatic hydrocarbons (PNAs).

AKT Peerless compared the soil laboratory analytical results to the Michigan Department of Natural Resources & Environment (MDEQ) Part 201 Generic Residential Cleanup Criteria (GRCC). The laboratory analytical results from soil samples collected at the subject property did not indicate the presence of PCBs above laboratory method detection limits (MDLs). Additionally, laboratory analytical results did not indicate the presence of PNAs above MDEQ GRCC.

**C. Summary of Eligible Activities and Description of Costs (Section 13 (1)(a),(b))**

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include a Phase II ESA, Due Care Plan, due care activities, additional response activities, preparation of a brownfield plan, preparation of Act 381 work plans, lead and asbestos abatement, and demolition that is not a response activity under Part 201. Since the Property is located in a Core Community, eligible activities also include the following non-environmental, development related activities: public infrastructure improvements that directly benefit the eligible property and site preparation activities.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table below.

**ESTIMATED COST OF REIMBURSIBLE ELIGIBLE ACTIVITIES\***

| Description of Eligible Activities                  | Estimated Cost      |
|-----------------------------------------------------|---------------------|
| 1. BEA Activities                                   | \$ 24,180           |
| 2. Due Care/Due Care Activities                     | \$ 3,000            |
| 3. Preparation of a Brownfield Plan                 | \$ 10,000           |
| 4. Preparation of Work Plans                        | \$ 16,000           |
| 5. Additional Response Activities & Building Demo** | \$ 989,780          |
| 6. MEGA Public Infrastructure Improvements          | \$ 588,705          |
| 7. Local-Only Public Infrastructure Improvements    | \$ 600,000          |
| 8. Lead & Asbestos Abatement                        | \$ 323,100          |
| 9. Site Demolition                                  | \$ 202,456          |
| 10. Site Preparation                                | \$ 364,300          |
| <b>Subtotal</b>                                     | <b>\$ 3,121,521</b> |
| 11. 15% Contingency***                              | \$ 460,701          |
| 12. MEGA Fee                                        | \$ 1,000            |
| 13. MDEQ Fee                                        | \$ 1,500            |
| 14. BRA Administrative Fees                         | \$ 358,222          |
| 15. Interest                                        | \$ 717,236          |
| 16. LSRRF Deposits                                  | \$ 1,180,377        |
| <b>Total</b>                                        | <b>\$ 5,840,558</b> |

\* The costs of Additional Response Activities and Demolition are anticipated to be higher; however, if available, the Developer plans to pay for portions of these eligible activities with MDEQ grant funds. See Table 1 for details.

\*\*Building demolition in this project is a Part 201 Response Activity (i.e., it is a necessary step in the remediation activities). Consequently, it is included in the same line item as Additional Response Activities. Site Demolition, however, is a MEGA eligible activity, not a Part 201 Response Activity.

\*\*\*The contingency is applied to the Subtotal, excepting the BEA Activities, which have already been performed.

A detailed breakout of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in Table 1; see Attachment C.

It is currently anticipated construction will begin in the 4<sup>th</sup> quarter of 2011 and eligible activities will be completed within eighteen to twenty-four months.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the Authority and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan.

In accordance with this Plan and the associated Reimbursement Agreement, the amount advanced by the Developer will be repaid by the Authority, together with interest at the rate set a 5% simple interest, solely from the tax increment revenues realized from the eligible property. Payments will be made to the full extent incremental property tax revenues are or become available for such purpose under the Act. Tax increment revenues will first be used to pay or reimburse administrative expenses described in the table above. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities approved by the MDEQ and the MEGA Board, together with the interest rate provided above. In the event that the use of school tax revenues to reimburse specific eligible activities is not approved by the MDEQ or MEGA, these specific activities will be reimbursed with local-only TIF (to the extent available), except the sub-slab vapor barriers with passive system (See Table 1, Additional Response Activities, for details). The sub-slab vapor barriers with passive system will be supported locally, however, if they are approved by the MDEQ. The cost of the sub-slab vapor barriers, including contingency, is projected to be \$950,360.

The costs listed in the table above are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the Authority from the Property shall be governed by the terms of a Reimbursement Agreement with the Authority (the "Reimbursement Agreement"). No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(1)(c)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(1)(g), Section 2(ee))**

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment C. Tax increment revenue capture shall start in 2013.

The total estimated cost of the eligible activities and other costs (including administrative fees, contingency, interest, and LSRRF deposits) to be reimbursed through the capture of tax increment revenue is projected to be \$5,840,558. The Developer shall invest approximately \$48 million in personal and real property improvements on the Property. The estimated effective initial taxable value for this Plan is \$1,562,000, and is based on land and real property tax only. Redevelopment of the Property is expected to initially generate incremental taxable value in 2013 with the first significant increase in taxable value of approximately \$7,338,000 beginning in 2013.



It is estimated that the Authority will capture the 2013 through 2026 tax increment revenues to reimburse the cost of the eligible activities, pay Authority administrative fees, reimburse interest, and deposit into the LSRRF.

The captured incremental taxable value and associated tax increment revenue will be based on the actual increased taxable value from all taxable improvements on the Property and the actual millage rates levied by the various taxing jurisdictions during each year of the plan are shown in Attachment C.

**E. Plan of Financing (Section 13(1)(d)); Maximum Amount of Indebtedness (Section 13(1)(e))**

Washtenaw County and/or the Authority plan to apply for \$1,000,000 in grant funding and \$1,000,000 in loan funds through the Michigan Department of Environmental Quality (MDEQ) grant and loan program. Three percent of received grant and loan funds can be applied to administrative costs, and the remainder will be used to pay for MDEQ eligible activities (See Attachment C, Table 1 for more details). Grant funds will be utilized first. Any remaining MDEQ eligible activities will be paid for with loan funds, as available. Tax increment revenues will be utilized to pay down the loan.

Otherwise, eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities not paid for with MDEQ grant/loan funds, but only from tax increment revenues generated from the Property.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The Authority shall not incur any note or bonded indebtedness to finance the purposes of this Plan. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan is intended to authorize the Authority to fund such reimbursements and does not obligate the Authority or the County to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

**F. Michigan Business Tax Credit**

The Property is included in this Plan to enable “qualified taxpayers” as defined by themselves of eligibility for a credit against their Michigan business tax liability for “eligible investments”, as defined by Section 437(31) of Michigan Business Tax Act, incurred on the Property after the adoption of this Plan. Eligible investment is estimated at \$32,931,567.

By approval of this Plan, the Authority and the County neither intend to make nor have made representations to a developer or any other person of the availability, amount or value of any credit under the Michigan Business Tax Act or that adoption of this Plan will qualify or entitle a developer or any other person to apply for or receive pre-approval or approval of any credit under the Michigan Business Tax Act for the Property. The Authority and the County also assume no obligation to take any action or to modify or amend this Plan to facilitate or to allow any person to receive pre-approval or approval of any credit under the Michigan Business Tax Act for the Property.

**G. Duration of Plan (Section 13(1)(f))**

In no event shall the duration of the Plan exceed 35 years following the date of the resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the resolution approving the Plan. The Plan shall remain open for the full 30 years in order to help facilitate additional public infrastructure improvements as necessary.

**H. Effective Date of Inclusion in Brownfield Plan**

The Property will become a part of this Plan on the date this Plan is approved by the Washtenaw County Board of Commissioners. The date of tax capture shall commence during the year construction begins or the immediate following year, but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Plan amendment.

**I. Displacement/Relocation of Individuals on Eligible Property (Section 13(1)(i-l))**

There are no persons or businesses residing on the eligible property, and no occupied residences will be acquired or cleared; therefore there will be no displacement or relocation of persons or businesses under this Plan.

**J. Local Site Remediation Revolving Fund ("LSRRF") (Section 8; Section 13(1)(m))**

The Authority has established a Local Site Remediation Revolving Fund (LSRRF). The LSRRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the Authority. It may also include funds appropriated or otherwise made available from public or private sources.

The Authority will capture incremental state school taxes to fund the LSRRF, to the maximum extent allowed by law. The Authority will capture incremental local taxes to fund the LSRRF up to an amount proportionate the state school taxes that are captured.

The rate and schedule of incremental tax capture for the LSRRF will be determined on a case-by-case basis. Considerations may include, but not be limited to the following: total capture duration, total annual capture, project economic factors, level of existing LSRRF

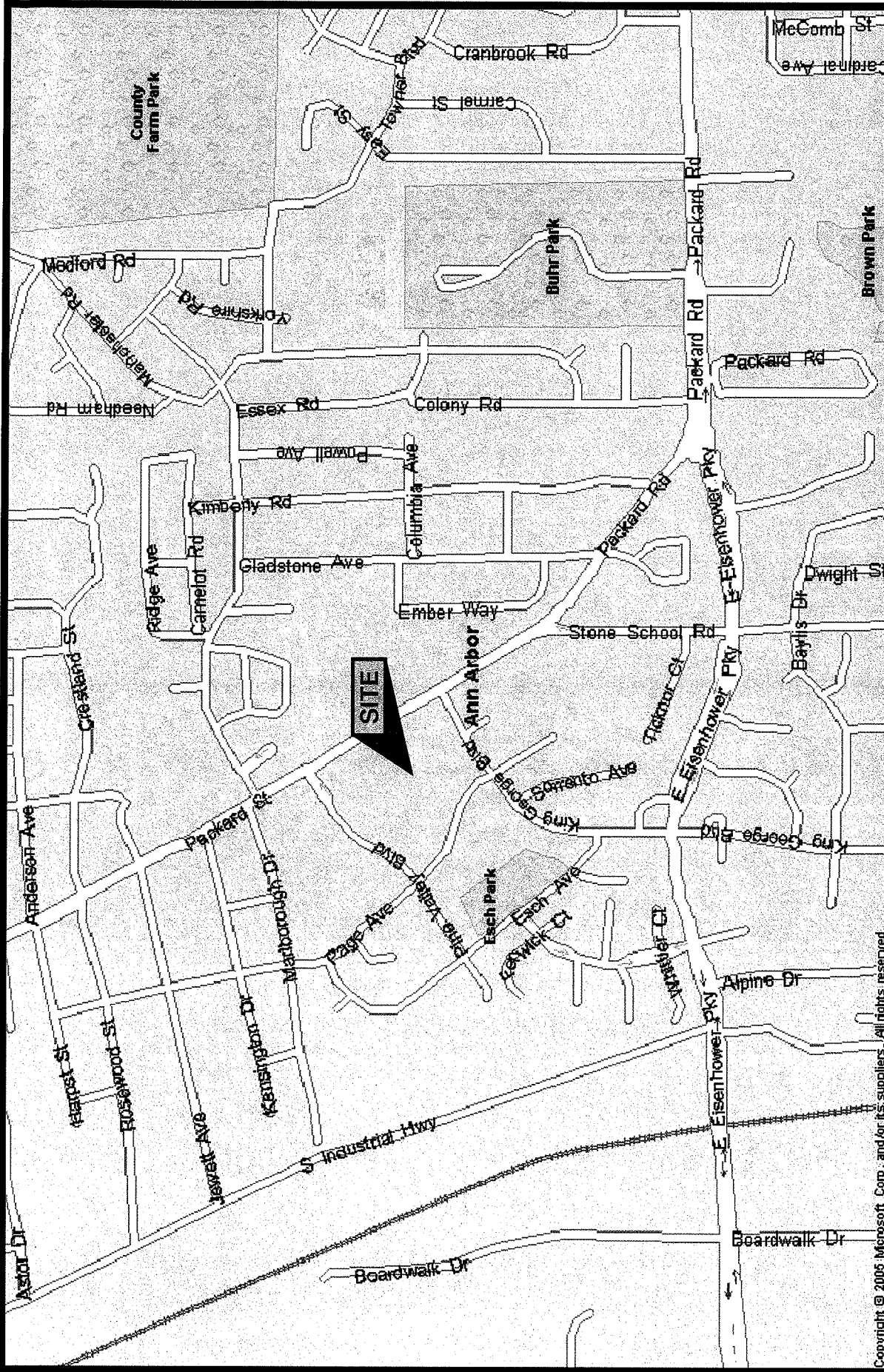
funding, projected need for LSRRF funds, and amount of school tax capture available in accordance with Act 381.

The amount of tax increment revenue authorized for capture and deposit in the LSRRF is estimated at \$1,180,377.

**III. ATTACHMENTS**

**ATTACHMENT A**

**Site Maps**



DRAWN BY: JWB  
DATE: 1/11/2011

FIGURE 1

LEGEND

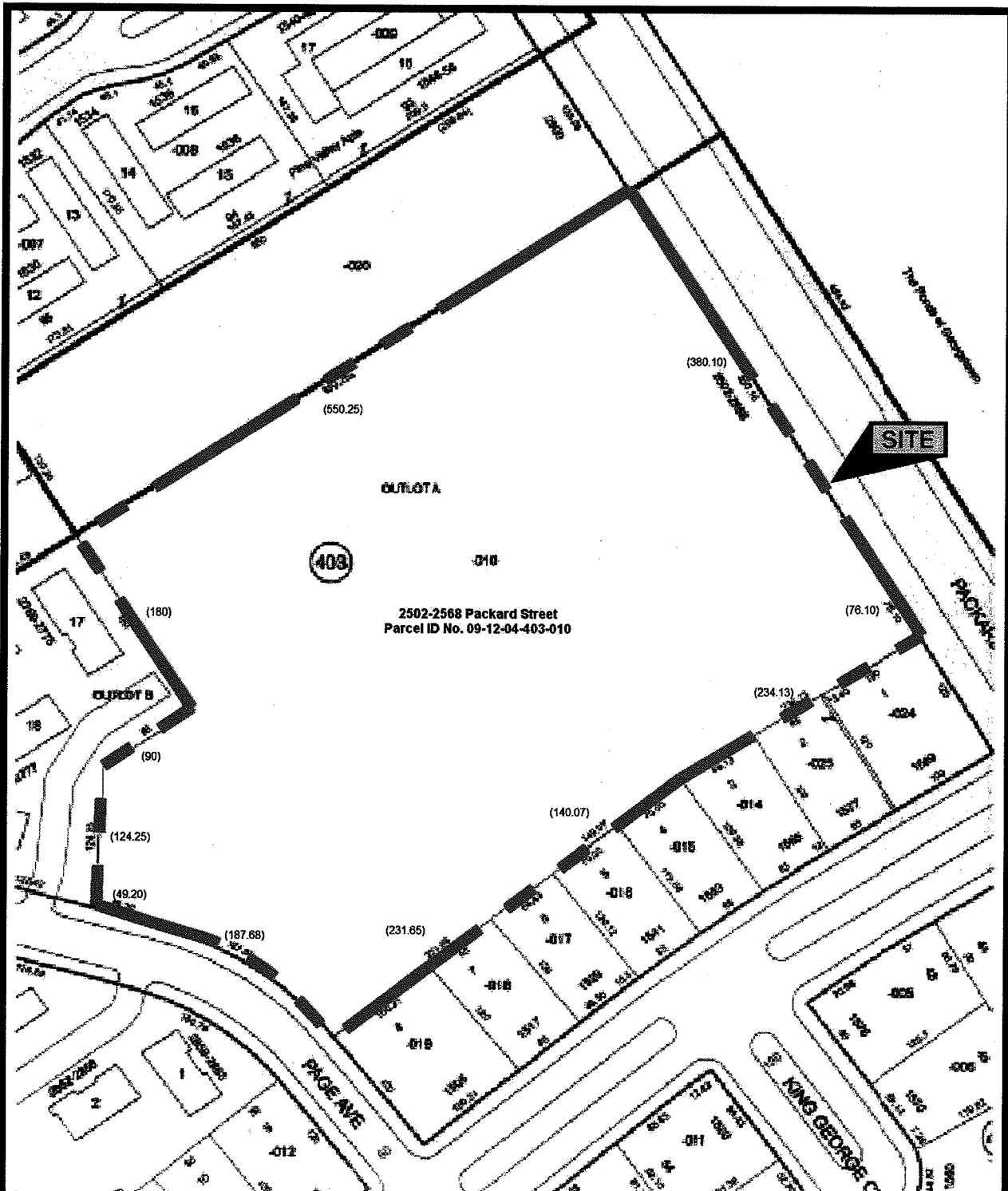


SUBJECT PROPERTY LOCATION MAP

2502-2568 PACKARD  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 438F3-1-17

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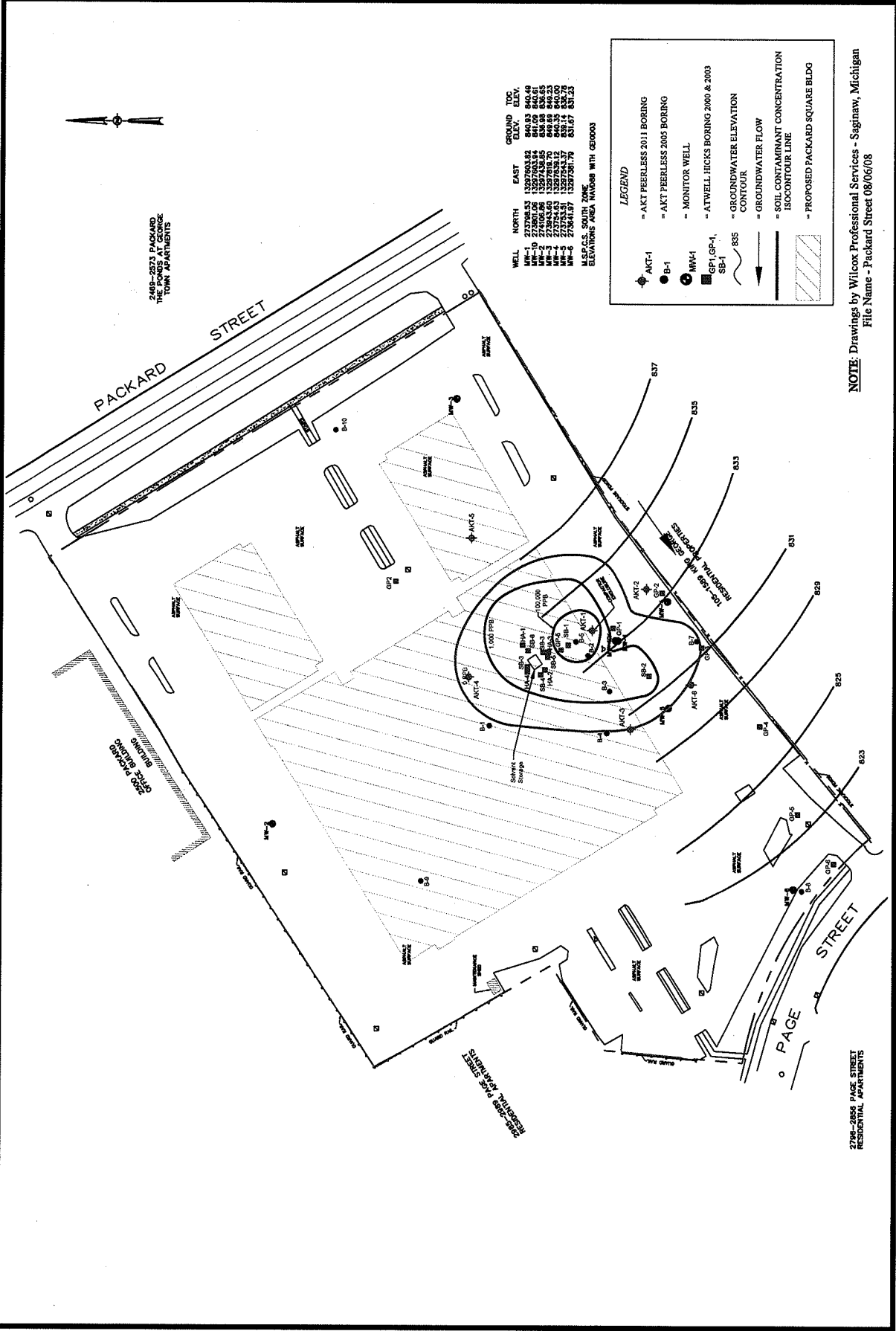
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ELIGIBLE PROPERTY BOUNDARY MAP  
  
 2502-2568 PACKARD  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER : 4438F3-1-17

DRAWN BY: JW B  
 DATE: 1/11/2011  
  
 FIGURE 2

FIGURE 1  
 SCALE: 1" = 80.00'  
 DATE: 3/24/2011  
 DRAWN BY: JWB

PROPOSED DEVELOPMENT WITH APPROXIMATE EXTENT OF  
 SOIL CONTAMINATION AND GROUNDWATER FLOW DIRECTION  
 HARBOR GEORGETOWN LLC  
 2502-2568 PACKARD  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER: 4438F-6-20



| WELL | NORTH     | EAST       | GROUND ELEV. | TOC ELEV. |
|------|-----------|------------|--------------|-----------|
| MM-1 | 272786.53 | 1329762.82 | 840.83       | 840.48    |
| MM-2 | 272786.53 | 1329762.82 | 839.98       | 839.63    |
| MM-3 | 272786.53 | 1329762.82 | 839.13       | 838.78    |
| MM-4 | 272786.53 | 1329762.82 | 838.28       | 837.93    |
| MM-5 | 272786.53 | 1329762.82 | 837.43       | 837.08    |
| MM-6 | 272786.53 | 1329762.82 | 836.58       | 836.23    |

M.S.P.C.S. SOUTH ZONE  
 ELEVATION AREA, INCHES WITH 050000

**LEGEND**

- AKT-1 AKT PEERLESS 2011 BORING
- B-1 AKT PEERLESS 2005 BORING
- MM-1 MONITOR WELL
- GP1, GP-1, SB-1 ATWELL-HICKS BORING 2000 & 2003
- GROUNDWATER ELEVATION CONTOUR
- GROUNDWATER FLOW
- SOIL CONTAMINANT CONCENTRATION ISOCOLOUR LINE
- PROPOSED PACKARD SQUARE BLDG

NOTE: Drawings by Wilcox Professional Services - Saginaw, Michigan  
 File Name - Packard Street 08/06/08

2469-2573 PACKARD STREET RESIDENTIAL APARTMENTS

PACKARD STREET

PAGE STREET

2502-2568 PAGE STREET RESIDENTIAL APARTMENTS



**ATTACHMENT B**  
**Legal Description**



5185867  
Page: 3 of 4  
05/31/2001 03:26P  
L-4019 P-752

Peggy M. Haines - Washtenaw Co. DW

EXHIBIT A

Legal Description

Land located in the City of Ann Arbor, County of Washtenaw, State of Michigan, more particularly described as follows:

Outlot A, Smokler Hutzler Subdivision, of part of the Southeast one-quarter (1/4) of Section 4 and part of the Northeast one-quarter (1/4) of Section 9, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, according to the plat thereof as recorded in Liber 17 of Plats, Pages 41, 42, and 43, Washtenaw County Records,

Commonly known as: 2502-2568 Packard Road, Ann Arbor, Michigan.  
Tax Parcel Identification No. 12-04-403-010.

3064

**ATTACHMENT C**

**Tables**

Table 1- Peckard Square Project - MEGA and MDRQ Eligible Activities

| Item/Activity                                                                                                                                                                            | Total Estimated Cost | School and Local MEGA Act 381 Eligible Activities | School Only Act 381 Eligible Activities | Local Only Act 381 Eligible Activities | Activities to Be Funded All or Partially with MDRQ Grant | Activities to Be Funded All or Partially with MDRQ Loan | Comments                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------|-----------------------------------------|----------------------------------------|----------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| <b>BEA Environmental Assessment Activities - No prior MDRQ or MEGA work plan approval necessary if costs are included in the Plan (even if incurred before Brownfield Plan approval)</b> |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Phase II                                                                                                                                                                                 | \$15,000             |                                                   | \$15,000                                |                                        |                                                          |                                                         |                                               |
| Supplemental Phase II                                                                                                                                                                    | \$5,680              |                                                   | \$5,680                                 |                                        |                                                          |                                                         |                                               |
| BEA                                                                                                                                                                                      | \$3,500              |                                                   | \$3,500                                 |                                        |                                                          |                                                         |                                               |
| <b>Section 7a Compliance Analysis (Due Care Plan)</b>                                                                                                                                    |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Due Care Plan                                                                                                                                                                            | \$3,000              |                                                   | \$3,000                                 |                                        |                                                          |                                                         |                                               |
| <b>Preparation of Brownfield Plan and Act 381 Workplan</b>                                                                                                                               |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Brownfield Plan                                                                                                                                                                          | \$10,000             | \$5,000                                           |                                         |                                        |                                                          |                                                         |                                               |
| MEGA Act 381 Work Plan                                                                                                                                                                   | \$8,000              | \$8,000                                           |                                         |                                        |                                                          |                                                         |                                               |
| MDRQ Act 381 Work Plan                                                                                                                                                                   | \$8,000              |                                                   | \$8,000                                 |                                        |                                                          |                                                         |                                               |
| <b>Additional Response Activities (Contaminated soil and groundwater removal, due care activities, etc.)</b>                                                                             |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Remove existing monitoring wells                                                                                                                                                         | \$11,200             |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded*                                 |
| Excavation Field Oversight and Verification Sample Collection                                                                                                                            | \$9,000              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Project Management                                                                                                                                                                       | \$8,500              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Reporting                                                                                                                                                                                | \$6,000              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Lab Analysis                                                                                                                                                                             | \$7,500              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Soil Excavation and Disposal (2,350 tons)                                                                                                                                                | \$528,750            |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Trucking and Backfill                                                                                                                                                                    | \$58,750             |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Devolving (~20,000 gallons)                                                                                                                                                              | \$45,000             |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Expenses                                                                                                                                                                                 | \$4,000              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Confamination-Specific Health and Safety Plan                                                                                                                                            | \$2,500              |                                                   |                                         |                                        |                                                          |                                                         | Grant Funded                                  |
| Subsidiary Vapor Barrier with Passive System-Orange Area                                                                                                                                 | \$580,000            |                                                   | \$580,000                               |                                        |                                                          |                                                         | Grant Funded                                  |
| Subsidiary Vapor Barrier with Passive System-Buildings                                                                                                                                   | \$246,400            |                                                   | \$246,400                               |                                        |                                                          |                                                         | Loan Funded                                   |
| <b>Public Infrastructure Improvements (Must be located on publicly owned and maintained or controlled (i.e. in a public ROW or easement))</b>                                            |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Water                                                                                                                                                                                    | \$105,545            |                                                   | \$105,545                               |                                        |                                                          |                                                         |                                               |
| Sanitary Sewer                                                                                                                                                                           | \$83,160             |                                                   | \$83,160                                |                                        |                                                          |                                                         |                                               |
| 500' of Sanitary Sewer Upsizing                                                                                                                                                          | \$400,000            |                                                   | \$400,000                               |                                        |                                                          |                                                         |                                               |
| MEGA Residential Sewer Disconnects (57 Units)                                                                                                                                            | \$600,000            |                                                   |                                         | \$600,000                              |                                                          |                                                         |                                               |
| <b>Asbestos Survey and Hazardous Mat Activities</b>                                                                                                                                      |                      |                                                   |                                         |                                        |                                                          |                                                         |                                               |
| Asbestos, Lead and Hazardous Material Survey                                                                                                                                             | \$18,000             |                                                   | \$18,000                                |                                        |                                                          |                                                         |                                               |
| Asbestos Abatement                                                                                                                                                                       | \$260,100            |                                                   | \$260,100                               |                                        |                                                          |                                                         |                                               |
| Hazardous Materials Abatement                                                                                                                                                            | \$20,000             |                                                   | \$20,000                                |                                        |                                                          |                                                         |                                               |
| Oversight and Reporting                                                                                                                                                                  | \$25,000             |                                                   | \$25,000                                |                                        |                                                          |                                                         |                                               |
| Demolition                                                                                                                                                                               | \$202,456            |                                                   | \$202,456                               |                                        |                                                          |                                                         |                                               |
| Site Demo                                                                                                                                                                                | \$350,000            |                                                   | \$350,000                               |                                        |                                                          |                                                         |                                               |
| Building Demo                                                                                                                                                                            | \$163,380            |                                                   | \$163,380                               |                                        |                                                          |                                                         | Partially Grant Funded, Partially Loan Funded |

|                                                                                                                                                                                                                                                                                                                                                                                                                             |              |             |             |  |  |  |  |  |            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------|--|--|--|--|--|------------|
| <b>Site Preparation</b>                                                                                                                                                                                                                                                                                                                                                                                                     |              |             |             |  |  |  |  |  |            |
| Soil Erosion Control                                                                                                                                                                                                                                                                                                                                                                                                        | \$18,100     | \$18,100    |             |  |  |  |  |  |            |
| Retaining Wall                                                                                                                                                                                                                                                                                                                                                                                                              | \$75,000     | \$75,000    |             |  |  |  |  |  |            |
| Land Balancing                                                                                                                                                                                                                                                                                                                                                                                                              | \$48,000     | \$48,000    |             |  |  |  |  |  |            |
| Fill                                                                                                                                                                                                                                                                                                                                                                                                                        | \$193,200    | \$193,200   |             |  |  |  |  |  |            |
| Construction Staking                                                                                                                                                                                                                                                                                                                                                                                                        | \$30,000     | \$30,000    |             |  |  |  |  |  |            |
| <b>Project Sub Totals</b>                                                                                                                                                                                                                                                                                                                                                                                                   | \$53,989,341 | \$1,029,960 | \$600,000   |  |  |  |  |  |            |
| 15% Contingency on Eligible Activities                                                                                                                                                                                                                                                                                                                                                                                      | \$460,701    | \$221,784   | \$90,000    |  |  |  |  |  |            |
| <b>Application Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                     |              |             |             |  |  |  |  |  |            |
| MEGA Fee                                                                                                                                                                                                                                                                                                                                                                                                                    | \$1,000      | \$1,000     |             |  |  |  |  |  |            |
| MDEQ Fee                                                                                                                                                                                                                                                                                                                                                                                                                    | \$1,500      | \$1,500     |             |  |  |  |  |  |            |
| BRA Administrative Fees                                                                                                                                                                                                                                                                                                                                                                                                     | \$358,222    | \$358,222   |             |  |  |  |  |  | Local Only |
| Interest                                                                                                                                                                                                                                                                                                                                                                                                                    | \$717,236    | \$386,451   | \$59,767    |  |  |  |  |  |            |
| <b>Local Site Remediation Revolving Fund</b>                                                                                                                                                                                                                                                                                                                                                                                | \$1,180,377  | \$506,107   | \$674,270   |  |  |  |  |  |            |
| <b>Total Cost of Eligible Activities to be Funded through TIF (includes WCBRA Admin. Fee and LSRFP) and MDEQ Grant</b>                                                                                                                                                                                                                                                                                                      | \$6,708,378  | \$2,100,796 | \$1,240,144 |  |  |  |  |  |            |
| <p>Total Cost of Eligible Activities to be Funded through TIF (includes WCBRA Admin. Fee and LSRFP) and MDEQ Grant for with grant funds to the extent available, and the remaining eligible activities will be reimbursed with tax increment revenues. This table and Table 2 show \$1,000,000 in eligible activities (including contingencies and less \$30,000 in administrative expenses) paid for with grant funds.</p> |              |             |             |  |  |  |  |  |            |

**Tax Incremental Financing Estimates**  
 Parcel: 18-0000  
 Parcel Name: Project  
 Ann Arbor, Michigan

|                                                                      | 2011              | 2012              | 2013              | 2014              | 2015              | 2016              | 2017              | 2018              | 2019              | 2020              | 2021              | 2022              |
|----------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Land and Real Property Taxable Value Estimate*</b>                | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      | \$ 1,562,000      |
| <b>Comm. Tax Incremental Value (Increase of 2%)</b>                  | \$ 8,900,000      | \$ 9,078,000      | \$ 9,266,000      | \$ 9,464,000      | \$ 9,672,000      | \$ 9,890,000      | \$ 10,118,000     | \$ 10,356,000     | \$ 10,604,000     | \$ 10,862,000     | \$ 11,130,000     | \$ 11,408,000     |
| <b>Incremental Difference (New Taxes-Existing)</b>                   | \$ 7,338,000      | \$ 7,516,000      | \$ 7,704,000      | \$ 7,902,000      | \$ 8,110,000      | \$ 8,328,000      | \$ 8,556,000      | \$ 8,794,000      | \$ 9,042,000      | \$ 9,300,000      | \$ 9,568,000      | \$ 9,846,000      |
| <b>School Taxes - MILLAGE</b>                                        |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| School Operating                                                     | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         | \$ 18,000         |
| SET                                                                  | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          | \$ 6,000          |
| <b>Total School Taxes -</b>                                          | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  | <b>\$ 24,000</b>  |
| <b>Local Taxes - MILLAGE</b>                                         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| General Obligation                                                   | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          | \$ 6,182          |
| Employee Benefits                                                    | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          | \$ 2,650          |
| Refuse Collection                                                    | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          | \$ 2,467          |
| AATA                                                                 | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          | \$ 2,550          |
| Street Repairs                                                       | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          | \$ 1,994          |
| Parks Maint. & Repair                                                | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          | \$ 8,049          |
| Parks Acquisition                                                    | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          | \$ 4,779          |
| Library                                                              | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          | \$ 3,383          |
| County Planning                                                      | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          | \$ 1,715          |
| BECS                                                                 | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          | \$ 1,000          |
| Net Ref PA 214                                                       | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          | \$ 0.020          |
| Public Act 88                                                        | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          | \$ 0.040          |
| HGMA                                                                 | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          | \$ 0.214          |
| Library                                                              | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         |
| Libr Operating                                                       | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         | \$ 0.0984         |
| WCC Debt Service                                                     | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          |
| WCC Debt Service                                                     | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          |
| Voted Sinking Fund                                                   | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          |
| WCC Operating                                                        | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          | \$ 3.841          |
| <b>Total Local Taxes (capturable)</b>                                | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  |
| <b>Debt Millages (not capturable)</b>                                |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| City Debt Service                                                    | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         | \$ 0.4816         |
| School Debt Service                                                  | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         | \$ 2.0325         |
| WCC Debt Service                                                     | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         | \$ 0.2900         |
| <b>Total Debt Millages (not capturable)</b>                          | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  | <b>\$ 2.7941</b>  |
| <b>Total Millages</b>                                                | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  | <b>\$ 58,765</b>  |
| <b>Total Capturable Millages</b>                                     | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  | <b>\$ 55,974</b>  |
| <b>Total School Yearly Incremental Taxes</b>                         | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  |
| <b>Total Monthly/Yearly Incremental Taxes</b>                        | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   | <b>\$ 1,500</b>   |
| <b>Administrative Fees (Captured by CRA)</b>                         |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| <b>Total Local Yearly Incremental Taxes Available for Capture</b>    | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  | <b>\$ 18,000</b>  |
| <b>Total Combined Yearly Incremental Taxes Available for Capture</b> | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  | <b>\$ 35,974</b>  |
| <b>MDEQ Environmental Expenses</b>                                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| School Taxes                                                         | \$ 176,112        | \$ 180,384        | \$ 182,384        | \$ 184,724        | \$ 187,312        | \$ 190,144        | \$ 193,224        | \$ 196,552        | \$ 200,128        | \$ 203,952        | \$ 208,024        | \$ 212,344        |
| Local Taxes                                                          | \$ 209,041        | \$ 214,732        | \$ 217,724        | \$ 220,968        | \$ 224,464        | \$ 228,208        | \$ 232,192        | \$ 236,416        | \$ 240,880        | \$ 245,584        | \$ 250,528        | \$ 255,712        |
| Local Taxes                                                          | \$ 39,761         | \$ 40,088         | \$ 40,416         | \$ 40,744         | \$ 41,072         | \$ 41,400         | \$ 41,728         | \$ 42,056         | \$ 42,384         | \$ 42,712         | \$ 43,040         | \$ 43,368         |
| <b>Simple Interest (5% on outstanding Eligible Activities)</b>       | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  |
| <b>Cumulative Interest (reimbursed on back end)</b>                  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  | <b>\$ 39,761</b>  |
| <b>MEGA Non-Environmental Expenses</b>                               |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| School Taxes                                                         | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Local Taxes                                                          | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Local Taxes                                                          | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      | \$ 1,714,345      |
| <b>Simple Interest (5% on outstanding Eligible Activities)</b>       | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  |
| <b>Cumulative Interest (reimbursed on back end)</b>                  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  | <b>\$ 85,317</b>  |
| <b>Local-Only Expenses</b>                                           |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| Local Taxes                                                          | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        | \$ 690,000        |
| Local Taxes                                                          | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         | \$ 34,500         |
| <b>Simple Interest (5% on outstanding Eligible Activities)</b>       | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> |
| <b>Cumulative Interest (reimbursed on back end)</b>                  | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> | <b>\$ 690,000</b> |
| <b>Local Site Remediation Reimbursing Fund</b>                       |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |
| School Taxes (capped at \$506,107)                                   | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| Local Taxes (capped at \$574,279)                                    | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              | \$ -              |
| <b>Total</b>                                                         | <b>\$ 385,153</b> | <b>\$ 395,116</b> | <b>\$ 405,279</b> | <b>\$ 415,645</b> | <b>\$ 426,218</b> | <b>\$ 437,003</b> | <b>\$ 448,003</b> | <b>\$ 459,224</b> | <b>\$ 470,668</b> | <b>\$ 482,336</b> | <b>\$ 494,228</b> | <b>\$ 506,344</b> |
| <b>Total Developer Reimbursement</b>                                 |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |

\*The base value of the Property includes Land and Real Property only no personal property was included  
 \*\*Non-Homestead



**Buonodono, Nickolas**

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**From:** Rapundalo, Stephen  
**To:** Beaudry, Jacqueline  
**Sent:** Monday, May 02, 2011 7:12 PM  
**Subject:** Read: File: A11-00057 2011 Annual Liquor License Review - Fifth Quarter

Your message

**To:** Rapundalo, Stephen; Anglin, Mike; Derezinski, Tony  
**Cc:** Fales, Mary Joan; Bowden (King), Anissa; Badalamenti, Lyn  
**Subject:** FW: File: A11-00057 2011 Annual Liquor License Review - Fifth Quarter  
**Sent:** 5/2/2011 5:00 PM

was read on 5/2/2011 7:12 PM.



## Buonodono, Nickolas

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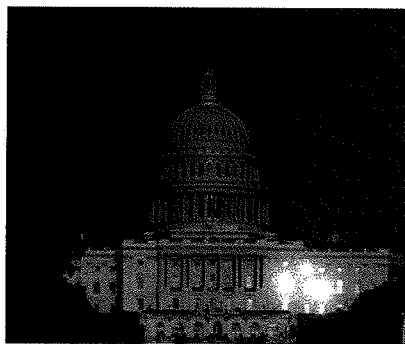
**From:** Congress.org [congressorg@capwiz.com]  
**Sent:** Monday, May 02, 2011 7:44 PM  
**To:** Hieftje, John  
**Subject:** Debt Debate Front and Center

Get informed. get involved  
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This Week in Congress

May 02, 2011



## Debt Debate Front and Center



Congress returns from spring break to begin what promises to be a major debate on the government's long-term financing.

Lawmakers have about two months to increase the debt limit, according to the Treasury Department. Although leaders of both parties have said the debt ceiling must be raised and that some mechanism is needed to limit future deficits, there is no consensus on any of the crucial details.

Two sets of bipartisan talks are under way or soon to begin, but it remains unclear what kind of deficit reduction plan can satisfy both liberal lawmakers concerned about maintaining costly

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### Signed, Sealed, Hand-

government services and conservatives who demand spending reductions and prefer to rule out revenue increases.

[Read more about the debt ceiling.](#)

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## Congress Q&A: Osama bin Laden



This week, Congress Q&A reporter Frances Symes answers two related questions about the killing of Osama bin Laden from the reader mailbag:

**"How much has the war on terror cost?"**

**"What is our relationship with Pakistan?"**

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## Swing Dems Ponder Budget Amendment



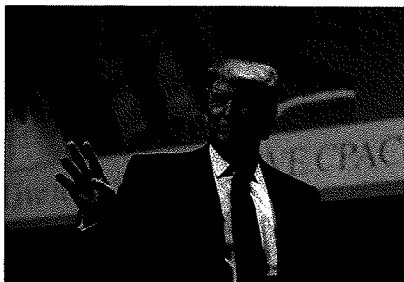
Democrats from swing districts, such as Rep. James E. Clyburn of South Carolina, the assistant House minority leader, and Peter A. DeFazio of Oregon, are taking a hard look at a trademark GOP cause: the balanced-budget amendment.

"It's not hard to get me to vote for a balanced-budget amendment. That's what we are all about. We are about getting rid of deficits," says Clyburn, who is now the lone Democrat in the South Carolina delegation.

He is one of 11 Democrats still in the House who voted for a balanced-budget amendment the last time it came up, 16 years ago.

[Read more about the balanced budget amendment.](#)

## Trump: Lots of Sizzle, No Staff



His first visit to New Hampshire was a media circus.

But there is little sign that Donald Trump, the reality television star some believe may become a credible presidential contender, is building a team of local operatives to drive the kind of retail political strategy Granite State voters largely require.

While other likely GOP presidential candidates have spent weeks, if not months, building a local ground game, Trump has done virtually nothing to date in the first-in-the-nation primary state.

[Read more about Trump's plans in New Hampshire.](#)

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## What's Happening in California — Or Your State?



It can be hard to keep track of California's lawmakers.

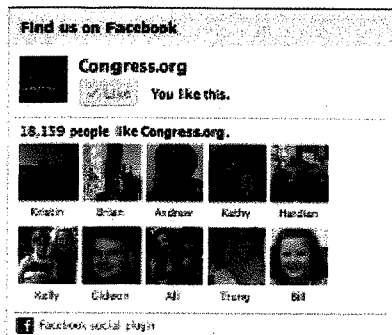
Sen. Barbara Boxer defending the federal budget. Rep. Darrell Issa launching investigations. Rep. Jane Harman retiring.

That's why we created a Facebook page where you can track all the news about the Golden State's delegation — [CongressCA](#).

In fact, we started 50 pages, one for each state in the union. Simply find your state in the list below, go to the Facebook page and click the thumb's up "Like" button at the top of the page.

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## **Buonodono, Nickolas**

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**From:** Taylor, Christopher (Council)  
**To:** Beaudry, Jacqueline  
**Sent:** Monday, May 02, 2011 7:44 PM  
**Subject:** Read: thank you

Your message

**To:** Taylor, Christopher (Council)  
**Cc:** Crawford, Tom; Hieftje, John; Dempkowski, Angela A  
**Subject:** RE: thank you  
**Sent:** 5/2/2011 2:10 PM

was read on 5/2/2011 7:44 PM.

## Buonodono, Nickolas

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**From:** lowerburnsparkneighborhoodassociation@googlegroups.com on behalf of Christy Whiting  
**Sent:** Monday, May 02, 2011 7:43 PM  
**To:** lowerburnsparkneighborhoodassociation@googlegroups.com  
**Subject:** Re: [lowerburnsparkneighborhoodassociation] Looking for a math tutor for our 7th grade daughter

Hi, Van,

My mom is a math tutor. She is a State of MI certified teacher & specializes in algebra, geometry & trig. Her name is Ann Whiting, and you can contact her at [REDACTED]. She is well-loved by her students & their parents.

Christy Whiting  
[REDACTED]

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**From:** Vanarch <[REDACTED]>  
**To:** lowerburnsparkneighborhoodassociation <lowerburnsparkneighborhoodassociation@googlegroups.com>  
**Sent:** Mon, May 2, 2011 4:23:41 PM  
**Subject:** [lowerburnsparkneighborhoodassociation] Looking for a math tutor for our 7th grade daughter

We are looking for preferably a female high school or college age student proficient in math to help tutor our daughter at our home after school a couple days a week. 3:30-5:15 ish. We would like to have someone who would be willing to carry over a few times this summer and resume a normal weekly schedule in fall.

Any recommendations would be greatly appreciated.

Thanks,  
Van Hunsberger  
[REDACTED]

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

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For more options, visit this group at <http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.