# Ann Arbor City Council Regular Session: August 2, 2021 Email Redactions List Pursuant to Council Resolution R-09-386

	А	В	С	D	Е	F	G
1	Sent Time	Received Time	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	Reason for Redaction
					Jacqueline Beaudry,		
2	7:16 PM		John Reiser	Jeff Hayner	Stephen Postema	Content	Attorney Client Privilege
			City Council, Sue & John			Email address,	
3	7:51 PM		Maguire			Phone Number	Privacy
4	7:53 PM		Jacqueline Beaudry	Ali Ramlawi			
					Marti Praschan, John		
					Fournier, Stephen		
					Postema, Derek		
5	7:56 PM		City Council	Jacqueline Beaudry	Delacourt		
					Jacqueline Beaudry,		
6	7:58 PM		Jeff Hayner	John Reiser	Stephen Postema	Content	Attorney Client Privilege
7	8:00 PM		Jeff Hayner	John Reiser		Content	Attorney Client Privilege
8	8:02 PM		John Reiser	Jeff Hayner		Content	Attorney Client Privilege
9	8:03 PM		Jeff Hayner	John Reiser		Content	Attorney Client Privilege
10	8:28 PM		Jacqueline Beaudry	Ali Ramlawi			
11	8:56 PM		Jacqueline Beaudry	Ali Ramlawi			
			,		John Reiser, Stephen		
					Postema, Marti		
12	9:29 PM		City Council	Jacqueline Beaudry	Praschan		
13	9:42 PM		Jen Eyer	Jamie Hodges		Email address	Privacy
14	10:10 PM		Jacqueline Beaudry	Lisa Disch			
15	10:33 PM		Jeff Hayner	Jacqueline Beaudry	Brett Lenart		
16	10:34 PM		Jacqueline Beaudry	Jeff Hayner			
17	10:34 PM		Jacqueline Beaudry	Christopher Taylor			

# Ann Arbor City Council Regular Session: August 2, 2021 Email Redactions List Pursuant to Council Resolution R-09-386

	А	В	С	D	E	F	G
			Jacqueline Beaudry, Jeff				
18	10:37 PM		Hayner	Brett Lenart			
19	10:45 PM		Christopher Taylor	Jacqueline Beaudry			
			John Ereiser, Jeff Hyaner,				
20	11:25 PM		Erica Briggs, Traivs Radina	Lisa Kauffman		Email address	Privacy

From: Hayner, Jeff

Sent: Monday, August 2, 2021 7:16 PM

To: Reiser, John

**Cc:** Beaudry, Jacqueline; Postema, Stephen

**Subject:** RE: Ann Arbor Fur Ban with separate exceptions for endangered species and fur ban, w 1 year

window.docx

So will this be substituted wholesale at the table as an amendment?

From: Reiser, John <JReiser@a2gov.org>
Sent: Monday, August 2, 2021 5:07 PM
To: CityCouncil <CityCouncil@a2gov.org>

Cc: Gerhart, Stephen <SGerhart@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; Postema, Stephen

<SPostema@a2gov.org>

Subject: FW: Ann Arbor Fur Ban with separate exceptions for endangered species and fur ban, w 1 year window.docx

Mayor Taylor and City Council,



John

From: Yanga, Michele < MYanga@a2gov.org>
Sent: Monday, August 2, 2021 4:50 PM
To: Reiser, John < JReiser@a2gov.org>

Subject: RE: Ann Arbor Fur Ban with separate exceptions for endangered species and fur ban, w 1 year window.docx

Here is the revised ordinance.

From: Reiser, John < <u>JReiser@a2gov.org</u>> Sent: Monday, August 02, 2021 4:25 PM

To: Molly Tamulevich < >; Hayner, Jeff

<JHayner@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Radina, Travis <TRadina@a2gov.org>

Cc: Yanga, Michele < MYanga@a2gov.org>

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Lisa and Molly,

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\_

From: Sue and John Maguire

Sent: Monday, August 2, 2021 7:51 PM

**To:** CityCouncil; Sue and John Maguire; Sue and John Maguire

Cc: Taylor, Christopher (Mayor); Disch, Lisa; Hayner, Jeff; Song, Linh; Griswold, Kathy; Radina, Travis;

Grand, Julie; Eyer, Jen; Nelson, Elizabeth; Briggs, Erica; Ramlawi, Ali

**Subject:** Re: Amendment to Lease Signing Ordinance

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Hello,

Here is an article about a new apartment building around the corner from the one that I manage.

https://www.mlive.com/news/ann-arbor/2021/08/before-and-after-see-ann-arbor-neighborhood-blocks-total-transformation.html

My tenants pay **LESS** THAN HALF of what this one will be charging. A huge factor in being able to do that is by staying 100% occupied.

Not being able to show our apartments to students in need of relatively affordable housing at a time that is flexible to them, and on the same availability scale as UofM and these luxury student housing complexes, hurts students.

Please consider this when making a decision about this ordinance.

Thank you,

Sue Maguire

On Thursday, July 22, 2021, 11:55:14 PM EDT, Sue and John Maguire

wrote:

Hello Mayor Taylor and Council Members:

I was very disappointed to see that the first reading of this ordinance was passed - even with the removal of the eviction amendment.

I would like at least one member to email me or call me at \_\_\_\_\_ to explain to me who this amended ordinance is helping. So far, I have not heard from anyone.

I do not see how this amendment helps the general student - especially those with limited means who **need** "affordable housing" and need to know what their costs will be far in advance - or the small-time property owners.

When I get calls in September, October, early-November asking about vacancies, I explain the 70 day ordinance. I explain how it is respectful to the current student-residents, and let the caller know that I will contact them in just a few weeks. Some understand, while others go on to contact other apartment managers who use "workarounds" or who regularly carry empty rooms and apartments that can be shown.

If this amended ordinance passes, when I get a call in September, October, or early-November, instead of explaining the ordinance and why waiting just a few weeks is good for everyone, I will have to tell them that we have a city ordinance that prevents us from asking about availability until **April**. And let them know that I will not even be able to show them an apartment until April.

Even though, by this point, the current residents will have had more than enough time to know if the apartment meets their needs. And even though students returning to school the following year, know what their plans are.

This will force these pro-active students who are seeking housing to go to the big apartment companies and high-rises where empty apartments and rooms are available to show.

These complexes will have leases to be signed, even though the students will not even know which EXACT apartment they will be getting.

This new lease signing ordinance clearly seems like a way to direct students away from small business owners to larger corporate complexes who generally charge more money.

I wonder how these students will feel when my reasonably priced apartments come on the market after they have singed expensive leases because that is all the city allowed to be available to them.

I must be misunderstanding. If someone could respond by email or give me a call to explain, I would appreciate it.

Thank you,

Sue Maguire

# Mayor Taylor and Council Members:

While I appreciate all that you do and your efforts in always working toward making Ann Arbor a better city in so many ways, I am disappointed to see that you are moving forward with an ordinance that does not take students or small business owners welfare into consideration. I am having a really hard time understanding the impetus for this change.

I am a local property manager with many, many years experience in the Ann Arbor rental world - both as a renter growing up here, and currently as a manager of a small apartment building owned by an older retiree.

When I first began managing the apartment building, and all the way up to today, as I am sure that you have heard from others, I have students contacting me before I even begin to market my available apartments. I am very respectful and protective of my tenants. I am sure if you asked any of them that they would concur. So, right from the beginning I have to explain to them the ordinance that the city has regarding not being able to show them the apartments as early as they would like. I do explain why it is in place and why it is respectful to the current residents.

The potential renters that have friends in my apartments feel lucky, because they have already been able to see them and will have an application all ready filled out and ready to give to me in the event that there is availability. But others who would like to lock down an apartment just as early, but who can't have the same kind of viewing access, I often lose to those large apartment buildings with vacancies, or, to those places that have informal "work arounds" in place.

I say all of this to point out that wanting to pin down plans early for the following year is student driven. These are successful, smart, engaged young adults who are used to being pro-active and planning well in advance. It helps them feel more ready and stabilized for the upcoming year having such a major component already taken care of. THEY tell me that having their housing needs in place early allow them to move forward more confidently with all of their other plans.

There are those times that a resident just does not know yet what they are doing the following year and must weigh out the situation and make calculated risks / choices. Like all of us, they do the best that they can in predicting what they will need in the future and they consider different contingencies for a possible change of plans.

Newer high rises and bigger businesses have empty, model apartments that they can show, or they rent by the room and have more vacancies. For them, renting to students is a "numbers game". This allows them to show units anytime despite any ordinance. This is unfair to those of us who have unique, one of a kind, units and/or who don't have models or vacant rooms. Many rental owners in Ann Arbor are essentially small business owners. It is these small business owners that do not have empty models to rely upon that are most hurt by this kind of ordinance

(besides the students, themselves). In particular, small business owners who not only follow the letter of the ordinance, but also the intent of the ordinance.

I have already watched the owner of the apartment building that I manage be hurt, as those who are trying to get settled and make plans early go elsewhere when I explain to them that we follow the city's ordinance which requires them to wait.

Oftentimes, these are the students with less money who are working hard to secure a place that is within their means and will be safe for them. They prefer to know in advance that they will be able to afford everything, and not get stuck competing with everybody at the last minute. They NEED to know what their costs will be.

I believe this new ordinance will inadvertently hurt populations that I think you care about.

I think it is very important for you to know these issues.

It will not affect those rental communities that have empty apartments to show, or the new high-rises with their multitude of rooms and models.

If will not affect those property owners that employ "work arounds", such as having interested parties knock on doors of current residents to have them show their apartments to those who are trying to pin down their living arrangements.

It will hurt those small business owners that follow the ordinance and that respect their tenants.

It will hurt those students who are in need of knowing in advance that they have secured a more affordable housing option.

For those students that do not want to plan in advance, there are still plenty of rooming opportunities the following fall. The number of beds that have increased in the last few years has been incredibly extensive.

I am writing to you all to ask that the proposed amendments to the Lease Signing Ordinance **not** be adopted.

I think the overall harm will be felt most by concerned property owners and the most vulnerable and/or pro-active renters.

I hope you will take these concerns seriously and understand who the proposed changes would most hurt.

I welcome more conversation on this issue. Please do not hesitate to call me if I can offer any further insight.

Thank you for taking the time to consider these concerns.

Sue Maguire

From: Ramlawi, Ali

Sent: Monday, August 2, 2021 7:53 PM

**To:** Beaudry, Jacqueline

**Subject:** CA-8

Current:

RESOLVED, That the City Administrator be authorized to execute four one-year administrative renewals of the lease if deemed in the best interest of the City and to take such other actions necessary to implement this Resolution.

Proposed:

RESOLVED, That the City Administrator be authorized to execute TWO one-year administrative renewals of the lease if deemed in the best interest of the City and to take such other actions necessary to implement this Resolution.

Sent from my iPad

**From:** Beaudry, Jacqueline

**Sent:** Monday, August 2, 2021 7:56 PM **To:** \*City Council Members (All)

Cc: Praschan, Marti; Fournier, John; Postema, Stephen; Delacourt, Derek

**Subject:** FW: CA-8

### Jacqueline Beaudry, City Clerk (she/her/hers)

2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks
2019 Michigan City Clerk of the Year
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall |301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
734.794.6140 (0) · 734.994.8296 (F) | Internal Extension 41401
<a href="mailto:jbeaudry@a2qov.org">jbeaudry@a2qov.org</a> | www.a2qov.org



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

From: Ramlawi, Ali <ARamlawi@a2gov.org> Sent: Monday, August 02, 2021 7:53 PM

To: Beaudry, Jacqueline < JBeaudry@a2gov.org>

Subject: CA-8

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Sent: Monday, August 2, 2021 7:58 PM

To: Hayner, Jeff

**Cc:** Beaudry, Jacqueline; Postema, Stephen

**Subject:** RE: Ann Arbor Fur Ban with separate exceptions for endangered species and fur ban, w 1 year

window.docx

Yes, if that's okay with you Jeff. Human Society (Molly T and Lisa K) are good with the changes and worked with me on them.

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Cc: Beaudry, Jacqueline <JBeaudry@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>

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**To:** Hayner, Jeff

**Subject:** RE: Ann Arbor Fur Ban with separate exceptions for endangered species and fur ban, w 1 year

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No biggie, yes I cc'd her on my 5:07 e-mail. Feel free to ask me when it comes up for consideration tonight to make sure we're all on the same page.

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From: Ramlawi, Ali

Sent: Monday, August 2, 2021 8:28 PM

**To:** Beaudry, Jacqueline **Subject:** Amendment to B-1

# Proposed amendment to B-1

c) This restriction may be waived at the sole discretion of the tenant(s). The landlord shall offer no incentives or exert pressure to obtain such a waiver. If there are multiple tenants on the lease, each much explicitly waive 3(a), either in writing or via e-mail.

Sent from my iPad

From: Ramlawi, Ali

Sent: Monday, August 2, 2021 8:56 PM

**To:** Beaudry, Jacqueline

**Subject:** Updated Amendment to B-1 to put fourth

3)(c) A tenant, on their own will, may waive the restrictions on the landlord entering or releasing the premises to another tenant sooner that 150 days before the end of the current lease period. If there are multiple tenants on a lease, each much waive the restriction on entering the premises to show them to a prospective tenant. All waivers to 3(a) and/or 3(b) shall be in writing. This restriction may be waived at the sole discretion of the tenant(s.) The Landlord shall offer no incentives or exert pressure to obtain such waiver.

Thank you. CM Ramlawi Sent from my iPad

**From:** Beaudry, Jacqueline

**Sent:** Monday, August 2, 2021 9:29 PM **\*City Council Members (All)** 

**Cc:** Reiser, John; Postema, Stephen; Praschan, Marti **Subject:** FW: Updated Amendment to B-1 to put fourth

## Jacqueline Beaudry, City Clerk (she/her/hers)

2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks
2019 Michigan City Clerk of the Year
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall |301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
734.794.6140 (0) · 734.994.8296 (F) | Internal Extension 41401
<a href="mailto:jbeaudry@a2qov.org">jbeaudry@a2qov.org</a> | www.a2qov.org



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From: Ramlawi, Ali <ARamlawi@a2gov.org> Sent: Monday, August 02, 2021 8:56 PM

**To:** Beaudry, Jacqueline <JBeaudry@a2gov.org> **Subject:** Updated Amendment to B-1 to put fourth

3)(c) A tenant, on their own will, may waive the restrictions on the landlord entering or releasing the premises to another tenant sooner that 150 days before the end of the current lease period. If there are multiple tenants on a lease, each much waive the restriction on entering the premises to show them to a prospective tenant. All waivers to 3(a) and/or 3(b) shall be in writing. This restriction may be waived at the sole discretion of the tenant(s.) The Landlord shall offer no incentives or exert pressure to obtain such waiver.

Thank you. CM Ramlawi Sent from my iPad

From:

From: Sent: To: Subject:	Jamie McDaniel Hodges Monday, August 2, 2021 9:42 PM Eyer, Jen Re: Please Vote
	was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions cognize the source of this email and know the content is safe.
Thank you!!!	
_	, 2021 at 11:15 AM Eyer, Jen < <u>JEyer@a2gov.org</u> > wrote: es. Thank you for reaching out!
Best regards	,
Sent: Sunday,	AcDaniel Hodges August 1, 2021 11:29 PM <jeyer@a2gov.org> se Vote</jeyer@a2gov.org>
	was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions cognize the source of this email and know the content is safe.
Please vote for Thank you Jamie Hodges Ward Four Re	
Words by James Bo	ng that is faced can be changed. But nothing can be changed until it is faced".  d remember to live kindly.
Jamie	
<b></b>	
Not everything Words by James Bal	g that is faced can be changed. But nothing can be changed until it is faced".

Thanks and remember to live kindly.



Jamie

From: Disch, Lisa

**Sent:** Monday, August 2, 2021 10:10 PM

**To:** Beaudry, Jacqueline

**Subject:** Fw: Proposed Modifications to Home Occupation Ordinance

## Lisa Disch | Ward One City Council Representative

City of Ann Arbor 301 E. Huron Street Ann Arbor, MI 48107-8647

Idisch@a2gov.org | Watch City Council Live At: https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx

From: Disch, Lisa <LDisch@a2gov.org>
Sent: Friday, July 30, 2021 8:05 PM
To: CityCouncil <CityCouncil@a2gov.org>

Subject: Proposed Modifications to Home Occupation Ordinance

Dear Colleagues,

I wanted to let you know that I will be bringing an amendment to propose two alterations to the Home Occupation Ordinance that comes before us for first reading on Monday evening (see email from Mr. Lenart below).

Planning Commission deliberated this ordinance thoughtfully and with extensive public comment from the maker community in Ann Arbor. I'm bringing these alterations in the broad spirit of PC's discussion, which was supportive of the value and uniqueness of home occupations. These amendments recognize that some home occupations might appropriately be practiced outside (such as a 4-person yoga class in your backyard, or bicycle repair in your driveway).

Lisa

Lisa Disch | Ward One City Council Representative

City of Ann Arbor 301 E. Huron Street Ann Arbor, MI 48107-8647

Idisch@a2gov.org | Watch City Council Live At: https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx

From: Lenart, Brett <BLenart@a2gov.org>
Sent: Friday, July 30, 2021 4:54 PM
To: Disch, Lisa <LDisch@a2gov.org>

Cc: Delacourt, Derek <DDelacourt@a2gov.org>; McDonald, Kevin <KMcDonald@a2gov.org>

Subject: Proposed Modifications to Home Occupation Ordinance

Here are the proposed modifications that we discussed:

**Home Occupation Performance Standards (b):** (The following changes would enable home occupations to be conducted outside, without permitting outdoor storage)

Replace: The use shall be conducted entirely within the interior of a Building, including all storage of goods, materials, and equipment.

With: Any storage of goods, materials, and equipment shall be entirely within the interior of a Building.

**Home Occupation Performance Standards (h):** (This change would rely on the City's existing noise ordinance, not creating a new standard, while maintain some other restrictions)

Modify: No generation of dust, odors, <del>noise,</del> vibration, or electrical interference or fluctuation shall be perceptible beyond the property line.

Note: Home Occupation Performance Standards (g) would still prohibit the outdoor use of mechanized equipment.

# Brett Lenart, AICP | Planning Manager City of Ann Arbor Planning Services 301 E. Huron Street, P.O. Box 8647 Ann Arbor, MI 48107-8647

blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Beaudry, Jacqueline

Sent: Monday, August 2, 2021 10:33 PM

To: Hayner, Jeff Cc: Lenart, Brett

Amendment regarding number of occupants **Subject:** 

# Can you please clarify your amendment?

**Jacqueline Beaudry, City Clerk** (she/her/hers) 2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks 2019 Michigan City Clerk of the Year Ann Arbor 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) | Internal Extension 41401 jbeaudry@a2gov.org | www.a2gov.org



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From: Hayner, Jeff

**Sent:** Monday, August 2, 2021 10:34 PM

**To:** Beaudry, Jacqueline

**Subject:** RE: Amendment regarding number of occupants

Yes in section 2.e. please change "maximum of 4 clients at a time" to "maximum of 6 clients at a time"

From: Beaudry, Jacqueline <JBeaudry@a2gov.org>

**Sent:** Monday, August 2, 2021 10:33 PM **To:** Hayner, Jeff <JHayner@a2gov.org> **Cc:** Lenart, Brett <BLenart@a2gov.org>

Subject: Amendment regarding number of occupants

Can you please clarify your amendment?

## Jacqueline Beaudry, City Clerk (she/her/hers)

2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks
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From: Taylor, Christopher (Mayor)

**Sent:** Monday, August 2, 2021 10:34 PM

**To:** Beaudry, Jacqueline

**Subject:** C-3 ... plz add me as a co-sponsor

Christopher Taylor Mayor of the City of Ann Arbor 301 East Huron Street Ann Arbor, Michigan 48104 734-794-6161 he/him/his

From: Lenart, Brett

**Sent:** Monday, August 2, 2021 10:37 PM **To:** Beaudry, Jacqueline; Hayner, Jeff

**Subject:** RE: Amendment regarding number of occupants

Under letter e. of Home Occupation Performance standards, amend to read "... and a maximum of four six clients at a time..."

### **Brett Lenart, AICP | Planning Manager**

City of Ann Arbor Planning Services 301 E. Huron Street, P.O. Box 8647 Ann Arbor, MI 48107-8647

blenart@a2gov.org | Direct (734) 794-6000 #42606 | General (734) 794-6265 | www.a2gov.org

From: Beaudry, Jacqueline < JBeaudry@a2gov.org>

**Sent:** Monday, August 02, 2021 10:33 PM **To:** Hayner, Jeff <JHayner@a2gov.org> **Cc:** Lenart, Brett <BLenart@a2gov.org>

Subject: Amendment regarding number of occupants

Can you please clarify your amendment?

## Jacqueline Beaudry, City Clerk (she/her/hers)

2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks
2019 Michigan City Clerk of the Year
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**From:** Beaudry, Jacqueline

**Sent:** Monday, August 2, 2021 10:45 PM

**To:** Taylor, Christopher (Mayor)

**Subject:** RE: C-3 ... plz add me as a co-sponsor

All set.

### Jacqueline Beaudry, City Clerk (she/her/hers)

2<sup>nd</sup> Vice President, Michigan Association of Municipal Clerks
2019 Michigan City Clerk of the Year
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jbeaudry@a2gov.org | www.a2gov.org



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From: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Sent: Monday, August 02, 2021 10:34 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: C-3 ... plz add me as a co-sponsor

Christopher Taylor Mayor of the City of Ann Arbor 301 East Huron Street Ann Arbor, Michigan 48104 734-794-6161 he/him/his

From: Lisa Kauffman

**Sent:** Monday, August 2, 2021 11:25 PM

**To:** Reiser, John; Hayner, Jeff; Briggs, Erica; Radina, Travis **Subject:** Thank you! Unanimous vote for the fur sales ban!

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

I just wanted to thank all of you for working together at the last minute to make some adjustments to the language and to give Mr. Davidson with Bivouac a year instead of six months to sell his fall and winter inventory through. I think that's a 'win' for everyone involved and that's what we like to see!

## Lisa Kauffman

Program Manager, Public Policy

<u>Ikauffman@humanesociety.org</u> C 208-761-9368 <u>humanesociety.org</u>



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