

**Ann Arbor City Council Special Session: November 21, 2011
Email Redactions List Pursuant to Council Resolution R-09-386**

| Sent Time | Received Time | To | From | CC | Redactions | Reason for Redaction |
|-----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------|
| 8:09 PM | 8:09 PM | Hiefije, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Drezinski, Tony; Taylor, Christopher; Kunselman, Stephen; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike | Charles Dunlop | | Email address; property address | Privacy |
| 8:24 PM | 8:24 PM | Christy Perros | Robert_Marschall@keybank.com | Ann Snider; Andy Patterson; Tom Baird; Barbara Eichmuller; Martin Bouma; Betsy Stoelt; Christopher Taylor (Council); Dr. Patricia Green; Helen Starman; Jane Montas; Jim Hume; Kathy Sample; Kristin Martin; Laurie Barnett; Liz Margolis; David Martel; Marie Deveney; Melinda Colquitt; Nick Mosher; Rob Marschall; Sylvia Oh; Sheila Carpenter; Andy Thomas; Wendy Correll; Omar Rush | Email addresses of recipients | Privacy |
| 8:25 PM | 8:25 PM | Trocchio, Ginny; Mike Garfield; Hohnke, Carsten; Catherine Riseng; Dan Ezekial; Laura Rubin; Liz Rother; Peter Allen; Tom Bloomer | Peter | | Email addresses of recipients | Privacy |
| 8:42 PM | 8:42 PM | lowerburnsparkneighborhoodassociation on behalf of Sarai Aharoni | lowerburnsparkneighborhoodassociation@googlegroups.com | | Email address and property address | Privacy |
| 9:09 PM | 9:09 PM | Amy Thomas | Amy Thomas | | Email address, telephone number, property address | Privacy |
| 9:44 PM | 9:44 PM | Lumm, Jane | Charles Dunlop | | Email address, telephone number, property address | Privacy |

Corts, Carynne

From: Worldwide Who's Who [info@snsmediallc.com]
Sent: Monday, November 21, 2011 11:29 PM
To: Smith, Sandi
Subject: [POSSIBLE SPAM] You've Been Selected for the Worldwide Who's Who Among Executives and Professionals

Importance: Low

Dear Sandi,

You were recently chosen as a potential candidate to represent your professional community in the **2011 Edition of Worldwide Who's Who**.

We are pleased to inform you that your candidacy was formally approved for this round of candidates on November 21st. Congratulations.

The Publishing Committee selects potential candidates based not only upon their current standing, but focusing as well on criteria from executive and professional directories, associations, and trade journals. Given your background, the Director believes your profile makes a fitting addition to our publication.

There is no fee nor obligation to be listed. As we are working off of secondary sources, we must receive verification from you that your profile is accurate. After receiving verification, we will validate your registry listing within seven business days.

Once finalized, your listing will share prominent registry space with thousands of fellow accomplished individuals across the globe, each representing accomplishments within their own geographical area.

To verify your profile and accept the candidacy, please [visit here](#).

Our registration deadline for this period's candidates is November 30th. To ensure you are included, we must receive your verification on or before this date. On behalf of our Committee, I salute your achievement and look forward to welcoming you to our association.

Sincerely,

Benjamin Morrison
Editor in Chief
Worldwide Who's Who

445 Westbury Boulevard
Hempstead, NY 11550

To remove yourself from further mailings, please [visit here](#).

Corts, Carynne

From: Derezhinski, Tony
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:40 PM
Subject: Read: Packet is updated

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezhinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Packet is updated
Sent: 11/21/2011 10:34 PM

was read on 11/21/2011 10:40 PM.

Corts, Carynne

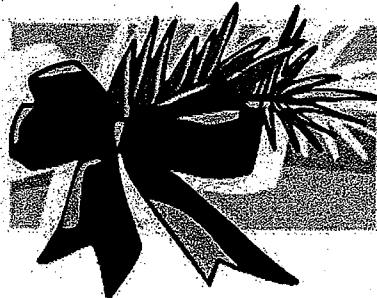
From: info@washtenawdems.org
Sent: Monday, November 21, 2011 10:39 PM
To: Hieftje, John
Subject: Get in the Holiday Spirit with the 15th on the 28th!

[Click here to unsubscribe](#)



**Please join us for the
15th Congressional District Democratic
Organization's**

**"Made In Michigan"
Holiday Fundraising Dinner**



**"Because Democratic Victories are Made in
Michigan!"**

**Monday, November 28th, 2011
6:00pm to 9:00pm
UAW Region 1A
9650 Telegraph Rd
Taylor, MI**

Tickets: \$40.00

**With special guests:
Congressman John and Debbie Dingell**



**To Reserve Your Seat
Please Visit www.15thdistrictdems.com
or call 313-791-2707.**

Paid for by the 15th Congressional District Democratic Organization Federal Account, 19855 W. Outer Dr, Suite 103-AE, Dearborn, MI 48124 and not authorized by any federal candidate or candidate's committee.

empowered by
salsa 

Corts, Carynne

From: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:34 PM
To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Packet is updated

Council:

The packet is updated with the Greenbelt ordinance included if you prefer to download a new packet. Sorry for the confusion. The attachment was on the web version since the agenda was published, I'm not sure why it wasn't included in the Council packet download.

Jackie

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 | www.a2gov.org



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

Corts, Carynne

From: Bruce Hollands [admin1@uni-bell.org]
Sent: Monday, November 21, 2011 10:33 PM
To: Teall, Margie
Subject: PVC Pipe Industry Update - November 2011



Industry Update
Infrastructure for a Sustainable World

November 21, 2011

Council Member Margie Teall
City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48107

Hello Council Member Teall

We hope you like our new look as much as we do. Please find below three recently published articles on the importance of corrosion-proof piping technologies and open procurement practices for cost-effective management of municipal water and wastewater infrastructure.

Former Utility CFO Urges Use of Corrosion-Proof Piping for Water Systems

THE HILL Corrosion costs U.S. drinking water and wastewater systems over \$50.7 billion annually, or more than \$1 trillion dollars over the next twenty years. Municipalities can save 30-70 percent on their capital improvement plans by choosing durable, non-corrosive and cost-effective pipe made from materials like PVC. [Click here to read more.](#)

The Hill is the most widely read congressional newspaper, with a circulation of over 21,000.

Reduce Water Rate Increases Through Comprehensive Asset Management



Infrastructure expert Greg Baird warns of a coming "rate shock". With the current generation of metallic pipes having shorter lifespans, sometimes lasting less than 25 years, the next couple of decades will require that these and older pipes will need to be replaced at the same time, at enormous public cost. [Click here to read more](#)

Dollars & Sense is the newsletter for the National Taxpayers Union (NTU), with a circulation of over 40,000.

Bond Market, Investors Concerned About Lack of Open Materials Selection

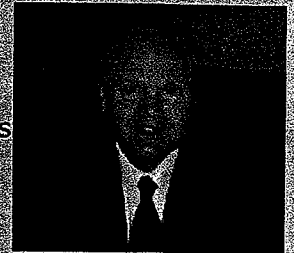


The bond market and investors are becoming increasingly aware of the rising costs of water and sewer services and the reluctance of elected officials to increase rates necessary to maintain adequate financial stability. As lenders, they want to know that utilities are pursuing sustainable water infrastructure options like open materials selection of non-corrosive pipes like PVC and other infrastructure asset management best practices. [Click here to read more](#)

The Bond Buyer is the premier publication for infrastructure investment in the United States.

Featured Author...

Greg Baird is a former CFO of Colorado's third-largest utility with financial oversight on the \$750 million Prairie Waters Project and served as a California municipal finance officer. He is a columnist for the *AWWA Journal*, an active member of the American Water Works Association and serves on the Economic Development and Capital Planning Committee with the Government Finance Officers Association for the United States and Canada.



Best regards,

Bruce Hollands
Executive Director | Uni-Bell PVC Pipe Association
2711 LBJ Freeway, Suite 1000 | Dallas, TX 75234
T. 972.243.3902 ext. 1019 | C. 214.244.9202 | F. 972.243.3907
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PH: 214.243.3902 | FX: 214.243.3807

WWW.UNI-BELL.ORG

Corts, Carynne

From: Smith, Sandi
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:29 PM
Subject: Read: Greenbelt Ordinance

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Greenbelt Ordinance
Sent: 11/21/2011 10:25 PM

was read on 11/21/2011 10:29 PM.

Corts, Carynne

From: Hieftje, John
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:28 PM
Subject: Read: Greenbelt Ordinance

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Greenbelt Ordinance
Sent: 11/21/2011 10:25 PM

was read on 11/21/2011 10:28 PM.

Corts, Carynne

From: Derezsinski, Tony
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:27 PM
Subject: Read: Greenbelt Ordinance

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezsinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Greenbelt Ordinance
Sent: 11/21/2011 10:25 PM

was read on 11/21/2011 10:27 PM.

Corts, Carynne

From: Taylor, Christopher (Council)
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:27 PM
Subject: Read: Greenbelt Ordinance

Your message

To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Greenbelt Ordinance
Sent: 11/21/2011 10:25 PM

was read on 11/21/2011 10:27 PM.

Corts, Carynne

From: Derezsinski, Tony
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:26 PM
Subject: Read: Council committees

Your message

To: Derezsinski, Tony; Hieftje, John; Higgins, Marcia; Teall, Margie
Cc: Bowden (King), Anissa; Higgins, Sara
Subject: Council committees
Sent: 11/21/2011 6:38 PM

was read on 11/21/2011 10:26 PM.

Corts, Carynne

From: John Sullivan [jsullivan@skypics.com]
Sent: Monday, November 21, 2011 10:26 PM
To: Aaron Kiley
Subject: FW: Something to think about

All,
Quite an interesting video on today's US and global problem

http://www.youtube.com/watch?v=qOP2V_np2c0

Corts, Carynne

From: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:25 PM
To: Anglin, Mike; Beaudry, Jacqueline; Bowden (King), Anissa; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa
Subject: Greenbelt Ordinance
Attachments: C-3 ATT4.pdf

Attached is the draft version of C-3.

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 | www.a2gov.org



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

An Ordinance to Amend Sections 3:62 and 3:67 of Chapter 42, Open Space and Parkland Preservation, Title III of the Code of the City of Ann Arbor to Expand the Greenbelt District Boundaries

The City of Ann Arbor ordains:

Section 1. That Section 3:62 of Chapter 42 and the District Map, which, under the provisions of Section 3:62(13) accompanies Chapter 42 and made a part of Chapter 42, of Title III of the Code of the City of Ann Arbor be amended to read and describe the Greenbelt District as follows:

3:62. - Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings described in this section unless the context in which they are used specifically indicates otherwise:

- (1) *Agricultural rights* means an interest in and the right to use and possess land for the purposes and activities related to open space, natural habitat, horticultural and other agricultural use or open space character.
- (2) *Agricultural use* means substantially undeveloped land devoted to the production of plants and animals useful to humans, including fruits, nuts, vegetables, greenhouse plants, berries, herbs, flowers, seeds, nursery stock, grasses, Christmas trees and lumber, forages and sod crops, grains and feed crops, dairy and dairy products, livestock (including breeding and grazing), poultry and poultry products and other similar uses and activities.
- (3) *Application* means the documentation and information submitted to the City by a landowner on the approved application form offering to sell, donate or otherwise grant to the City a conservation easement, development rights or title to greenbelt district land.
- (4) *City* means the City of Ann Arbor.
- (5) *Code* means the Ann Arbor City Code.
- (6) *Conservation easement* means a non-possessory interest in real property, which is acquired in accordance with MCL 324.2140 et seq. for the purpose of retaining and enhancing agriculture, preserving natural, scenic or open space values of real property; restricting or preventing the development or improvement of the land for purposes other than agricultural production; or other like or similar purposes.
- (7) *Development* means an activity that materially alters or affects the existing conditions or use of any land in a manner that is inconsistent with agricultural use or open space character.
- (8) *Development rights* means an interest in and the right to use, divide or subdivide land for any and all residential, office, commercial, research, industrial, or other use, purposes or activities including intensive animal husbandry operations, not incident to agricultural use or open space character.
- (9) *Other eligible land* means land that has a common property line with agricultural land from which development rights have been purchased and that is not divided from that agricultural land by a state or federal limited access highway

(10) *Fair market value purchase* means transfer of full ownership to the City based on a qualified appraisal.

(11) *Full ownership* means fee simple title.

(12) *Greenbelt advisory commission* means the commission formed pursuant to this chapter to advise the City Council in the selection of greenbelt district lands.

(13) *Greenbelt district* is the land area surrounding the City of Ann Arbor in which the Greenbelt Advisory Commission shall exercise its powers as provided by this Chapter; the boundaries of which are hereby established and traverse the following townships as follows:

a.) Lodi Township - that portion of land located within Sections 1—~~34~~ and ~~409—4516~~, and ~~21-24~~, R5E, and lying East of Zeeb Road and North of Pleasant Lake Road.

b.) Pittsfield Township - that portion of land located within Section 1, 12—24, and to the extent not incorporated within the City, Sections 6-8, R63, and lying North of Textile Road.

c.) Scio Township - that portion of land located within Sections 1—4, 9-16, 21—28 and 33—36, R5E, and lying west of Zeeb Road.

d.) Ann Arbor Township all that portion of land within Sections 1—8, 12-13, and to the extent not incorporated within the City, Sections 9—11, 14, 23—25, and 36, R6E, being all the land within the known and designated boundaries of the Township.

e.) Superior Township— that portion of land located within Section 3—10, 15—22, and 27—34, R7E, and lying east of Prospect Road.

f.) Webster Township - that portion of land located within Sections 21—28 and 33—36, R5E, and lying South of 5 Mile Road and west of Zeeb Road.

g.) Northfield Township -that portion of land located within Sections 19—36, R6E, and lying South of 5 Mile Road.

h.) Salem Township - that portion of land located within Sections 19—~~36~~~~22~~, and ~~27-34~~, R7E, and lying South of 5 Mile Road and west of Curtis Road.

and as shown on the district map which accompanies this chapter, and which, with all notations, references, and other information show thereon, shall be as much a part of this chapter as if fully described herein; and from which, applications for purchases of land and conservation easements will be considered.

(14) *Governmental agency* means the United States or any agency thereof, the State of Michigan or any agency thereof or any municipal corporation.

(15) *Open space character or open space use* means substantially undeveloped land devoted to (a) the maintenance or enhancement of natural processes (e.g. water quality, plant and wildlife habitat, groundwater recharge), (b) scenic enjoyment of the public or (c) otherwise satisfying the standards of sections 5:51 of the Code.

(16) *Owner* means the individual or individuals having fee simple title to the eligible land.

(17) *Parcel* means all property under a single ownership that is included in an application.

(18) *Parkland* means all property undeveloped and developed dedicated for the use of the public as a park.

(19) *Parks advisory commission* means the commission established by resolution of City Council to advise the City Council in the planning, selection, and management of parkland within and outside the City.

(20) *Permitted use* means any use contained within a conservation easement essential to the agricultural use or which does not alter the open space character or natural features of the land.

(21) *Qualified appraisal* means an appraisal done in conformance with the standards in Section 1:320 of the Code.

(22) *Residential development rights* means the right to sell portion of a parcel, or to construct a residence and related accessory buildings such as a garage or shed on a parcel, for residential uses not related to the agricultural use, open space character or natural features of the parcel.

(23) *Substantially undeveloped land* means land on which there is no more than one residential dwelling unit and related accessory buildings such as a garage or shed for each 40 acres of land. For parcels less than 40 acres in existence prior to the date of this chapter, and which cannot be joined to a larger contiguous parcel, substantially undeveloped land means land on which there is no more than 1 residential dwelling unit and related accessory buildings for the parcel.

Section 2. That Section 3:67 of Chapter 42 of Title III of the Code of the City of Ann Arbor be amended to read as follows:

3:67. - Greenbelt district land; description of greenbelt district.

Land and land rights voluntarily acquired under the provisions of this Ordinance shall include:

(1) Land outside the incorporated boundaries of the City of Ann Arbor within the Greenbelt District; except that a Parcel either dissected by the Greenbelt District boundaries, or contiguous to the Greenbelt District boundary and a parcel under the same ownership within the Greenbelt District as defined in Section 3:62(13) may be acquired in its entirety in the same manner under the provisions of this Ordinance as if the Parcel was within the Greenbelt District.

(2) Nothing in this Section alters or is intended to alter the designation of existing and future areas of the City under Section 5:10.1 of the Code as AG-agricultural-open space district.

Section 3. In the event any court of competent jurisdiction shall hold any provision of this Ordinance invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision thereof.

Section 4. This Ordinance shall take effect ten days after passage and publication.

Corts, Carynne

From: Smith, Sandi
To: Beaudry, Jacqueline
Sent: Monday, November 21, 2011 10:24 PM
Subject: Read: RE: Final Agenda & Packet

Your message

To: Smith, Sandi
Subject: RE: Final Agenda & Packet
Sent: 11/21/2011 7:18 PM

was read on 11/21/2011 10:24 PM.

Corts, Carynne

From: Nancy Shiffler [nshiffler@comcast.net]
Sent: Monday, November 21, 2011 10:17 PM
Subject: You're invited to the Sierra Club holiday Party on Saturday, December 10.

Friends,

The volunteer leaders of the Huron Valley Group of the Sierra Club would like you to join us and other friends on Saturday, December 10, for our annual potluck party celebrating the holiday season. Starting at 6:00 p.m. we'll throw the doors open at the house of Gwen and John Nystuen at 1016 Olivia Street in Ann Arbor (directions below). Dinner, drinks, and dessert will be on the table until at least 10 p.m.

This is an informal party. Come when you can, leave when you like. Feel free to bring a friend or your family, and contribute whatever you'd like to add to the feast. If you're feeling rushed, just bring something to drink. No RSVP is necessary.

We'll enjoy fine food and great company. I hope you'll join us. Let me know if you have any questions.

Nancy Shiffler
Chair, Sierra Club-Huron Valley Group
<http://www.michigan.sierraclub.org/huron>

~~~~~  
Sierra Club holiday party directions and parking:

**FROM PACKARD:** About one mile southeast from the intersection of Main and Packard, turn east off Packard (at stoplight) on Wells. Go 3 blocks and then turn left (north) onto Olivia Street.

**FROM WASHTENAW:** Turn west onto Hill from Washtenaw. Go 2 blocks and then turn left (south) onto Olivia Street.

Park on the west side of Olivia Street, or on nearby streets. 1016 Olivia is on the west side of the street, the second house south of the intersection with Cambridge.

Corts, Carynne

---

**From:** Bruce Hollands [admin1@uni-bell.org]  
**Sent:** Monday, November 21, 2011 10:14 PM  
**To:** Higgins, Marcia  
**Subject:** PVC Pipe Industry Update - November 2011



**Industry Update**  
Infrastructure for a Sustainable World

November 21, 2011

Council Member Marcia Higgins  
City of Ann Arbor  
301 East Huron Street  
Ann Arbor, MI 48107

Hello Council Member Higgins,

We hope you like our new look as much as we do. Please find below three recently published articles on the importance of corrosion-proof piping technologies and open procurement practices for cost-effective management of municipal water and wastewater infrastructure.

### Former Utility CFO Urges Use of Corrosion-Proof Piping for Water Systems

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*The Hill* is the most widely read congressional newspaper, with a circulation of over 21,000.

## Reduce Water Rate Increases Through Comprehensive Asset Management



Infrastructure expert Greg Baird warns of a coming "rate shock". With the current generation of metallic pipes having shorter lifespans, sometimes lasting less than 25 years, the next couple of decades will require that these and older pipes will need to be replaced at the same time, at enormous public cost. [Click here to read more.](#)

*Dollars & Sense* is the newsletter for the National Taxpayers Union (NTU), with a circulation of over 40,000.

## Bond Market, Investors Concerned About Lack of Open Materials Selection

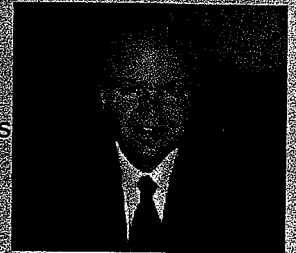


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*The Bond Buyer* is the premier publication for infrastructure investment in the United States.

### Featured Author...

Greg Baird is a former CFO of Colorado's third-largest utility with financial oversight on the \$750 million Prairie Waters Project and served as a California municipal finance officer. He is a columnist for the *AWWA Journal*, an active member of the American Water Works Association and serves on the Economic Development and Capital Planning Committee with the Government Finance Officers Association for the United States and Canada.



Best regards,

**Bruce Hollands**  
Executive Director | Uni-Bell PVC Pipe Association  
2711 LBJ Freeway, Suite 1000 | Dallas, TX 75234  
T. 972.243.3902 ext. 1019 | C. 214.244.9202 | F. 972.243.3907  
[www.uni-bell.org](http://www.uni-bell.org)



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### UNI-BELL PVC PIPE ASSOCIATION

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[WWW.UNI-BELL.ORG](http://WWW.UNI-BELL.ORG)

## Corts, Carynne

---

**From:** Portside Moderator [moderator@PORTSIDE.ORG]  
**Sent:** Monday, November 21, 2011 9:52 PM  
**To:** PORTSIDE@LISTS.PORTSIDE.ORG  
**Subject:** National Lawyers Guild Files FOIA Requests Regarding Occupy Crackdown

National Lawyers Guild Files FOIA Requests Seeking Evidence of Federal Role in Occupy Crackdown

By Dave Lindorff

This Can't Be Happening / News Report  
Published: Monday 21 November 2011

This article was published at NationofChange at:  
<http://www.nationofchange.org/national-lawyers-guild-files-foia-requests-seeking-evidence-federal-role-occupy-crackdown-1321891106>

With Congress no longer performing its sworn role of defending the US Constitution, the National Lawyers Guild Mass Defense Committee and the Partnership for Civil Justice today filed requests under the Freedom of Information Act (FOIA) asking the Department of Justice, the Department of Homeland Security, the FBI, the CIA and the National Parks Service to release "all their information on the planning of the coordinated law enforcement crackdown on Occupy protest encampments in multiple cities over the course of recent days and weeks."

According to a statement by the NLG, each of the FOIA requests states, "This request specifically encompasses disclosure of any documents or information pertaining to federal coordination of, or advice or consultation regarding, the police response to the Occupy movement, protests or encampments."

National Lawyers Guild leaders, including Executive Director Heidi Beghosian and NLG Mass Defense Committee co-chair and PCJ Executive Director Mara Veheyden-Hilliard both told TCBH! earlier this week that the rapid-fire assaults on occupation encampments in cities from Oakland to New York and Portland, Seattle and Atlanta, all within days of each other, the similar approach taken by police, which included overwhelming force in night-time attacks, mass arrests, use of such weaponry as pepper spray, sound cannons, tear gas, clubs and in some cases "non-lethal" projectiles like bean bags and rubber bullets, the removal and even arrest of reporters and camera-persons, and the justifications offered by municipal officials, who all cited "health" and "safety" concerns, all pointed to central direction and guidance.

As we reported, Oakland Mayor Jean Quan admitted publicly in an interview on a San Francisco radio program earlier this week that prior to her first order to police to clear Oscar Grant Plaza of occupiers on Oct. 25, she had participated in a "conference call" with 17 other urban mayors to discuss strategy for dealing with the movement. At the time of that call, her mayor's office legal advisor, who subsequently resigned over the harsh police tactics used against demonstrators, says Quan was, significantly, in Washington, DC.

The NLG says the Occupy Movement, which is now in over 170 cities around the U.S., "has been confronted by a nearly simultaneous effort by local governments and local police agencies to evict and break up encampments in cities and towns throughout the country."



Verheyden-Hilliard says, "The severe crackdown on the occupation movement appears to be part of a national strategy," which she said is designed to "crush the movement," an action she describes as "supremely political."

She adds, "The Occupy demonstrations are not criminal activities and police should not be treating them as such."

The police conducting these coordinated raids look more like Imperial Storm Troopers than cops in their riot gear get-ups. The attacks show how the nation's local police are becoming more of a national paramilitary force, curiously akin to the widely despised and feared Armed Police or Wu Jing who do the heavy riot-control and repression duty in China. Equipped with federally-supplied body armor and military-style weapons like stun grenades, sound canons and of course assault rifles, domestic US police forces responding to even garden variety, peaceful protest actions often look more like an occupying army than police. Meanwhile their actions have even been condemned by the Iraq and Afghanistan War veterans who are increasingly coming to and supporting the occupation movement. These vets say the police are employing tactics that they themselves were not even permitted to use in dealing with unrest in occupied or war-torn lands.

The Guild and other observers strongly suspect that the 72 so-called Fusion Centers created by the Homeland Security Department around the country, and the many Joint Terror Task Forces operated by the FBI in conjunction with local police in many cities, are serving as coordination points for the increasingly systematic attacks on the Occupy Movement.

It will be instructive to see how the Obama administration and the targeted agencies respond to the Guild's FOIA requests, and even more interesting to see what kinds of documents--if any--are forthcoming.

"We're calling for expedited processing, because this is an urgent effort, and if we don't get that, we can go to court over that issue," says Verheyden-Hilliard. "Government delays in responding defeat the purpose of an open government law, with people in the streets and under attack by police now." Normally, she says, government agencies have 20 days to respond to a FOIA request, but with an expedited request the agencies should have to respond even faster.

National Security and privacy are the only grounds for federal agencies to withhold information sought in a FOIA request, and clearly there is no national security issue involved in this protest movement, at least not in a strictly legal sense of the term. The Occupy Movement is protesting economic inequality, and the political corruption that allows the wealthiest people who run the nation's biggest banks and companies to run the country in their own interest and to run rough-shod over the broader public interest. Of course, from the perspective of the ruling elite, and from the perspective of their political lackeys in the White House and Congress, any protest movement calling for a reordering of the political system to make it more responsive to the public interest would be seen as a national security threat.

Meanwhile, the Occupy Movement is continuing to grow.

Ousted from their base in Zuccotti Park, where a New York state court judge has ruled that they can stay, but cannot sleep or bring in sleeping gear or protection from the weather, movement activists are switching to a decentralized strategy. Some 30,000 people rallied around New York City on Thursday (the two-month anniversary of the start of the Zuccotti occupation), to protest the police action two days earlier. Some hardy souls still keep Zuccotti occupied round the clock, and a General Assembly has been held there several times despite police efforts to limit access. Rallies in support of and solidarity with the New York Occupy Movement were held simultaneously in 30 other cities yesterday.

Kenny Clark, 32, dressed in military fatigues he said dated from his Army service (he was stationed in Korea) stood in Zuccotti Park in the pouring rain on Wednesday, more than a day after police had cleared away the tarps, the 5500-book library, and the free kitchen, and said, with a determined smile, "We're not going away!" A meat counter worker at A&P, where he has worked for 20 years, Clark said he and his co-workers were being asked to take a 20-percent pay cut by the firm, which is using a bankruptcy filing to try and break out of its union contracts. "We'll vote down their offer, and then we'll strike, and then they'll probably fire our asses," he laughed, "but with help from all these occupiers, we'll be marching in front of their stores and organizing a boycott like they've never seen! Nobody's going to shop there!"

Clark noted that the Occupy Movement is developing plans for a national occupation of the National Mall, the big park that runs between the Capitol and the Lincoln Monument that has been the scene of many historic rallies and occupations in decades past. A national General Assembly is being planned for April 1, which will focus on "the failure of the Democrats and Republicans in Congress to represent the views of the majority of people, the Supreme Court for allowing the Constitution to be perverted and for ignoring the rule of law and the Chamber of Commerce and lobbyists on K St for dominating the political process in favor of the 1% at the expense of the 99%."

This thing ain't over. It's just getting going.

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## Corts, Carynne

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**From:** Portside Moderator [moderator@PORTSIDE.ORG]  
**Sent:** Monday, November 21, 2011 9:52 PM  
**To:** PORTSIDE@LISTS.PORTSIDE.ORG  
**Subject:** Israel Shuts Down Palestinian Groups in Jerusalem

Israel Shuts Down Palestinian Groups in Jerusalem

The Electronic Intifada November 19, 2011

<http://electronicintifada.net/content/israel-shuts-down-palestinian-groups-jerusalem/10606>

The recent forced closures of Palestinian nonprofit organizations in Jerusalem is an example of the Israeli authorities' continued attacks on the city's Palestinian identity and their attempts to maintain control over occupied East Jerusalem, according to local human rights groups.

"The purpose is to control and undermine the role of Palestinian civil society and [its] efforts in Jerusalem," Rashad Shtayyeh, the activities coordinator at the Civic Coalition to Defend Palestinians' Rights in Jerusalem (CCDPRJ), told The Electronic Intifada by email.

"Also, [this Israeli policy] tries to restrict anything that might help in protecting the Palestinian identity in Jerusalem, as a part of the Israeli Judiazation project in occupied Jerusalem," Shtayyeh explained.

On 25 October, Israeli police presented closure notices to four Jerusalem-based organizations - Shua'a Women's Association, al-Quds Development Foundation, Saeed Education Center and Work Without Borders - for a one-month period.

Given thirty minutes to leave

Dr. Nufuz Maslamani is the director of the Shua'a Women's Association, a group that was founded in 2008 with the goal of empowering women in Jerusalem to achieve their social, political and economic rights.

She told The Electronic Intifada that Israeli police gave volunteers at the association thirty minutes to leave their office before they locked the door.

"I said, 'Why do you want to close it?' I said that we are a women's association and that we are working with women, with gender issues. [The police officer] said, 'No, you are doing activities for the Popular Front [for the Liberation of Palestine, PFLP]," Maslamani explained.

"As always, they have a lot of reasons to close any association, to stop anyone who is working in Jerusalem. They continue their policy to make Jerusalem empty of the Palestinian people. This is their policy.

That's why they closed the association," she said.

Maslamani said that the closure has already had a negative impact on the Palestinian women and children who take courses through the association.

"This is really a problem because we now have women who are taking computer courses, and other courses. These women feel that they have a purpose and that they can do anything," she said, adding that she feared the one-month closure order would be arbitrarily extended.

"The most dangerous thing is that the Palestinian people can't live or do what is right for them. This is our right, to continue our lives in Jerusalem, as all women and people in the world."

#### History of closures in Jerusalem

According to the Civic Coalition for Defending Palestinians' Rights in Jerusalem (CCDPRJ), since August 2001, the Israeli authorities have closed approximately 28 organizations serving the Palestinian community in Jerusalem, including the Orient House, the Palestine Liberation Organization's (PLO) former headquarters in the city, the Jerusalem Chamber of Commerce and the Arab Studies Society.

In 2009, the Israeli authorities also banned numerous Palestinian cultural and educational events scheduled to celebrate the declaration of Jerusalem as the "Capital of Arab Culture" for that year.

"The closure of these and other Palestinian institutions are part of a broader policy through which the Israeli authorities seek to stifle Palestinian development in Jerusalem and increase the strength of Israel's occupation over East Jerusalem," explained Shtayyeh. "These closures relate to the overarching policy that includes violations of housing rights, revocation of residency, and ultimately results in the forced displacement of Palestinians from Jerusalem."

Most Palestinians living in East Jerusalem have residency rights, not full Israeli citizenship, since they refused to take Israeli passports on principle shortly after Israel began occupying the West Bank and Gaza Strip in 1967.

As such, Palestinian Jerusalemites have the right to live and work in Israel yet are denied other provisions that come with full Israeli citizenship. For instance, unlike citizenship, permanent residency is only passed on to a person's children if certain conditions are met, including most notably proving that one's "center of life" is in Jerusalem.

Since 1967, it is estimated that more than 14,000 identification cards have been revoked from Palestinian Jerusalemites, who have thereby lost their residency rights and the ability to live in the city.

#### Widespread attack on human rights groups

The Jerusalem-area closures come as the Israeli parliament, the Knesset, is expected to pass two new bills that would make it harder for human rights groups in the country to receive funding from foreign governments.

On 13 November, the Israeli Ministerial Committee on Legislation voted in favor of two new bills. The first, officially known as the Associations Law (Amendment - Banning Foreign Diplomatic Entities' Support of Political Associations in Israel), would bar human rights groups from receiving donations of more than 20,000 NIS (roughly \$5,400) from foreign state entities.

The second bill, an amendment to the Israeli Income Tax Order, would make funding from foreign state entities to Israeli nongovernmental organizations subject to a 45 percent taxation rate. This is more than three times more than the taxation rate incurred by private organizations.

On 10 November, 18 human rights groups in Israel, including Adalah - the Legal Center for Arab Minority Rights in Israel, Physicians for Human Rights-Israel and the Arab Association for Human rights, released a statement condemning the bills.

"This is not the first time Knesset members target foreign funding as a way to silence civil society and human rights organizations. The bills are a part of a calculated policy to silence voices of dissent and criticism and go hand in hand with attempts to restrict Israel's judicial system, media outlets and activists," the statement reads ("NGOs in Israel: Urgent call regarding severely restrictive funding bills," 10 November 2011).

"A vibrant civil society is an essential part of a healthy democracy," the statement adds. "These organizations promote transparency, public debate and accountability regarding government policy, and ensure essential protection of more vulnerable communities."

According to the Mossawa Center, a group representing Palestinians in Israel, the bills would have the biggest impact on organizations working for the rights of Israel's Palestinian citizens.

"Many Israeli NGOs [nongovernmental organizations] do not receive funding from the Israeli government because of their work with the Palestinian Arab minority. They are forced to rely on foreign state entities, like the EU and European government-sponsored organizations, for a majority of their funding," Mossawa explained in a statement ("The Mossawa Center calls on the international community to condemn bills that restrict funding for human rights organizations in Israel," 16 November 2011 [PDF]).

"While the NGO bills directly hinder the ability of Arab and human rights NGOs to operate independently within Israel, right-wing organizations that violate international law by supporting settlements in the West Bank are not limited in the proposed legislation," Mossawa adds. "Most right-wing organizations are funded by the state and/or foreign private donations, which the bills' sponsors do not consider foreign interference. It is clear that the proposed legislation would conceal the state's human rights violations and advance the government's right-wing agenda without impediment."

Protected under international law

In Jerusalem, CCDPRJ's Rashad Shtayyeh explained that "East Jerusalem is incontrovertibly recognized under international law as an integral part of the occupied Palestinian territory over which the Palestinian people are entitled to exercise their right to self-determination."

Indeed, the Fourth Geneva Convention states: "Protected persons are entitled, in all circumstances, to respect for their persons, their honor, their family rights, their religious convictions and practices, and their manners and customs."

Article 1 of the International Covenant on Economic, Social and Cultural Rights also stipulates that "All peoples have the right of self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development."

In his email to The Electronic Intifada, Shtayyeh explained that these protected rights - as well as freedom of expression, association and peaceful assembly - are regularly denied to Palestinians in East Jerusalem.

"We call upon the international Community, the United Nations and the European Union to take responsibility to uphold their obligations towards the protected persons under occupation in Jerusalem," he said. "We demand that the international community obliges the Israeli government to refrain from closing the Palestinian institutions in East Jerusalem."

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## Corts, Carynne

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**From:** Portside Moderator [moderator@PORTSIDE.ORG]  
**Sent:** Monday, November 21, 2011 9:50 PM  
**To:** PORTSIDE@LISTS.PORTSIDE.ORG  
**Subject:** Poet-Bashing Police

Poet-Bashing Police

By ROBERT HASS  
November 19, 2011

The New York Times Sunday Review

[http://www.nytimes.com/2011/11/20/opinion/sunday/at-occupy-berkeley-beat-poets-has-new-meaning.html?\\_r=1&pagewanted=all](http://www.nytimes.com/2011/11/20/opinion/sunday/at-occupy-berkeley-beat-poets-has-new-meaning.html?_r=1&pagewanted=all)

[Photo] Berkeley, Calif. Ben Margot/Associated Press Activists raised a tent in front of Sproul Hall on the Berkeley campus as police officers in riot gear retreated on Nov. 9.

LIFE, I found myself thinking as a line of Alameda County deputy sheriffs in Darth Vader riot gear formed a cordon in front of me on a recent night on the campus of the University of California, Berkeley, is full of strange contingencies. The deputy sheriffs, all white men, except for one young woman, perhaps Filipino, who was trying to look severe but looked terrified, had black truncheons in their gloved hands that reporters later called batons and that were known, in the movies of my childhood, as billy clubs.

The first contingency that came to mind was the quick spread of the Occupy movement. The idea of occupying public space was so appealing that people in almost every large city in the country had begun to stake them out, including students at Berkeley, who, on that November night, occupied the public space in front of Sproul Hall, a gray granite Beaux-Arts edifice that houses the registrar's offices and, in the basement, the campus police department.

It is also the place where students almost 50 years ago touched off the Free Speech Movement, which transformed the life of American universities by guaranteeing students freedom of speech and self-governance. The steps are named for Mario Savio, the eloquent undergraduate student who was the symbolic face of the movement. There is even a Free Speech Movement Cafe on campus where some of Mr. Savio's words are prominently displayed: "There is a time ... when the operation of the machine becomes so odious, makes you so sick at heart, that you can't take part. You can't even passively take part."

Earlier that day a colleague had written to say that the campus police had moved in to take down the Occupy tents and that students had been "beaten viciously." I didn't believe it. In broad daylight? And without provocation? So when we heard that the police had returned, my wife, Brenda Hillman, and I hurried to the campus. I wanted to see what was going to happen and how the police behaved, and how the students behaved.

If there was trouble, we wanted to be there to do what we could to protect the students.

Once the cordon formed, the deputy sheriffs pointed their truncheons toward the crowd. It looked like the oldest of military maneuvers, a phalanx out of the Trojan War, but with billy clubs instead of spears. The students were wearing scarves for the first time that year, their cheeks rosy with the first bite of real cold after the long Californian Indian summer. The billy clubs were about the size of a boy's Little League baseball bat. My wife was speaking to the young deputies about the importance of nonviolence and explaining why they should be at home reading to their children, when one of the deputies reached out, shoved my wife in the chest and knocked her down.

Another of the contingencies that came to my mind was a moment 30 years ago when Ronald Reagan's administration made it a priority to see to it that people like themselves, the talented, hardworking people who ran the country, got to keep the money they earned. Roosevelt's New Deal had to be undealt once and for all. A few years earlier, California voters had passed an amendment freezing the property taxes that finance public education and installing a rule that required a two-thirds majority in both houses of the Legislature to raise tax revenues. My father-in-law said to me at the time, "It's going to take them 50 years to really see the damage they've done." But it took far fewer than 50 years.

My wife bounced nimbly to her feet. I tripped and almost fell over her trying to help her up, and at that moment the deputies in the cordon surged forward and, using their clubs as battering rams, began to hammer at the bodies of the line of students. It was stunning to see. They swung hard into their chests and bellies.

Particularly shocking to me -- it must be a generational reaction -- was that they assaulted both the young men and the young women with the same indiscriminate force.

If the students turned away, they pounded their ribs.

If they turned further away to escape, they hit them on their spines.

NONE of the police officers invited us to disperse or gave any warning. We couldn't have dispersed if we'd wanted to because the crowd behind us was pushing forward to see what was going on. The descriptor for what I tried to do is "remonstrate." I screamed at the deputy who had knocked down my wife, "You just knocked down my wife, for Christ's sake!" A couple of students had pushed forward in the excitement and the deputies grabbed them, pulled them to the ground and cudgelled them, raising the clubs above their heads and swinging.

The line surged. I got whacked hard in the ribs twice and once across the forearm. Some of the deputies used their truncheons as bars and seemed to be trying to use minimum force to get people to move. And then, suddenly, they stopped, on some signal, and reformed their line. Apparently a group of deputies had beaten their way to the Occupy tents and taken them down. They stood, again immobile, clubs held across their chests, eyes carefully meeting no one's eyes, faces impassive.

I imagined that their adrenaline was surging as much as mine.

My ribs didn't hurt very badly until the next day and then it hurt to laugh, so I skipped the gym for a couple of mornings, and I was a little disappointed that the bruises weren't slightly more dramatic. It argued either for a kind of restraint or a kind of low cunning in the training of the police. They had hit me hard enough so that I was sore for days, but not hard enough to leave much of a mark. I wasn't so badly off.

One of my colleagues, also a poet, Geoffrey O'Brien, had a broken rib. Another colleague, Celeste Langan, a Wordsworth scholar, got dragged across the grass by her hair when she presented herself for arrest.

I won't recite the statistics, but the entire university system in California is under great stress and the State Legislature is paralyzed by a minority of legislators whose only idea is that they don't want to pay one more cent in taxes. Meanwhile, students at Berkeley are graduating with an average indebtedness of something like \$16,000. It is no wonder that the real estate industry started inventing loans for people who couldn't pay them back.

"Whose university?" the students had chanted. Well, it is theirs, and it ought to be everyone else's in California. It also belongs to the future, and to the dead who paid taxes to build one of the greatest systems of public education in the world.

The next night the students put the tents back up.

Students filled the plaza again with a festive atmosphere. And lots of signs. (The one from the English Department contingent read "Beat Poets, not beat poets.") A week later, at 3:30 a.m., the police officers returned in force, a hundred of them, and told the campers to leave or they would be arrested. All but two moved. The two who stayed were arrested, and the tents



were removed. On Thursday afternoon when I returned toward sundown to the steps to see how the students had responded, the air was full of balloons, helium balloons to which tents had been attached, and attached to the tents was kite string. And they hovered over the plaza, large and awkward, almost lyrical, occupying the air.

Robert Hass is a professor of poetry and poetics at the University of California, Berkeley, and former poet laureate of the United States.

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**From:** Portside Moderator [moderator@PORTSIDE.ORG]  
**Sent:** Monday, November 21, 2011 9:52 PM  
**To:** PORTSIDE@LISTS.PORTSIDE.ORG  
**Subject:** Tidbits - November 21, 2011

Tidbits - November 21, 2011

- \* Re: Media Bits & Bytes (Frank Millspaugh)
- \* Re: Why the Decline in Unionization Rates (Cyril Robinson)
- \* Re: J. Edgar: Movie Review (Jack Radey)
- \* Re: Occupy Movement at the Crossroads - What Next (two views) (Laurel MacDowell)
- \* Re: Civil Rights Strategy and the '99%' Movement (Gordon Fitch)
- \* Re: 'Language Gene' Speeds Learning (Jim)

=====

- \* Re: Media Bits & Bytes

I find Media Bits & Bytes very informative. Thank you.

Frank Millspaugh

=====

- \* Re: Why the Decline in Unionization Rates?

My experience as an attorney (part of a firm) that represented the United Packinghouse Workers of America

'UPWA) in the 1930s was that to survive and flourish, unions need government support because, in a capitalist economy, it is difficult for unions to survive without government support.

The 1930s was anti-red,; anti-union period where the government led thru anti-union forces. In addition, reactionary unions, such as the AFofL took advantage of this situation and raided UPWA locals. There was also a change in the industry. Most packing houses left Chicago going to the southwest, fired their union workers ,hiring women and nonunion local, mostly Mexican immigrants.This strategy left a disorganized work force, putting industry in charge of the workforce. The union never recovered without support from the government and attacking conservative unions.

Cyril Robinson, professor emeritus, Southern Illinois University, Carbondale, Illinois

=====

- \* Re: J. Edgar: Movie Review

A few notes about J. Edgar Hoover, America's dominant political force for decades and decades.

1) The most telling scene, not in the movie apparently, occurred in the office of the US Attorney General, then occupied by Bobby Kennedy. Hoover, whose FBI was in theory subordinate to the Justice Dept headed by the Attorney General, had come to RFK to get permission to bug Martin Luther King's office, bedroom, hotel rooms, etc. Kennedy pressed him on the necessity, and Hoover stated that not only was King a Communist agent, but that

the man "running" him was not only a member of the CPUSA, but was in fact a colonel in the GRU - Soviet Military Intelligence. Kennedy, goggle eyed, asked what proof Hoover had of this silliness. J. Edgar smiled at his "boss" and said, "I'm sorry, sir, that information is classified." Of course if Hoover was authorized to know the source of this information, obviously the AG was. But in fact he was saying something quite different. What he was clearly stating, and RFK understood it as clearly as if it had been on a neon sign, was, "Mess with me on this one, Bobby Boy, and I'll leak an article to some small southern newspaper tomorrow about who your brother is banging, and of course other press will pick it up from there." This was standard J. Edgar modus operandi.

RFK, whose picture appears on the walls of so many African American families along with the other two members of the trinity (JFK and MLK), meekly submitted.

This is from Taylor Branch's, "The Parting of the Waters"

2) Hoover's inability to notice the existence of the Mafia was not due to his limited vision. It was because he was, in a business sense, in bed with them.

Not only were mobsters used by the FBI for various chores, but Hoover was not infrequently spotted at the track in the company of what are otherwise known as "organized crime figures" who would pay for his bets.

And who do you think controls the east coast tracks who could guarantee he always picked winners?

3) His hostility to the Civil Rights movement was renowned, when Viola Liuzzo was gunned down after the Selma march, Hoover was within hours spreading the word that she was a junkie who liked to "make out" with Black men. (Also Parting of the Waters).

4) His bureaucratic sharp elbows were legendary, for example he was so opposed to the OSS and its chief, William Donovan, that when an OSS operation was being conducted to steal Vichy French code books from their embassy in Washington, Hoover tipped off the DC police in an attempt to have the OSS folk arrested. At Donovan's funeral he was busily spreading rumors about Donovan's sex life (that he was sleeping with his daughter in law, which was not true).

5) Finally, one of the funniest bits of White House telephone tape to ever surface is available from the National Security Archives. When LBJ was running against Barry Goldwater in 1964, Johnson faced a possible calamity when his closest aide was arrested in a YMCA men's room in Washington, soliciting sex.

Hoover was an ally of Johnson's, but Johnson was terrified that his election was sunk, and would be if Hoover decided to help push the scandal. Johnson calls Hoover, and asks him if there is some way to detect a homosexual. Hoover suggests that sometimes the way they walk can give you a hint. The message, very loud between the lines, is, "John, I know about you, and you know I know. Don't mess with me, or I'll see that its YOU facing the ugly rumors."

I don't know if the movie mentions it (have to see it), but of course Hoover was most likely up to his neck in the assassinations of both King and at least Jack Kennedy.

A real prince of toads that one.

Jack Radey

=====

\* Re: Occupy Movement at the Crossroads - What Next (two views)

So far the occupy movement has gotten people talking. I attended a workshop this weekend and the academics and trade unionists talked about it between sessions.

Now that the camps are under siege the next step is to march on a regular basis and demonstrate over different issues and bring more people in. This way the movement can keep

making the point about the dysfunctional maldistribution of wealth and the takeover of democratic government by lobbyists and politicians who do the bidding of huge companies, banks and the elite.

The camps were like little villages and amazing and they may come back in summer, but now new peaceful tactics and ongoing communication should be tried to increase support for change.

Laurel MacDowell

=====

\* Re: Civil Rights Strategy and the '99%' Movement

I think people should stop telling 'Occupy' what to do, and do it themselves. The Civil Rights movement was organized very differently from the recent occupations.

Maybe something like that would work in the present case, maybe not. If you believe in, try it and see.

I'm sure the Occupiers are mostly smart people who can also make plans. After all, they've done more for the Left in the last two months than anything we've seen in many a decade.

I propose a moratorium on Occupy-advice.

Gordon Fitch

=====

\* Re: 'Language Gene' Speeds Learning

Unfortunately, in some cases, the 'Language Gene' became much too strong and made the person(s) Blab Away almost forever.

Jim 'Yes there can be too much of a good thing.' D.

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## Corts, Carynne

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**From:** Portside Moderator [moderator@PORTSIDE.ORG]  
**Sent:** Monday, November 21, 2011 9:51 PM  
**To:** PORTSIDE@LISTS.PORTSIDE.ORG  
**Subject:** Letter to Portside Readers

Dear Portside readers:

2011 has been a year of powerful stirrings on the left both internationally and here at home. We hope you have found Portside's posts over the past year informative and, more importantly, we hope you have found them useful as a tool for organizing. Our thanks to the many readers who have sent us material for use on Portside. We appreciate all of the input we receive.

We appreciate your contributions ---

Your contributions strengthen and enrich Portside and we invite and encourage you to send us articles, comments, responses to posts or original short comments and analyses. Not every item sent can be used, but your emails are read regularly by each of the moderators. You may submit via email: [moderator@portside.org](mailto:moderator@portside.org) or via the Web: <http://portside.org/submit>

We need your support ---

Portside is designed to operate efficiently, and with minimal overhead. Portside moderators receive no compensation other than the satisfaction of the work itself. Nevertheless, there are some expenses involved such as maintaining our website and emailing our readers 365 days a year. This year we hope to make major upgrades to our website and email server which will make the sharing of our posts and stream with others much easier. Progressive alternatives are getting louder and clearer, information -- sharing on the left is even more urgently needed.

Support from our readers plays a key role in meeting those bills. If you find Portside a valuable resource please make a contribution - using our secure donation page at <https://portside.org/donate> (there you can make a one-time contribution or become a regular sustainer in whatever amount you are able to) If you would prefer to mail a contribution, please sent to the address at the bottom of this email.

Please share Portside ---

New media has become a powerful means of mass mobilization. If you find Portside a valuable resource in that regard please invite friends, co-workers, neighbors and family to subscribe via the Web:  
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Yours in the struggle,

The Portside and Portside Labor moderators -- Judy Atkins, Carl Bloice, Mark Brenner, Barry Cohen, David Cohen, Ira Cohen, Marti Garza, Greg Heires, Will Jones, Stephanie Luce, Ray Markey, Carol Pittman, John P. Pittman, Nan Rubin, Meredith Schaffer, Jay Schaffner, Ethan Young

=====

If you prefer to send a check, please make it payable to "Portside" and mail to:

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---

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**Corts, Carynne**

---

**From:** Charles Dunlop <[REDACTED]>  
**Sent:** Monday, November 21, 2011 9:44 PM  
**To:** Lumm, Jane  
**Subject:** Fw: Misleading Signs at Pedestrian Crosswalks

Your name is not yet included on the collective mailing list at the bottom of the City Council's web page, so I am sending this to you separately.

Thanks.

Regards,

Charles Dunlop

--- On Mon, 11/21/11, Charles Dunlop <[REDACTED]> wrote:

**From:** Charles Dunlop <[REDACTED]>  
**Subject:** Misleading Signs at Pedestrian Crosswalks  
**To:** [JHieftje@a2gov.org](mailto:JHieftje@a2gov.org), [ssmith@a2gov.org](mailto:ssmith@a2gov.org), [Sbriere@a2gov.org](mailto:Sbriere@a2gov.org), [SRapundalo@a2gov.org](mailto:SRapundalo@a2gov.org),  
[TDerezinski@a2gov.org](mailto:TDerezinski@a2gov.org), [CTaylor@a2gov.org](mailto:CTaylor@a2gov.org), [SKunselman@a2gov.org](mailto:SKunselman@a2gov.org), [MHiggins@a2gov.org](mailto:MHiggins@a2gov.org),  
[MTeall@a2gov.org](mailto:MTeall@a2gov.org), [CHohnke@a2gov.org](mailto:CHohnke@a2gov.org), [MAnglin@a2gov.org](mailto:MAnglin@a2gov.org)  
**Date:** Monday, November 21, 2011, 8:08 PM

I'm glad that the City Council is tweaking the language of the pedestrian safety ordinance, but absolutely no attention appears to have been paid to the misleading signs that have been posted at many crosswalks.

The signs indicate that motorists must stop for pedestrians *within* a crosswalk, but we already knew that. Unfortunately, the signs do not capture the intention of the new legislation (whatever its exact language turns out to be), which is that motorists must stop for pedestrians who are *on the verge of entering* a crosswalk.

It is entirely possible for a driver to comply fully with the current signs, and *still* be in violation of local law. I find that outrageous, and if you don't, I'd like very much to know why.

Sincerely yours,

Charles E. M. Dunlop  
[REDACTED]

Corts, Carynne

---

**From:** Bruce Hollands [admin1@uni-bell.org]  
**Sent:** Monday, November 21, 2011 9:42 PM  
**To:** Anglin, Mike  
**Subject:** PVC Pipe Industry Update - November 2011



## Industry Update Infrastructure for a Sustainable World

November 21, 2011

Council Member Mike Anglin  
City of Ann Arbor  
301 East Huron Street  
Ann Arbor, MI 48107

Hello Council Member Anglin,

We hope you like our new look as much as we do. Please find below three recently published articles on the importance of corrosion-proof piping technologies and open procurement practices for cost-effective management of municipal water and wastewater infrastructure.

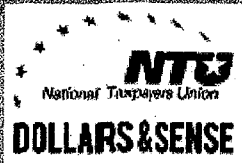
### Former Utility CFO Urges Use of Corrosion-Proof Piping for Water Systems

**THE HILL** Corrosion costs U.S. drinking water and wastewater systems over \$50.7 billion annually, or more than \$1 trillion dollars over the next twenty years. Municipalities can save 30-70 percent on their capital improvement plans by choosing durable, non-corrosive and cost-effective pipe made from materials like PVC. [Click here to read more.](#)

*The Hill* is the most widely read congressional newspaper, with a circulation of over 21,000.



## Reduce Water Rate Increases Through Comprehensive Asset Management



Infrastructure expert Greg Baird warns of a coming "rate shock". With the current generation of metallic pipes having shorter lifespans, sometimes lasting less than 25 years, the next couple of decades will require that these and older pipes will need to be replaced at the same time, at enormous public cost. [Click here to read more](#)

*Dollars & Sense* is the newsletter for the National Taxpayers Union (NTU), with a circulation of over 40,000.

## Bond Market, Investors Concerned About Lack of Open Materials Selection

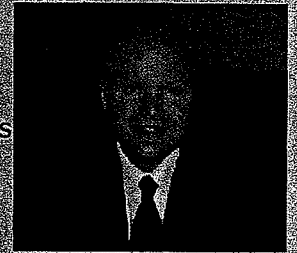


The bond market and investors are becoming increasingly aware of the rising costs of water and sewer services and the reluctance of elected officials to increase rates necessary to maintain adequate financial stability. As lenders, they want to know that utilities are pursuing sustainable water infrastructure options like open materials selection of non-corrosive pipes like PVC and other infrastructure asset management best practices. [Click here to read more](#)

*The Bond Buyer* is the premier publication for infrastructure investment in the United States.

## Featured Author...

Greg Baird is a former CFO of Colorado's third-largest utility with financial oversight on the \$750 million Prairie Waters Project and served as a California municipal finance officer. He is a columnist for the *AWWA Journal*, an active member of the American Water Works Association and serves on the Economic Development and Capital Planning Committee with the Government Finance Officers Association for the United States and Canada.



Best regards,

**Bruce Hollands**  
Executive Director | Uni-Bell PVC Pipe Association  
2711 LBJ Freeway, Suite 1000 | Dallas, TX 75234  
T. 972.243.3902 ext. 1019 | C. 214.244.9202 | F. 972.243.3907  
[www.uni-bell.org](http://www.uni-bell.org)



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Corts, Carynne

From:  
Sent:  
To:  
Subject:

Quality Cigars [newsletter@uniquewinner.com]  
Monday, November 21, 2011 9:28 PM  
Smith, Sandi  
Save 80% on Cigars + Bonus Gifts!

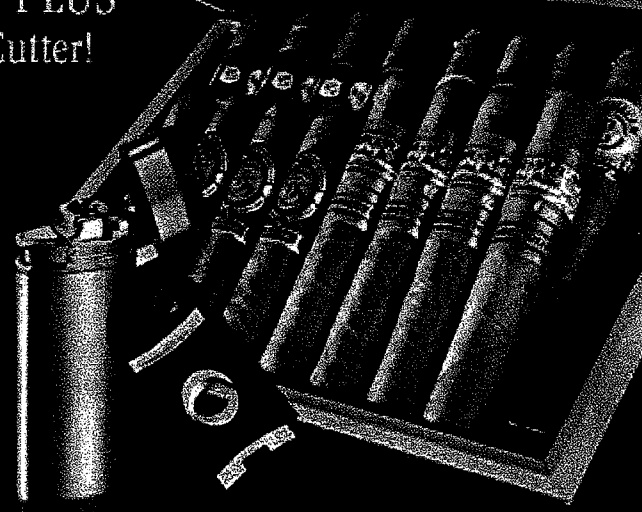



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**REPORT AS UNSOLICITED**

**Corts, Carynne**

---

**From:** Taylor, Christopher (Council)  
**To:** Beaudry, Jacqueline  
**Sent:** Monday, November 21, 2011 9:18 PM  
**Subject:** Read: Tony's amendment - public art

Your message

**To:** Elias, Abigail  
**Cc:** Derezinski, Tony; Taylor, Christopher (Council)  
**Subject:** Tony's amendment - public art  
**Sent:** 11/21/2011 9:17 PM

was read on 11/21/2011 9:18 PM.

## Corts, Carynne

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, November 21, 2011 9:17 PM  
**To:** Elias, Abigail  
**Cc:** Derezinski, Tony; Taylor, Christopher (Council)  
**Subject:** Tony's amendment - public art

Abby:

Tony said you had the language for his amendment. Can you please email it to me?

Thanks!

Jackie

### **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.

## Corts, Carynne

---

**From:** Amy Thomas [REDACTED]  
**Sent:** Monday, November 21, 2011 9:09 PM  
**To:** amy thomas  
**Subject:** The pleasure of your company is requested on December 4th! (2 to 6)  
**Attachments:** Jewelry Party Dec 2011.pdf

I am having a drop-in party at our house on Sunday, December 4th, that I am calling an **Early Winter Frolic and Jewelry Party**. The inspiration for this party, is to see **YOU**, to celebrate the season, and to allow you to meet my friend **Marais Macknick**. Please see the attached invitation for particulars. I really hope you can come! We will have refreshments (no alcohol, please). The next paragraph is a brazen sales pitch! I am eager to introduce my talented friend, because I am passionate about her work.

Marais is an outstanding jeweler, working in semi-precious stones, fine silver, sterling silver, and 14K gold beads, chain and findings. (Some clasps are 14/20 gold-filled, for strength.) There are many artists making beaded jewelry, but I have found the quality of Marais' pieces to be head and shoulders above that of many other designers' pieces. She is meticulous about the quality of the stones and metals she uses. Her technical craftsmanship is outstanding, and reflects many years of experience working full time at the craft. Most importantly, Marais has a wonderful, artistic design aesthetic. She will have on hand items with a wide range of prices, and is happy to work with you to design and create something to your specifications. Marais will adjust the lengths of her necklaces and bracelets to fit (at little or no additional cost), and also provides a 1-year warranty against breakage, with free repairs.

I hope to see you soon. In the meantime, have safe travels, and a happy holiday.

Brightest blessings,

Amy Gibson Thomas

P.S.: You may know that silver is currently selling at historic high prices in the commodities markets. As it happens, Marais has stocks of Bali silver purchased a decade ago. In the intervening time, the value of her inventory has appreciated ten-fold. As a result, each piece is significantly discounted with respect to the current value of the precious metals content.

P.P.S.: Bring your own jewelry if you would like to clean it. I'll set up stations with dipping solutions for silver and non-silver pieces.

You're Invited for an

*Early Winter Frolic  
& Jewelry Party*

Featuring Indulgences & Gifts

*Fine Handmade Artisanal Jewelry  
by Marais Macknick*

Sunday, December 4<sup>th</sup>, 2011

2PM until 6PM



**Corts, Carynne**

---

**From:** lowerburnsparkneighborhoodassociation@googlegroups.com on behalf of Sarai Aharoni  
**Sent:** Monday, November 21, 2011 8:42 PM  
**To:** lowerburnsparkneighborhoodassociation@googlegroups.com  
**Subject:** LoBuPa Black Ford Fusion on Granger

Hi,

Someone lost their car keys while parking their car on Granger. We have the key, so if it's yours- please write me a note.

Sarai Aharoni  
[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](mailto:lowerburnsparkneighborhoodassociation@googlegroups.com).

To unsubscribe from this group, send email to [lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com](mailto:lowerburnsparkneighborhoodassociation+unsubscribe@googlegroups.com).

For more options, visit this group at

<http://groups.google.com/group/lowerburnsparkneighborhoodassociation?hl=en>.



## Corts, Carynne

---

**From:** Thelma [saleswoodland@gmail.com]  
**Sent:** Monday, November 21, 2011 8:41 PM  
**To:** Anglin, Mike  
**Subject:** JLT rental and sales requirements

Dear All

I am looking for 1 B/R, 2 B/R for sale and rent in jumeirah lake towers.

If you have anything please reply with details or call me for wuick deal as we have ready buyers and tenants.

Best Regards

Thelma

0097 1 55 9962102

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\* \* We sincerely apologize for any possible inconvenience\*\*

**Corts, Carynne**

---

**From:** immigration-coalition-owner@lists.riseup.net on behalf of createcoun@comcast.net  
**Sent:** Monday, November 21, 2011 8:39 PM  
**To:** immigration list  
**Subject:** [immigration-coalition] Fwd: [responseteams] updated Spanish Speaking position

Dear WICIR Advocates,

Please see this job opportunity at Safe House. Thanks, Peace, Laura Sanders

---

**From:** "Barbara Niess- May" <barbaran@safehousecenter.org>  
**To:** createcoun@comcast.net  
**Sent:** Wednesday, November 16, 2011 11:05:47 AM  
**Subject:** FW: [responseteams] updated Spanish Speaking position

Hi there! Could this get posted to the list? We are also accepting applications for part time advocates. Thank you!

---

Barbara (Niess) May  
SafeHouse Center

---

**From:** responseteams@yahoogroups.com [mailto:responseteams@yahoogroups.com] **On Behalf Of** Amy Merkle  
**Sent:** Monday, November 14, 2011 4:21 PM  
**To:** responseteams@yahoogroups.com  
**Subject:** [responseteams] updated Spanish Speaking position

I am accepting cover letters and resumes for a **Spanish speaking counselor/advocate**.

The original opening was for **30 hours/week**. We are now posting for the option of **two advocates at 16 hours/week**. This position entails working primarily with Spanish Speaking service participants as well as non Spanish speaking sp's in individual counseling for domestic violence and sexual assault, facilitating the Spanish Speaking Support Group, and participating on the 24hr domestic violence response team (one 24hr shift per week and one 24hour Sunday per month). For the complete job description, please see below.

This position will be funded for 1 year and the pay is \$11.85/hr.  
If hired for 30hr/week it will include benefits (health insurance, paid time off, etc.)  
If hired for 16 hr/week it will not include benefits.

Candidate qualifications:

- fluent in Spanish
- experience in domestic violence and sexual assault
- counseling experience

- completion of the SHC 40 hr. training desired
- reliable transportation and within a 30 minute distance from SafeHouse Center.

If you are interested and you meet the qualifications, please forward a copy of your resume and letter of intent to [amym@safehousecenter.org](mailto:amym@safehousecenter.org)

## Job Description Summary Advocate Staff

---

### The Basics:

JOB TITLE: Spanish Speaking Counselor/ Advocate  
DEPARTMENT: Counseling and Advocacy Services  
STARTING PAY: \$11.85 / hour  
FLSA STATUS: Non-exempt employee  
TITLE OF IMMEDIATE SUPERVISOR: CAS Coordinator  
MOST RECENTLY REVISED: 2011

### Desired experience and other valued skills and abilities

- Bachelor's Degree in human services field or two years experience in a human services field.
  - Demonstrated skill in writing, speaking, interpersonal communication, and teamwork
  - Ability to provide empathy
  - Competency in crisis management
  - Understanding of and sensitivity to the unique circumstances of underserved populations and to survivors to domestic violence and sexual assault
  - commitment to ending violence against women and children
  - Fluency in language(s) other than English preferred
  - Experience working with survivors of domestic violence and/or sexual assault preferred
  - Supervisory experience preferred
  - Public speaking experience preferred
  - Experience providing trainings preferred

### (All) Advocacy Responsibilities:

- Adhere to all rules, policies and procedures as set forth by SafeHouse Center.
- Maintain a professional, courteous and helpful demeanor at all times when working at or representing SafeHouse Center or its programs.
- Participate in any community forum, committee or council as assigned by the supervisor.
- Serve as liaison between SafeHouse Center and the community, being mindful of public image, community relations and the promotion of domestic violence and sexual assault services.
- Allow flexibility in scheduling and job function.
- Respond to any job function as requested by supervisor.
- Abide by confidentiality at all times.
- Make public speaking presentations to the community and/or service agencies as assigned.
- Maintain a good driving record and carry liability insurance for passengers in personal vehicle.
- Read and adhere to the SHC Policy and Procedures Manual; be mindful of health and safety issues at all times; notify Program Director in writing of any concerns regarding health and safety.
- Provide services in accordance with the organization's personnel policies, mission and goals.
- Greet and assist people when they enter the public lobby.

- Participate in conferences, classes and workshops to enhance professional knowledge and skill.
- Attend staff meetings.
- Participate in regular supervision with the appropriate supervisor.
- Sign up for some holiday shifts during popular holiday times (most notably – but not necessarily limited to – the time around Thanksgiving, Christmas and New Year's). Some limited holiday shifts will be required of all staff in order to keep our essential crisis intervention functions operational at all times throughout the year.
- Sign up for the required number of community education presentations, information tables or other outreach opportunities.
- Assist with special events when appropriate.
- All other tasks as assigned by your supervisor.
- Help to keep shared spaces orderly and take part in office-related light cleaning chores as assigned.
- Maintain a positive cooperative work approach and foster teamwork among co-workers.
- Work collaboratively with each survivor to determine both her strengths, supports, challenges and goals in order to promote her autonomy.

Position Responsibilities:

Counseling and Advocacy Services

***Spanish Speaking Outreach Advocate***

- At the direction of the CAS Coordinator provide individual and group supportive services to Spanish speaking survivors of domestic violence and/or sexual assault, including but not limited to:
  - o Individual counseling
  - o Advocacy
  - o Facilitate support groups for Spanish speaking survivors
- Maintain flexible schedule to accommodate the needs of survivors during non traditional hours.
- Work collaboratively with each survivor to determine both her strengths, supports, challenges and goals in order to promote her autonomy.
- Develop outreach program with community systems to assist their Spanish speaking clientele with domestic violence and/or sexual assault issues.
- Produce materials geared toward Spanish speaking domestic violence and sexual assault survivors
- Distribute materials in Spanish to the clinics and other agencies for use with their Spanish speaking population on domestic violence and/or sexual assault.
- Provide in-service training on domestic violence/sexual assault for staff at clinics and other community agencies
- At the direction of the CAS Coordinator develop and maintain effective working relationships with staff at local social service organizations, Universities and Colleges, Medical Facilities, Law Enforcement, Legal System and other relevant organizations to provide education, information and consultation regarding domestic violence and/or sexual assault.
- Maintain case/call records and statistics as necessary and submit accurate data by stated deadlines.
- Maintain records of service participant contacts.
- Maintain records of all contacts related to service delivery (authorized phone calls to third parties, court contacts, etc.).

- Enter data into client database when necessary.
- Update case files regularly and thoroughly, following organizational procedures about file management.
- Attend team and staff meetings.
- Participate in regular supervision with the appropriate supervisor.
- Provide assistance in the areas of transportation, housing, employment, child care, credit, parenting, etc.
- Assist shelter staff with case management for Spanish Speaking survivors in shelter.
- Work with Shelter staff to ensure a smooth transition from shelter to the Counseling and Advocacy Program for service participants
- Participation on Domestic Violence Response Team (DVRT) Day and weekend pager rotation schedule to provide coverage for the 24 hour DVRT program.
- At the direction of the CAS Coordinator develop and maintain effective working relationships with local social service organizations to provide education, information and consultation regarding domestic violence and sexual assault
- Development and implementation of Materials in English and other languages
- Attend team and staff meetings.

Amy Merkle, LBSW  
 Counseling and Advocacy Services Coordinator  
 SafeHouse Center  
 (734)973-0242 ext. 208  
 amym@safehousecenter.org

**\* Disclaimer \***

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**New Files 1**

Visit Your Group

**MARKETPLACE**

**Stay on top of your group activity without leaving the page you're on - Get the Yahoo! Toolbar now.**

**Corts, Carynne**

---

**From:** immigration-coalition-owner@lists.riseup.net on behalf of createcoun@comcast.net  
**Sent:** Monday, November 21, 2011 8:36 PM  
**To:** immigration list  
**Subject:** [immigration-coalition] Fwd: 13 Arrested - Jail Day 1

Dear WICIR Community,

Please contribute to help release dream act protestors who are on the front lines fighting the repressive legislation in Arizona.

Thanks, Peace, WICIR Advocates

---

**From:** "Priscila Martinez" <martinez.priscila@gmail.com>  
**To:** lourdesendcase@googlegroups.com  
**Sent:** Wednesday, November 16, 2011 1:54:22 PM  
**Subject:** Fwd: 13 Arrested - Jail Day 1

Just wanted to send you all this for all of you who did not hear. Please pray that everyone is okay.  
Thank you,  
Priscila  
Sent from my iPhone

Begin forwarded message:

**From:** "Mohammad Abdollahi" <mo@dreamactivist.org>  
**Date:** November 16, 2011 1:03:06 PM EST  
**To:** "Priscila Martinez" <martinez.priscila@gmail.com>  
**Subject:** 13 Arrested - Jail Day 1  
**Reply-To:** mo@dreamactivist.org



Hi Priscila

It took nearly two hours for Montgomery police to arrest 13 of our undocumented leaders. The group ranged in age from 17 year-old Diane, a high school senior in Alabama, to 57 year old Martin Unzueta, an organizer from Chicago.

**All 12 are being held on a \$500 bond each, chip in**



**\$25 if you can to help us get them out.**

This action was led by the Alabama Youth collective and directed towards the community, a community living in constant fear. Their stories are actually quite similar to your stories. This just means when one of us is under attack, be it in Chicago or Montgomery, it is the responsibility of all of us to take action and fight back.

**Help us bond them out, chip in \$25 to donate to the undocumented bond fund.**

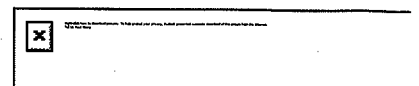
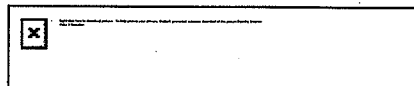
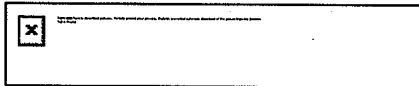
Belen, a mother of three was another of the 12 arrested. Belen is from Michigan, she was taking action because she is tired of seeing her family under attack. Belen told us about when her son would come home after being picked on at school and how she would worry for him all the time. **Belen took action in Alabama to stand in solidarity with other undocumented mothers who go through the same struggles and are afraid to speak out. Belen's bond is set at \$500, will you chip in \$25 to help us bond her out?**

Jaime is a DREAMer like many of you but he is also the parent of an amazing two year old. Following in the footsteps of his parents who took a huge risk in coming to this country to give him a better life Jaime is now

taking a risk to give his daughter a better life. **Support Jaime with \$25 and help us raise his \$500 bond.**

The 13 who took action want you to take action. They want you to come out of the shadows and declare yourself undocumented and unafraid. We know it's scary but living everyday in the shadows is also scary, why not come out and fight back like the Alabama 13?

Mohammad Abdollahi  
co-founder of [DreamActivist.org](http://DreamActivist.org)



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**Corts, Carynne**

---

**From:** Congress.org [congressorg@capwiz.com]  
**Sent:** Monday, November 21, 2011 8:23 PM  
**To:** Hieftje, John  
**Subject:** Supercommittee Fails

Get informed, get involved  
**Congress.org**  
This Week in Congress

**November 21, 2011**

---

## Supercommittee Throws in the Towel



More than three months of negotiations ended in futility today as the heads of the supercommittee declared they could not find agreement.

The Joint Committee on Deficit Reduction was tasked with finding \$1.2 trillion in savings over the next 10 years.

Because its 12 members, half from each party, could not come to an agreement, automatic across-the-board cuts will instead take place in January of 2013.

[Read more about the failure of the supercommittee.](#)

RELATED: [Rhetoric turns partisan after failure](#)

---

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---

Want to make your voice heard concerning issues important to you? Get on your soapbox and make it happen! Our Soapbox feature allows you to give exposure to your issue and lets other Congress.org users take action on the alerts you create. Registered users are now allowed four free soapbox alerts per month!

---

### Track Your Lawmakers

---

Want to track votes cast by your Members of Congress? [Sign up](#) for our regular MegaVote newsletter.

---

**Signed, Sealed, Hand-**



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Did you know that you can have your message hand-delivered to the door of your Members of Congress? For a small fee, we can give your letter "Extra Impact" to help make your voice heard. Select that option when filling out your message on any topic.

## Hill Staffers' Weddings Land in New York Times



Want to get your wedding announcement in the New York Times? Work on Capitol Hill.

It's one of the little-known perks for Congressional staffers, who often toil in obscurity. Their wedding announcements are usually a lock for the national newspaper's free listings.

In the past year, legislative directors, committee counsels and others on the Hill have graced the society pages of the Times an average of once every other week.

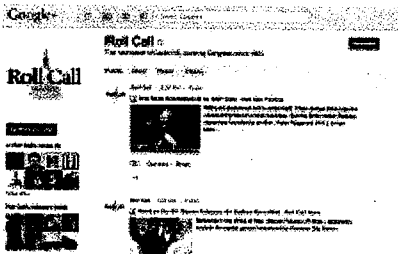
It's a widely sought perk, even for Republican staffers who otherwise distrust the newspaper.

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**Corts, Carynne**

---

**From:** messages-noreply@bounce.linkedin.com on behalf of Sharon McRill (LinkedIn Invitations)  
[invitations@linkedin.com]  
**Sent:** Monday, November 21, 2011 8:28 PM  
**To:** Briere, Sabra  
**Subject:** Reminder about your invitation from Sharon McRill

---

## **LinkedIn**

### **REMINDER**

**This pending invitation is awaiting your response:**

- From Sharon McRill

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## Corts, Carynne

---

**From:** peter [REDACTED]  
**Sent:** Monday, November 21, 2011 8:25 PM  
**To:** Trocchio, Ginny; Mike Garfield; Hohnke, Carsten; Catherine Riseng; Dan Ezekial; Laura Rubin; Liz Rother; Peter Allen; Tom Bloomer  
**Subject:** Re: Special Meeting

Peter can do 5-6 before Council on Dec 5. Peter  
Sent via BlackBerry by AT&T

---

**From:** "Trocchio, Ginny" <[GLTrocchio@a2gov.org](mailto:GLTrocchio@a2gov.org)>  
**Date:** Mon, 21 Nov 2011 20:04:02 -0500  
**To:** Mike Garfield<[michaelg@ecocenter.org](mailto:michaelg@ecocenter.org)>; Carsten Hohnke<[CHohnke@a2gov.org](mailto:CHohnke@a2gov.org)>; Catherine Riseng<[REDACTED]>; DANIEL EZEKIEL<[ezekiel@aaps.k12.mi.us](mailto:ezekiel@aaps.k12.mi.us)>; Laura Rubin<[lrubin@hrwc.org](mailto:lrubin@hrwc.org)>; Liz Rother<[REDACTED]>; Peter Allen<[REDACTED]>; Tom Bloomer<[REDACTED]>  
**Subject:** Re: Special Meeting

Looks like I cannot get 6 Commissioners for the times I proposed. What does everyone's schedule look like at 8 AM on Thurs 12/1 or anytime on 12/5 before the Council meeting.

Ginny

Sent from my iPhone

On Nov 20, 2011, at 8:42 PM, "Mike Garfield" <[michaelg@ecocenter.org](mailto:michaelg@ecocenter.org)> wrote:

Hi Ginny,

I could attend on Monday before noon, or after 2:30; on Tuesday before 11:30, or after 3:30; on Wednesday between noon and 3:00.

Mike

---

Mike Garfield  
Director  
Ecology Center  
339 E. Liberty, Ste. 300  
Ann Arbor, MI 48104  
(734) 369-9263  
[michaelg@ecocenter.org](mailto:michaelg@ecocenter.org)  
[www.ecocenter.org](http://www.ecocenter.org)

Please note new mailing address.

On Nov 18, 2011, at 3:47 PM, Trocchio, Ginny wrote:

Commissioners:

I need to ask if you are available for a special meeting to get a recommendation to go to Council, for a project that is trying to be completed before the end of the year.

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Tues. (11/29): before 2:00 or after 3:00

Wed. (11/30): after 11:00

Thank you!

Ginny

Ginny Trocchio

The Conservation Fund

Ann Arbor Greenbelt Project

100 N. Fifth Ave.

Ann Arbor, MI 48104

Tel: 734-794-6210 X 42798

Cell: 734-646-3336

fax: 734-994-8312

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## Corts, Carynne

---

**From:** Robert\_Marschall@KeyBank.com  
**Sent:** Monday, November 21, 2011 8:24 PM  
**To:** Christy Perros  
**Cc:** Anne Snider; Andy Paterson; Tom Baird; Barbara Eichmuller; Martin Bouma; Betsy Stoelt; Taylor, Christopher (Council); Dr. Green Patricia Green; Helen Starman; Jane Montas Montas; Jim Hume; Kathy Sample; Kristine Martin; Laurie Barnett; Liz Margolis; David Martel; Marie Deveney; Melinda Colquitt; Nick Mosher; Rob Marschall; Sylvia Oh; Sheila Carpenter Carpenter; Andy Thomas; Wendy Correll Correll; Omari Rush  
**Subject:** Re: Re-Nomination of Collyer Smith to AAPSEF Board of Directors

yes

Robert E. Marschall  
Vice President, KeyBank  
100 S. Main Street  
Ann Arbor, MI 48104

(734) 741-6506 - Office  
(734) 741-6697 - Fax

**From:** Christy Perros <[REDACTED]>  
**To:** Betsy Stoelt <[REDACTED]>  
**Cc:** Andy Paterson <[REDACTED]>, Andy Thomas <[REDACTED]>, Anne Snider <[REDACTED]>, Barbara Eichmuller <[REDACTED]>, Chris Taylor <[REDACTED]>, David Martel <[REDACTED]>, "Dr. Green Patricia Green" <[REDACTED]>, Helen Starman <[REDACTED]>, Jane Montas Montas <[REDACTED]>, Jim Hume <[REDACTED]>, Kathy Sample <[REDACTED]>, Kristine Martin <[REDACTED]>, Laurie Barnett <[REDACTED]>, Liz Margolis <[REDACTED]>, Marie Deveney <[REDACTED]>, Martin Bouma <[REDACTED]>, Melinda Colquitt <[REDACTED]>, Nick Mosher <[REDACTED]>, Omari Rush <[REDACTED]>, Rob Marschall <[REDACTED]>, Sheila Carpenter Carpenter <[REDACTED]>, Sylvia Oh <[REDACTED]>, Tom Baird <[REDACTED]>, Wendy Correll Correll <[REDACTED]>  
**Date:** 11/20/2011 08:21 AM  
**Subject:** Re-Nomination of Collyer Smith to AAPSEF Board of Directors

---

Good Morning Fellow Board Members,

As you recall, Collyer Smith joined our Board this past July and had to resign in September. Collyer's resignation was prompted by his new position at work which created an inability for him to attend Board meetings. Collyer's responsibilities at work have changed once again and he is interested in becoming a Board member again. Collyer and, his wife, Annie have been supportive and committed to AAPSEF for several years. It is with great enthusiasm that I would like to re-nominate Collyer Smith as a prospective Board Member beginning immediately.

I am sending this vote via email because I don't want to wait until mid-late December to give him an answer. He is eager to be involved with us and I don't want to diminish his energy.

Please respond with a **yes or no** to this email.

Thank you,

**Christy**

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## Corts, Carynne

---

**From:** Taylor, Christopher (Council)  
**To:** Beaudry, Jacqueline  
**Sent:** Monday, November 21, 2011 8:12 PM  
**Subject:** Read: Final Agenda & Packet

Your message

**To:** Bowden (King), Anissa; Anglin, Mike; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa  
**Subject:** RE: Final Agenda & Packet  
**Sent:** 11/21/2011 5:53 PM

was read on 11/21/2011 8:12 PM.

**Corts, Carynne**

---

**From:** Charles Dunlop [REDACTED]  
**Sent:** Monday, November 21, 2011 8:09 PM  
**To:** Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezsinski, Tony; Taylor, Christopher (Council); Kunselman, Stephen; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike  
**Subject:** Misleading Signs at Pedestrian Crosswalks

I'm glad that the City Council is tweaking the language of the pedestrian safety ordinance, but absolutely no attention appears to have been paid to the misleading signs that have been posted at many crosswalks.

The signs indicate that motorists must stop for pedestrians *within* a crosswalk, but we already knew that. Unfortunately, the signs do not capture the intention of the new legislation (whatever its exact language turns out to be), which is that motorists must stop for pedestrians who are *on the verge of entering* a crosswalk.

It is entirely possible for a driver to comply fully with the current signs, and *still* be in violation of local law. I find that outrageous, and if you don't, I'd like very much to know why.

Sincerely yours,

Charles E. M. Dunlop  
[REDACTED]  
[REDACTED]

## Corts, Carynne

---

**From:** Trocchio, Ginny  
**Sent:** Monday, November 21, 2011 8:04 PM  
**To:** Mike Garfield; Hohnke, Carsten; Catherine Riseng; DANIEL EZEKIEL; Laura Rubin; Liz Rother; Peter Allen; Tom Bloomer  
**Subject:** Re: Special Meeting

Looks like I cannot get 6 Commissioners for the times I proposed. What does everyone's schedule look like at 8 AM on Thurs 12/1 or anytime on 12/5 before the Council meeting.

Ginny

Sent from my iPhone

On Nov 20, 2011, at 8:42 PM, "Mike Garfield" <[michaelg@ecocenter.org](mailto:michaelg@ecocenter.org)> wrote:

Hi Ginny,

I could attend on Monday before noon, or after 2:30; on Tuesday before 11:30, or after 3:30; on Wednesday between noon and 3:00.

Mike

---

Mike Garfield  
Director  
Ecology Center  
339 E. Liberty, Ste. 300  
Ann Arbor, MI 48104  
(734) 369-9263  
[michaelg@ecocenter.org](mailto:michaelg@ecocenter.org)  
[www.ecocenter.org](http://www.ecocenter.org)

Please note new mailing address.

On Nov 18, 2011, at 3:47 PM, Trocchio, Ginny wrote:

Commissioners:

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Tues. (11/29): before 2:00 or after 3:00

Wed. (11/30): after 11:00

Thank you!

Ginny

Ginny Trocchio

The Conservation Fund

Ann Arbor Greenbelt Project

100 N. Fifth Ave.

Ann Arbor, MI 48104

Tel: 734-794-6210 X 42798

Cell: 734-646-3336

fax: 734-994-8312

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Corts, Carynne

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**From:** Bruce Hollands [admin1@uni-bell.org]  
**Sent:** Monday, November 21, 2011 7:53 PM  
**To:** Hieftje, John  
**Subject:** PVC Pipe Industry Update - November 2011



**Industry Update**  
Infrastructure for a Sustainable World

November 21, 2011

His Worship Mayor John Hieftje  
City of Ann Arbor  
301 East Huron Street  
Ann Arbor, MI 48107

Hello Mayor Hieftje,

We hope you like our new look as much as we do. Please find below three recently published articles on the importance of corrosion-proof piping technologies and open procurement practices for cost-effective management of municipal water and wastewater infrastructure.

### Former Utility CFO Urges Use of Corrosion-Proof Piping for Water Systems

**THE HILL** Corrosion costs U.S. drinking water and wastewater systems over \$50.7 billion annually, or more than \$1 trillion dollars over the next twenty years. Municipalities can save 30-70 percent on their capital improvement plans by choosing durable, non-corrosive and cost-effective pipe made from materials like PVC. [Click here to read more](#)

*The Hill* is the most widely read congressional newspaper, with a circulation of over 21,000.

## Reduce Water Rate Increases Through Comprehensive Asset Management



Infrastructure expert Greg Baird warns of a coming "rate shock". With the current generation of metallic pipes having shorter lifespans, sometimes lasting less than 25 years, the next couple of decades will require that these and older pipes will need to be replaced at the same time, at enormous public cost. [Click here to read more.](#)

*Dollars & Sense* is the newsletter for the National Taxpayers Union (NTU), with a circulation of over 40,000.

## Bond Market, Investors Concerned About Lack of Open Materials Selection



The bond market and investors are becoming increasingly aware of the rising costs of water and sewer services and the reluctance of elected officials to increase rates necessary to maintain adequate financial stability. As lenders, they want to know that utilities are pursuing sustainable water infrastructure options like open materials selection of non-corrosive pipes like PVC and other infrastructure asset management best practices. [Click here to read more.](#)

*The Bond Buyer* is the premier publication for infrastructure investment in the United States.

## Featured Author...

Greg Baird is a former CFO of Colorado's third-largest utility with financial oversight on the \$750 million Prairie Waters Project and served as a California municipal finance officer. He is a columnist for the *AWWA Journal*, an active member of the American Water Works Association and serves on the Economic Development and Capital Planning Committee with the Government Finance Officers Association for the United States and Canada.



Best regards,

**Bruce Hollands**  
Executive Director | Uni-Bell PVC Pipe Association  
2711 LBJ Freeway, Suite 1000 | Dallas, TX 75234  
T. 972.243.3902 ext. 1019 | C. 214.244.9202 | F. 972.243.3907  
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## Corts, Carynne

---

**From:** Beaudry, Jacqueline  
**Sent:** Monday, November 21, 2011 7:18 PM  
**To:** Smith, Sandi  
**Subject:** RE: Final Agenda & Packet  
**Attachments:** DB-1ATT1.pdf; DS-7ATT1Revised.pdf; E-2.pdf

**Jacqueline Beaudry, City Clerk**

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734.794.6140 (O) · 734.994.8296 (F) |  
[jbeaudry@a2gov.org](mailto:jbeaudry@a2gov.org) | [www.a2gov.org](http://www.a2gov.org)



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---

**From:** Smith, Sandi  
**Sent:** Monday, November 21, 2011 7:05 PM  
**To:** Beaudry, Jacqueline  
**Subject:** Re: Final Agenda & Packet

Can you please send me:

Revised: DB-1 Arbor Hills Crossing Brownfield Plan (Attachment 1 Added)  
Revised: DS-7 Adopt Revised Investment Policy (Attachment Revised)  
Added: E-2 Appointments - Nominations

Thanks!

Sandi Smith

Ann Arbor City Council Member  
First Ward  
[ssmith@a2gov.org](mailto:ssmith@a2gov.org)

o: 734-302-3011  
c: 734-216-6414

"There is nothing wrong with change, if it is in the right direction" ~ Winston Churchill

On Nov 21, 2011, at 5:52 PM, "Beaudry, Jacqueline" <[JBeaudry@a2gov.org](mailto:JBeaudry@a2gov.org)> wrote:

One additional item – a proposed appointment to the LDFA has been added as a Council Communication (for final consideration as a DC-item on December 5). The packet has been updated with this addition.

**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



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**From:** Bowden (King), Anissa

**Sent:** Monday, November 21, 2011 5:01 PM

**To:** Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Crawford, Tom; Derezinski, Tony; Hieftje, John; Higgins, Marcia; Higgins, Sara; Hohnke, Carsten; Kunselman, Stephen; Lumm, Jane; Postema, Stephen; Powers, Steve; Satterlee, Joanna; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie; Walker, Nancy; Wondrash, Lisa

**Subject:** Final Agenda & Packet

The packet has been updated as follows:

Revised: CA-1 Schedule 9 to the Interagency Agreement for Collaborative Technology & Services for Backup & Recovery Services

Revised: C-1 Public Art Ordinance

Revised: DB-1 Arbor Hills Crossing Brownfield Plan (Attachment 1 Added)

Revised: DS-7 Adopt Revised Investment Policy (Attachment Revised)

Added: E-2 Appointments - Nominations

<image001.jpg>



WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
ARBOR HILLS CROSSING  
REDEVELOPMENT PROJECT

Prepared by:

RSW Washtenaw LLC  
1335 South University  
Ann Arbor, Michigan 48104  
Contact Person: Thomas Stegeman  
Phone: (734) 665-8825

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

Last Revision Date: September 27, 2011

Approved by Ann Arbor City Council

Approved by Washtenaw County Brownfield Redevelopment Authority

Approved by Washtenaw County Board of Commissioners

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WASHTENAW COUNTY  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN**

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### III. ATTACHMENTS

#### A. Site Maps and Photographs

Figure 1 – Scaled Property Location Map

Figure 2 – Eligible Property Boundary Map

Figure 3 – Soil Exceedances

Figure 4 – Groundwater Exceedances

Figure 5 – Public Infrastructure Improvements Map

#### B. Legal Descriptions

#### C. Tables

Table 1 –MEGA and MDEQ Eligible Activities

Table 2 – Tax Increment Financing Estimates

#### D. Assessor's Opinion of Functional Obsolescence

**PROJECT SUMMARY**

**Project Name:** Arbor Hills Crossing Redevelopment Project

**Project Location:** The Eligible Property is located at 3000, 3038-3040, 3060, and 3100-3120 Washtenaw Avenue, Ann Arbor, Michigan. Parcel ID Numbers 09-12-02-204-038, 09-12-02-204-037, 09-12-02-204-024, and 09-12-02-204-086, respectively.

**Type of Eligible Property:** Facility, Functionally Obsolete, and Adjacent and Contiguous.

**Eligible Activities:** Phase I & II Environmental Site Assessments, Baseline Environmental Assessment, 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:**

|                  |                                                   |
|------------------|---------------------------------------------------|
| \$5,397,500      | (Est. Eligible Activities, Contingency, Interest) |
| \$ 2,500         | (Est. MDEQ/MEDC Work Plan Review Fees)            |
| \$448,358        | (BRA Administrative Fees)                         |
| <u>\$810,000</u> | (LSRRF deposit to BRA)                            |
| \$6,658,358      |                                                   |

**Years to Complete Payback:** 19 years (17 Years Eligible Activities + 2 Years LSRRF)

**Base Taxable Value Estimate:** \$2,940,800

**Project Overview:** The Property is located at 3000, 3038-3040, 3060, and 3100-3120 in the City of Ann Arbor. The proposed Project is a unique contemporary multi-story retail and commercial development that integrates various components that meet the goals of the City of Ann Arbor, Washtenaw County, the Michigan Department of Environmental Quality (MDEQ) and the Michigan Economic Development Corporation (MEDC). The comprehensive redevelopment of this site will include demolition of the existing structures, remediation, and development of four new buildings.

The project will integrate various transportation options focusing on walkability, biking, and the use of public transit (a new AATA bus stop cut out directly in front of

the project); this will reduce traffic congestion and encourage physical activity. The Project will also include electric vehicle recharging stations, the first for the City of Ann Arbor.

The project will create a sense of place with a pedestrian-friendly design that includes central gathering areas surrounding the four proposed buildings, and a pocket park wetland viewing area (open to the surrounding neighborhoods). Unlike traditional developments, this project is maximizing the density of available acreage by creating small areas of surface parking surrounded by landscaping, rain gardens, and the wetland. This creative project will also be integrating sustainable LEED components within the building design.

The project is seeking approval of Tax Increment Financing (TIF). 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.

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 3000, 3038-3040, 3060, and 3100-3120 Washtenaw Avenue in the northwest ¼ of Section 2 (T.3.S/R.12.E) in Ann Arbor, Washtenaw County, Michigan. The Property is situated on the south side of Washtenaw Avenue between Platt Road (to the west) and South Huron Parkway (to the east). The Property consists of four parcels that contain approximately 7.22 acres. The Property is located in an area of Ann Arbor that is characterized by commercial and undeveloped properties, a wetland, and surface roadways.

For ease of reference, AKT Peerless has designated each of the Eligible Property parcels with a letter. These designations have no relevance to legally recorded data about the Eligible Property. See Attachment A, Figure 2 – Eligible Property Boundary Map.

| Parcel | Address                    | Tax Identification Number | Basis of Brownfield Eligibility           | Approximate Acreage |
|--------|----------------------------|---------------------------|-------------------------------------------|---------------------|
| A      | 3000 Washtenaw Avenue      | 09-12-02-204-038          | Functionally Obsolete                     | 0.54                |
| B      | 3038-3040 Washtenaw Avenue | 09-12-02-204-037          | Adjacent and Contiguous to Parcel C and A | 0.64                |
| C      | 3060 Washtenaw Avenue      | 09-12-02-204-024          | Facility                                  | 1.19                |
| D      | 3100 Washtenaw Avenue      | 09-12-02-204-086          | Facility                                  | 4.85                |

The Property is located in a commercial area of the City of Ann Arbor, Michigan and is zoned General Commercial (C3) and Office (O). The Property currently contains three vacant and unoccupied multiple-tenant commercial buildings (Parcels A, B, and C), and vacant land (Parcel D). Exterior portions of the Property consist of paved parking areas, concrete walkways, and wooded land. A wetland is located in the southern portion of Parcel C.

The proposed Project is a unique contemporary multi-story retail and commercial development that integrates various components that meet the goals of the City of Ann Arbor, Washtenaw County, the Michigan Department of Environmental Quality (MDEQ) and the Michigan Economic Development Corporation (MEDC). The comprehensive redevelopment of this site will include demolition of the existing structures, remediation, and development of four new buildings.

The project will integrate various transportation options focusing on walkability, biking, and the use of public transit (a new AATA bus stop cut out directly in front of the project); this will reduce traffic congestion and encourage physical activity. The Project will also include electric vehicle recharging stations, the first for the City of Ann Arbor.

The project will create a sense of place with a pedestrian-friendly design that includes central gathering areas surrounding the four proposed buildings, and a pocket park wetland viewing area (available to the surrounding neighborhoods). Unlike traditional developments, this project is maximizing the density of available acreage by creating small areas of surface parking surrounded by landscaping, rain gardens, and the wetland. This creative project will also be integrating sustainable LEED components within the building design (see Attachment E).

Attachment A includes site maps of the Eligible Property, refer to: Figure 1, Scaled Property Location Map, Figure 2, Eligible Property Boundary Map (which includes lot dimensions), Figure 3, Soil Exceedances Map, Figure 4, Groundwater Exceedances Map, and Figure 5 Public Infrastructure Improvements Map. The legal descriptions of the parcel(s) comprising the Eligible Property are presented in Attachment 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 as a commercial property; (b) it is located within the City of Ann Arbor, a qualified local governmental unit, or "Core Community" under Act 381; (c) Parcels C and D of the Property are determined to be a "facility"; (d) Parcel A of the Property is determined to be "functionally obsolete"; and (e) Parcel B is adjacent and contiguous to a "facility" (Parcel C). See Attachment D for the Assessor's opinion of functional obsolescence.

**Facility (Parcels C and D)**

AKT Peerless Environmental & Energy Services (AKT Peerless) prepared a Baseline Environmental Assessment (BEA) on behalf of RSW Washtenaw LLC (the Client) for the properties located at 3060 (Parcel C) and 3100 (Parcel D) Washtenaw Avenue, in Ann Arbor, Washtenaw County, Michigan. AKT Peerless' scope of work was based on (1) Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 Public Act (PA) 451, as amended, and (2) Michigan Department of Environmental Quality (MDEQ) Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analysis, dated March 11, 1999. This BEA was conducted on May 7, 2010 and completed on May 21, 2010.

The Michigan Department of Environmental Quality (MDEQ) determined that this BEA meets the requirements for an exemption from liability under Section 26(1)(c).

**Parcel C**

Parcel C (3060 Washtenaw Avenue) has consisted of a commercial development since at least 1936. Hi Speed Service Station was identified as the first occupant of Parcel C in 1936. Various commercial occupants have operated interior design businesses beginning in the mid 1940s through approximately 1971. Between 1971 and 1990, the occupants of Parcel C operated a gasoline filling station (Fisca Oil). In 1990, three underground



storage tanks (USTs) were removed from Parcel C. In 1995, the current Parcel C subject building was constructed and was occupied by various commercial tenants until approximately 2006. Although the USTs were removed, Parcel C is currently vacant and is identified as an open Leaking Underground Storage Tank (LUST) site.

Parcel D

Parcel D (3100 Washtenaw Avenue) consisted of a dairy farm from at least 1926 until automobile sales and service activities began in 1970. The dairy buildings and a water tower were razed in 1969. One of the original buildings became the original portion of the service garage. An automobile dealership and showroom was constructed in 1970. A 2,209-square foot Isuzu showroom and 3,206-square foot addition to the service garage were constructed in 1989. The auto dealership buildings were demolished in 2007. Parcel D is currently vacant.

Based on the analytical results obtained during AKT Peerless' 2005, 2006, and 2010 subsurface investigations of the Property, the following hazardous substances were detected above the respective analytical method detection limits (MDLs) in soil and groundwater samples collected at the Property:

| Hazardous Substance      | CAS #     | Hazardous Substance        | CAS #     |
|--------------------------|-----------|----------------------------|-----------|
| Acetone                  | 67-64-1   | 2-Butanone (MEK)           | 78-93-3   |
| n-Butylbenzene           | 104-51-8  | sec-Butylbenzene           | 135-98-8  |
| Cadmium                  | 7440-43-9 | Chlorobenzene              | 108-90-7  |
| Chloroethane             | 75-00-3   | Chromium                   | 7440-47-3 |
| 1,2-Dichlorobenzene      | 95-50-1   | 1,3-Dichlorobenzene        | 541-73-1  |
| 1,4-Dichlorobenzene      | 106-46-7  | 1,1-Dichloroethane         | 75-34-3   |
| cis-1,2-Dichloroethylene | 156-59-2  | trans-1,2-Dichloroethylene | 156-60-5  |
| Ethylbenzene             | 100-41-4  | Fluoranthene               | 206-44-0  |
| Isopropyl benzene        | 98-82-8   | Lead                       | 7439-92-1 |
| 2-Methylnaphthalene      | 91-57-6   | Naphthalene                | 91-20-3   |
| Phenanthrene             | 85-01-8   | n-Propylbenzene            | 103-65-1  |
| Pyrene                   | 129-00-0  | Tetrachloroethylene        | 127-18-4  |
| Toluene                  | 108-88-3  | 1,1,1-Trichloroethane      | 71-55-6   |
| 1,2,3-Trimethylbenzene   | 526-73-8  | 1,2,4-Trimethylbenzene     | 95-63-6   |
| 1,3,5-Trimethylbenzene   | 108-67-8  | Xylenes                    | 1330-20-7 |
| Vinyl chloride           | 75-01-4   | -                          | -         |

Based on the analytical results obtained during AKT Peerless' subsurface investigations, the following substances were detected above MDEQ Generic Residential Cleanup Criteria (GRCC):

| Hazardous Substance | CAS #    | Hazardous Substance | CAS #     |
|---------------------|----------|---------------------|-----------|
| n-Butylbenzene      | 104-51-8 | Chromium            | 7440-47-3 |

| Hazardous Substance    | CAS #     | Hazardous Substance    | CAS #    |
|------------------------|-----------|------------------------|----------|
| 1,2-Dichlorobenzene    | 95-50-1   | 1,3-Dichlorobenzene    | 541-73-1 |
| 1,4-Dichlorobenzene    | 106-46-7  | Ethylbenzene           | 100-41-4 |
| Lead                   | 7439-92-1 | Naphthalene            | 91-20-3  |
| n-Propylbenzene        | 103-65-1  | Tetrachloroethylene    | 127-18-4 |
| 1,2,4-Trimethylbenzene | 95-63-6   | 1,3,5-Trimethylbenzene | 108-67-8 |
| Xylenes                | 1330-20-7 | Vinyl chloride         | 75-01-4  |

Therefore, Parcels C and D meet the definition of a "facility" as defined by Part 201 of NREPA, Michigan PA 451 of 1994, as amended.

#### **Functionally Obsolete (Parcel A)**

"Functionally obsolete" means that the Property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the Property itself or the Property's relationship with other surrounding Property.

#### Parcel A

The City Assessor found that building on the parcel is vacant and suffers from damage and deferred maintenance, and that the building requires substantial rehabilitation of both the exterior and interior for use as an office and/or apartment. The City Assessor concluded that it is economically infeasible for the structure to be rehabilitated for its intended use, and that the property is functionally obsolete. See Attachment D for the Assessor's opinion of functional obsolescence.

#### **Adjacent and Contiguous (Parcel B)**

The City of Ann Arbor is considered a qualified local governmental unit as provided in Act 146 of 2000, as amended. The definition of "Eligible Property" in PA 381 of 1996, as amended, includes Property that is located in a qualified local governmental unit and is a facility, functionally obsolete, or blighted and includes parcels that are adjacent or contiguous to that Property if the development of the adjacent and contiguous parcels is estimated to increase the captured taxable value of that Property.

#### Parcel B

Parcel B is adjacent or contiguous to a facility (Parcel C) and a functionally obsolete parcel (Parcel A). The development of this adjacent and contiguous parcel will increase the captured taxable value of the facility (Parcel C) and functionally obsolete (Parcel A) Property. Therefore, the Property is considered "Eligible Property" since it has been deemed a "facility" and "functionally obsolete", is adjacent or contiguous to qualifying parcels and it is located in a qualified local governmental unit.

**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 I ESA, Phase II ESAs, Baseline Environmental Assessment, 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 qualified local governmental unit, 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**

| <b>Description of Eligible Activities</b>        | <b>Estimated Cost*</b> |
|--------------------------------------------------|------------------------|
| 1. BEA Activities                                | \$ 18,600              |
| 2. Due Care Activities                           | \$ 785,957             |
| 3. Additional Response Activities                | \$ 566,296             |
| 4. MEGA Public Infrastructure Improvements       | \$ 577,220             |
| 5. Local-Only Public Infrastructure Improvements | \$ 200,000             |
| 6. Lead & Asbestos Abatement                     | \$ 29,650              |
| 7. Demolition                                    | \$ 609,000             |
| 8. Site Preparation                              | \$ 1,091,350           |
| <b>Subtotal \$</b>                               | <b>3,878,073</b>       |
| 9. 15% Contingency**                             | \$ 575,508             |
| 10. Preparation of a Brownfield Plan             | \$ 10,000              |
| 11. Preparation of Work Plans                    | \$ 20,000              |
| 12. MEGA Review Fee                              | \$ 1,000               |
| 13. MDEQ Review Fee                              | \$ 1,500               |
| 14. BRA Administrative Fees                      | \$ 448,358             |
| 15. Interest***                                  | \$ 913,919             |
| 16. LSRRF Deposits                               | \$ 810,000             |
| <b>Total</b>                                     | <b>\$ 6,658,358</b>    |

\*Estimated costs are subject to approval by MEGA and MDEQ. Any costs not approved by the MEGA or MEDC may become local only costs paid out of captured tax increment revenues from locally levied millages (to the extent available). This provision does not apply to the vapor barriers (an additional response activity), which will only be reimbursed at the rate approved by MDEQ.

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

\*\*\*Interest is calculated annually at 5% simple interest on unreimbursed eligible activities. However, due to a suggested agreement between the Developer and the City of Ann Arbor capping the total increment reimbursable to the Developer at \$5.4 million, interest reimbursement here is estimated at \$913,919.

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 Attachment C, Table 1.

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

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 at 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. In addition, total tax increment reimbursement to the Developer is proposed to be capped at \$5.4 million. The \$5.4 million cap is on eligible activities, contingency, and interest (it excludes administrative fees and LSRRF deposits). Based on the projected cost of eligible activities, interest reimbursement in this Plan is estimated at \$913,919. However, if the actual cost of eligible activities turns out to be lower than the above estimates, interest reimbursement may be higher, subject to the 5% simple interest calculation and the \$5.4 million total tax increment reimbursement cap.

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, 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). This provision does not apply to the vapor barriers, which will be reimbursed with local-only TIF to the extent approved by the MDEQ.

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 (subject to the proposed \$5.4 million cap). 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, Table 2. Tax increment revenue capture shall start in 2013.

The Brownfield Plan also provides for local tax capture and state tax capture for the Local Site Remediation Revolving Fund (LSRRF) during the life of the Brownfield Plan, as provided in Section 13(5) of Act 381, P.A. 1996 as amended. 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 \$6,658,358. The estimated effective initial taxable value for this Plan is \$2,940,800, 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 \$4,259,200 beginning in 2013.

Due to a suggested agreement between the Developer and the City of Ann Arbor, total tax increment reimbursement to the Developer will be capped at \$5.4 million. The \$5.4 million cap is on eligible activities, contingency, and interest (it excludes administrative fees and LSRRF deposits).

It is estimated that the Authority will capture the 2013 through 2031 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, Table 2. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

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

Eligible activities are to be financed by the Developer. The Authority will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property as available.

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 Developer is not seeking an MBT Credit at this time. The Developer understands that the MBT and MBT Brownfield Credits are eliminated in their current form. However, given the possibility that the credit or some other form of incentive may be available in the near future, the Property is included in this Plan. Doing so would enable "qualified taxpayers" as currently defined by the Michigan Business Tax Act (MBTA) to confirm their eligibility for a credit against their Michigan business tax liability for "eligible investments," as defined by Section 437(31) of the MBTA, incurred on the Property after the adoption of this Plan or any replacement thereafter.

By approval of this Plan, the Authority and the County neither intend to make nor have made representations to the Developer or any other person of the availability, amount or value of any credit under the MBTA or any other subsequently authorized incentive or that adoption of this Plan will qualify or entitle the Developer or any other person to apply for or receive pre-approval or approval of any credit under the MBTA or any other subsequent incentive 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 MBTA or other subsequently authorized incentive 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 to 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 \$810,000.

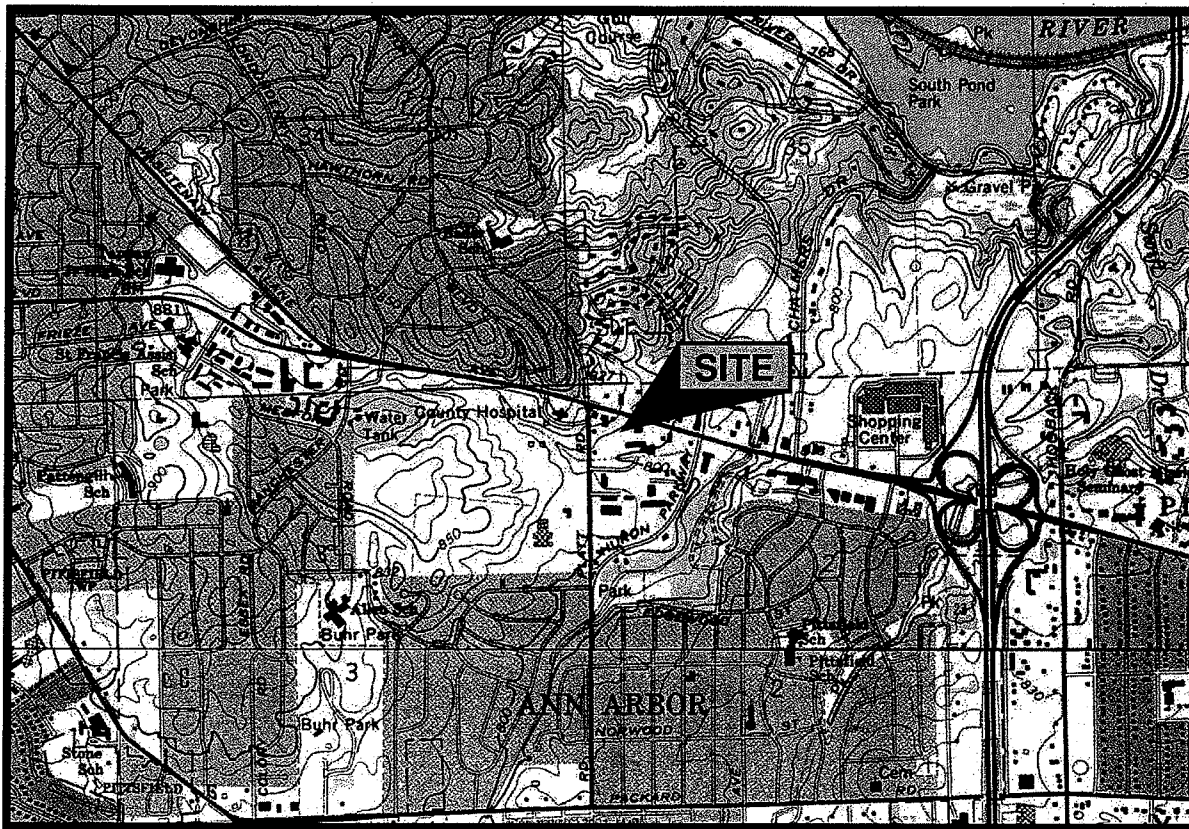
**III. ATTACHMENTS**



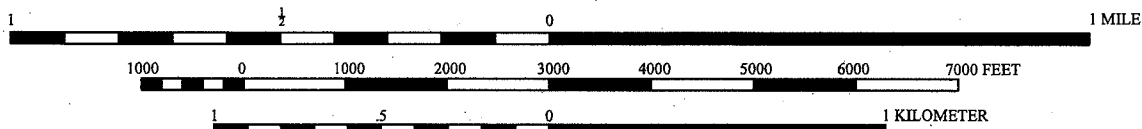
**ATTACHMENT A**

**Site Maps**

ANN ARBOR QUADRANGLE  
MICHIGAN - WASHTENAW COUNTY  
7.5 MINUTE SERIES (TOPOGRAPHIC)



T.3 S. - R.6 E.



CONTOUR INTERVAL 10 FEET  
DATUM IS MEAN SEA LEVEL

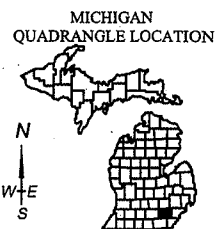


IMAGE TAKEN FROM 1975 U.S.G.S. TOPOGRAPHIC MAP  
PHOTOREVISED 1976

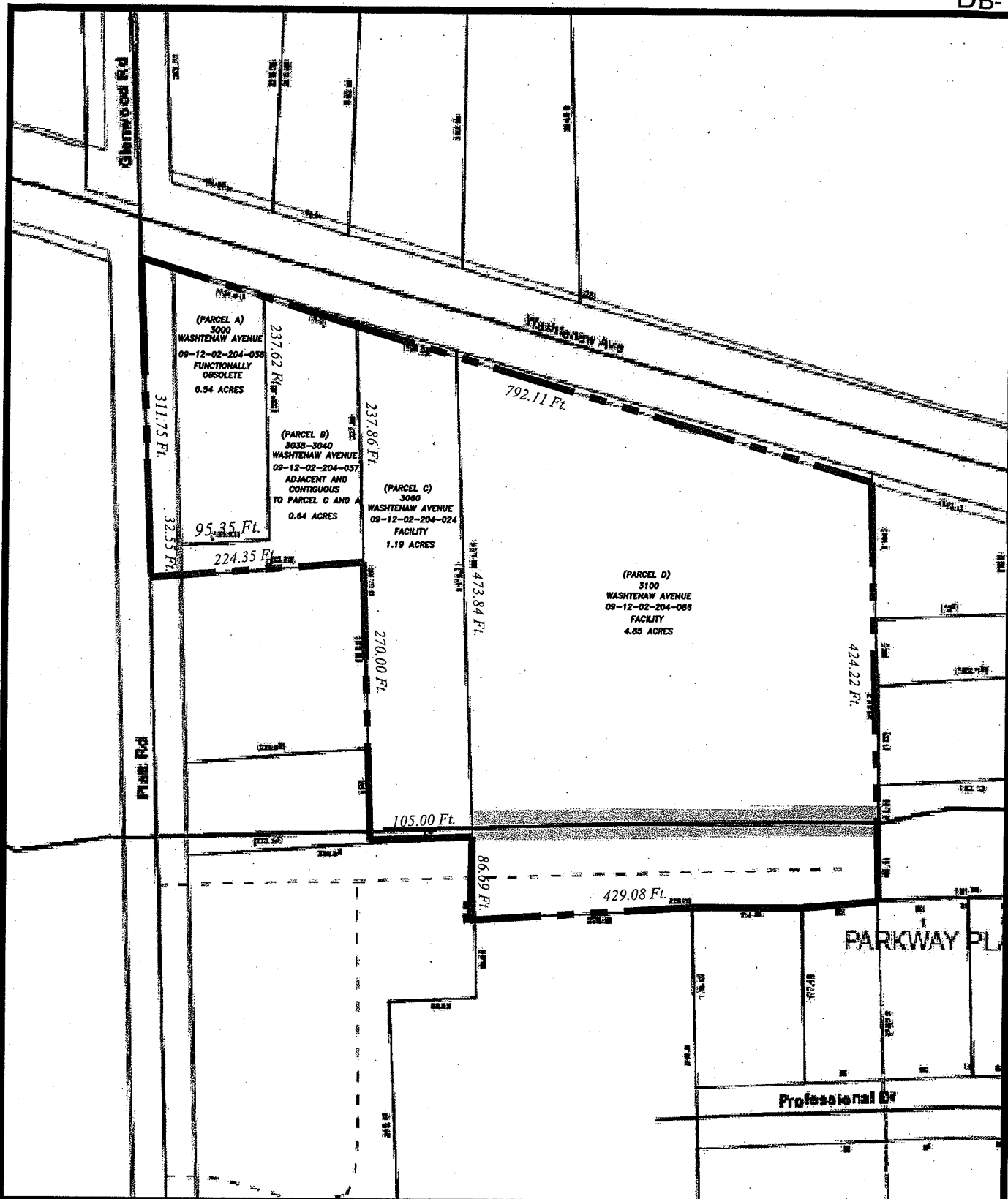
**AKTPEERLESS**  
environmental & energy services  
CHICAGO DETROIT FARMINGTON LANSING SAGINAW  
www.aktpeerless.com

SCALED PROPERTY LOCATION MAP

3000, 3038-3040, 3060 & 3100-3120  
WASHTENAW AVENUE  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 4543F5-5-25

DRAWN BY: JWB  
DATE: 5/31/2011

FIGURE 1



**AKTPEERLESS**  
environmental & energy services  
CHICAGO DETROIT FARMINGTON LANSING SAGINAW  
www.aktpeerless.com

*ELIGIBLE PROPERTY BOUNDARY MAP*

3000, 3038-3040, 3060 & 3100-3120  
WASHTENAW AVENUE  
ANN ARBOR, MICHIGAN  
PROJECT NUMBER : 4543F5-5-25

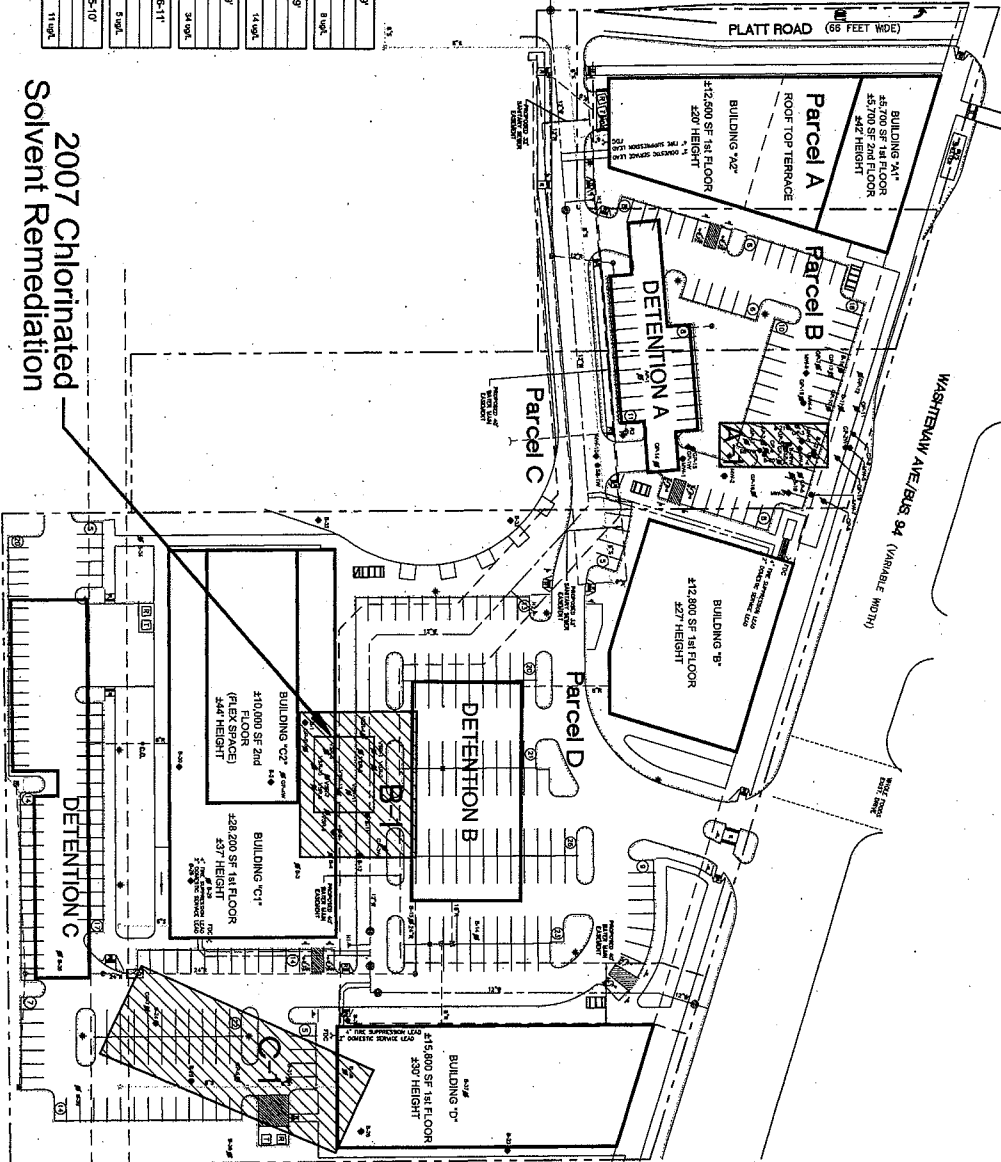
DRAWN BY: JWB  
DATE: 5/31/2011

FIGURE 2



**Water Exceedances**

|             |          |          |          |
|-------------|----------|----------|----------|
| B-1W 6-11   | 7/2/2005 | Parcel D | 130 ug/L |
| B-2W 6-11   | 7/2/2005 | Parcel D | 8 ug/L   |
| B-3W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-4W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-5W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-6W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-7W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-8W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-9W 6-11   | 7/2/2005 | Parcel D | 5 ug/L   |
| B-10W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-11W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-12W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-13W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-14W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-15W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-16W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-17W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-18W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-19W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-20W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-21W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-22W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-23W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-24W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-25W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-26W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-27W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-28W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-29W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-30W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-31W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-32W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-33W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-34W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-35W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-36W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-37W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-38W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-39W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-40W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-41W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-42W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-43W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-44W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-45W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-46W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-47W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-48W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-49W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-50W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-51W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-52W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-53W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-54W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-55W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-56W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-57W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-58W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-59W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-60W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-61W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-62W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-63W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-64W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-65W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-66W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-67W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-68W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-69W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-70W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-71W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-72W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-73W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-74W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-75W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-76W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-77W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-78W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-79W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-80W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-81W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-82W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-83W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-84W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-85W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-86W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-87W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-88W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-89W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-90W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-91W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-92W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-93W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-94W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-95W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-96W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-97W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-98W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-99W 6-11  | 7/2/2005 | Parcel D | 5 ug/L   |
| B-100W 6-11 | 7/2/2005 | Parcel D | 5 ug/L   |



2007 Chlorinated Solvent Remediation

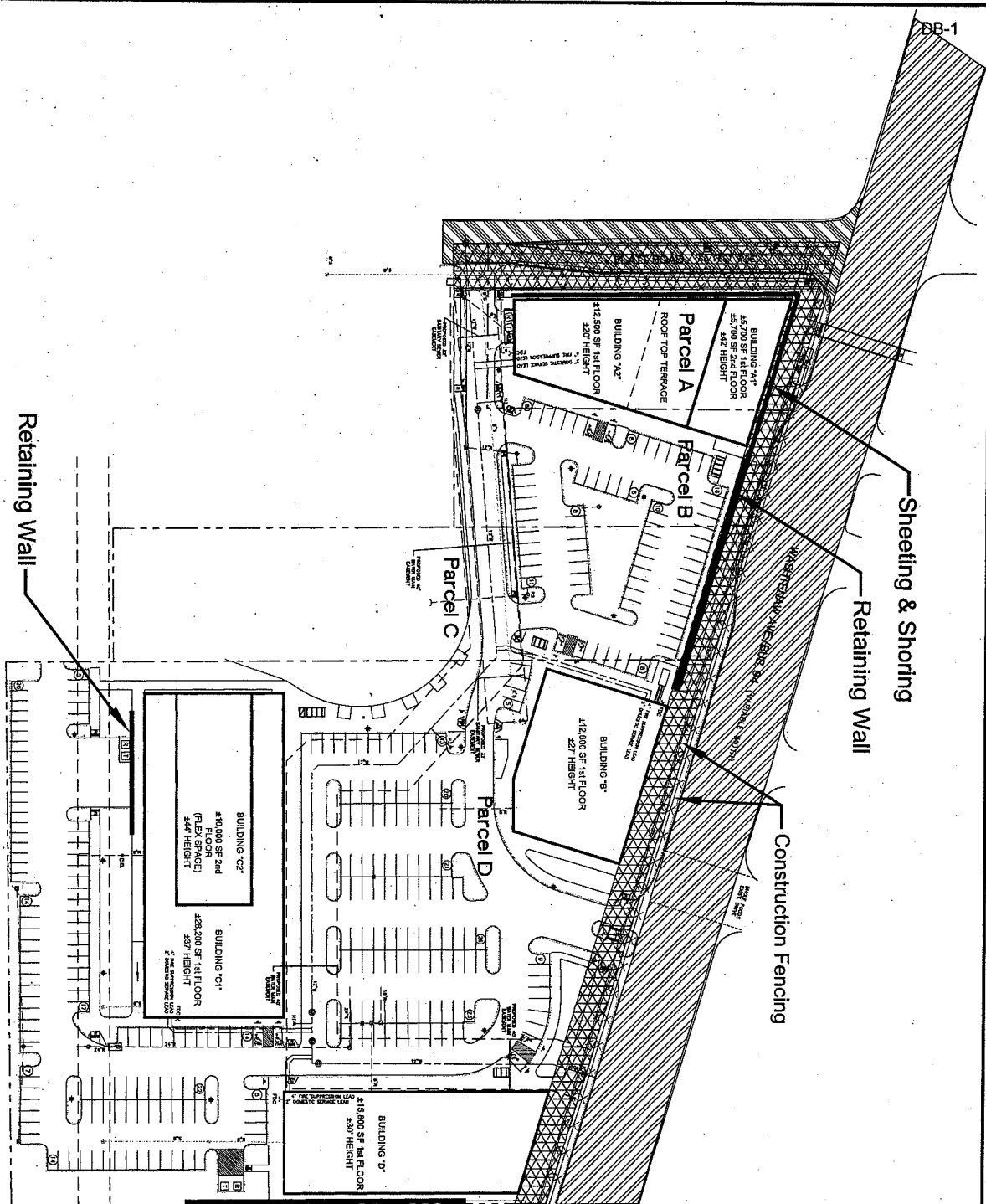
- A-1 - Leaded Gasoline
- B-1 - Chlorinated Solvents
- C-1 - TMB Isomers

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PROPOSED DEVELOPMENT MAP WITH WATER ANALYTICAL RESULTS ABOVE MDEQ NON-RESIDENTIAL CLEAN-UP CRITERIA  
 ARBOR HILLS CROSSING  
 WASHTEW AVENUE AND PLATT ROAD  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER : 4543F5-3-25

**LEGEND**  
 - PROPERTY LINE  
 - CONTAMINATION AREA  
 - APPROXIMATE AREA OF MARCH 2007 SOIL REMEDIATION

DRAWN BY: JWB  
 DATE: 6/27/2011  
 SCALE: 1" = 40' ± 80'  
 FIGURE 4



DB-1

Retaining Wall

Sheeting & Shoring

Retaining Wall

Construction Fencing

Retaining Wall

 To Be Deeded To City  
 Easement For Public Access To City or MDOT

**MAINTENANCE OF EXISTING INFRASTRUCTURE**

- Heavy Duty Pavement
- Edge Detail
- Concrete Curb & Gutter
- Concrete Sidewalk
- Permanent Excavation Fence
- Retaining Wall
- Temporary Traffic Control Devices
- Shield Walls
- Other Specialized One-Bay and Multi-Bay Structures

**Other Road Infrastructure**

- Existing Drainage and Easement
- Construction Easement
- Construction Right-of-Way
- C.O.W. (Intersecting) Plan
- Temporary Traffic Control Devices
- Retaining Wall
- Other Specialized One-Bay and Multi-Bay Structures

**Other Road Infrastructure**

- Existing Drainage and Easement
- Construction Easement
- Construction Right-of-Way
- C.O.W. (Intersecting) Plan
- Temporary Traffic Control Devices
- Retaining Wall
- Other Specialized One-Bay and Multi-Bay Structures

PUBLIC INFRASTRUCTURE IMPROVEMENTS MAP

ARBOR HILLS CROSSING  
 WASHTENAW AVENUE AND PLATT ROAD  
 ANN ARBOR, MICHIGAN  
 PROJECT NUMBER : 4543F5-3-25

**LEGEND**

--- PROPERTY LINE

DRAWN BY: JWV  
 DATE: 6/27/2011

0 40 80  
 SCALE: 1" = 40'-0"

FIGURE 5

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**ATTACHMENT B**

**Legal Descriptions**





**ATTACHMENT C**

**Tables**

Table 1 - Arbor Hills Crossing Project - MEGA and MDEQ Eligible Activities

| Item/Activity                                                                                                                                                                            | Total Estimated Cost | School and Local MEGA Act 381 Eligible Activities | School and Local MDEQ Act 381 Eligible Activities | Local Only Act 381 Eligible Activities | Comments |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------|---------------------------------------------------|----------------------------------------|----------|
| <b>BEA Environmental Assessment Activities - No prior MDEQ or MEGA work plan approval necessary if costs are included in the Plan (even if incurred before Brownfield Plan approval)</b> |                      |                                                   |                                                   |                                        |          |
| Phase I                                                                                                                                                                                  | \$ 2,400             |                                                   | \$ 2,400                                          |                                        |          |
| Phase II                                                                                                                                                                                 | \$ 11,950            |                                                   | \$ 11,950                                         |                                        |          |
| BEA                                                                                                                                                                                      | \$ 4,250             |                                                   | \$ 4,250                                          |                                        |          |
| <b>Due Care Activities</b>                                                                                                                                                               |                      |                                                   |                                                   |                                        |          |
| Due Care Plan                                                                                                                                                                            | \$ 5,000             |                                                   | \$ 5,000                                          |                                        |          |
| Area 'A' (UST Area) Remediation (soil removal, dewatering, sampling, mgmt)                                                                                                               | \$ 204,707           |                                                   | \$ 204,707                                        |                                        |          |
| Onsite Contaminated Soil Management During Foundation Work                                                                                                                               | \$ 56,000            |                                                   | \$ 56,000                                         |                                        |          |
| Offsite Soil Disposal (1,613 cubic yards at \$310/cubic yard)                                                                                                                            | \$ 500,000           |                                                   | \$ 500,000                                        |                                        |          |
| Health & Safety Plan                                                                                                                                                                     | \$ 2,500             |                                                   | \$ 2,500                                          |                                        |          |
| Soil-Gas Survey                                                                                                                                                                          | \$ 17,750            |                                                   | \$ 17,750                                         |                                        |          |
| <b>Additional Response Activities</b>                                                                                                                                                    |                      |                                                   |                                                   |                                        |          |
| Rain Garden/Bioretention Liner                                                                                                                                                           | \$ 17,500            |                                                   | \$ 17,500                                         |                                        |          |
| Seals Gaskets and Polywrap Liner                                                                                                                                                         | \$ 20,000            |                                                   | \$ 20,000                                         |                                        |          |
| UST Closure                                                                                                                                                                              | \$ 35,000            |                                                   | \$ 35,000                                         |                                        |          |
| Environmental Oversight                                                                                                                                                                  | \$ 7,500             |                                                   | \$ 7,500                                          |                                        |          |
| Dewatering                                                                                                                                                                               | \$ 50,000            |                                                   | \$ 50,000                                         |                                        |          |
| Vapor Barrier with Passive Venting (Building C1)                                                                                                                                         | \$ 273,353           |                                                   | \$ 273,353                                        |                                        |          |
| Vapor Barrier with Passive Venting (Building D)                                                                                                                                          | \$ 162,943           |                                                   | \$ 162,943                                        |                                        |          |
| <b>Preparation of Brownfield Plan and Act 381 Workplan</b>                                                                                                                               |                      |                                                   |                                                   |                                        |          |
| Brownfield Plan                                                                                                                                                                          | \$ 10,000            | \$ 5,000                                          | \$ 5,000                                          |                                        |          |
| MEGA Act 381 Work Plan                                                                                                                                                                   | \$ 10,000            | \$ 10,000                                         |                                                   |                                        |          |
| MDEQ Act 381 Work Plan                                                                                                                                                                   | \$ 10,000            |                                                   | \$ 10,000                                         |                                        |          |
| <b>Public Infrastructure Improvements (Must be located in a public ROW or easement, publicly owned and maintained or controlled)</b>                                                     |                      |                                                   |                                                   |                                        |          |
| Washtenaw Avenue Improvements                                                                                                                                                            | \$ 95,860            | \$ 95,860                                         |                                                   |                                        |          |
| Retaining Wall (Washtenaw Ave)                                                                                                                                                           | \$ 27,500            | \$ 27,500                                         |                                                   |                                        |          |
| Sheeting/Shoring (Washtenaw Ave)                                                                                                                                                         | \$ 60,000            | \$ 60,000                                         |                                                   |                                        |          |
| Platt & Glenwood Road Improvements                                                                                                                                                       | \$ 73,860            | \$ 73,860                                         |                                                   |                                        |          |
| Engineering & Design                                                                                                                                                                     | \$ 52,500            | \$ 52,500                                         |                                                   |                                        |          |
| Traffic Signal and Cross Walks                                                                                                                                                           | \$ 100,000           | \$ 100,000                                        |                                                   |                                        |          |
| Chain Link Construction Fence                                                                                                                                                            | \$ 26,000            | \$ 26,000                                         |                                                   |                                        |          |
| Utilities in Public Easement                                                                                                                                                             | \$ 141,500           | \$ 141,500                                        |                                                   |                                        |          |

|                                                                                                                                                                                                                                              |              |              |              |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| Residential Sewer Disconnections (20 Units)                                                                                                                                                                                                  | \$ 200,000   |              | \$ 200,000   |              |
| <b>Asbestos Survey and Hazardous Mat. Activities</b>                                                                                                                                                                                         |              |              |              |              |
| Asbestos and Hazmat Survey                                                                                                                                                                                                                   | \$ 1,950     | \$ 1,950     |              |              |
| Asbestos and Hazmat Abatement                                                                                                                                                                                                                | \$ 27,700    | \$ 27,700    |              |              |
| Demolition                                                                                                                                                                                                                                   |              |              |              |              |
| Site Demo                                                                                                                                                                                                                                    | \$ 274,000   | \$ 274,000   |              |              |
| Building Demo                                                                                                                                                                                                                                | \$ 335,000   | \$ 335,000   |              |              |
| <b>Site Preparation</b>                                                                                                                                                                                                                      |              |              |              |              |
| Geotechnical Investigation and Engineering & Design                                                                                                                                                                                          | \$ 101,650   | \$ 101,650   |              |              |
| Retaining Wall East and South Property Lines                                                                                                                                                                                                 | \$ 75,000    | \$ 75,000    |              |              |
| Sheeting/Shoring East and South Property Lines                                                                                                                                                                                               | \$ 10,000    | \$ 10,000    |              |              |
| Sheeting/Shoring Platt Road                                                                                                                                                                                                                  | \$ 48,000    | \$ 48,000    |              |              |
| Chain Link Construction Fence                                                                                                                                                                                                                | \$ 26,000    | \$ 26,000    |              |              |
| Dewatering System During Construction                                                                                                                                                                                                        | \$ 10,000    | \$ 10,000    |              |              |
| Underground Detention "B" underlayment (Poor Soils per Geotech.)                                                                                                                                                                             | \$ 5,200     | \$ 5,200     |              |              |
| Clearing & Grubbing                                                                                                                                                                                                                          | \$ 10,000    | \$ 10,000    |              |              |
| Staking                                                                                                                                                                                                                                      | \$ 22,400    | \$ 22,400    |              |              |
| Temporary Facility                                                                                                                                                                                                                           | \$ 5,000     | \$ 5,000     |              |              |
| Temporary Erosion Protection/Control                                                                                                                                                                                                         | \$ 14,500    | \$ 14,500    |              |              |
| Imported Fill                                                                                                                                                                                                                                | \$ 200,000   | \$ 200,000   |              |              |
| Cut & Fill                                                                                                                                                                                                                                   | \$ 150,000   | \$ 150,000   |              |              |
| 6' Sub Base for Building & Compaction                                                                                                                                                                                                        | \$ 33,600    | \$ 33,600    |              |              |
| Excavation & Transport. of Unstable Material (Urban/Historic Fill per Geotech)                                                                                                                                                               | \$ 250,000   | \$ 250,000   |              |              |
| Foundation Work to Address Special Soil Concerns (Incremental Increase in costs)                                                                                                                                                             | \$ 130,000   | \$ 130,000   |              |              |
| <b>Project Sub Totals</b>                                                                                                                                                                                                                    | \$ 3,908,073 | \$ 2,322,220 | \$ 1,385,853 | \$ 200,000   |
| 15% Contingency on Eligible Activities                                                                                                                                                                                                       | \$ 575,508   | \$ 346,083   | \$ 199,425   | \$ 30,000    |
| <b>Application Fees</b>                                                                                                                                                                                                                      |              |              |              |              |
| MEGA Fee                                                                                                                                                                                                                                     | \$ 1,000     | \$ 1,000     |              |              |
| MDEQ Fee                                                                                                                                                                                                                                     | \$ 1,500     | \$ 1,500     |              |              |
| BRRA Administrative Fees                                                                                                                                                                                                                     | \$ 448,358   |              | \$ 448,358   |              |
| Interest                                                                                                                                                                                                                                     | \$ 913,919   | \$ -         | \$ -         |              |
| Local Site Remediation Revolving Fund                                                                                                                                                                                                        | \$ 810,000   | \$ 347,302   | \$ 462,698   |              |
| <b>Total Cost of Eligible Activities to be Funded through TIF (includes WCBRA admin. fees and LSRRF)</b>                                                                                                                                     | \$ 6,658,358 | \$ 2,669,303 | \$ 1,934,080 | \$ 1,141,057 |
| Eligible activities will be reimbursed with local-only tax increment revenue if not approved by the State of Michigan for school tax reimbursement, except the vapor barriers, which will be reimbursed solely at the rate approved by MDEQ. |              |              |              |              |



The Incremental Financing Estimates  
Table 2  
Allow for Ongoing  
Annual Budget

|                                               | 2,940,800 | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  |
|-----------------------------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Land and Real Property Taxable Value Estimate | 2,940,800 | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  | 2,940,800  |
| County Tax Increment Value (Increase of 1%)   | 5,941,599 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 | 10,441,015 |
| Incremental Difference (New Taxes-Existing)   | 6,592,397 | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  | 7,500,215  |
| School Taxes - Millage                        | 124,243   | 126,014    | 127,804    | 129,611    | 131,437    | 133,280    | 135,143    | 137,023    | 138,923    | 140,847    | 142,785    |
| SET                                           | 41,414    | 42,005     | 42,601     | 43,204     | 43,812     | 44,427     | 45,048     | 45,674     | 46,308     | 46,948     | 47,592     |
| Total School Taxes -                          | 165,657   | 168,019    | 170,405    | 172,815    | 175,249    | 177,702    | 180,191    | 182,722    | 185,291    | 187,896    | 190,537    |
| Local Taxes - Millage                         | 46,576    | 47,796     | 49,064     | 50,381     | 51,747     | 53,163     | 54,630     | 56,148     | 57,718     | 59,341     | 61,008     |
| General Operating                             | 14,191    | 14,598     | 15,013     | 15,436     | 15,867     | 16,305     | 16,750     | 17,202     | 17,661     | 18,127     | 18,600     |
| Employee Benefits                             | 17,028    | 17,271     | 17,516     | 17,764     | 18,014     | 18,267     | 18,524     | 18,784     | 19,047     | 19,313     | 19,582     |
| Refuse Collection                             | 14,191    | 14,394     | 14,598     | 14,804     | 15,013     | 15,224     | 15,436     | 15,651     | 15,868     | 16,087     | 16,308     |
| AAITA                                         | 13,766    | 13,962     | 14,161     | 14,361     | 14,563     | 14,767     | 14,974     | 15,182     | 15,393     | 15,605     | 15,819     |
| Street Repairs                                | 7,571     | 7,679      | 7,788      | 7,898      | 8,010      | 8,122      | 8,235      | 8,350      | 8,466      | 8,583      | 8,701      |
| Parks Maint. & Repair                         | 3,289     | 3,346      | 3,399      | 3,441      | 3,490      | 3,539      | 3,588      | 3,638      | 3,688      | 3,738      | 3,788      |
| Library                                       | 3,429     | 3,486      | 3,539      | 3,591      | 3,643      | 3,695      | 3,748      | 3,801      | 3,854      | 3,907      | 3,960      |
| County Parks                                  | 4,921     | 4,981      | 5,041      | 5,101      | 5,161      | 5,221      | 5,281      | 5,341      | 5,401      | 5,461      | 5,521      |
| EECS                                          | 1,380     | 1,400      | 1,420      | 1,440      | 1,460      | 1,481      | 1,502      | 1,522      | 1,543      | 1,563      | 1,584      |
| Var Ref PA 214                                | 173       | 175        | 178        | 180        | 183        | 185        | 188        | 190        | 193        | 195        | 198        |
| Public Art 88                                 | 276       | 280        | 284        | 288        | 292        | 296        | 300        | 304        | 309        | 314        | 318        |
| Libraries                                     | 1,481     | 1,502      | 1,524      | 1,545      | 1,567      | 1,589      | 1,611      | 1,634      | 1,656      | 1,679      | 1,701      |
| AAITA                                         | 10,831    | 11,069     | 11,308     | 11,548     | 11,788     | 12,029     | 12,270     | 12,511     | 12,752     | 12,993     | 13,234     |
| ISD Operating                                 | 6,729     | 6,851      | 6,973      | 7,095      | 7,217      | 7,339      | 7,461      | 7,583      | 7,705      | 7,827      | 7,949      |
| ISD Special Education                         | 26,734    | 27,136     | 27,538     | 27,940     | 28,342     | 28,744     | 29,146     | 29,548     | 29,950     | 30,352     | 30,754     |
| Voted Sinking Fund                            | 6,806     | 6,903      | 7,002      | 7,101      | 7,201      | 7,302      | 7,404      | 7,507      | 7,611      | 7,715      | 7,819      |
| WCC Operating                                 | 23,307    | 23,842     | 24,378     | 24,914     | 25,450     | 25,986     | 26,522     | 27,058     | 27,594     | 28,130     | 28,666     |
| Total Local Taxes (capurable)                 | 3,317     | 3,465      | 3,612      | 3,761      | 3,909      | 4,058      | 4,207      | 4,356      | 4,505      | 4,654      | 4,803      |
| Debt Millage (not capurable)                  | 14,029    | 14,229     | 14,431     | 14,635     | 14,841     | 15,050     | 15,260     | 15,472     | 15,687     | 15,902     | 16,117     |
| City Debt Service                             | 1,933     | 1,960      | 1,988      | 2,016      | 2,045      | 2,073      | 2,102      | 2,131      | 2,161      | 2,191      | 2,221      |
| School Debt Service                           |           |            |            |            |            |            |            |            |            |            |            |
| WCC Debt Service                              |           |            |            |            |            |            |            |            |            |            |            |
| Total Debt Millage (not capurable)            | 1,933     | 1,960      | 1,988      | 2,016      | 2,045      | 2,073      | 2,102      | 2,131      | 2,161      | 2,191      | 2,221      |
| Total Millages                                | 35,750    | 36,784     | 37,832     | 38,881     | 39,932     | 40,985     | 42,040     | 43,097     | 44,156     | 45,217     | 46,280     |
| Total Capturable Millages                     | 33,263    | 34,263     | 35,283     | 36,314     | 37,357     | 38,402     | 39,449     | 40,498     | 41,549     | 42,599     | 43,652     |
| MD&O Environmental Expenses                   |           |            |            |            |            |            |            |            |            |            |            |
| School Taxes                                  | 40,705    | 41,126     | 41,547     | 41,968     | 42,389     | 42,810     | 43,231     | 43,652     | 44,073     | 44,494     | 44,915     |
| Unreimbursed Environmental Expenses           |           |            |            |            |            |            |            |            |            |            |            |
| Interest (reimbursed on back end)***          | 323,263   | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    | 323,263    |
| MEGA Non-Environmental Expenses               | 165,657   | 168,019    | 170,405    | 172,815    | 175,249    | 177,702    | 180,191    | 182,722    | 185,291    | 187,896    | 190,537    |
| School Taxes                                  | 197,101   | 200,249    | 203,405    | 206,553    | 209,701    | 212,849    | 216,000    | 219,148    | 222,296    | 225,444    | 228,592    |
| Local Taxes                                   | 652,802   | 662,802    | 672,802    | 682,802    | 692,802    | 702,802    | 712,802    | 722,802    | 732,802    | 742,802    | 752,802    |
| Unreimbursed Non-Environmental Expenses       |           |            |            |            |            |            |            |            |            |            |            |
| Interest (reimbursed on back end)***          | 543,799   | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    | 543,799    |
| Local-Only Expenses                           |           |            |            |            |            |            |            |            |            |            |            |
| School Taxes                                  | 230,000   | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    | 230,000    |
| Unreimbursed Environmental Expenses           |           |            |            |            |            |            |            |            |            |            |            |
| Interest (reimbursed on back end)***          | 46,856    | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     | 46,856     |
| Local Site Remediation Reimbursing Fund       |           |            |            |            |            |            |            |            |            |            |            |
| School Taxes (capped at \$46,856)             |           |            |            |            |            |            |            |            |            |            |            |
| Local Taxes (capped at \$46,856)              |           |            |            |            |            |            |            |            |            |            |            |
| Total                                         | 360,728   | 366,268    | 371,808    | 377,348    | 382,888    | 388,428    | 393,968    | 399,508    | 405,048    | 410,588    | 416,128    |
| Total Developer Reimbursement                 |           |            |            |            |            |            |            |            |            |            |            |

Tax Increment Financing Estimates  
 Table 2  
 Appendix A.00000

| Land and Real Property Taxable Value Estimate | Comm. Tax Increment Value (Increase of 1%) | Incremental Difference (New Taxes-Existing) | Description of Eligible Activities (see Table 1 for details)    | Estimated Cost   |
|-----------------------------------------------|--------------------------------------------|---------------------------------------------|-----------------------------------------------------------------|------------------|
| 18,000                                        | 6,000                                      | 24,000                                      | 1. BEA Activities                                               | 18,600           |
|                                               |                                            |                                             | 2. Due Care Activities                                          | 785,957          |
|                                               |                                            |                                             | 3. Additional Response Activities                               | 566,296          |
|                                               |                                            |                                             | 4. MEGA Public Infrastructure Improvements                      | 577,220          |
|                                               |                                            |                                             | 5. Local-Only Public Infrastructure Improvements                | 200,000          |
|                                               |                                            |                                             | 6. Lead and Asbestos Abatement                                  | 29,650           |
|                                               |                                            |                                             | 7. Demolition                                                   | 609,000          |
|                                               |                                            |                                             | 8. Repavement                                                   | 1,091,350        |
|                                               |                                            |                                             | 9. 15% Contingency                                              | 575,308          |
|                                               |                                            |                                             | 10. Preparation of Flowfield Plan                               | 20,000           |
|                                               |                                            |                                             | 11. Preparation of Act 381 Work Plans                           | 2,300            |
|                                               |                                            |                                             | 12. Work Plan Application Fees                                  |                  |
|                                               |                                            |                                             | Other Activities to be Funded by TIF Capture:                   |                  |
|                                               |                                            |                                             | 13. Interest                                                    | 913,919          |
|                                               |                                            |                                             | 14. Other                                                       | 448,338          |
|                                               |                                            |                                             | 15. LSRGP                                                       | 400,000          |
|                                               |                                            |                                             | <b>Total Activities to be funded by TIF</b>                     | <b>6,658,338</b> |
|                                               |                                            |                                             | Developer Reimbursement                                         | 5,400,000        |
|                                               |                                            |                                             | Administrative Costs                                            | 400,000          |
|                                               |                                            |                                             | Resolving Fund                                                  | 858,338          |
|                                               |                                            |                                             | <b>Total Tax Increment Financing (Estimated Reimbursements)</b> | <b>6,658,338</b> |
|                                               |                                            |                                             | Environmental Activities                                        | 1,386,778        |
|                                               |                                            |                                             | Non-Environmental Activities                                    | 2,692,525        |
|                                               |                                            |                                             | <b>Total Eligible Activities</b>                                | <b>4,079,303</b> |
|                                               |                                            |                                             | Local                                                           | 31,974           |
|                                               |                                            |                                             | State                                                           | 24,000           |
|                                               |                                            |                                             | <b>Total Millages</b>                                           | <b>55,974</b>    |
|                                               |                                            |                                             | MDFO Environmental Expenses                                     |                  |
|                                               |                                            |                                             | School Taxes                                                    |                  |
|                                               |                                            |                                             | Local Taxes                                                     |                  |
|                                               |                                            |                                             | Unreimbursed Environmental Expenses                             |                  |
|                                               |                                            |                                             | Interest (reimbursed on back end)**                             |                  |
|                                               |                                            |                                             | MEGA Non-Environmental Expenses                                 |                  |
|                                               |                                            |                                             | School Taxes                                                    |                  |
|                                               |                                            |                                             | Local Taxes                                                     |                  |
|                                               |                                            |                                             | Unreimbursed Non-Environmental Expenses                         |                  |
|                                               |                                            |                                             | Interest (reimbursed on back end)**                             |                  |
|                                               |                                            |                                             | Local-Only Expenses                                             |                  |
|                                               |                                            |                                             | Local Taxes                                                     |                  |
|                                               |                                            |                                             | Unreimbursed Environmental Expenses                             |                  |
|                                               |                                            |                                             | Interest (reimbursed on back end)**                             |                  |
|                                               |                                            |                                             | Local Site Remediation Revolving Fund                           |                  |
|                                               |                                            |                                             | School Taxes (capped at \$347,302)                              |                  |
|                                               |                                            |                                             | Local Taxes (capped at \$462,698)                               |                  |
|                                               |                                            |                                             | <b>Total</b>                                                    |                  |
|                                               |                                            |                                             | <b>Total Developer Reimbursement</b>                            |                  |

**ATTACHMENT D**

**Assessor's Opinion of Functional Obsolescence**



AFFIDAVIT OF DAVID PETRAK

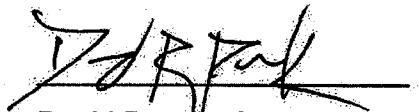
STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF WASHTENAW )

David Petrak, being sworn, says:

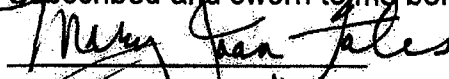
1. I have personal knowledge of the facts stated in this Affidavit and, if sworn as a witness, I am competent to testify thereto.
2. I am the City Assessor, MMAO, for the City of Ann Arbor, County of Washtenaw, State of Michigan.
3. I personally inspected the real property commonly known as, 3000 Washtenaw Avenue, Ann Arbor, MI 48104, being TAX I.D. No. 12-02-204-038 on June 16, 2011. The real property had been operated as retail office and the second floor as apartments but has been vacant for a number of years. It is currently non-occupied.
4. On the basis of my physical inspection of the specific aforementioned property, it is my expert opinion that the above formentioned property is functionally obsolete and blighted as defined in Section 2 of Public Act 381 of 1996, as amended (MCL 125.2652). The subject property:
  - a. The building is currently vacant and suffers from damage and deferred maintenance.
  - b. The building requires substantial rehabilitation of both the exterior and interior for use as an office and/or apartment.

It is economically infeasible for the structure to be rehabilitated for its intended.

5. Further Affiant sayeth not.

  
 David Petrak, City Assessor  
 City of Ann Arbor, MI

Subscribed and sworn to me before this 08 day of July, 2011.

  
 Mary Joan Fales, Notary Public  
 Monroe County, Michigan  
 Acting in Washtenaw County, Michigan  
 Commission Expires: October 7, 2015



**CITY OF ANN ARBOR**

**INVESTMENT POLICY**

Council Resolution



## City of Ann Arbor, Michigan

### Investment Policy

#### Overview

The City of Ann Arbor, Michigan ("the City") is a home rule municipality operating under its City Charter and City Code. The City functions under the direction of a City Administrator who is appointed by an eleven-member City Council. The purpose of this Investment Policy is to establish the investment scope, objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, and safekeeping and custodial procedures necessary for the prudent investment of the funds of the City of Ann Arbor.

This Investment Policy has been adopted by resolution of the City Council of Ann Arbor, Michigan and replaces all previous investment policies or resolutions concerning the cash management or investment of City funds.

The City manages a flexible investment portfolio, which includes general operating funds, bond reserve funds, proceeds from bond sales that will be expended on capital projects as well as various other funds. Because these funds may be required at any time, it is essential that the City maintain strict maturity horizons for the purpose of liquidity control.

#### Policy

It is the policy of the City of Ann Arbor to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City and conforming to Michigan Public Act 20 of 1943.

#### Scope

This Investment Policy applies to all cash and securities of the City except assets of the Pension Fund, Housing Commission, Fifteenth District Court, Elizabeth Dean Fund, Downtown Development Authority and Contractor's Retainage Fund. The financial assets of the Consolidated Investment Fund, Limited Investment Fund, Capital Projects Funds, Trust and Agency Funds, and any other funds not specifically excluded from the provisions of this Investment Policy are included herein.

In order to effectively make use of the City's cash resources, all moneys, except cash in certain restricted and special accounts, shall be pooled into one investment account and accounted for separately. The investment income derived from this account shall be

allocated to the various funds based upon each fund's respective participation.

#### Investment Objectives

The City's funds shall be invested in accordance with all applicable City policies, State statutes, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

- Safety: Preservation of capital and protection of investment principal
- Liquidity: Maintenance of sufficient liquidity to meet anticipated disbursements and cash flows
- Yield: Attainment of a market rate of return equal to or higher than the performance measure recommended by the Treasurer and approved by the Chief Financial Officer.

#### Prudence and Indemnification

The standard of prudence to be used in managing the City's assets is the "prudent investor" rule which states, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment considering the probable safety of their capital as well as the probable income to be derived."

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City shall recognize that no investment is without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses may be desirable in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security before maturity can be in the best long-term interest of the City.

Personnel acting in accordance with this Investment Policy and written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price change, or other loss in accordance with the City's Indemnification Policy in effect at the time.

#### Delegation of Authority

The ultimate responsibility and authority for the investment of all City funds resides with the Chief Financial Officer. Acting under the authority of the City Code Chapter 5, 1.103(2), the Chief Financial Officer may delegate the authority to conduct investment transactions and to manage the operation of the investment portfolio to other specifically authorized persons. The Chief Financial Officer, Treasurer, and Deputy Treasurer are authorized to transact investment business on behalf of the City.

Subject to required procurement procedures, the City may engage the support services of outside professionals in regard to its financial program, so long as it can be

demonstrated that these services produce a net financial advantage or necessary financial protection of the City's resources. Such services may include engagement of financial advisors in conjunction with debt issuance, portfolio management, special legal representation, third party custodial services, and appraisals by independent rating services.

#### Investment Procedures

The Chief Financial Officer shall establish written administrative procedures for the operation of the City's investment program as well as internal controls, which shall include explicit delegation of authority to personnel responsible for investment transactions. The procedures shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees and officers of the City.

#### Ethics and Conflicts of Interest

All City employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair, or create the appearance of an impairment of, their ability to make impartial investment decisions. Employees shall disclose to the Chief Financial Officer any material equity interests in financial institutions that conduct business with the City and they shall subordinate their personal investment transactions to those of the City. Failure to report these relationships may be grounds for discipline, up to and including termination. Employees shall comply with all applicable laws, regulations, professional codes of responsibilities and City policies.

#### Selection of Banks

The Treasurer shall maintain a list of banks and savings banks authorized to provide depository and other banking services and from which the City may purchase Time Certificates of Deposit. To be authorized, a bank must be eligible to be a depository of funds belonging to the State of Michigan and maintain a principal office or branch office in Michigan. Banks that fail to meet this criteria, or in the judgment of the Treasurer no longer offer adequate safety to the City, will be removed from the list.

#### Selection of Broker/Dealers

The Treasurer shall maintain a list of broker/dealers authorized to conduct security transactions with the City. To be eligible, a firm must meet at least one of the following criteria:

1. Be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within their holding company structure; or
2. Report voluntarily to the Federal Reserve Bank of New York; or
3. Qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

In addition, each broker/dealer must complete and annually update a City approved Broker/Dealer Information Request Form, and submit the firm's most recent financial statements.

Broker/dealers will be selected on the basis of their expertise in public cash management and their ability to provide services for the City's account. Approved broker/dealers and firms they represent must be licensed to do business in the State of Michigan and as such are subject to the provisions of Michigan Statutes relating to the investment of public funds.

Per Section 129.96 of Michigan's Act 20 of 1943, before an order to purchase or trade the funds of the City, a financial intermediary, broker, or dealer shall be provided with a copy of this investment policy and shall do both of the following:

- A. Acknowledge receipt of the investment policy.
- B. Agree to comply with the terms of the investment policy regarding the buying or selling of securities.

The City may purchase Commercial Paper from direct issuers even though they are not on the approved broker/dealer list as long as the Commercial Paper meets the criteria outlined in Item 6 of the Authorized Investments and Transactions section of this Investment Policy.

#### Authorized Investments and Transactions

All investments for the City shall be made in accordance with Michigan State statutes: Act 20 of 1943 as amended, M.C.L. 129.91-129.96, Investment of Surplus Funds of Political Subdivisions, and Act 40 of 1932 as amended, M.C.L. 129.12, Depositories for Public Moneys.

The City has further delineated the types of securities and transactions eligible for use by the City as follows:

1. U.S. Treasury Obligations: United States Treasury Bills, Treasury Notes, Treasury Bonds, and Treasury Strips with maturities not exceeding fifteen years from the date of trade settlement. There is no limit on the percentage of the portfolio that may be invested in these obligations.
2. Federal Agency Securities: Debentures and mortgage-backed securities with a stated final maturity not exceeding ten years from the date of trade settlement. Investments in Federal Agency Securities shall not exceed 10% of the City's investment portfolio.
3. Federal Instrumentality Securities: Debentures, discount notes, step-up and callable securities with a final maturity not exceeding ten years from the date of trade settlement. Investments in Federal Instrumentality Securities shall not exceed 65%

of the City's investment portfolio, and no more than 30% of the City's investment portfolio may be invested in any one issuer of federal instrumentality securities.

4. Time Certificates of Deposit with a maturity not exceeding five years, and issued by state or federally chartered banks or savings banks as defined in M.C.L. 129.16, "Depositories for Public Money", that are eligible to be a depository of funds for the State of Michigan, and Certificates of Deposit that are purchased in accordance with M.C.L. 129.91 guidelines. Time Certificates of Deposit may be purchased only from banks that have maintained an average Highline Banking Data Services Rating of 30 or better on a scale of zero to 99, with 99 being the highest quality, for the four most recent reporting quarters. Investments in certificates of deposit shall not exceed 20% of the City's investment portfolio and no more than 5% of the City's investment portfolio may be invested in any one issuer.
5. Obligations of the State of Michigan or any of its political subdivisions with a final maturity not exceeding ten years from the date of trade settlement; that are rated at least AA or the equivalent by at least one NRSRO, and not less by any. Investments in such obligations shall not exceed 10% of the City's investment portfolio and no more than 3% of the City's investment portfolio may be invested in any one issuer. Diversification and credit criteria described for obligations of the State of Michigan are not applicable to issues of the City of Ann Arbor.
6. Prime Commercial Paper with an original maturity of 270 days or less which is rated A-1 or the equivalent at the time of purchase by not less than two NRSROs. If the commercial paper issuer has senior debt outstanding, the senior debt must be rated A+ or the equivalent by not less than two of those rating services. Investments in commercial paper shall not exceed 25% of the City's investment portfolio and no more than 5% of the City's investment portfolio may be invested in any one issuer.
7. Repurchase Agreements with a termination date of 90 days or less collateralized by U.S. Treasury Obligations or Federal Instrumentality Securities listed in 1 and 3 above with maturities not exceeding ten years.

*Collateralization:* For the purpose of this section, the term "collateral" shall mean "purchased securities" under the terms of the City approved Master Repurchase Agreement. The collateral shall have an original minimum market value (including accrued interest) of 102% of the dollar value of the transaction and the collateral maintenance level shall be 101%. If collateralized value drops below 101 percent, it will immediately be restored to 102%. Collateral shall be held by the City's custodial bank as safekeeping agent, and the market value of the collateral securities shall be marked to the market daily based on that day's bid price. The right of collateral substitution is granted.

*Master Repurchase Agreement:* Repurchase Agreements shall be entered into only with primary dealers reporting to the Federal Reserve Bank of New York, or with firms that have a primary dealer within their holding company structure or with approved depository banks that have executed an approved Master Repurchase Agreement with the City. Primary dealers approved as Repurchase Agreement counterparties should have a short-term debt rating of at least A-1 or the equivalent and a long-term debt rating of at least A or the equivalent, if rated. The Treasurer shall maintain a copy of the City's approved Master Repurchase Agreement along with a list of the counterparties who have executed a Master Repurchase Agreement with the City.

There is no limit on the percentage of the portfolio that may be invested in repurchase agreements.

8. Money Market Mutual Funds registered under the Investment Company Act of 1940 that are "no-load" (i.e., no commission or fee shall be charged on purchases or sales of shares); have a constant daily net asset value per share of \$1.00; limit assets of the fund to securities authorized in M.C.L. 129.91 as legal investments for a public corporation; have a maximum stated maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and are rated either AAAm or the equivalent. The Treasurer shall pre-approve each Money Market Fund before purchase. Investments in money market mutual funds shall not exceed 30% of the City's investment portfolio.
9. Investment Pools organized under Act 367 of 1982, MCL 129.111 to MCL 129.118, Surplus Funds Investment Pool Act, that are "no-load"; have a constant daily net asset value per share of \$1.00; limit assets of the fund to securities authorized in M.C.L. 129.91 as legal investments for a public corporation; and have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940. Investments in investment pools shall not exceed 10% of the City's investment portfolio.

It is the intent of the City that the foregoing list of authorized securities be strictly interpreted. Any deviation from this list must be pre-approved by the Chief Financial Officer in writing.

Securities that have been downgraded to a level that is below the minimum ratings described herein may be sold or held at the City's discretion. The portfolio will be brought back into compliance with Investment Policy guidelines as soon as is practical.

#### Collateralization of Deposits

The State of Michigan does not require collateralization of all public funds. See Authorized Investments and Transactions, above, for repurchase agreement collateralization requirements.



### Safekeeping and Custody

The City Council shall designate one or more financial institutions to provide safekeeping and custodial services for the City. A City approved Safekeeping Agreement shall be executed with each custodian bank prior to utilizing that bank's safekeeping services. To be eligible for designation as the City's safekeeping and custodian bank, a financial institution shall meet the criteria described in the Selection of Banks section of this Investment Policy.

Custodian banks will be selected on the basis of their ability to provide services for the City's account and the competitive pricing of their safekeeping related services.

The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis. Ownership of all securities shall be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking and commercial practices.

All City owned securities, except Certificates of Deposit, Investment Pools, and Money Market Mutual Funds, will be delivered by either book entry or physical delivery and will be held in third-party safekeeping by a City approved custodian bank, its correspondent bank or the Depository Trust Company (DTC).

All Fed wireable book entry securities shall be held in the Federal Reserve system in a customer account for the custodian bank, which will name the City as "customer."

All DTC eligible securities shall be held in the custodian bank's DTC participant account and the custodian bank shall provide evidence that the securities are held for the City as "customer."

All non-book entry (physical delivery) securities shall be held by the custodian bank or its correspondent bank and the custodian bank shall provide evidence that the securities are held for the City as "customer."

### Investment Diversification

It is the intent of the City to diversify the investments within its portfolio to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions or maturities. The asset allocation in the portfolio should, however, be flexible depending upon the outlook for the economy, the securities market, and the City's anticipated cash flow needs.

There is no limit on the percentage of the portfolio that may be invested in U.S. Treasury Obligations and Repurchase Agreements. However, no more than 30% of the total portfolio shall be invested in any one issuer of Federal Instrumentality Securities. No more than 5% of the total portfolio shall be invested in any one issuer of commercial paper, or obligations of the State of Michigan or any of its political subdivisions.

No more than 25% of the total portfolio shall be invested in securities with maturities exceeding seven years. No more than 12.5% of the total portfolio shall be invested in

securities with maturities exceeding eleven years.

Other investments shall not exceed the following limits in each of the categories listed below as a percentage of the total portfolio.

- 65% in Federal Instrumentality Securities
- 30% in Money Market Mutual Funds
- 25% in Prime Commercial Paper
- 20% in Time Certificates of Deposit
- 10% in Federal Agency Securities
- 10% in Obligations of the State of Michigan or any of its political subdivisions
- 10% in Investment Pools

Tax funds collected on behalf of taxing authorities and held pending disbursement are not subject to the diversification limits above.

#### Portfolio Maturities and Liquidity

To the extent possible, the City's investments shall be matched with anticipated cash flow requirements. Unless matched to a specific cash flow liability and approved by the Chief Financial Officer in writing the City will not invest in securities maturing more than fifteen years from the date of trade settlement, and the weighted average final maturity of the portfolio shall not exceed 6.5 years.

The City recognizes that bond proceeds may, from time to time, be subject to provisions of the Tax Reform Act of 1986, Federal Arbitrage Regulations, as amended. Due to the legal complexities of arbitrage law and the necessary immunization of yield levels to correspond to anticipated cash flow schedules, the reinvestment of such debt issuance may, upon the advice of Bond Counsel or financial advisors, deviate from the maturity limitation provisions of this Investment Policy with prior written approval of the Chief Financial Officer. In all cases, however, types of eligible investments will be in compliance with this Investment Policy. This paragraph is only applicable to City funds subject to arbitrage calculations.

#### Competitive Transactions

Each investment shall be competitively transacted with authorized broker/dealers. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded.

If the City is offered a security for which there is no other readily available competitive offering, then the Treasurer will document quotations for comparable or alternative securities.

#### Internal Controls

An external auditor shall independently review the City's investment activities on an annual basis. This procedure will assure compliance with policies and procedures.

### Performance

The benchmark yield shall be equal to the average yield on the U.S. Treasury Security that most closely corresponds to the portfolio's actual weighted average maturity. When comparing the performance of the City's portfolio, the reported rate of return shall include both average weighted yield and rate of return net of fees.

### Reporting

The Treasurer shall prepare a quarterly investment report summarizing the investments held by the City and the current market value of those investments. The report shall include a summary of investment earnings and performance results during the period, illustrate the portfolio's adherence to appropriate risk levels utilizing appropriate metrics like maturity or duration depending on the investment strategy of the portfolio, and compare the portfolio's total return versus established investment objectives and goals including performance relative to established benchmark yields. The quarterly investment report shall be submitted in a timely manner to the Chief Financial Officer and to the City Council or its designated financial oversight committee.

The City has established reporting and accounting standards for callable U.S. Instrumentality securities. Callable securities may be retired at the issuer's option prior to the stated maximum maturity. All securities holding reports for the City shall disclose the stated maturity as well as the first call date of each callable security held. For callable securities which are purchased priced to the first call date and have an overwhelming probability of being called on the first call date, weighted average maturity as well as yield shall be calculated using the first call date. Authorized investment personnel may, however, choose to use a further call date or maturity date for reporting purposes when conditions mandate.

### Policy Revisions

The Treasurer and Chief Financial Officer shall review this Investment Policy annually, and amend it as conditions warrant, subject to approval by City Council or its designated financial oversight committee.

**GLOSSARY**

**Bankers Acceptance (BA):** A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

**Broker:** A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides.

**Callable Bond:** A bond issue in which all or part of its outstanding principal amount may be redeemed before maturity by the issuer under specified conditions.

**Certificate of Deposit:** A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs are typically negotiable.

**Collateral:** Securities or property pledged by a borrower to secure payment.

**Commercial Paper:** An unsecured promissory note with a fixed maturity of no more than 270 days. Commercial paper is normally sold at a discount from face value.

**Dealer:** A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his/her own account.

**Debenture:** A bond secured only by the general credit of the issuer.

**Delivery Versus Payment:** There are two methods of delivery of securities: delivery versus payment and delivery versus receipt (also called free). Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

**Discount Securities:** Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value.

**Diversification:** Dividing investment funds among a variety of securities offering independent returns.

**Federal Deposit Insurance Corporation (FDIC):** A federal agency that insures bank and savings bank deposits.

**Federal Funds Rate:** The rate of interest at which Fed funds are traded. The Federal Reserve currently pegs this rate through open-market operations.

**Fed Wire:** A computer system linking member banks and other financial institutions to the Fed, used for making inter-bank payments of Fed funds and for making deliveries of and payments for Treasury, agency and book-entry mortgage backed securities.

**Investment Adviser's Act:** Legislation passed by Congress in 1940 that requires all investment advisers to register with the Securities and Exchange Commission. The Act is designed to protect the public from fraud or misrepresentation by investment advisers.

**Liquidity:** A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value.

**Local Government Investment Pool:** A pool of funds authorized under the laws of the State that receives deposits from one or more local units and pays returns based upon each local unit's share of investment in the pool.

**Mark-to-market:** The process whereby the book value or collateral value of a security is adjusted to reflect its current market value.

**Market Value:** Current market price of a security.

**Master Repurchase Agreement:** A written contract covering all future transactions between the parties to repurchase or reverse repurchase agreements that establish each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

**Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.

**Money Market Mutual Fund:** A mutual fund that limits its investments to some or all types of money market instruments.

**Net Asset Value:** The market value of one share of an investment company, such as a mutual fund.

**No Load Fund:** A mutual fund that does not levy a sales charge on the purchase or sale of its shares.

**NRSRO:** Nationally Recognized Statistical Rating Organizations - organizations that issue credit ratings for securities.

**Portfolio:** Collection of securities held by an investor.

**Primary Dealer:** A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) registered securities broker/dealers, banks, and a few unregulated firms.

**Prudent Person Rule:** Standard of investing which states that investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

**Rate of Return:** The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

**Ratings:** An evaluation of an issuer of securities by Moody's, Standard & Poor's, Fitch, or other rating services of a security's credit worthiness.

**Repurchase Agreements:** A transaction whereby a holder of securities sells securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate the buyer. Dealers use repurchase agreements extensively to finance their positions.

**Rule 2a-7 of the Investment Company Act of 1940:** Applies to all money market mutual funds and mandates such funds to maintain certain standards, including a 13-month maturity limit a 90-day average maturity on investments and maintenance of a constant net asset value of one dollar (\$1.00).

**Safekeeping:** Holding of assets (e.g., securities) by a financial institution.

**Treasury Bills:** A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Treasury Bills are issued with maturities ranging from a few days to 26 weeks.

**Treasury Bonds:** Long-term U.S. Treasury securities having initial maturities of more than ten years.

**Treasury Notes:** Intermediate term coupon bearing U.S. Treasury securities having initial maturities of from one to ten years.

**Yield:** The rate of annual income return on an investment, expressed as a percentage.



# City of Ann Arbor

E-2

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

## Text File

File Number: 11-1482

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Agenda # E-2

Introduced: 11/21/2011

Version: 1

Current Status: Mayor Communication

Matter Type: Appointment

11/21/11 Appointments & Nominations

I would like to recommend the following nominations for your consideration:

### Ann Arbor Commission on Disability Issues

Gloria Kolb (Filling Vacancy)  
3584 Pheasant Run Circle Apt. #2  
Ann Arbor, MI 48108  
Term: December 5, 2011-December 5, 2014

### Zoning Board of Appeals

Ben Carlisle (Replacing Dave Gregorka)  
1317 Minerva  
Ann Arbor, MI 48104  
Term: November 23, 2011-October 17, 2014