

Ann Arbor City Council Regular Session: August 15, 2022
Email Redactions List Pursuant to Council Resolution R-09-386

Sent Time	TO	From	CC	Redactions	Reason for Redaction
10:40 PM	Molly Maciejewski	Linh Song		Personal Contact Information	Privacy
10:22 PM	Jeff Hayner	Chris Heaton		Personal Contact Information	Privacy
9:52 PM	Lisa Disch	Melissa Gumenick		Personal Contact Information	Privacy
9:12 PM	Denise Springer	Jeff Hayner		Personal Contact Information	Privacy
9:09 PM	Jeff Hayner	Denise Springer		Personal Contact Information	Privacy
8:57 PM	Denise Springer	Jeff Hayner		Personal Contact Information	Privacy
8:53 PM	Dohoney Jr., Milton;Delacourt, Derek;Dempsey, Glen	Jeff Hayner		Personal Contact Information	Privacy
8:51 PM	City Council All	Denise Springer		Personal Contact Information	Privacy
8:41 PM	Chris Heaton	Jeff Hayner		Personal Contact Information	Privacy
8:39 PM	Jeff Hayner	Hava Gurevich		Personal Contact Information	Privacy
7:50 PM	Jeff Hayner	Nick Caron		Personal Contact Information	Privacy
7:48 PM	Nick Caron	Jeff Hayner		Personal Contact Information	Privacy
7:46 PM	Jeff Hayner	Nick Caron		Personal Contact Information	Privacy
7:44 PM	Alan Haber	Ann Arbor Real Estate	Erica Briggs	Personal Contact Information	Privacy
7:42 PM	Nick Caron	Jeff Hayner		Personal Contact Information	Privacy
7:06 PM	Request for Information Public Services	Jen Eyer		Personal Contact Information	Privacy

From: Song, Linh
Sent: Monday, August 15, 2022 10:40 PM
To: Maciejewski, Molly
Subject: Fw: Special trash set-out arrangement

Hello Molly,

Can you please let me know if this has been sorted out? Thank you for looking into this.

Linh Song, MSW
Ward 2
Ann Arbor City Council

From: Gabriel Cherem [REDACTED]
Sent: Friday, August 12, 2022 3:49 PM
To: Song, Linh <LSong@a2gov.org>; Gabe Cherem [REDACTED]
Subject: Special trash set-out arrangement

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Dear Council Woman Song,

I am an elderly Ann Arbor resident with a special trash set- out arrangement.

Our trash was not picked up on Wednesday, so I called the Solid Waste department. It was not picked up on Thursday, so I called again. It is now Friday afternoon, and still no pick up. This is getting ridiculous. Somehow the Trash Supervisor is under the false information that it was picked up on Wednesday. Can you please look into this for me, in particular who provided the Supervisor with this false information. I am frustrated, because I just want my trash picked up as usual.

Thanks,

Gabe Cherem
[REDACTED]

Sent from my iPhone

From: Briggs, Erica
Sent: Monday, August 15, 2022 10:41 PM
To: Robert D Gregg
Subject: Passed resolution supporting a noise abatement program

I know it's taken longer than you would hope, but Council just unanimously passed this resolution that I co-sponsored:
<http://a2gov.legistar.com/LegislationDetail.aspx?ID=5754082&GUID=A390EF64-1CAA-4BE0-A1E8-E2338516693C>

Erica Briggs, Ward 5 City Council Representative (she/her/hers)

Email: ebriggs@a2gov.org

Cell: 734-355-3931

www.a2gov.org

From: Chris Heaton [REDACTED]
Sent: Monday, August 15, 2022 10:22 PM
To: Hayner, Jeff
Subject: Re: ELSO, RTR AND JCE URGENT! Chris Heaton President, Washtenaw Area Apartment Association

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

Dear CM Hayner

I appreciate your remarks, understanding and willingness to attempt to arrange fair representation on these matters. The small group of extremist leaders pushing this matter can't bear to even hear dissenting opinions and are willing to proceed on a timetable maximally advantageous to their own position, with no regard for the absence of the vast majority of their fellow students and with total indifference to the consequences for non-student renters and purveyors of housing in the traditionally non-student environs of the city.

I want to assure you and anyone else who will listen that, in my role as president of the Washtenaw Area Apartment Association I have made exhaustive inquiries to members in an effort to confirm whether or not any of us took and kept non refundable deposits when no housing was ever secured. We cannot find a single instance in our ranks where this ever happened. In fact, we all agree that it shouldn't ever happen and will move forward a WA3 resolution that it should never happen. Still, the reporting and publicizing from GEO and the Renter's Commission that it has, persists. Further, I don't believe John Reiser has pursued a credible claim to conclusion on this accusation. Someone should demand that GEO and the RC show their cards on this subject - otherwise it's just fake news.

You and others should know that students drive when rental season happens. Undergraduates knew about the ELSO last year and remained determined to shop early last fall for the housing they wanted. We didn't provoke that interest - they just came. Enforcement is misdirected at housing providers on the false premise that we force a season on students. Students could unite and refuse to shop in the fall, forcing rental season to a different time of year, but they don't because they are not one cohort when it comes to their housing desires. We don't fly banners over Michigan Stadium on Saturdays in the fall saying "better get 'em, they're going fast" but they come out hunting for houses and apartments every year. Some of their behavior is driven by U of M dorm deadlines too. The 1000 pound gorilla eats first and we unjustly catch the flak.

I could go on ad nauseam on this subject but it's late. I am available for further discussion and I'd like to here more about your specific experiences in our industry.

Again, thanks for your work on this.

Chris Heaton

On Mon, Aug 15, 2022 at 8:40 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

Dear Mr. Heaton,

Thank you for your thorough and considered remarks on this matter. I agree with your take on this issue, as someone who does maintenance and turnover for landlords I see the broad range of conditions that apartments are left in by

tenants, I also know that costs to keep units up to the city's standards, constant millage increases, and inflation are costs that must be passed on to the tenants, and which are mostly out of your control. I do not think that the City of Ann Arbor has the authority, or has only limited authority, to apply these restrictions (from one point of view) on private contracts, such as leases.

I will see what I can do to get actual landowners/landlords voice heard in this discussion. That there is no place for them on our Rental Commission is laughable.

Sincerely,

Jeff Hayner

Ward 1 City Council

From: Chris Heaton [REDACTED]
Sent: Wednesday, August 10, 2022 6:13 PM
To: Nelson, Elizabeth <ENelson@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Song, Linh <LSong@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>
Subject: ELSO, RTR AND JCE - URGENT! Chris Heaton - President, Washtenaw Area Apartment Association

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Mayor Taylor, Council Members:

I write to you on the subject of the Early Lease Signing Ordinance (ELSO) and revisions being contemplated by your Renter's Commission.

Amir Fleischman, a grad student at U of M, has helped to spearhead GEO action on these issues for over a year now. I met Amir Fleischman on a zoom call with the recently dispatched CM Nelson in the spring of '21. This was

coincidentally the time when, at least in Amir's Nirvana, he'd be shopping for student housing with all other students - grads and undergrads - in a new season that best suited him. In the meeting I informed him that, contrary to his assessment of the market, I currently had over 20 terrific efficiency and one bedroom apartment offerings for the coming Fall within several blocks of the DIAG. His first comment was "Yeah, how much are they?" I quoted the approximate pricing. His retort? "I can't afford that!" We thought the ELSO was about the timing of rentals. Amir, in his first interaction with me and other housing providers made it clear it's really about affordability - not access and timing of rental season.

There is a housing shortage here and nationwide. This is well reported by the national media. Rental rates in many cities are up 30+ percent year over year. Student housing in Ann Arbor was up less than 10%. This shortage is not the fault of people currently providing rental housing in Ann Arbor. Simultaneously, there is pervasive price inflation nationwide in all areas of the economy - not just rental housing. The ELSO has done absolutely zero to create one additional new rental unit in Ann Arbor. That zero number also applies to the submarket of student housing surrounding the University of Michigan Central Campus. The ELSO has scapegoated student housing providers for a problem they didn't create. How did the university's dorm renewal policies push apartment hunter's out into the market early? What are the consequences for student housing when the university rapidly expands enrollment above 50,000? Where's the outraged enforcement towards U of M and its policies?

Many student housing providers set their rents for the '22-'23 academic year in September or October of '21. Those numbers were set before the recent wave of inflation and are unchangeable until the Fall of '23. Most of our increases were on the order of 4.75%. Had we known what would happen with inflation in the ensuing months our rents would have needed to be even higher for '22-'23 and now we'll be playing serious catch-up come Fall when '23-'24 rents will be set.

Labor and material costs have skyrocketed in the last year.. In 2020 I could hire a maintenance person with some experience for \$15/hr. Today I can hire a person that requires a lot of training for about \$23/hr. We have had to increase gas allowances to employees. Lumber and roofing are much more expensive than 2 years ago. We live with the looming mandate of expensive A2Zero compliance expenditures. Previously, as a benefit for early renewal, many of us offered renewal incentives to student tenants. Your ELSO is causing housing providers to rethink these incentives. In our company's case that was about \$10-\$20 per bedroom per month over the last decade. All of these costs end up in rent numbers eventually - and businesses either succeed or fail accordingly. If housing providers fail and properties are sold, the uncapping of property taxes places more upward pressure on rents. Decisions you make impact rents for sure. But it is also the case that our fear of your future decisions impact rents right now - especially in the case of A2Zero. Nobody assumes you'll moderate your behaviors in ways that would tend to lower rents despite your stated desire for more affordable housing - there's just no evidence for it.

And now your Renter's Commission is back for a second bite - a bigger bite. "Just Cause Eviction" (JCE) and "Right to Renew" (RTR). Amazingly, these additional market restrictions are seriously considered only one year after taking nearly 60% of the calendar year away from every person searching for rental housing in the entire city because a small cohort of graduate students think it's better for them to shop in March and April AND when, because of the transitory nature of students, the best possible student renewal rate is about 30%! You have chosen to legislate to this very small, but vocal, minority. Meanwhile, away from campus and because of your ELSO, property managers are forced to send silly and irrelevant notices to their residents months before they would do so otherwise. These tenants make up the vast majority of renters in Ann Arbor. First fiddling, then deciding to fiddle more, with things that will make the

situation worse and all in the midst of creating a commission that exposes you to only one fairly extreme viewpoint on the resident/housing provider dynamic. The mayor, who needed the promise of landlord representation in order to create the Renter's Commission in the first place, now won't appoint non-voting landlords to these agreed upon seats despite the existence of volunteers. You can't stand to even risk hearing in public any dissenting opinion from residents and local business people. You've said things like "we want the commission to get on its feet first" but big things are happening right now and you know it. There is no excuse for the lack of inclusion and you know that too!

I expect that you are intent on moving ahead with RTR and JCE. I don't think reasonable objections can be tolerated by the city council when it comes down to voting but here are some things that you could do to moderate these initiatives:

No waitlists with non-refundable money. Don't ban waitlists entirely. We keep hearing that non-refundable waitlist deposits happen but when we ask fellow housing providers and the city we can never get good evidence that this really ever happened. We agree that if no housing is secured, waitlist money should be fully refundable.

No right to renew in the event of any well documented default on the terms of the lease. RTR will make the resident/housing provider relationship more contentious and we'll document every single lease violation as a protective measure.

Allow residents to sign waivers indicating that they do not intend to renew and allow those units to be rented after January 15th each year.

Consider amending the ELSO so that rental season can begin on January 15th each year. The vast majority of students want to shop earlier than the ELSO allows. This fact is not remotely arguable. Grad students still get to shop later than before the ELSO. You could also ask U of M to send out grad school acceptances by January 1st which is actually no less ridiculous than taking away 60% of the calendar from most student shoppers. This would help graduate students not at the expense of undergrads.

Remove the local limitation of 6 unrelated tenants on leases and allow the International Property Maintenance Code to determine occupancy. This will help affordability and increase density around campus which, the presence of high rises suggests, is your goal anyway.

So far all ordinances and enforcement are directed at housing providers and assume that all tenants are good, well intentioned people. Most residents are wonderful, but be honest and face the reality that there is a history of nefarious tenant behavior especially in the student environs around campus. With RTR and JCE what will happen when there is holdover occupancy by a subtenant on a sublease that the prime resident never reported to management and the prime tenant is now in another state? Have you ever dealt with this when you have a week to get a new tenant into their new apartment? If a tenant rips a roof causing a leak while rooftop sunbathing in violation of the lease clause

regarding traversing the roof shouldn't that be grounds for loss of RTR and the basis for a JCE? What if a tenant with no intention of renewing attempts to monetize and sell their renewal waiver to a certain person interested in my property? Shouldn't I be able to block the renewal of the resident who swapped assigned parking spaces to be next to a garage where he was able to steal electricity from us to charge his electric vehicle? What about the people that present false documentation for ESAs that eventually frustrate neighbors and confound management? Shouldn't I be able to do things that protect compliant neighbors from bad tenants? What about the tenant who sold the furniture from my furnished apartment in order to pay me the rent they owed? A different kind of theft! What about the countless tenants that forged parking tags in order to steal reserved parking from their neighbors? How about the student tenant who forged our company's check and signature for \$17,000? They get a renewal because it's not one of your defined reasons? I've faced all of these situations. There has to be broad but reasonable mechanisms to evict egregiously bad tenants - including student tenants.

At my company we do almost no evictions in student housing but when it's time for one I need you to trust that I will do it judiciously and responsibly. Similarly, we renew to almost every student. We love renewals. We currently pay people to renew early; there's security in that. Still, I need to be trusted when it's time to forgo a renewal. The things you are considering will evoke myriad responses from intended and unintended targets. If politically you cannot stop the RTR/JCE train, at least open a dialog with housing providers so that you at least hear our stories and advice. You could also slow it down and maintain the status quo for another year and allow time for other voices to be heard. If you did either or both of these things, it might lead to some modifications that were reasonable.

I, along with other members of the WA3, are always available for further discussion.

Chris Heaton

Owner - Campus Management, Inc.

President - Washtenaw Area Apartment Association

From the very outset

--

Christopher J. Heaton,

Co-Owner / Property Manager

Campus Management, Inc.

[REDACTED]

[REDACTED]

e: [REDACTED]

w: www.campusmgt.com

p: [REDACTED]

--

Christopher J. Heaton,
Co-Owner / Property Manager

Campus Management, Inc.

[REDACTED]

e: [REDACTED]

w: www.campusmgt.com

p: [REDACTED]

From: Melissa Gumenick [REDACTED]
Sent: Monday, August 15, 2022 9:52 PM
To: Disch, Lisa
Subject: Re: Coffee

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

Sounds great! See you there!

From: Disch, Lisa <LDisch@a2gov.org>
Sent: Monday, August 15, 2022 11:58:24 AM
To: Melissa Gumenick [REDACTED]
Subject: Re: Coffee

[Caution: External Sender]

Did we set a place? Is Argus Liberty possible?

Get [Outlook for iOS](#)

From: Disch, Lisa <LDisch@a2gov.org>
Sent: Wednesday, July 27, 2022 9:22:17 AM
To: Melissa Gumenick [REDACTED]
Subject: Re: Coffee

Hi Melissa
I could do Wednesday at 3!
Lisa

Get [Outlook for iOS](#)

From: Melissa Gumenick [REDACTED]
Sent: Tuesday, July 26, 2022 9:00:22 AM
To: Disch, Lisa <LDisch@a2gov.org>
Subject: Re: Coffee

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

Hi Lisa,
I'm actually out of town that Monday and Tuesday but I'll be back Tuesday evening. How about Wednesday or Thursday the 17th or 18th?

From: Disch, Lisa <LDisch@a2gov.org>
Sent: Monday, July 25, 2022 8:32:27 PM
To: Melissa Gumenick [REDACTED]
Subject: Re: Coffee

[Caution: External Sender]

Hi Melissa,

This is all very exciting! How about coffee on Tuesday, Aug 16. I'm free at and after 3 pm.

Lisa

Lisa Disch | Ward One City Council Representative

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

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

From: Melissa Gumenick [REDACTED]
Sent: Saturday, July 23, 2022 4:42 PM
To: Disch, Lisa <LDisch@a2gov.org>
Subject: Coffee

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

Hi Lisa,

I've left my position at Oxford and have some time to explore my next step. I would love to hear how things are going with you, and what your hopes are for this fall. Is this a horrible time? I was thinking maybe trying to get together after the election beginning of August, but you might be ramping up for the fall semester! Are you around in August? Would September work for you?

In the meantime, I need to reach out to Sam and let him know I'm ready to jump back into the Zero Waste container project!

Hope you're having a great summer!

All the best,
Melissa

From: Beaudry, Jacqueline
Sent: Monday, August 15, 2022 9:49 PM
To: Taylor, Christopher (Mayor)
Subject: RE: DC2

All set.

Jacqueline Beaudry, City Clerk (she/her/hers)
1st Vice President, Michigan Association of Municipal Clerks
2019 Michigan City Clerk of the Year
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
734.794.6140 (O) · 734.994.8296 (F) | Internal Extension 41401
jbeaudry@a2gov.org | www.a2gov.org



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

From: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>
Sent: Monday, August 15, 2022 9:38 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: DC2

Ms Beaudry,

I'd like to co-sponsor plz.

Many thanks, as ever,

Christopher

From: Taylor, Christopher (Mayor)
Sent: Monday, August 15, 2022 9:38 PM
To: Beaudry, Jacqueline
Subject: DC2

Ms Beaudry,

I'd like to co-sponsor plz.

Many thanks, as ever,

Christopher

From: Hayner, Jeff
Sent: Monday, August 15, 2022 9:18 PM
To: Jacqueline Beaudry (JBeaudry@a2gov.org)
Subject: AV mailers

Just curious,

What happened to all the AV mailers that I see returned in the council workroom?

Also, and I'm sure you know this, I have observed at four separate households this season the arrival of voter notifications cards and AV request forms for folks who are loooong gone – confirmed deceased in two instances. Can I assume that these notifications are a result of SOS actions to increase ballot access across the state?

Sincerely,

Jeff Hayner
Ward 1 City Council

From: Hayner, Jeff
Sent: Monday, August 15, 2022 9:12 PM
To: Denise Springer
Subject: RE: Lockwood on Ellsworth

It's no problem at all, I am in a council meeting tonight already!

Jeff

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 9:09 PM
To: Hayner, Jeff <JHayner@a2gov.org>
Subject: Re: Lockwood on Ellsworth

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

Thank you Sir. Wasn't expecting to hear from anyone this evening. I naturally thought it would be read tomorrow on the next business day.
So sorry your evening has been disturbed too.
Have a nice evening.

On Mon, Aug 15, 2022, 8:57 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

Dear Ms. Springer,

I have forwarded your notice to the proper city staff and I hope that they will respond accordingly. We have development agreements for all projects of this scale and they certainly do not allow late-night activity like this.

Thank you for writing,

Sincerely,

Jeff Hayner

Ward 1 City Council

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 8:51 PM
To: CityCouncil <CityCouncil@a2gov.org>
Subject: Lockwood on Ellsworth

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

You need to reach out to Lockwood its 8:44pm and on the property with thundering machines. Rolling out dirt. This has to stop! Not on Ellsworth Rd but the property. Where is our peaceable possession and peaceful quality of life at 8:44pm?

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 9:09 PM
To: Hayner, Jeff
Subject: Re: Lockwood on Ellsworth

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

Thank you Sir. Wasn't expecting to hear from anyone this evening. I naturally thought it would be read tomorrow on the next business day.
So sorry your evening has been disturbed too.
Have a nice evening.

On Mon, Aug 15, 2022, 8:57 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

Dear Ms. Springer,

I have forwarded your notice to the proper city staff and I hope that they will respond accordingly. We have development agreements for all projects of this scale and they certainly do not allow late-night activity like this.

Thank you for writing,

Sincerely,

Jeff Hayner

Ward 1 City Council

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 8:51 PM
To: CityCouncil <CityCouncil@a2gov.org>
Subject: Lockwood on Ellsworth

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

You need to reach out to Lockwood its 8:44pm and on the property with thundering machines. Rolling out dirt. This has to stop! Not on Ellsworth Rd but the property. Where is our peaceable possession and peaceful quality of life at 8:44pm?

From: Hayner, Jeff
Sent: Monday, August 15, 2022 8:57 PM
To: Denise Springer
Subject: RE: Lockwood on Ellsworth

Dear Ms. Springer,

I have forwarded your notice to the proper city staff and I hope that they will respond accordingly. We have development agreements for all projects of this scale and they certainly do not allow late-night activity like this.

Thank you for writing,

Sincerely,

Jeff Hayner
Ward 1 City Council

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 8:51 PM
To: CityCouncil <CityCouncil@a2gov.org>
Subject: Lockwood on Ellsworth

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

You need to reach out to Lockwood its 8:44pm and on the property with thundering machines. Rolling out dirt. This has to stop! Not on Ellsworth Rd but the property. Where is our peaceable possession and peaceful quality of life at 8:44pm?

From: Hayner, Jeff
Sent: Monday, August 15, 2022 8:53 PM
To: Dohoney Jr., Milton;Delacourt, Derek;Dempsey, Glen
Subject: FW: Lockwood on Ellsworth
Attachments: 20220815 204818.jpg

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 8:51 PM
To: CityCouncil <CityCouncil@a2gov.org>
Subject: Lockwood on Ellsworth

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

You need to reach out to Lockwood its 8:44pm and on the property with thundering machines. Rolling out dirt. This has to stop! Not on Ellsworth Rd but the property. Where is our peaceable possession and peaceful quality of life at 8:44pm?

From: Denise Springer [REDACTED]
Sent: Monday, August 15, 2022 8:51 PM
To: CityCouncil
Subject: Lockwood on Ellsworth
Attachments: 20220815 204818.jpg

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

You need to reach out to Lockwood its 8:44pm and on the property with thundering machines. Rolling out dirt. This has to stop! Not on Ellsworth Rd but the property. Where is our peaceable possession and peaceful quality of life at 8:44pm?

From: Hayner, Jeff
Sent: Monday, August 15, 2022 8:41 PM
To: Chris Heaton
Subject: RE: ELSO, RTR AND JCE URGENT! Chris Heaton President, Washtenaw Area Apartment Association

Dear Mr. Heaton,

Thank you for your thorough and considered remarks on this matter. I agree with your take on this issue, as someone who does maintenance and turnover for landlords I see the broad range of conditions that apartments are left in by tenants, I also know that costs to keep units up to the city's standards, constant millage increases, and inflation are costs that must be passed on to the tenants, and which are mostly out of your control. I do not think that the City of Ann Arbor has the authority, or has only limited authority, to apply these restrictions (from one point of view) on private contracts, such as leases.

I will see what I can do to get actual landowners/landlords voice heard in this discussion. That there is no place for them on our Rental Commission is laughable.

Sincerely,

Jeff Hayner
Ward 1 City Council

From: Chris Heaton [REDACTED]
Sent: Wednesday, August 10, 2022 6:13 PM
To: Nelson, Elizabeth <ENelson@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Song, Linh <LSong@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>
Subject: ELSO, RTR AND JCE - URGENT! Chris Heaton - President, Washtenaw Area Apartment Association

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Mayor Taylor, Council Members:

I write to you on the subject of the Early Lease Signing Ordinance (ELSO) and revisions being contemplated by your Renter's Commission.

Amir Fleischman, a grad student at U of M, has helped to spearhead GEO action on these issues for over a year now. I met Amir Fleischman on a zoom call with the recently dispatched CM Nelson in the spring of '21. This was coincidentally the time when, at least in Amir's Nirvana, he'd be shopping for student housing with all other students - grads and undergrads - in a new season that best suited him. In the meeting I informed him that, contrary to his assessment of the market, I currently had over 20 terrific efficiency and one bedroom apartment offerings for the coming Fall within several blocks of the DIAG. His first comment was "Yeah, how much are they?" I quoted the approximate pricing. His retort? "I can't afford that!" We thought the ELSO was about the timing of rentals. Amir, in his first interaction with me and other housing providers made it clear it's really about affordability - not access and timing of rental season.

There is a housing shortage here and nationwide. This is well reported by the national media. Rental rates in many cities are up 30+ percent year over year. Student housing in Ann Arbor was up less than 10%. This shortage is not the fault of people currently providing rental housing in Ann Arbor. Simultaneously, there is pervasive price inflation nationwide in all areas of the economy - not just rental housing. The ELSO has done absolutely zero to create one additional new rental unit in Ann Arbor. That zero number also applies to the submarket of student housing surrounding the University of Michigan Central Campus. The ELSO has scapegoated student housing providers for a problem they didn't create. How did the university's dorm renewal policies push apartment hunter's out into the market early? What are the consequences for student housing when the university rapidly expands enrollment above 50,000? Where's the outraged enforcement towards U of M and its policies?

Many student housing providers set their rents for the '22-'23 academic year in September or October of '21. Those numbers were set before the recent wave of inflation and are unchangeable until the Fall of '23. Most of our increases were on the order of 4.75%. Had we known what would happen with inflation in the ensuing months our rents would have needed to be even higher for '22-'23 and now we'll be playing serious catch-up come Fall when '23-'24 rents will be set.

Labor and material costs have skyrocketed in the last year.. In 2020 I could hire a maintenance person with some experience for \$15/hr. Today I can hire a person that requires a lot of training for about \$23/hr. We have had to increase gas allowances to employees. Lumber and roofing are much more expensive than 2 years ago. We live with the looming mandate of expensive A2Zero compliance expenditures. Previously, as a benefit for early renewal, many of us offered renewal incentives to student tenants. Your ELSO is causing housing providers to rethink these incentives. In our company's case that was about \$10-\$20 per bedroom per month over the last decade. All of these costs end up in rent numbers eventually - and businesses either succeed or fail accordingly. If housing providers fail and properties are sold, the uncapping of property taxes places more upward pressure on rents. Decisions you make impact rents for sure. But it is also the case that our fear of your future decisions impact rents right now - especially in the case of A2Zero. Nobody assumes you'll moderate your behaviors in ways that would tend to lower rents despite your stated desire for more affordable housing - there's just no evidence for it.

And now your Renter's Commission is back for a second bite - a bigger bite. "Just Cause Eviction" (JCE) and "Right to Renew" (RTR). Amazingly, these additional market restrictions are seriously considered only one year after taking nearly 60% of the calendar year away from every person searching for rental housing in the entire city because a small cohort of graduate students think it's better for them to shop in March and April AND when, because of the transitory nature of students, the best possible student renewal rate is about 30%! You have chosen to legislate to this very small, but vocal, minority. Meanwhile, away from campus and because of your ELSO, property managers are forced to send silly and irrelevant notices to their residents months before they would do so otherwise. These tenants make up the vast majority of renters in Ann Arbor. First fiddling, then deciding to fiddle more, with things that will make the situation worse and all in the midst of creating a commission that exposes you to only one fairly extreme viewpoint on the resident/housing provider dynamic. The mayor, who needed the promise of landlord representation in order to create the Renter's Commission in the first place, now won't appoint non-voting landlords to these agreed upon seats despite the existence of volunteers. You can't stand to even risk hearing in public any dissenting opinion from residents and local business people. You've said things like "we want the commission to get on its feet first" but big things are happening right now and you know it. There is no excuse for the lack of inclusion and you know that too!

I expect that you are intent on moving ahead with RTR and JCE. I don't think reasonable objections can be tolerated by the city council when it comes down to voting but here are some things that you could do to moderate these initiatives:

No waitlists with non-refundable money. Don't ban waitlists entirely. We keep hearing that non-refundable waitlist deposits happen but when we ask fellow housing providers and the city we can never get good evidence that this really ever happened. We agree that if no housing is secured, waitlist money should be fully refundable.

No right to renew in the event of any well documented default on the terms of the lease. RTR will make the resident/housing provider relationship more contentious and we'll document every single lease violation as a protective measure.

Allow residents to sign waivers indicating that they do not intend to renew and allow those units to be rented after January 15th each year.

Consider amending the ELSO so that rental season can begin on January 15th each year. The vast majority of students want to shop earlier than the ELSO allows. This fact is not remotely arguable. Grad students still get to shop later than before the ELSO. You could also ask U of M to send out grad school acceptances by January 1st which is actually no less ridiculous than taking away 60% of the calendar from most student shoppers. This would help graduate students not at the expense of undergrads.

Remove the local limitation of 6 unrelated tenants on leases and allow the International Property Maintenance Code to determine occupancy. This will help affordability and increase density around campus which, the presence of high rises suggests, is your goal anyway.

So far all ordinances and enforcement are directed at housing providers and assume that all tenants are good, well intentioned people. Most residents are wonderful, but be honest and face the reality that there is a history of nefarious tenant behavior especially in the student environs around campus. With RTR and JCE what will happen when there is holdover occupancy by a subtenant on a sublease that the prime resident never reported to management and the prime tenant is now in another state? Have you ever dealt with this when you have a week to get a new tenant into their new apartment? If a tenant rips a roof causing a leak while rooftop sunbathing in violation of the lease clause regarding traversing the roof shouldn't that be grounds for loss of RTR and the basis for a JCE? What if a tenant with no intention of renewing attempts to monetize and sell their renewal waiver to a certain person interested in my property? Shouldn't I be able to block the renewal of the resident who swapped assigned parking spaces to be next to a garage where he was able to steal electricity from us to charge his electric vehicle? What about the people that present false documentation for ESAs that eventually frustrate neighbors and confound management? Shouldn't I be able to do things that protect compliant neighbors from bad tenants? What about the tenant who sold the furniture from my furnished apartment in order to pay me the rent they owed? A different kind of theft! What about the countless tenants that forged parking tags in order to steal reserved parking from their neighbors? How about the student tenant who forged our company's check and signature for \$17,000? They get a renewal because it's not one of your defined reasons? I've faced all of these situations. There has to be broad but reasonable mechanisms to evict egregiously bad tenants - including student tenants.

At my company we do almost no evictions in student housing but when it's time for one I need you to trust that I will do it judiciously and responsibly. Similarly, we renew to almost every student. We love renewals. We currently pay people to renew early; there's security in that. Still, I need to be trusted when it's time to forgo a renewal. The things you are considering will evoke myriad responses from intended and unintended targets. If politically you cannot stop the RTR/JCE train, at least open a dialog with housing providers so that you at least hear our stories and advice. You could also slow it down and maintain the status quo for another year and allow time for other voices to be heard. If you did either or both of these things, it might lead to some modifications that were reasonable.

I, along with other members of the WA3, are always available for further discussion.

Chris Heaton
Owner - Campus Management, Inc.
President - Washtenaw Area Apartment Association

From the very outset

--

Christopher J. Heaton,
Co-Owner / Property Manager

Campus Management, Inc.

[REDACTED]

e: [REDACTED]

w: www.campusmgt.com

p: [REDACTED]

From: Hava Gurevich <[REDACTED]>
Sent: Monday, August 15, 2022 8:39 PM
To: Hayner, Jeff
Subject: Re: FW: Would you like to be a sponsor for Entheofest 2022?

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

Thank you!!

On Mon, Aug 15, 2022 at 7:42 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

From: [dnmi-\[REDACTED\]](mailto:dnmi-[REDACTED]) <[dnmi-\[REDACTED\]](mailto:dnmi-[REDACTED])> On Behalf Of Julie Barron
Sent: Friday, August 5, 2022 3:05 PM
To: [dnmi-\[REDACTED\]](mailto:dnmi-[REDACTED])
Subject: Would you like to be a sponsor for Entheofest 2022?

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

Would your business or organization like to be a sponsor of Entheofest 2022?

The 2nd Annual Entheofest is Sun, Sept 18, 2022 at 1:11pm at the University of Michigan's Diag. It's a free speech event to bring awareness to entheogenic plants and fungi and to help establish a base of equity and balance in this growing industry.

\$250 and up sponsorship includes logo exposure on our promotional material (flyers, posters, tshirts), logo on our website, social media shout outs, and a good feeling that you're supporting the movement for cognitive liberty.

The deadline for the logo to be included in printed material is August 15, 2022. Sponsors are welcome to join after that date, but their logo will not be on the printed materials.

To become a sponsor, please email [\[REDACTED\]](mailto:[REDACTED]) or you can find all of the details in this doc: [EF 2022 Sponsorship Agreement](#)

About Entheofest:

The 2nd Annual Entheofest is September 18, 2022 at 1:11 p.m. at the University of Michigan's Diag in front of Hatcher Library. It's a free event so we are looking for more sponsors. Our group consists of the activists from Michigan Psychedelic Society (MPS), Student Association for Psychedelic Studies (SAPS), Students for Sensible Drug Policy at U of M (SSDP), Michigan Initiative for Community Healing (MICH), and several Decriminalize Nature cities throughout Michigan. Your help with this free-speech event will help make it amazing.

September is the month for plant medicines in Ann Arbor, as it is designated as **Entheogenic Plant and Awareness Month** by the City of Ann Arbor. On top of that, September is the anniversary of the City of Ann Arbor and Washtenaw County passing the decriminalization resolutions for plant medicines and other natural substances in 2020. We'll have Senator Jeff Irwin, House Representative Yosef Rabhi, Barking Dog Darryl Brown, William Leonard Pickard and many others that are aligned with this important movement.

With last year's participation from student groups, like SSDP, SAPS, organizations like MPS, DNMI, Dance Safe, and several Decriminalize Nature Michigan cities, the first Entheofest saw thousands walk through the three-hour event on U of M's campus. This is an activist gathering with live music, indigenous leaders, educational and activists tables, local political leaders, and cultural performances all focused on these amazing plants/fungi.

Can't wait to celebrate with you all!

Julie Barron

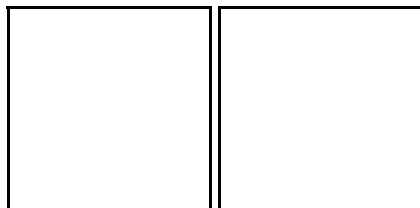
Board Member, Decriminalize Nature

Co-Director, Decriminalize Nature Michigan

Executive Director, Decriminalize Nature Ann Arbor



Follow us on social media!



www.decrimnaturemi.org



--

You received this message because you are subscribed to the Google Groups "Decriminalize Nature Michigan Community" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [dnmi-community+ \[REDACTED\]](mailto:dnmi-community+ [REDACTED])

To view this discussion on the web visit <https://groups.google.com/d/msgid/dnmi-community/CAHwOQtH%3DBfQiZxBeHrmKONTwZx46mLC1Pui%2BOXfjV%2Bn3%3D-cTBA%40mail.gmail.com>.

From: MI Dept. of Environment, Great Lakes, and Energy <EGLE@govsubscriptions.michigan.gov>
Sent: Monday, August 15, 2022 8:09 PM
To: Hayner, Jeff
Subject: Subscription Change Confirmation

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

You have made the following changes to your Michigan Department of Environment, Great Lakes, and Energy subscriptions:

You subscribed to topics:

- Michigan Air Emissions Reporting System (MAERS)
- Great Lakes and Water News
- Environmental Health Programs
- Revolving Loan Programs
- EGLE Grant and Loan Opportunities
- The Storm Water Update
- EGLE-Gelman
- Arbor Hills
- Drinking Water Laboratory Testing
- MI Environment Bulletin
- Michigan PFAS Action Response Team (MPART) News and Updates
- Former Wurtsmith Air Force Base and Oscoda Area PFAS Investigations, Iosco County
- Office of the Clean Water Public Advocate Updates
- Michigan Environmental Health and Drinking Water Information System (MiEHDWIS)
- EGLE Maps and Data Updates
- Information on Flint Water
- Dow Chemical Company Licensing and Corrective Action
- Pfizer, Former Pharmacia & Upjohn Company, Hazardous Waste Storage Facility
- Aquatic Nuisance Control Program Updates

You unsubscribed from topics:

- Training and Outreach Events

You will receive an email update when new information becomes available.

If you wish to no longer receive emails from us,
please update your preferences here:

[Manage Preferences](#) | [Help](#)

Need further assistance?

[Contact Us](#) | [Provide Feedback](#)

This email was sent to jhayner@a2gov.org using GovDelivery Communications Cloud on behalf of: Michigan Department of Environment, Great Lakes, and Energy · Constitution Hall · 525 West Allegan Street · PO Box 30473 · Lansing, MI 48909 · 800-662-9278



From: Nick Caron [REDACTED]
Sent: Monday, August 15, 2022 7:50 PM
To: Hayner, Jeff
Subject: Re: FW: Would you like to be a sponsor for Entheofest 2022?

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

Gotcha thank you

On Mon, Aug 15, 2022 at 7:48 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

It popped into my email, just sharing to keep you informed of city events,

Jeff

From: Nick Caron [REDACTED]
Sent: Monday, August 15, 2022 7:46 PM
To: Hayner, Jeff <JHayner@a2gov.org>
Subject: Re: FW: Would you like to be a sponsor for Entheofest 2022?

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

Hey Jeff at this time Scot said no thank you also the deadline to be on the sponsor on artwork is today LOL

On Mon, Aug 15, 2022 at 7:42 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

From: [dnmi](#) [REDACTED] <[dnmi](#) [REDACTED]> On Behalf Of Julie Barron
Sent: Friday, August 5, 2022 3:05 PM
To: [dnmi](#) [REDACTED]
Subject: Would you like to be a sponsor for Entheofest 2022?

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

Would your business or organization like to be a sponsor of Entheofest 2022?

The 2nd Annual Entheofest is Sun, Sept 18, 2022 at 1:11pm at the University of Michigan's Diag. It's a free speech event to bring awareness to entheogenic plants and fungi and to help establish a base of equity and balance in this growing industry.

\$250 and up sponsorship includes logo exposure on our promotional material (flyers, posters, tshirts), logo on our website, social media shout outs, and a good feeling that you're supporting the movement for cognitive liberty.

The deadline for the logo to be included in printed material is August 15, 2022. Sponsors are welcome to join after that date, but their logo will not be on the printed materials.

To become a sponsor, please email [REDACTED] or you can find all of the details in this doc:

[EF 2022 Sponsorship Agreement](#)

About Entheofest:

The 2nd Annual Entheofest is September 18, 2022 at 1:11 p.m. at the University of Michigan's Diag in front of Hatcher Library. It's a free event so we are looking for more sponsors. Our group consists of the activists from Michigan Psychedelic Society (MPS), Student Association for Psychedelic Studies (SAPS), Students for Sensible Drug Policy at U of M (SSDP), Michigan Initiative for Community Healing (MICH), and several Decriminalize Nature cities throughout Michigan. Your help with this free-speech event will help make it amazing.

September is the month for plant medicines in Ann Arbor, as it is designated as **Entheogenic Plant and Awareness Month** by the City of Ann Arbor. On top of that, September is the anniversary of the City of Ann Arbor and Washtenaw County passing the decriminalization resolutions for plant medicines and other natural substances in 2020. We'll have Senator Jeff Irwin, House Representative Yosef Rabhi, Barking Dog Darryl Brown, William Leonard Pickard and many others that are aligned with this important movement.

With last year's participation from student groups, like SSDP, SAPS, organizations like MPS, DNMI, Dance Safe, and several Decriminalize Nature Michigan cities, the first Entheofest saw thousands walk through the three-hour event on U of M's campus. This is an activist gathering with live music, indigenous leaders, educational and activists tables, local political leaders, and cultural performances all focused on these amazing plants/fungi.

Can't wait to celebrate with you all!

Julie Barron

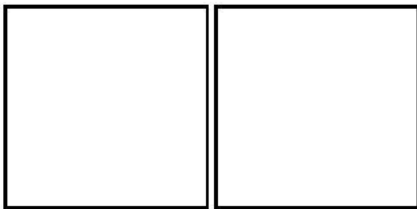
Board Member, Decriminalize Nature

Co-Director, Decriminalize Nature Michigan

Executive Director, Decriminalize Nature Ann Arbor



Follow us on social media!



www.decrimnaturemi.org



--
You received this message because you are subscribed to the Google Groups "Decriminalize Nature Michigan Community" group.

To unsubscribe from this group and stop receiving emails from it, send an email to dnmi-community+ 

To view this discussion on the web visit <https://groups.google.com/d/msgid/dnmi-community/CAHw0QtH%3DBfQiZxBeHrmKONTwZx46mLC1Pui%2B0XfjV%2Bn3%3D-cTBA%40mail.gmail.com>.

--

516 E. Liberty

Ann Arbor, MI, 48104



VIP Reservations: vip@necto.com

www.necto.com

--

516 E. Liberty

Ann Arbor, MI, 48104



VIP Reservations: vip@necto.com

www.necto.com

From: Hayner, Jeff
Sent: Monday, August 15, 2022 7:48 PM
To: Nick Caron
Subject: RE: FW: Would you like to be a sponsor for Entheofest 2022?

It popped into my email, just sharing to keep you informed of city events,

Jeff

From: Nick Caron [REDACTED]
Sent: Monday, August 15, 2022 7:46 PM
To: Hayner, Jeff <JHayner@a2gov.org>
Subject: Re: FW: Would you like to be a sponsor for Entheofest 2022?

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

Hey Jeff at this time Scot said no thank you also the deadline to be on the sponsor on artwork is today LOL

On Mon, Aug 15, 2022 at 7:42 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

From: [dnmi-\[REDACTED\]](#) <[dnmi-\[REDACTED\]](#)> On Behalf Of Julie Barron
Sent: Friday, August 5, 2022 3:05 PM
To: [dnmi-\[REDACTED\]](#)
Subject: Would you like to be a sponsor for Entheofest 2022?

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

Would your business or organization like to be a sponsor of Entheofest 2022?

The 2nd Annual Entheofest is Sun, Sept 18, 2022 at 1:11pm at the University of Michigan's Diag. It's a free speech event to bring awareness to entheogenic plants and fungi and to help establish a base of equity and balance in this growing industry.

\$250 and up sponsorship includes logo exposure on our promotional material (flyers, posters, tshirts), logo on our website, social media shout outs, and a good feeling that you're supporting the movement for cognitive liberty.

The deadline for the logo to be included in printed material is August 15, 2022. Sponsors are welcome to join after that date, but their logo will not be on the printed materials.

To become a sponsor, please email [REDACTED] or you can find all of the details in this doc: [EF 2022 Sponsorship Agreement](#)

About Entheofest:

The 2nd Annual Entheofest is September 18, 2022 at 1:11 p.m. at the University of Michigan's Diag in front of Hatcher Library. It's a free event so we are looking for more sponsors. Our group consists of the activists from Michigan Psychedelic Society (MPS), Student Association for Psychedelic Studies (SAPS), Students for Sensible Drug Policy at U of M (SSDP), Michigan Initiative for Community Healing (MICH), and several Decriminalize Nature cities throughout Michigan. Your help with this free-speech event will help make it amazing.

September is the month for plant medicines in Ann Arbor, as it is designated as **Entheogenic Plant and Awareness Month** by the City of Ann Arbor. On top of that, September is the anniversary of the City of Ann Arbor and Washtenaw County passing the decriminalization resolutions for plant medicines and other natural substances in 2020. We'll have Senator Jeff Irwin, House Representative Yosef Rabhi, Barking Dog Darryl Brown, William Leonard Pickard and many others that are aligned with this important movement.

With last year's participation from student groups, like SSDP, SAPS, organizations like MPS, DNMI, Dance Safe, and several Decriminalize Nature Michigan cities, the first Entheofest saw thousands walk through the three-hour event on U of M's campus. This is an activist gathering with live music, indigenous leaders, educational and activists tables, local political leaders, and cultural performances all focused on these amazing plants/fungi.

Can't wait to celebrate with you all!

Julie Barron

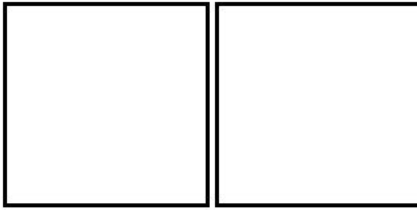
Board Member, Decriminalize Nature

Co-Director, Decriminalize Nature Michigan

Executive Director, Decriminalize Nature Ann Arbor



Follow us on social media!



www.decrimnaturemi.org



--

You received this message because you are subscribed to the Google Groups "Decriminalize Nature Michigan Community" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [dnmi-community+ \[REDACTED\]](mailto:dnmi-community+ [REDACTED])

To view this discussion on the web visit <https://groups.google.com/d/msgid/dnmi-community/CAHw0QtH%3DBfQiZxBeHrmKONTwZx46mLC1Pui%2B0XfjV%2Bn3%3D-cTBA%40mail.gmail.com>.

--

516 E. Liberty
Ann Arbor, MI, 48104

[REDACTED]
VIP Reservations: vip@necto.com
www.necto.com

From: Nick Caron [REDACTED]
Sent: Monday, August 15, 2022 7:46 PM
To: Hayner, Jeff
Subject: Re: FW: Would you like to be a sponsor for Entheofest 2022?

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

Hey Jeff at this time Scot said no thank you also the deadline to be on the sponsor on artwork is today LOL

On Mon, Aug 15, 2022 at 7:42 PM Hayner, Jeff <JHayner@a2gov.org> wrote:

From: [REDACTED] <[dnmi-\[REDACTED\]](mailto:dnmi-[REDACTED])> On Behalf Of Julie Barron
Sent: Friday, August 5, 2022 3:05 PM
To: [dnmi-\[REDACTED\]](mailto:dnmi-[REDACTED])
Subject: Would you like to be a sponsor for Entheofest 2022?

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

Would your business or organization like to be a sponsor of Entheofest 2022?

The 2nd Annual Entheofest is Sun, Sept 18, 2022 at 1:11pm at the University of Michigan's Diag. It's a free speech event to bring awareness to entheogenic plants and fungi and to help establish a base of equity and balance in this growing industry.

\$250 and up sponsorship includes logo exposure on our promotional material (flyers, posters, tshirts), logo on our website, social media shout outs, and a good feeling that you're supporting the movement for cognitive liberty.

The deadline for the logo to be included in printed material is August 15, 2022. Sponsors are welcome to join after that date, but their logo will not be on the printed materials.

To become a sponsor, please email [REDACTED] or you can find all of the details in this doc: [EF 2022 Sponsorship Agreement](#)

About Entheofest:

The 2nd Annual Entheofest is September 18, 2022 at 1:11 p.m. at the University of Michigan's Diag in front of Hatcher Library. It's a free event so we are looking for more sponsors. Our group consists of the activists from Michigan Psychedelic Society (MPS), Student Association for Psychedelic Studies (SAPS), Students for Sensible Drug Policy at U of M (SSDP), Michigan Initiative for Community Healing (MICH), and several Decriminalize Nature cities throughout Michigan. Your help with this free-speech event will help make it amazing.

September is the month for plant medicines in Ann Arbor, as it is designated as **Entheogenic Plant and Awareness Month** by the City of Ann Arbor. On top of that, September is the anniversary of the City of Ann Arbor and Washtenaw County passing the decriminalization resolutions for plant medicines and other natural substances in 2020. We'll have Senator Jeff Irwin, House Representative Yosef Rabhi, Barking Dog Darryl Brown, William Leonard Pickard and many others that are aligned with this important movement.

With last year's participation from student groups, like SSDP, SAPS, organizations like MPS, DNMI, Dance Safe, and several Decriminalize Nature Michigan cities, the first Entheofest saw thousands walk through the three-hour event on U of M's campus. This is an activist gathering with live music, indigenous leaders, educational and activists tables, local political leaders, and cultural performances all focused on these amazing plants/fungi.

Can't wait to celebrate with you all!

Julie Barron

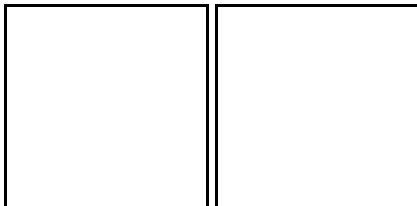
Board Member, Decriminalize Nature

Co-Director, Decriminalize Nature Michigan

Executive Director, Decriminalize Nature Ann Arbor



Follow us on social media!



www.decrimnaturemi.org



--

You received this message because you are subscribed to the Google Groups "Decriminalize Nature Michigan Community" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [dnmi-community+ \[REDACTED\]](mailto:dnmi-community+ [REDACTED])

To view this discussion on the web visit <https://groups.google.com/d/msgid/dnmi-community/CAHw0QtH%3DBfQiZxBeHrmKONTwZx46mLC1Pui%2BOXfjV%2Bn3%3D-cTBA%40mail.gmail.com>.

--

516 E. Liberty
Ann Arbor, MI, 48104

[REDACTED]
VIP Reservations: vip@necto.com
www.necto.com

From: Ann Arbor Real Estate Associates [REDACTED]
Sent: Monday, August 15, 2022 7:44 PM
To: alan haber
Cc: Adam Frederick Zemke; Alice Ralph; Briggs, Erica; Geoffrey Henny; Jennifer Queen; Sara Hammerschmidt; Seyfarth, Heather
Subject: Re: CoC Block Partners group recommendations? and survey update

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

Hi all,

It's Caitlin Olmsted,

I will be including a block partnership section of the activation business plan that the initiating committee and I are drafting currently, hoping to be able to present to the Council of the Commons early in September.

This will entail personal visits with each potential partner, connecting and sharing our plan and the benefits of the park as well as a request for invitation and participation in activities currently happening on the space.

We are drafting a form letter for invitation and participation, and endorsement, that will be included in the business plan for CoC approval before engaging the 100 potential block partners that I have identified that do business or manage housing units within 3000 ft of the perimeter of the space.

I hope this helps.

Caitlin Olmsted Phillips
as always, please support
Olmsted200!

On Mon, Aug 15, 2022 at 5:59 PM alan haber [REDACTED] wrote:

Hello Sara, and all.

These are my suggested recommendations toward engaging, and identifying, the Block Partners.

Convening the Block Partners was a primary recommendation of the Center of the City Task Force, accepted by the City Council and assigned to the City Administrator to implement. For various reasons, through 3 City Administrators, this has not been done and my recommendations suggest how the Council of the Commons, with the support of the Community Commons Initiating Committee could move this essential process forward in developing the necessary knowledge and collaboration for the development of the central park and civic center commons

Suggested Recommendations from Block Group outreach group to the Council of the Commons

1. Expand the survey outreach to include all residents, employees we can identify, and owners of property on the block, not included in the initial survey outreach
2. Publish and circulate the list expanded list of all potential block partners to all potential block partners.
3. Have a regular monthly Commons Newsletter report that goes to all potential block partners, as well as other interested
- 4 Invite all block partners to scheduled activities on the commons, initially, .
>> September 21 International Day of Peace
>> October garden celebration. (early October likely)
5. Solicit ideas that should be included in the Request For Proposals,
6. Share the Request For Proposals with all block partners, when drafted
7. Ask money contributions from all block partners to help fund the Request For Proposals
8. Request a formal discussion meeting with the First Martin Corporation to discuss commons development
9. Request a formal meeting with the District Library Board to discuss commons development
10. Host a Community Meeting and invite all potential block partners, have some good food and special enticements and have a facilitation team to get everyone talking together

Alan Haber

On Mon, Aug 15, 2022 at 8:59 PM Sara Hammerschmidt <[REDACTED]> wrote:

Hi all -

I wanted to circle back ahead of our Weds meeting per Heather's email about collecting recommendations. Does anyone have any related to block partner engagement they want to share?

I'm heading on vacation on Thursday so I'm not sure if I'll be able to attend the meeting on Weds or not. We only have 3 survey responses so far ([this spreadsheet](#) will populate with survey responses as we get them) and Kempf House is going to discuss it at their Sept board meeting. I can ask Heather about sending around a reminder.

Thanks!

Sara

--

Sara Hammerschmidt, PhD

Urban Planning | Program Development | Content Creation | Building Partnerships | Project Management | Leadership

Mobile/Text: [REDACTED]

www.linkedin.com/in/sarahammerschmidt

--

You received this message because you are subscribed to the Google Groups "Ann Arbor Community Commons Initiating Committee" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [a2communitycommonsinitiatingcommittee+ \[REDACTED\]](mailto:a2communitycommonsinitiatingcommittee+ [REDACTED])

To view this discussion on the web visit

<https://groups.google.com/d/msgid/a2communitycommonsinitiatingcommittee/CAJ-ngViN7wJp%3D6u6vr72NqeqWe9YeXKiiVY4srHKfjn5Tqap7Q%40mail.gmail.com>.

From: Hayner, Jeff
Sent: Monday, August 15, 2022 7:42 PM
To: [REDACTED]
Cc: Jeff Jefferson; Nick Caron
Subject: FW: Would you like to be a sponsor for Entheofest 2022?

From: [REDACTED] **On Behalf Of Julie Barron**
Sent: Friday, August 5, 2022 3:05 PM
To: [REDACTED]
Subject: Would you like to be a sponsor for Entheofest 2022?

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

Would your business or organization like to be a sponsor of Entheofest 2022?

The 2nd Annual Entheofest is Sun, Sept 18, 2022 at 1:11pm at the University of Michigan's Diag. It's a free speech event to bring awareness to entheogenic plants and fungi and to help establish a base of equity and balance in this growing industry.

\$250 and up sponsorship includes logo exposure on our promotional material (flyers, posters, tshirts), logo on our website, social media shout outs, and a good feeling that you're supporting the movement for cognitive liberty.

The deadline for the logo to be included in printed material is August 15, 2022. Sponsors are welcome to join after that date, but their logo will not be on the printed materials.

To become a sponsor, please email [REDACTED] or you can find all of the details in this doc: [EF 2022 Sponsorship Agreement](#)

About Entheofest:

The 2nd Annual Entheofest is September 18, 2022 at 1:11 p.m. at the University of Michigan's Diag in front of Hatcher Library. It's a free event so we are looking for more sponsors. Our group consists of the activists from Michigan Psychedelic Society (MPS), Student Association for Psychedelic Studies (SAPS), Students for Sensible Drug Policy at U of M (SSDP), Michigan Initiative for Community Healing (MICH), and several Decriminalize Nature cities throughout Michigan. Your help with this free-speech event will help make it amazing.

September is the month for plant medicines in Ann Arbor, as it is designated as **Entheogenic Plant and Awareness Month** by the City of Ann Arbor. On top of that, September is the anniversary of the City of Ann Arbor and Washtenaw County passing the decriminalization resolutions for plant medicines and other natural

substances in 2020. We'll have Senator Jeff Irwin, House Representative Yosef Rabhi, Barking Dog Darryl Brown, William Leonard Pickard and many others that are aligned with this important movement.

With last year's participation from student groups, like SSDP, SAPS, organizations like MPS, DNMI, Dance Safe, and several Decriminalize Nature Michigan cities, the first Entheofest saw thousands walk through the three-hour event on U of M's campus. This is an activist gathering with live music, indigenous leaders, educational and activists tables, local political leaders, and cultural performances all focused on these amazing plants/fungi.

Can't wait to celebrate with you all!

Julie Barron

Board Member, Decriminalize Nature
Co-Director, Decriminalize Nature Michigan
Executive Director, Decriminalize Nature Ann Arbor



Follow us on social media!



www.decrimnaturemi.org



--
You received this message because you are subscribed to the Google Groups "Decriminalize Nature Michigan Community" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [dnmi-community@\[redacted\]](mailto:dnmi-community@[redacted])

To view this discussion on the web visit <https://groups.google.com/d/msgid/dnmi-community/CAHw0QtH%3DBfQjZxBeHrmKONTwZx46mLC1Pui%2B0XfjV%2Bn3%3D-cTBA%40mail.gmail.com>.

From: Hayner, Jeff
Sent: Monday, August 15, 2022 7:41 PM
To: Dohoney Jr., Milton
Cc: keyer@a2gov.org
Subject: Request for website redesign data sharing

Dear Mr. Dohony and Mr. Eyer,

This is a follow-up to my council comments on CA-4, the contract to redesign the city's website. Please provide to the vendor the complete data set of results from the city's "Was this page helpful?" query that currently appears on the bottom of all web pages. I know that I fill this out whenever possible, and I hope that others do, too. It seems that this valuable resource was gathered for naught if it is not used to inform us in the building of our new site. I would love to see the data myself, if for no other reason as to provide informed oversight, from the perspective of someone who spent many years designing websites for large businesses, non-profits, and even government entities.

Thank you for your consideration,

Sincerely,

Jeff Hayner
Ward 1 City Council

From: Hayner, Jeff
Sent: Monday, August 15, 2022 7:29 PM
To: Dohoney Jr., Milton
Subject: Request of staff and request for resolution

Dear Mr. Dohoney,

I have a conditional request for you, a two-parter.

First, I would ask you to ask staff if they in any way benefitting from the temporary emergency powers we have granted the mayor in response to the COVID health crisis a while back. I suspect there will be little that this has done to make their jobs easier. I have not heard of anything. Please let me know what you find.

Second, I would like to place on the next possible agenda a resolution to rescind or “turn off” the mayor’s emergency powers.

Thank you for your assistance in these matters,

Sincerely,

Jeff Hayner
Ward 1 City Council

From: Eyer, Jen
Sent: Monday, August 15, 2022 7:06 PM
To: Request For Information Public Services
Subject: FW: Corner of Henry and State

Hi there,
Please see constituent question below and advise. Thanks!

From: Ken Westerman [REDACTED]
Date: Saturday, July 23, 2022 at 7:52 AM
To: Eyer, Jen <JEyer@a2gov.org>
Subject: Corner of Henry and State

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

Morning Jen,
There is often an unnecessary delay at this intersection when cars turning south (left) onto State from Henry do so from the right lane of Henry. Why isn't this intersection marked like Golden and Granger?
Ken