

**Ann Arbor City Council Regular Session: September 19, 2022**  
**Email Redactions List Pursuant to Council Resolution R-09-386**

<u>Sent Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
7:39 PM	City Council All	F Farahanchi		Personal Contact Information	Privacy
8:53 PM	City Council All	Jacqueline Beaudry		Personal Contact Information	Privacy
9:37 PM	Mark Pfaff	Jeff Hayner		Personal Contact Information	Privacy
7:22 PM	Mayor Taylor	Missy Stults		Personal Contact Information	Privacy
9:48 PM	John Mirsky	Jeff Hayner		Personal Contact Information	Privacy

**From:** [F. Farahanchi \(PTP Management\)](#)  
**To:** [CityCouncil](#)  
**Cc:** [info@um-housing.com](mailto:info@um-housing.com)  
**Subject:** Early Leasing Ordinance  
**Date:** Monday, September 19, 2022 7:39:58 PM  
**Importance:** High

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Some people who received this message don't often get email from [info@um-housing.com](mailto:info@um-housing.com). [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.

Dear City Council Members,

I would like to bring up the following facts to your attention:

- University of Michigan does NOT pay property tax, their housing does NOT get inspected by the city housing department, they do NOT pull permit from the city for their constructions, and their constructions does NOT get inspected by the city of Ann Arbor Building Department.
- Students are transient tenants (i.e., they are only here while attending school)
- Students are here for University and they pay tuition to University (i.e., it is on the university to provide housing for their students); therefore, student housing is a University related issue.
- Student area is a small percentage of the total City of Ann Arbor Area.
- The issues surrounding the Students rental, does NOT exist in other areas of the City (i.e., early leasing, etc.). In NO other area in Ann Arbor, people try to sign a lease on a property 10 months in advance.
- The Ordinance that was passed last year, has hit all the tenants (everyone has to sign a lease 5 month before end of their term or their house will be shown and marketed and leased out ---- historically, this would happen 45 to 30 days prior to the end of the lease ---- this has become a major issue in the non-student area for non-transient tenants).
- The make-up of the renter's commission appears to be slanted toward students (transient tenants) and the issues that are discussed does not include addressing the majority of the tenant's issues. This is very apparent since there is even an attorney from U of M as a liaison of university on this renter's commission. City resources are being spent to solve a University related issue.

**Here are also some other facts:**

- Historically, Students were the driver for the early leasing.... NOW, I am getting calls from parents wanting to secure housing for their sons and daughters. All of the parents that have contacted me, they are extremely concern about the situation that is created by this ordinance and offering over asking price for securing housing ---- this NOT a healthy situation by any means and standard and it is solely the by-product of the ELO (Early Leasing Ordinance) that was passed last year.
- I have NEVER refused a renewal from a current tenant. Renewals are cost saving since there will not be turn over cost. Most Landlords are pro-renewal for the good tenants so I am not sure what does this ordinance do (given that it is designed for student area ONLY does not do any good for the non-student tenants other than forcing them to sign leases 5 month before the end of their lease).
- The right of renewal ordinance, as it is presented, will add the cost of printing and mailing the lease documents to the tenants who may or may not sign. This extra added cost during the time of record inflation and shortage of labor is NOT good thing for anyone. This ordinance requires printing multi-page of documents (waste of paper --- if tenants do not sign) --- not aligned with the other efforts in the city such as recycling, saving trees, A2 Zero.

**Suggestion:**

Rather than adding more restrictions that will hype the rental market, why not increase the density in R4C area (reduce the square footage requirement per unit) so organically, more units are added to the area surrounding the university which will increase the supply of the housing. (this was done for R2A by the planning commission --- will not be helping this specific area though).

I will be more than happy to discuss any of these issues if you are interested and/or if you have any questions.

Thanks,  
Faramarz Farahanchi  
PTP Management, LLC  
Phone: [REDACTED]  
Fax: (734) 944-6633  
[www.um-housing.com](http://www.um-housing.com)

**From:** [Beaudry, Jacqueline](#)  
**To:** [\\*City Council Members \(All\)](#); [Kaur, Atleen](#); [Dohoney Jr., Milton](#)  
**Cc:** [McDonald, Kevin](#); [Reiser, John](#); [Richards, Jennifer](#)  
**Subject:** FW: Substitute Ordinance for Chapter 105  
**Date:** Monday, September 19, 2022 8:53:24 PM  
**Attachments:** [Chapter 105 Amendments - FINAL.pdf](#)

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

1<sup>st</sup> Vice President, Michigan Association of Municipal Clerks

2019 Michigan City Clerk of the Year

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

734.794.6140 (O) · 734.994.8296 (F) | Internal Extension 41401

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



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

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**From:** Radina, Travis <TRadina@a2gov.org>

**Sent:** Monday, September 19, 2022 5:23 PM

**To:** Beaudry, Jacqueline <JBeaudry@a2gov.org>; Gerhart, Stephen <SGerhart@a2gov.org>

**Subject:**

Clerk Beaudry,

After receiving this updated draft from the City Attorney's Office with a few more edits, and discussing them with Renters Commission Chair Farah, I wanted to share this final version of C-1, which I will plan to move as a substitute at tonight's meeting.

Thanks,

Travis

—

Travis Radina

Councilmember, Ward 3

(he|him|his)

**From:** [Hayner, Jeff](#)  
**To:** [Mark Pfaff](#)  
**Subject:** FW: Sustainable Affordable Construction Presentation Video  
**Date:** Monday, September 19, 2022 9:37:00 PM

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Dear Mr. Pfaff,

I am forwarding you this link as a potential window into the thinking here at the city about building to a more sustainable/carbon neutral standard. The biggest benefit to me has been restated by Jennifer Hall, head of the Housing Commission, in her taking up the notion of carbon-neutrality for all the new Housing Commission developments (despite council NOT requiring it to my dismay) – that is, the energy operating costs over the lifetime of the building are greatly reduced and in many cases can be reduced to zero. There have been great strides lately in the efficiency and cost reduction of these technologies (geothermal, heat pumps, etc.) and I would encourage you to consider looking into it for the long-term benefits it offers.

Thank you for taking up this important infill project in Ward 1,

Sincerely,

Jeff Hayner  
Ward 1 City Council

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**From:** John Mirsky [REDACTED]  
**Sent:** Monday, September 19, 2022 9:06 PM  
**Subject:** Sustainable Affordable Construction Presentation Video

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.

Ann Arbor, its neighboring communities and those far beyond face the challenge of constructing more housing and other projects AND doing it sustainably and affordably for both developers and tenants alike. The paradigm is this cannot be done.

At the last A2 energy commission meeting, Tim McDonald, president and CEO of Onion Flats, an architecture, development, general contractor, consultant and green roof and solar installer based in Philadelphia, dispelled this preconception. I encourage you to watch the video of his talk and to share it with others who would benefit from it. It is accessible here: <https://www.youtube.com/watch?v=YYtFhvpOYk&t=3570s>. Tim's talk begins at the 1 hour, 8 minute, 40 second mark. It is preceded by a presentation by Brett Lenart, City of A2 Planning Department Manager (starting at the 23 minute 35 second mark) and my introduction of Tim and his topic (at the 1 hour mark). Increase the playback speed to reduce the duration of the presentation.

The Tim McDonald conclusions are relevant to a wide range of project types and developers, from single and multi-family housing to commercial, governmental and academic projects. Tim relates his first-hand experience on multiple multi-family projects and presents statistically significant evidence that sustainable, affordable construction is being done in Pennsylvania (and, for that matter, elsewhere in the U.S. and abroad) and can be done here.

Enjoy and then take action to make sustainable, affordable construction a reality here.

John Mirsky  
Chair, A2 Energy Commission

**From:** [Stults, Missy](#)  
**To:** [Martin, Mike](#); [Jeff Hauptman](#); [Taylor, Christopher \(Mayor\)](#)  
**Cc:** [Delacourt, Derek](#)  
**Subject:** RE: Detailed Info  
**Date:** Monday, September 19, 2022 7:22:12 PM  
**Attachments:** [image001.png](#)

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You bet. I just inquired with Tim and also asked if he'd be okay if I did a personal introduction to all of you. I also have put out a request for more technical details as opposed to case studies that are really meant for the public. I have a lead on one thing but I want to review before I forward to make sure it's worth your time. If it is, expect another email from me this week.

Thanks,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

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**From:** Mike Martin [REDACTED]  
**Sent:** Sunday, September 18, 2022 11:19 AM  
**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>; Jeff Hauptman [REDACTED]; Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Cc:** Delacourt, Derek <[DDelacourt@a2gov.org](mailto:DDelacourt@a2gov.org)>  
**Subject:** Re: Detailed Info

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.

Thanks Missy, the Onion Flats website was pretty interesting. If you are planning on following up with them I would love to hear their take on the MEP side of things for large 200+ unit multi family projects but suburban in nature (think 3-4 story stick built) and vertical 15+ stories done for private developers (I saw the one large high-rise seemed to be connected to Drexel University).

Mike

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**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Sent:** Thursday, September 15, 2022 12:30:52 PM  
**To:** Mike Martin [REDACTED]; Jeff Hauptman [REDACTED]; Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Cc:** Delacourt, Derek <[DDelacourt@a2gov.org](mailto:DDelacourt@a2gov.org)>  
**Subject:** RE: Detailed Info

I also forgot to share a presentation from the Founder of Onion Flats on some of the work he is doing around the country. He presented to the Energy Commission on Tuesday night and you can see his presentation here:  
<https://www.youtube.com/watch?v=YYtFhvpOYk>.

More soon,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Stults, Missy

**Sent:** Thursday, September 15, 2022 12:28 PM

**To:** Mike Martin [REDACTED] Jeff Hauptman [REDACTED] Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>

**Cc:** Delacourt, Derek <[DDelacourt@a2gov.org](mailto:DDelacourt@a2gov.org)>

**Subject:** RE: Detailed Info

Thanks for understanding, Mike. I'd be delighted to find another time to chat. To that end, here are some windows that would work for me:

- September 27<sup>th</sup> at 1pm
- September 27<sup>th</sup> at 2pm
- September 28<sup>th</sup> at 1pm
- September 28<sup>th</sup> at 3pm
- October 5<sup>th</sup> at 4pm
- October 6<sup>th</sup> at 12pm
- October 6<sup>th</sup> at 1pm

Secondly, I'm going to put out some inquiries to developers I know that work on big projects and see if they can share any specifics on their all-electric or net zero energy builds so I can forward. Give me a little bit to pull that together (or at least see what I can find) and I'll forward it as soon as it comes in.

Lastly, thank you. Thank you for being willing on having these conversations. I look forward to learning from you and finding a way to make Ann Arbor a truly sustainable community.

Best,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Mike Martin [REDACTED]

**Sent:** Wednesday, September 14, 2022 9:13 AM

**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>; Jeff Hauptman <[REDACTED]> Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>

**Subject:** RE: Detailed Info

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.

Understood, as this is a pressing matter can you please give us some dates over the coming weeks and we can set something up independently of our meeting? According to the database there are 5 properties in Michigan and only one that has been verified a 8,750 sf school in Lenawee. Of the other 4 which are "emerging" only one is multifamily. Wisconsin has 6 properties, 2 verified one a school and one 11,900 sf office building. The other "emerging" are again very small. From the second link under multifamily case studies I think only one property would be in a similar climate (Upstate NY) and it is a small multiple building development. I am having a hard time finding an example of an area that can see negative temperatures regularly the way we do of any scale. I am very open to finding a solution that works and is feasible from a development and end user perspective but as mentioned



we all feel a little lost finding those solutions and need your help. Thanks

Mike

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**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Sent:** Tuesday, September 13, 2022 1:38 PM  
**To:** Mike Martin [REDACTED] Jeff Hauptman [REDACTED] Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Subject:** RE: Detailed Info

Good afternoon Mike, Jeff, and Mayor Taylor –

Thank you for following-up and for the invitation to join you on the 3<sup>rd</sup>. Unfortunately (or fortunately for me) I'm taking my husband on a little holiday to celebrate a major birthday during that time so I won't be in town or available. I'm happy to try to find some other times or join a future meeting if that would be advantageous. And again, sorry to miss but I promise it's a good reason.

Secondly, to your question about examples, I wanted to share this database which is kept by the New Buildings Institute (NBI): <https://newbuildings.org/resource/getting-to-zero-database/>. The database shows existing zero emissions (or near zero emissions buildings) as well as those that are working towards becoming zero emissions.

Underneath the database are some links to case studies, many of which are a bit older. I, instead, prefer the list here: <https://gettingtozeroforum.org/case-studies/>. At this site you can see examples from around the country, including in Wisconsin, Colorado, Cincinnati, Portland, Washington State, Chelsea (MA), and of course, many in CA. These are just some of the examples but I thought it best to start here and see what other information might be helpful.

Again, thanks for your work in the community and your commitment to sustainability. I look forward to following-up if you have any questions or want to get together before or after your October 3<sup>rd</sup> meeting.

Thanks,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Mike Martin [REDACTED]  
**Sent:** Tuesday, September 13, 2022 1:26 PM  
**To:** Jeff Hauptman [REDACTED] Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Cc:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Subject:** RE: Detailed Info

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.

Thanks Jeff,  
Mayor, thanks for reaching out on this matter we would love to reengage with Missy on a number of issues. Missy we have an upcoming SGAA executive meeting on October 3<sup>rd</sup> at 4PM, would you be available to join? It would be great to hear the progress on the milage efforts and what that means for commercial development and all

ratepayers. Additionally, as Jeff outlined below we have a number of practical issues we are encountering on the “all electric” building front that should be discussed. Please let us know if you are available.

Mike

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**From:** Jeff Hauptman [REDACTED]  
**Sent:** Tuesday, September 13, 2022 12:43 PM  
**To:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Cc:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>; Mike Martin [REDACTED]  
**Subject:** RE: Detailed Info

Thanks! I'll defer to Mike regarding getting together.

And as we discussed, having some real life examples of fully electric buildings in the Midwest would really help us to get our heads around this. Understanding where construction costs came in, how utilities are running compared to buildings with natural gas, and how the back-up systems are designed in the event of a blackout during a polar vortex are critical pieces of data needed to help educate our members.

Thanks,  
jh

**JEFF HAUPTMAN**  
**OXFORD COMPANIES**  
[REDACTED]

---

**From:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Sent:** Monday, September 12, 2022 5:34 PM  
**To:** Martin, Mike [REDACTED]  
**Cc:** Jeff Hauptman [REDACTED] Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Subject:** Fw: Detailed Info

[Caution: External Sender]

Mike/Jeff,

Thank you again for your looking to engage with Missy on sustainability matters. I don't know where you are with your conversation schedule, but I know that we'd like to ensure that your group has the information it is looking for.

Best,

Christopher

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

---

**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Sent:** Friday, August 5, 2022 11:04 AM  
**To:** Martin, Mike [REDACTED]

**Cc:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>; Adrian J Hemond [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Detailed Info

You bet. Hope you have a great weekend, Mike!

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Mike Martin [REDACTED]

**Sent:** Friday, August 5, 2022 9:27 AM

**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>

**Cc:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>; Adrian J Hemond [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Detailed Info

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.

Thanks Missy, we will review the new website and circle back accordingly. Also we would be interested in having you join us at one of our upcoming meetings to discuss in greater detail as I am sure there will be additional questions. Will be in touch.

Mike

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**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>

**Sent:** Tuesday, August 2, 2022 9:12 PM

**To:** Mike Martin [REDACTED]

**Cc:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>; Adrian J Hemond [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Detailed Info

Hi Mike (and all) –

Thanks for sharing the exciting news regarding SGAA! I'm looking forward to collaborating with all of you to help advance sustainability in the community. To that end, I will certainly add Adrian to our sustainability distribution lists. Also, we do have an A2ZERO Collaborators network, which are organizations working with us on sustainability-related activities. Is SGAA interested in joining that group? If yes, I can send you a formal invitation shortly with details about what being a member means.

In terms of the proposed Community Climate Action Millage, I'm happy to chat in more details. We did just stand up this website: [www.a2gov.org/2022CommunityClimateActionMillage](http://www.a2gov.org/2022CommunityClimateActionMillage). It answers a lot of the general factual questions about the millage and its proposed uses. If you want to get on the phone and talk about additional items, please let me know.

Thanks again for sharing the SGAA! We are going to have some information to share in the near future and will be sure to invite you to those discussions (think green rental housing, home energy rating disclosure, circular economy support for new residents, discount programs). More on that soon. For now, be well and congratulations again on the SGAA!

Best,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Mike Martin [REDACTED]  
**Sent:** Thursday, July 28, 2022 4:36 PM  
**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Cc:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>; Adrian J Hemond [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Detailed Info

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.

Missy,

I know it has been a while since we last communicated, intentional on my part as you had indicated that you needed time to refine costs and explore grants, which hopefully you've had time to address. Additionally, as I had mentioned there is interest throughout the local commercial real estate community to offer a better way for the City of Ann Arbor to receive helpful feedback on the impact of proposed City processes. The formation of a group of interested real estate professionals has now happened and I'm happy to introduce Smart Growth Ann Arbor (SGAA).

SGAA will work proactively and positively with the City on a number of development/building issues as well as be a single point of contact to help get information impacting commercial real estate out to our membership (a frustration I know we both share). We are very encouraged about this partnership and the ability to add to our vibrant community. To help facilitate our group we have engaged the services of Adrian Hemond (cc'd here along with SGAA's Board of Directors) who will act as a liaison between SGAA and the City. Please add him to any distribution lists your office maintains so he can share information generated with our group.

Lastly, I would love to revisit the conversation below and dive back into the budget and allocations should the millage pass. I had a great conversation with Mike Garfield about the subject and was able to learn quite a bit about the nuances of the SEU, etc. Can you please update the group on where the budget stands, the idea of allocating dollars within the taxing classifications (i.e. commercial vs residential) and any other related issues?

Looking forward to these discussions and driving the best outcome for all stakeholders, the City and our sustainability goals!

Thanks,

Mike Martin, President  
Smart Growth Ann Arbor

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**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Sent:** Wednesday, March 9, 2022 5:14 PM  
**To:** Mike Martin [REDACTED]  
**Cc:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>  
**Subject:** RE: Detailed Info

Hi Mike –

I completely understand the desire for more detail. With the funding for the millage being nearly 18 months out, and given all the work I'm doing to try and fundraise or stack capital to move the work forward between now and then, the spreadsheet is the most holistic piece of data I have.

Just as an example, the SEU item you pulled out is one that the costs are still being refined. I'm working on a big federal grant which would hopefully lower the costs significantly. I'm also talking to investors about a potential P3 to move the SEU forward. Another path could be bonding. And, Council hasn't finalized their recommendations on the Sustainable Energy Utility yet and what it should include. That leaves me without 100% clarity on exactly how the funding could be used in 18 months. I will be getting a lot more clarity over the coming months so this item right now is a place holder. Also, if the SEU does not get created, then those funds would go towards more support for onsite renewable energy deployment.

Many of the other budget items are literally pass through funding – buying down the cost of equipment or appliances so that residents and businesses can make improvements that align with health, comfort, safety, and sustainability.

I recognize your request for a more detailed budget and I have a lot of the pieces together but others will need more refinement as clearer policy direction emerges between now and July 1, 2023 (when expect the funding to start arriving).

I fully acknowledge and appreciate your question and want to let you know I'm happy to work with you on refining and building more details into the budget over the coming months. I know you also can appreciate that I still have to make progress between now and the millage vote, including on some very time consuming and intense projects (including fundraising) that will lower our community's emissions, increase quality of life, and foster greater equity. That just means I need to strike a balance between preparing a detailed budget that may or may not come to fruition and doing the work I need to do now to make progress towards our goals. I know you have similar pressures. Thanks for understanding.

Hope you're having a nice week,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
City of Ann Arbor  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

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**From:** Mike Martin [REDACTED]  
**Sent:** Tuesday, March 08, 2022 8:44 AM  
**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>  
**Subject:** FW: Detailed Info

recognize the source of this email and know the content is safe.

Thanks Missy, no worries on the timing. What I would like is the excel spreadsheet that you displayed when we discussed this showing the line item breakdown in each category, i.e. the below. It appeared that you had a very detailed budget when we spoke that rolled up into each line item expense and as they say the devil's in the details and I am very interested in the details of each. As always appreciate your willingness to share information and continue the dialogue.

Mike

<b>Sustainable Energy Utility Initiation</b>	<b>\$650,000.00</b>	<b>\$650,000.00</b>
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**From:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>

**Sent:** Monday, March 7, 2022 8:41 PM

**To:** Mike Martin [REDACTED]

**Subject:** RE: Detailed Info

Hi Mike –

Thanks for your patience. I was waiting to give you a copy until after I'd gotten feedback from the City Administrator. I haven't received that yet so consider what I'm sending you a draft. And let me know if you have any questions and/or want to discuss.

Thanks,  
Missy

Missy Stults, PhD. (she/her)  
Sustainability and Innovations Director  
City of Ann Arbor  
[mstults@a2gov.org](mailto:mstults@a2gov.org)

---

**From:** Mike Martin [REDACTED]

**Sent:** Monday, March 07, 2022 1:51 PM

**To:** Stults, Missy <[MStults@a2gov.org](mailto:MStults@a2gov.org)>

**Subject:** Detailed Info

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.

Missy,

Post our last call you were going to send me some detailed budgets etc, is that still something you can make available? Very interested to see a detailed budget of where the prospective millage dollars will go. Thanks

Mike

**Michael C. Martin**

First Martin Corporation  
Quad Capital Partners  
115 Depot Street  
Ann Arbor, MI 48104

☎ Work Phone: +1 [REDACTED]

☎ Mobile Phone: +1 [REDACTED]

Website: [www.firstmartin.com](http://www.firstmartin.com)

Website: [www.quadcp.com](http://www.quadcp.com)

✉ Email: [REDACTED]

[REDACTED]

**From:** [Hayner, Jeff](#)  
**To:** [John Mirsky](#)  
**Subject:** RE: Sustainable Affordable Construction Presentation Video  
**Date:** Monday, September 19, 2022 9:48:00 PM

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Dear Mr. Mirsky,

Thank you for sending this, I forwarded it to Mr. Pfaff, the owner of 340 Depot, who is considering electrification and other carbon-neutrality efforts in his redevelopment of the site.

Sincerely,

Jeff Hayner  
Ward 1 City Council

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**From:** John Mirsky [REDACTED]  
**Sent:** Monday, September 19, 2022 9:06 PM  
**To:** Environmental Commission <EC@a2gov.org>; EnergyCommission <EnergyCommission@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Gibb-Randall, Shannon (EC) [REDACTED] Jan Culbertson [REDACTED] Climate Action Team Wolfpack [REDACTED]; Voices for Carbon Neutrality [REDACTED]  
[REDACTED] Andrew Horning [REDACTED] Andrew Berki [REDACTED]  
[REDACTED] Ken Garber [REDACTED]; Wayne Appleyard [REDACTED]  
[REDACTED]; Brendan Ireland [REDACTED]; Elizabeth Tolrud [REDACTED]  
[REDACTED]; Chris Laurent [REDACTED]; Liliana Gonzalez, RA, LEED ND, PMP [REDACTED]  
[REDACTED] Jerrell Harris [REDACTED] Kaplan, Michael [REDACTED]  
[REDACTED]; Tyler, Norm (DGT) [REDACTED]  
swilcoxen@cityofypsilanti.com; Matt Grocoff [REDACTED]; Peter Allen [REDACTED]  
[REDACTED] Lauren Sargent [REDACTED] BRIAN CHAMBERS [REDACTED]  
[REDACTED] Lauzzana, Emile <lauzzanae@aaps.k12.mi.us>; Hall, Jennifer (Housing Commission) <JHall@a2gov.org>; Teresa M. Gillotti <gillottitm@washtenaw.org>; Sarah Lorenz [REDACTED]  
[REDACTED] Doug Selby [REDACTED] Joe Vig [REDACTED]  
Gregory Bolino [REDACTED]; Robin Hall <[REDACTED]> Conan Smith [REDACTED]  
[REDACTED] Andrea Johnson [REDACTED] Paul Krutko [REDACTED]  
[REDACTED] Ryan Tobias [REDACTED] Omar Uddin [REDACTED]  
[REDACTED] Timothy McDonald [REDACTED]  
**Subject:** Sustainable Affordable Construction Presentation Video

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.

Ann Arbor, its neighboring communities and those far beyond face the challenge of constructing more housing and other projects AND doing it sustainably and affordably for both developers and



tenants alike. The paradigm is this cannot be done.

At the last A2 energy commission meeting, Tim McDonald, president and CEO of Onion Flats, an architecture, development, general contractor, consultant and green roof and solar installer based in Philadelphia, dispelled this preconception. I encourage you to watch the video of his talk and to share it with others who would benefit from it. It is accessible here: <https://www.youtube.com/watch?v=YYtFhvnpOYk&t=3570s>. Tim's talk begins at the 1 hour, 8 minute, 40 second mark. It is preceded by a presentation by Brett Lenart, City of A2 Planning Department Manager (starting at the 23 minute 35 second mark) and my introduction of Tim and his topic (at the 1 hour mark). Increase the playback speed to reduce the duration of the presentation.

The Tim McDonald conclusions are relevant to a wide range of project types and developers, from single and multi-family housing to commercial, governmental and academic projects. Tim relates his first-hand experience on multiple multi-family projects and presents statistically significant evidence that sustainable, affordable construction is being done in Pennsylvania (and, for that matter, elsewhere in the U.S. and abroad) and can be done here.

Enjoy and then take action to make sustainable, affordable construction a reality here.

John Mirsky  
Chair, A2 Energy Commission

**From:** [Hayner, Jeff](#)  
**To:** [Nelson, Elizabeth](#)  
**Subject:** RE: did you vote?  
**Date:** Monday, September 19, 2022 7:49:00 PM

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No I just don't care how they go about clogging up our streets

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**From:** Nelson, Elizabeth <ENelson@a2gov.org>  
**Sent:** Monday, September 19, 2022 7:47 PM  
**To:** Hayner, Jeff <JHayner@a2gov.org>  
**Subject:** did you vote?

Did you vote for CA-6?

**From:** [Hayner, Jeff](#)  
**To:** [Nelson, Elizabeth](#)  
**Subject:** RE: did you vote?  
**Date:** Monday, September 19, 2022 7:49:21 PM

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No I just don't care how they go about clogging up our streets

---

**From:** Nelson, Elizabeth <ENelson@a2gov.org>  
**Sent:** Monday, September 19, 2022 7:47 PM  
**To:** Hayner, Jeff <JHayner@a2gov.org>  
**Subject:** did you vote?

Did you vote for CA-6?

**From:** [John Mirsky](#)  
**To:** [Environmental Commission](#); [EnergyCommission](#); [CityCouncil](#); [Lenart, Brett](#); [Gibb-Randall, Shannon \(EC\)](#); [Jan Culbertson](#); [Climate Action Team Wolfpack](#); [Voices for Carbon Neutrality](#); [Andrew Horning](#); [Andrew Berki](#); [Ken Garber](#); [Wayne Appleyard](#); [Brendan Ireland](#); [Elizabeth Tolrud](#); [Chris Laurent](#); [Liliana Gonzalez, RA, LEED ND, PMP](#); [Jerrell Harris](#); [Kaplan, Michael](#); [Tyler, Norm \(DGT\)](#); [swilcoxen@cityofpysilanti.com](#); [Matt Grocoff](#); [Peter Allen](#); [Lauren Sargent](#); [BRIAN CHAMBERS](#); [Lauzzana, Emile](#); [Hall, Jennifer \(Housing Commission\)](#); [Teresa M. Gillotti](#); [Sarah Lorenz](#); [Doug Selby](#); [Joe Vig](#); [Gregory Bolino](#); [Robin Hall](#); [Conan Smith](#); [Andrea Johnson](#); [Paul Krutko](#); [Ryan Tobias](#); [Omar Uddin](#); [Timothy McDonald](#)  
**Subject:** Sustainable Affordable Construction Presentation Video  
**Date:** Monday, September 19, 2022 9:06:04 PM

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John Mirsky  
Chair, A2 Energy Commission

**From:** [Nelson, Elizabeth](#)  
**To:** [Hayner, Jeff](#)  
**Subject:** did you vote?  
**Date:** Monday, September 19, 2022 7:46:00 PM

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Did you vote for CA-6?

**From:** [Nelson, Elizabeth](#)  
**To:** [Hayner, Jeff](#)  
**Subject:** did you vote?  
**Date:** Monday, September 19, 2022 7:46:57 PM

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Did you vote for CA-6?

**From:** [Hayner, Jeff](#)  
**To:** [ShuNahSii Rose](#)  
**Subject:** event of interest  
**Date:** Monday, September 19, 2022 10:12:00 PM

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<https://www.a2gov.org/departments/sustainability/Sustainability-Me/Families-Individuals/Pages/Local-Food-Festival.aspx>

Here is something you might be interested in to maybe get a table or attend to count towards "outreach points" in your next a2zero grant application.

Sincerely,

Jeff Hayner  
Ward 1 City Council