

Ann Arbor City Council Regular Session: July 20, 2020
Email Redactions List Pursuant to Council Resolution R-09-386

	A	B	C	D	E	F	G
1	Sent Time	<u>Received</u> Time	TO	From	CC	Redactions	Reason for Redaction
2	7:15 PM		City Council	Chuck Warpehoski		Email address, phone number	Privacy
3	7:22 PM		Jane Lumm, Tom Crawford	Matthew Horning	Colin Spencer, Tim Wilhelm, Stephen		
4	7:24 PM		Matthew Horning	Jane Lumm	Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema		
5	7:28 PM		Jane Lumm	Matthew Horning	Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema		
6	7:47 PM		Kathy Griswold	Carol Skala		Email address	Privacy
7	7:58 PM		City Council	Eric Sturgis		Email address	Privacy
8	8:04 PM		Ali Ramlawi	Carol Skala		Email address	Privacy
9	8:15 PM		Jacqueline Beaudry	Zach Ackerman	Brent Lenart		
10	8:31PM		City Council	Jacqueline Beaudry	Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema		
11	9:11 PM		Matthew Horning	Jane Lumm	Tim Wilhelm, Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema		Privacy
12	9:13 PM		Jane Lumm	Matthew Horning	Tim Wilhelm, Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema, Ali Ramlawi		Privacy

**Ann Arbor City Council Regular Session: July 20, 2020
Email Redactions List Pursuant to Council Resolution R-09-386**

	A	B	C	D	E	F	G
13	10:01 PM		Matthew Horning	Jane Lumm	Tim Wilhelm, Tom Crawford, Colin Spencer, Tim Wilhelm, Stephen Postema, Ali Ramlawi		Privacy
14	10:09 PM		Jacqueline Beaudry	Chip Smith			
15	10:11 PM		Jacqueline Beaudry	Christopher Taylor			
16	10:17 PM		Christopher Taylor	Jacqueline Beaudry			
17	10:20 PM		City Council, Tom Crawford, Stephen Postema	Jacqueline Beaudry			
18	10:37 PM		City Council, Tom Crawford, Stephen Postema	Jacqueline Beaudry	Matt Thomas, Betsy Blake, Jennifer Hall		
19	10:41 PM		Ali Ramlawi	Matt Thomas			
20	10:51 PM		Jacqueline Beaudry	Christopher Taylor			
21	10:58 PM		City Council, Tom Crawford, Stephen Postema	Jacqueline Beaudry	Matt Thomas, Betsy Blake, Jennifer Hall		
22	11:05 PM		Jacqueline Beaudry, Christopher Taylor, Tom Crawford, Stephen Postema, Kevin McDonald	Jennifer Hall	Matt Thomas, Betsy Blake		
23	11:38 PM		Christopher Taylor	Jacqueline Beaudry			
24	12:08 AM		Michelle Hughes	Zach Ackerman		Email address	Privacy

Journal Archive

From: Chuck Warpehoski <[REDACTED]>
Sent: Monday, July 20, 2020 7:15 PM
To: CityCouncil
Subject: Rooney vs Mansfield Rules

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.

City Council,

I apologize for the late comment.

DC-4 is a positive step, and I thank CMs Hayner and Bannister for bringing it forward.

You may want to look one step further at the Mansfield rule:
<https://www.diversitylab.com/pilot-projects/mansfield-rule-3-0/>

Sadly bias is endemic in our employment system, and procedural changes like the Mansfield or Rooney rules help to ensure a diverse pool of qualified candidates.

-Chuck

--

Chuck Warpehoski
Founder & Chief Change Strategist
Change Works Consulting, LLC
www.ChangeWorksLLC.com

[REDACTED]
Twitter: @ChuckWarp | [LinkedIn](#)
he | him | his

Visit [Change Works Consulting](#) to download your free ebook, *Confronting Implicit Bias: Nine Tactics to Ensure Your Actions Line Up With Your Intentions*



Journal Archive

From: Horning, Matthew
Sent: Monday, July 20, 2020 7:22 PM
To: Lumm, Jane; Crawford, Tom
Cc: Spencer, Colin; Wilhelm, Tim; Postema, Stephen
Subject: RCP Amendment

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

Journal Archive

From: Lumm, Jane
Sent: Monday, July 20, 2020 7:24 PM
To: Horning, Matthew
Cc: Crawford, Tom; Spencer, Colin; Wilhelm, Tim; Postema, Stephen
Subject: Re: RCP Amendment

Got it. Thanks! Will ask you to speak to this.

Sent from my iPhone

On Jul 20, 2020, at 7:22 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

Journal Archive

From: Horning, Matthew
Sent: Monday, July 20, 2020 7:28 PM
To: Lumm, Jane
Cc: Crawford, Tom; Spencer, Colin; Wilhelm, Tim; Postema, Stephen
Subject: RE: RCP Amendment

I'll be ready.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 7:24 PM
To: Horning, Matthew <MHorning@a2gov.org>
Cc: Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Wilhelm, Tim <TWilhelm@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Subject: Re: RCP Amendment

Got it. Thanks! Will ask you to speak to this.

Sent from my iPhone

On Jul 20, 2020, at 7:22 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

<Section 1-312(20) redline as amended.pdf>

Journal Archive

From: Carol Skala <[REDACTED]>
Sent: Monday, July 20, 2020 7:47 PM
To: Griswold, Kathy
Subject: Fwd: call in

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 for assisting and your support. We deserve the opportunity to work with council to craft a policy that allows non-conforming status to those of us unlucky and unfortunate ones that own in residential zones. Significant team work needs to happen before a second reading. Thank you again.

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

From: Carol Skala <[REDACTED]>
Date: Mon, Jul 20, 2020 at 7:37 PM
Subject: call in
To: Griswold, Kathy <KGriswold@a2gov.org>

I pressed *9 to speak and got nothing

Journal Archive

From: Eric Sturgis [REDACTED]
Sent: Monday, July 20, 2020 7:58 PM
To: CityCouncil
Subject: Council Decorum

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

I was appalled at CM Grand comments in Council commentary. I would ask that she apologize for ripping up Alice Liberson campaign literature that is posted on her City Council website. This was in 2018.

As a resident, taxpayer and Voter I want council to take up council business and not campaign or insult other Council members that they disagree with.

I would hope that the Mayor would reprimand CM Grand for her inappropriate comments. Let's get to work during this pandemic.

Thank you.

Eric Sturgis
1st Ward Resident

Journal Archive

From: Carol Skala [REDACTED]
Sent: Monday, July 20, 2020 8:04 PM
To: Ramlawi, Ali
Subject: Re: Proposed STR Ordinance

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

sorry about that. Here is the content:

It is very disturbing when council falls silent to direct questions or requests for explanations for their positions on issues. We saw this in last night's caucus. It is more disturbing when there is outright refusal to come to the table to negotiate a compromise that is fair and non-discriminatory. It leaves a suspicion of personal bias, outside influence or favoritism. It sends a clear message to voters.

We have repeatedly asked, begged, council and administration to come to a negotiating table where reasonable and fair solutions can be hashed out for the benefit of everyone. This draft ordinance is discriminatory and biased to one set of owners over another with no reasonable explanation or data to back any justification.

There is a simple solution sitting right in front of administration and council and it would not have taken a \$20,000 consulting fee or countless hours of work to figure it out. The complaint initially was that these rentals impact affordable housing and degrade neighborhoods. I would suggest that the greatest neighborhood degradation in Ann Arbor are student rentals but nothing is done about that. When those arguments did not work to the goal of eliminating STR's, the administration shifted gears and now claims zoning violations. So, if the goal of council and administration is to eliminate STR's altogether, which it so seems, then the fair and reasoned approach would be a phased out plan that does not impact one side more than another. That is GOOD GOVERNANCE, COMPROMISE and NEGOTIATION.

A reasonable plan could look like this:

-Announce a window of license opportunity for all short term rentals in the city. ---Once the window is closed, no more licenses will be issued.

-Require inspections of all rentals in the same way all rentals are currently required to do.

-Allow the police to manage all nuisance complaints as existing policies are in place for them to do this. Enforcement is handled the way all nuisance enforcements are handled.

-STR licenses are not transferable upon sale. Once the house is sold, the license expires.

With this plan, little enforcement expense is incurred, current homeowners are protected in their investments, and the city, eventually and over time, rids itself of STR's, the network of STR's does not grow and threaten affordable housing or neighborhood degradation further. You will have capped the problem, made the rentals manageable within a fair approach that does not discriminate, and eventually eliminate them from the city, which, unfortunately, seems to be the ultimate goal. Please sit down with us to discuss a fair and reasonable plan. If any one of you is not willing to do that then I would suggest this is not a democracy and you should not hold a public office that governs a city. I hope there is continued, fair, discussion on this tonight.

Carol Skala

On Mon, Jul 20, 2020 at 1:41 PM Ramlawi, Ali <ARamlawi@a2gov.org> wrote:

Carol.

There was no content in the email I received. Please re-send.

Thank you
CM Ramlawi

Sent from my iPad

On Jul 20, 2020, at 1:02 PM, Carol Skala [REDACTED] wrote:

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.

It is very disturbing when council falls silent to direct questions or requests for explanations for their positions on issues. We saw this in last night's caucus. It is more disturbing when there is outright refusal to come to the table to negotiate a compromise that is fair and non-discriminatory. It leaves a suspicion of personal bias, outside influence or favoritism. It sends a clear message to voters.

We have repeatedly asked, begged, council and administration to come to a negotiating table where reasonable and fair solutions can be hashed out for the benefit of everyone. This draft ordinance is discriminatory and biased to one set of owners over another with no reasonable explanation or data to back any justification.

There is a simple solution sitting right in front of administration and council and it would not have taken a \$20,000 consulting fee or countless hours of work to figure it out. The complaint initially was that these rentals impact affordable housing and degrade neighborhoods. I would suggest that the greatest neighborhood degradation in Ann Arbor are student rentals but nothing is done about that. When those arguments did not work to the goal of eliminating STR's, the administration shifted gears and now claims zoning violations. So, if the goal of council and administration is to eliminate STR's altogether, which it so seems, then the fair and reasoned approach would be a phased out plan that does not impact one side more than another. That is GOOD GOVERNANCE, COMPROMISE and NEGOTIATION.

A reasonable plan could look like this:

- Announce a window of license opportunity for all short term rentals in the city. -**
- Once the window is closed, no more licenses will be issued.**

- Require inspections of all rentals in the same way all rentals are currently required to do.**

- Allow the police to manage all nuisance complaints as existing policies are in place for them to do this. Enforcement is handled the way all nuisance enforcements are handled.**

- STR licenses are not transferable upon sale. Once the house is sold, the license expires.**

With this plan, little enforcement expense is incurred, current homeowners are protected in their investments, and the city, eventually and over time, rids itself of STR's, the network of STR's does not grow and threaten affordable housing or neighborhood degradation further. You will have capped the problem, made the rentals manageable within a fair approach that does not discriminate, and eventually eliminate them from the city, which, unfortunately, seems to be the ultimate goal. Please sit down with us to discuss a fair and reasonable plan. If any one of you is not willing to do that then I would suggest this is not a

democracy and you should not hold a public office that governs a city. I hope there is continued, fair, discussion on this tonight.

Carol Skala

Journal Archive

From: Ackerman, Zach
Sent: Monday, July 20, 2020 8:15 PM
To: Beaudry, Jacqueline
Cc: Lenart, Brett
Subject: Fw: July 20th - B-1 Council Agenda Item - Plymouth Road Rezoning
Attachments: Z19-007 Plymouth Conditional Zoning.docx; Z19-007 Ordinance to Rezone With Conditions.docx

I will introduce this to B-1.

Zach

Zachary Ackerman
Ann Arbor City Council
Ward 3

Emails sent to or from this address could be subject to public disclosure under the Freedom of Information Act (FOIA).

From: Lenart, Brett <BLenart@a2gov.org>
Sent: Friday, July 17, 2020 4:24 PM
To: *City Council Members (All) <CityCouncilMembersAll@a2gov.org>
Cc: Crawford, Tom <TCrawford@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; Bowden, Anissa <ABowden@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>; McDonald, Kevin <KMcDonald@a2gov.org>
Subject: July 20th - B-1 Council Agenda Item - Plymouth Road Rezoning

Hello Mayor and Councilmembers-

As referenced in the Agenda Questions related to this item on next week's agenda, the petitioner has proposed an amendment to the rezoning request, which would have the effect of changing the request from a rezoning request to a conditional rezoning request, with the voluntary conditions offered in the previously provided letter and attached statement of conditions.

If City Council interested in considering this proposal, it would require City Council action to introduce and replace the ordinance currently under consideration with the documents attached here. If this occurs, I would advise that the change would warrant conversion of the action to first reading, requiring a new scheduled second reading in approximately a month's time. If considered and adopted, the action would also result in postponement of the corresponding site plan action, on next week's agenda as DB-1.

Please let me know if you have any questions, or if we can provide any additional information.

Sincerely,

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

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 8:31 PM
To: *City Council Members (All)
Cc: Crawford, Tom; Postema, Stephen; Lenart, Brett; DiLeo, Alexis
Subject: FW: July 20th - B-1 Council Agenda Item - Plymouth Road Rezoning
Attachments: Z19-007 Plymouth Conditional Zoning.docx; Z19-007 Ordinance to Rezone With Conditions.docx

Jacqueline Beaudry, City Clerk

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: Ackerman, Zach <ZAckerman@a2gov.org>
Sent: Monday, July 20, 2020 8:15 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Cc: Lenart, Brett <BLenart@a2gov.org>
Subject: Fw: July 20th - B-1 Council Agenda Item - Plymouth Road Rezoning

I will introduce this to B-1.

Zach

Zachary Ackerman

Ann Arbor City Council

Ward 3

Emails sent to or from this address could be subject to public disclosure under the Freedom of Information Act (FOIA).

From: Lenart, Brett <BLenart@a2gov.org>
Sent: Friday, July 17, 2020 4:24 PM
To: *City Council Members (All) <CityCouncilMembersAll@a2gov.org>
Cc: Crawford, Tom <TCrawford@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; Bowden, Anissa <ABowden@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>; McDonald, Kevin <KMcDonald@a2gov.org>
Subject: July 20th - B-1 Council Agenda Item - Plymouth Road Rezoning

Hello Mayor and Councilmembers-

As referenced in the Agenda Questions related to this item on next week's agenda, the petitioner has proposed an amendment to the rezoning request, which would have the effect of changing the request from a rezoning request to a conditional rezoning request, with the voluntary conditions offered in the previously provided letter and attached statement of conditions.

If City Council interested in considering this proposal, it would require City Council action to introduce and replace the ordinance currently under consideration with the documents attached here. If this occurs, I would advise that the change would warrant conversion of the action to first reading, requiring a new scheduled second reading in approximately a month's time. If considered and adopted, the action would also result in postponement of the corresponding site plan action, on next week's agenda as DB-1.

Please let me know if you have any questions, or if we can provide any additional information.

Sincerely,

Brett Lenart, AICP | Planning Manager

City of Ann Arbor Planning Services

301 E. Huron Street, P.O. Box 8647

Ann Arbor, MI 48107-8647

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

Conditional Zoning Statement of Conditions

This Conditional Zoning Statement of Conditions ("Statement of Conditions") is made and entered into this _____ day of _____, 2020, by and between the City of Ann Arbor ("City"), a Michigan municipal corporation, with offices located at 100 N. Fifth Avenue, Ann Arbor, Michigan 48107, and A2 Hospitality Property, LLC ("Developer"), a Michigan limited liability company, with principal address at 251 East Merrill Street, Suite 205, Birmingham, Michigan 48009.

Recitals

- A. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) allows for conditional zoning of land when the City is amending its zoning map, or a conditional zoning when the city is zoning property in MCL 125.3405.
- B. The City of Ann Arbor recognizes that there are certain instances where it would be in the best interest of the City, as well as advantageous to the Developer, that certain conditions could be proposed as part of a request for rezoning or a request for an amendment to the zoning map.
- C. On April 16, 2019, Developer applied for an amendment to the zoning map for certain land in the City of Ann Arbor site planned as MMG Plymouth Mixed Use as more fully described on the attached **Exhibit A** (the "Property").
- D. Included with the rezoning petition, the Developer voluntarily offered in writing conditions regarding the use and development of the land to be incorporated into the zoning of the Property.
- E. On May 5, 2020, the Planning Commission, after public hearing, recommended approval of zoning of the Property to C3 (Fringe Commercial). The Developer

also submitted a Site Plan showing the specific proposed use and site design of the property.

- F. On _____, the City approved the conditional rezoning subject to this Statement of Conditions.
- G. Based on the specific facts and circumstances regarding this property, the City has decided to accept the Developer's offer of conditional zoning.
- H. By executing this Statement of Conditions, the City and the Developer desire to set forth and confirm the conditions under which the City granted conditional zoning of this Property.

NOW, THEREFORE, Developer and City agree:

1. Conditions Running with the Property. This Statement of Conditions covers the Property described in the attached Exhibit A. The Statement of Conditions is incorporated into the zoning of the Property and shall be binding upon and inure to the benefit of the Developer and the City, and their heirs, successors and assigns, and shall run with the Property.
2. List of Conditions. The conditional zoning was granted to the Developer based on conditions that were voluntarily offered by the Developer. The City and Developer agree that restrictions on the use and development of the land are necessary for consistency and conformance to the Master Plan – Future Land Use Element with regard to new development. The conditions which form the basis of the City's grant of the conditional zoning are as follows:
 - i. The following uses shall be prohibited on the Property:
 - a. Fueling Station
 - b. Vehicle Wash
 - c. Marijuana Secure Transporter
 - d. Marijuana Microbusiness
 - e. Marijuana-Infused Product Processor
 - f. Warehousing and Storage
 - ii. In lieu of providing affordable housing on-site, Developer shall contribute \$75,000.00 to the City of Ann Arbor Affordable Housing Fund.
4. Developer Acknowledgment. Developer acknowledges that it voluntarily offered and consented to the provisions contained in this Statement of Conditions. Developer agrees that the conditions contained herein are fair, reasonable and equitable requirements and conditions; agrees that the Statement of Conditions does not constitute a taking of property for any

purpose or a violation of any constitutional right; and agrees to be bound by each and every provision of this Statement of Conditions. Furthermore, it is agreed and acknowledged that any improvements and undertakings described herein are necessary and roughly proportional to the burden imposed by the conditional zoning, and are necessary to insure capability with adjacent and surrounding uses of land; to promote use of the Property in a socially and economically manner; and to achieve other legitimate objectives of the City authorized by law.

5. Authority to Execute. This Statement of Conditions has been authorized by all necessary action of Developer, and Developer acknowledges that it is the owner of the Property or has been authorized by the owner to conditionally zone this Property. Furthermore, the signatory for Developer acknowledges that he is authorized to enter and execute this Statement of Conditions on behalf of Developer, and bind the Developer to its terms.
6. City Approval. The Statement of Conditions and the City's approval of these conditions are based on the particular facts and circumstances presented, as well as the surrounding land uses and other characteristics regarding this property, and approval of these conditions for this Property may not be relied on as precedent by any other property owner seeking a conditional zoning.
7. Obligation to Obtain Other Approvals. Developer acknowledges that any use or development approved by this conditional zoning that may require a special land use permit, a variance, or site plan approval under the terms of the Ann Arbor City Code, may only be commenced if such special land use permit, variance, and/or site plan approval is ultimately granted in accordance with the terms of the Ann Arbor City Code.
8. Amendment. This Statement of Conditions may only be amended in the same manner as prescribed for a rezoning of property under the terms of Ann Arbor City Code.
9. Compliance with Statement of Conditions. Developer shall continuously operate and maintain the development and/or use of the Property in full compliance with all of the conditions set forth in this Statement of Conditions. Any failure to comply fully with the conditions contained with the Statement of Conditions shall constitute a violation of the Unified Development Code of Ann Arbor City Code, and shall be punished accordingly. Any such violation shall be deemed a nuisance per se and subject to judicial abatement, or any other remedy as provided by law.
10. Rezoning. Developer acknowledges that nothing in this Statement of Conditions shall prohibit the City from exercising its right to rezone the property at any time as allowed by law. The City acknowledges that nothing in this Statement of Conditions shall prohibit the Developer to request a rezoning of

the Property at any time, or to continue an existing nonconforming use as allowed by law if the Property is rezoned by the City.

IN WITNESS WHEREOF, the parties have caused this Conditional Zoning Statement of Conditions to be executed on the day and year recited above.

WITNESSES:

CITY OF ANN ARBOR
a Michigan municipal corporation

By: _____

By: _____

WITNESSES:

DEVELOPER

By: _____

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) ss
COUNTY OF WASHTENAW)

The foregoing Agreement was acknowledged before me by Christopher Taylor and Jacqueline Beaudry, the Mayor and City Clerk respectively of the City of Ann Arbor on the _____ day of _____, 2020.

_____, Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF MICHIGAN)
) ss
COUNTY OF WASHTENAW)

The foregoing Agreement was acknowledged before me by _____, of
_____, on the _____ day of _____, 2020.

_____, Notary Public

My Commission Expires: _____

Exhibit A

A parcel of land being a part of the Southeast 1/4 of Section 14, T.2N., R.6E., City of Ann Arbor, Washtenaw County, State of Michigan, being more particularly described as follows:

COMMENCING at the South 1/4 corner of Section 14, T.2N., R.6E., City of Ann Arbor, Washtenaw County, State of Michigan: thence N00°05'50"E, 810.08 feet along the north and south quarter line of said Section 14 to the centerline of Plymouth Road (width varies); thence N70°54'30"E, 349.47 feet along said centerline; thence N00°05'30"E, 347.77 feet to the POINT-OF-BEGINNING; thence N00°05'30"E, 299.23 feet; thence N70°54'30"E, 641.13 feet to the west line of US-23; thence the following three (3) courses and distances along said west line of US-23: 1) S41°20'20"W, 258.60 feet; 2) S19°06'20"E, 295.01 feet; and 3) S25°53'40"W, 266.44 feet to the centerline of said Plymouth Road; thence S70°54'30"W, 30.12 feet along said centerline; thence N19°05'30"W, 243.00 feet; thence 160.12 feet along a non-tangential curve to the left, having a radius of 108.00 feet, a central angle of 84°56'44", and chord bearing N61°31'58"W, 145.85 feet; thence 200.28 feet along a non-tangential curve to the left, having a radius of 500.00 feet, a central angle of 22°57'00", and chord bearing S64°30'30"W, 198.94 feet to the POINT-OF-BEGINNING. Containing 4.514 acres of land, more or less.

Journal Archive

From: Lumm, Jane
Sent: Monday, July 20, 2020 9:11 PM
To: Horning, Matthew
Cc: Wilhelm, Tim; Crawford, Tom; Spencer, Colin; Postema, Stephen; Ramlawi, Ali
Subject: Re: RCP Amendment

Thank you very much for your professional guidance and assistance. I sincerely regret that your advice was not accepted.

Grateful for your expertise, Jane

Sent from my iPhone

On Jul 20, 2020, at 7:38 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

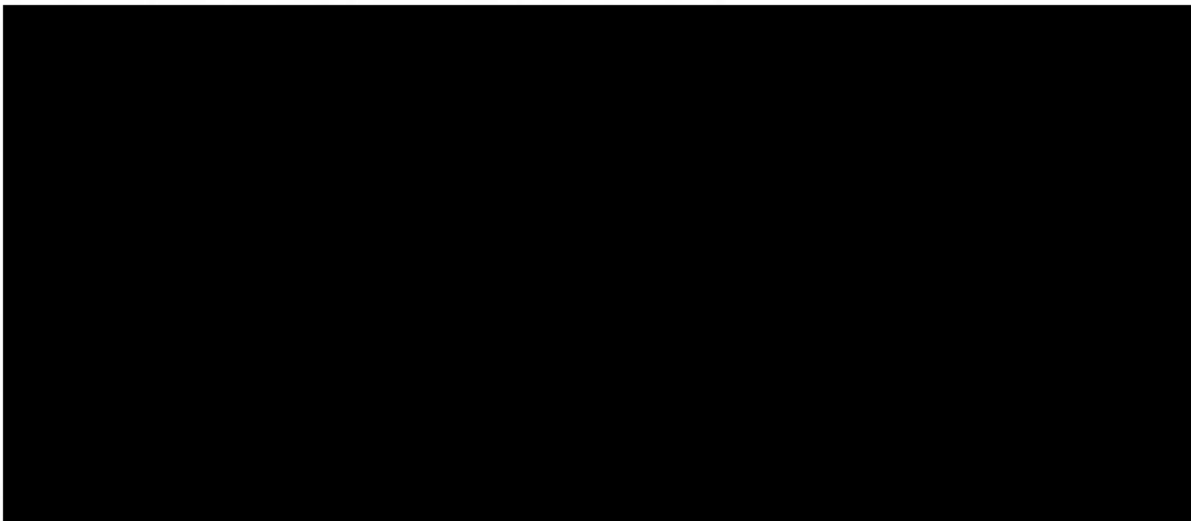
Yes. Thank you.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 7:38 PM
To: Wilhelm, Tim <TWilhelm@a2gov.org>
Cc: Horning, Matthew <MHorning@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Subject: Re: RCP Amendment

Thank you, Tim. Matt, does this address / satisfy your concerns? -Jane

Sent from my iPhone

On Jul 20, 2020, at 7:35 PM, Wilhelm, Tim <TWilhelm@a2gov.org> wrote:



Timothy S. Wilhelm, Senior Assistant City Attorney
City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 3rd Floor • Ann Arbor • MI • 48104
734.794.6174 (O) | 734.994.4954 (F) | Internal Extension 41891 | 734.709.4838 cell
twilhelm@a2gov.org | www.a2gov.org

CONFIDENTIALITY NOTICE: This e-mail, and any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, and delete/destroy all copies of the original message and attachments.

From: Horning, Matthew <MHorning@a2gov.org>
Sent: Monday, July 20, 2020 7:22 PM
To: Lumm, Jane <JLumm@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>
Cc: Spencer, Colin <CSpencer@a2gov.org>; Wilhelm, Tim <TWilhelm@a2gov.org>;
Postema, Stephen <SPostema@a2gov.org>
Subject: RCP Amendment

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

<Section 1-312(20) redline as amended.pdf>

Journal Archive

From: Horning, Matthew
Sent: Monday, July 20, 2020 9:13 PM
To: Lumm, Jane
Cc: Wilhelm, Tim; Crawford, Tom; Spencer, Colin; Postema, Stephen; Ramlawi, Ali
Subject: RE: RCP Amendment

And a sincere thanks to you and CM Ramlawi for voicing staff concerns. It is truly appreciated.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 9:11 PM
To: Horning, Matthew <MHorning@a2gov.org>
Cc: Wilhelm, Tim <TWilhelm@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>
Subject: Re: RCP Amendment

Thank you very much for your professional guidance and assistance. I sincerely regret that your advice was not accepted.

Grateful for your expertise, Jane

Sent from my iPhone

On Jul 20, 2020, at 7:38 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

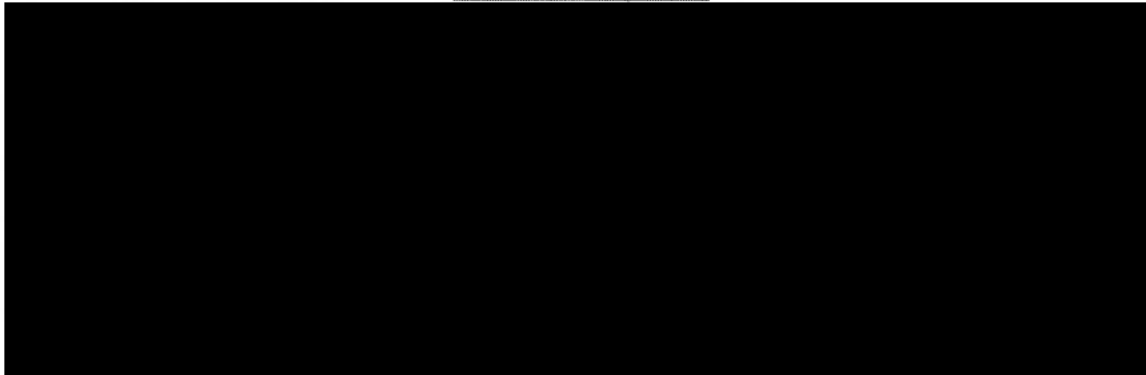
Yes. Thank you.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 7:38 PM
To: Wilhelm, Tim <TWilhelm@a2gov.org>
Cc: Horning, Matthew <MHorning@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Subject: Re: RCP Amendment

Thank you, Tim. Matt, does this address / satisfy your concerns? -Jane

Sent from my iPhone

On Jul 20, 2020, at 7:35 PM, Wilhelm, Tim <TWilhelm@a2gov.org> wrote:



CONFIDENTIALITY NOTICE: This e-mail, and any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, and delete/destroy all copies of the original message and attachments.

From: Horning, Matthew <MHorning@a2gov.org>
Sent: Monday, July 20, 2020 7:22 PM
To: Lumm, Jane <JLumm@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>
Cc: Spencer, Colin <CSpencer@a2gov.org>; Wilhelm, Tim <TWilhelm@a2gov.org>;
Postema, Stephen <SPostema@a2gov.org>
Subject: RCP Amendment

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

<Section 1-312(20) redline as amended.pdf>

Journal Archive

From: Lumm, Jane
Sent: Monday, July 20, 2020 10:01 PM
To: Horning, Matthew
Cc: Wilhelm, Tim; Crawford, Tom; Spencer, Colin; Postema, Stephen; Ramlawi, Ali
Subject: Re: RCP Amendment

Thank you very much, Matt. You did an excellent job, and your professionalism is greatly appreciated! Jane

Sent from my iPhone

On Jul 20, 2020, at 9:12 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

And a sincere thanks to you and CM Ramlawi for voicing staff concerns. It is truly appreciated.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 9:11 PM
To: Horning, Matthew <MHorning@a2gov.org>
Cc: Wilhelm, Tim <TWilhelm@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>
Subject: Re: RCP Amendment

Thank you very much for your professional guidance and assistance. I sincerely regret that your advice was not accepted.

Grateful for your expertise, Jane

Sent from my iPhone

On Jul 20, 2020, at 7:38 PM, Horning, Matthew <MHorning@a2gov.org> wrote:

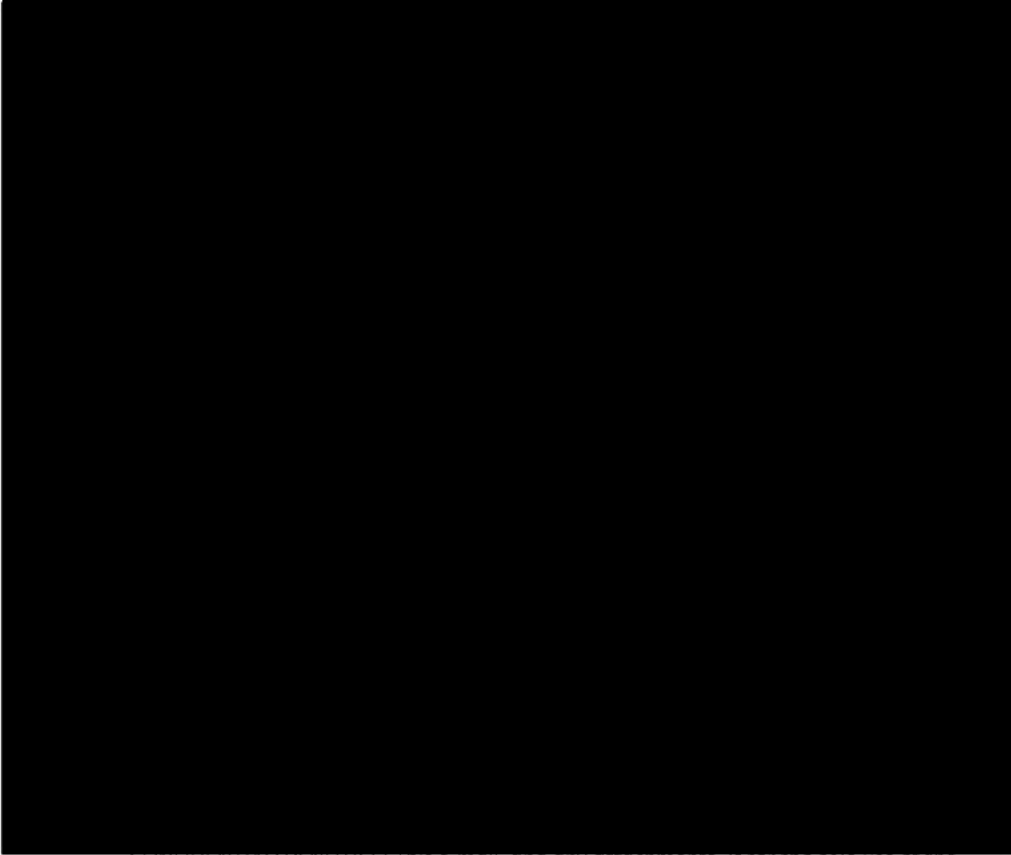
Yes. Thank you.

From: Lumm, Jane <JLumm@a2gov.org>
Sent: Monday, July 20, 2020 7:38 PM
To: Wilhelm, Tim <TWilhelm@a2gov.org>
Cc: Horning, Matthew <MHorning@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Spencer, Colin <CSpencer@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Subject: Re: RCP Amendment

Thank you, Tim. Matt, does this address / satisfy your concerns? -Jane

Sent from my iPhone

On Jul 20, 2020, at 7:35 PM, Wilhelm, Tim <TWilhelm@a2gov.org> wrote:



CONFIDENTIALITY NOTICE: This e-mail, and any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, and delete/destroy all copies of the original message and attachments.

From: Horning, Matthew <MHorning@a2gov.org>
Sent: Monday, July 20, 2020 7:22 PM
To: Lumm, Jane <JLumm@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>
Cc: Spencer, Colin <CSpencer@a2gov.org>; Wilhelm, Tim <TWilhelm@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Subject: RCP Amendment

I believe that adding the following clause to the end of the ordinance amendment would be sufficient:

c) For the purposes of implementation and administration of this responsible bidder definition, road construction (and associated projects) and utility related construction projects are exempt.

Matthew V. Horning
Interim CFO & Financial Services Area Administrator

<Section 1-312(20) redline as amended.pdf>

Journal Archive

From: Smith, Chip
Sent: Monday, July 20, 2020 10:09 PM
To: Beaudry, Jacqueline
Subject: Amendment to DC-6

Please distribute the following amendment to DC-6:

Text in red is the amendment

SECTION 8.25. In addition to any other amount the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services, not to exceed 25% of the millage revenues, for residents of such housing.

Chip Smith
Ann Arbor City Council - Ward 5
734-709-2022

Emails sent and received by me as a Council member regarding Ann Arbor City matters are generally subject to disclosure under the Freedom of Information Act (FOIA).

Journal Archive

From: Taylor, Christopher (Mayor)
Sent: Monday, July 20, 2020 10:11 PM
To: Beaudry, Jacqueline
Subject: Plz add as cosponsor to

DC-4 and DC-5

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

MASK UP! FOR A SAFE A2

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 10:17 PM
To: Taylor, Christopher (Mayor)
Subject: RE: Plz add as cosponsor to

All set.

Jacqueline Beaudry, City Clerk

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, July 20, 2020 10:11 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Plz add as cosponsor to

DC-4 and DC-5

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

MASK UP! FOR A SAFE A2

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 10:20 PM
To: *City Council Members (All); Crawford, Tom; Postema, Stephen
Cc: Thomas, Matt; Hall, Jennifer (Housing Commission)
Subject: FW: Amendment to DC-6

Jacqueline Beaudry, City Clerk

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: Smith, Chip <ChSmith@a2gov.org>
Sent: Monday, July 20, 2020 10:09 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Amendment to DC-6

Please distribute the following amendment to DC-6:

Text in red is the amendment

SECTION 8.25. In addition to any other amount the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services, not to exceed 25% of the millage revenues, for residents of such housing.

Chip Smith
Ann Arbor City Council - Ward 5
734-709-2022

Emails sent and received by me as a Council member regarding Ann Arbor City matters are generally subject to disclosure under the Freedom of Information Act (FOIA).

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 10:37 PM
To: *City Council Members (All); Crawford, Tom; Postema, Stephen
Cc: Thomas, Matt; Blake, Betsy; Hall, Jennifer (Housing Commission)
Subject: FW: Possible Amendments to DC-6

Jacqueline Beaudry, City Clerk

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: Ramlawi, Ali <ARamlawi@a2gov.org>
Sent: Monday, July 20, 2020 6:46 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Fwd: Possible Amendments to DC-6

Good evening Ms. Beaudry

In this email is a list of amendments I would like you yo circulate to council when the we go to discuss DC-6.

Thank you
CM Ramlawi

Sent from my iPad

Begin forwarded message:

From: "Thomas, Matt" <MThomas@a2gov.org>
Date: July 20, 2020 at 2:55:38 PM EDT
To: "Ramlawi, Ali" <ARamlawi@a2gov.org>
Cc: "Postema, Stephen" <SPostema@a2gov.org>, "Crawford, Tom" <TCrawford@a2gov.org>
Subject: Possible Amendments to DC-6

Councilmember Ramlawi,

I spoke with Kevin and he let me know what possible amendments that you were seeking for DC-6 tonight. I've tried to draft suitable language for each of those changes below. Please let me know if I have mis-interpreted your intent in any of these, or if you would like to discuss further.

Amendment 1: Moving to a 10 year millage.

Amend the first resolved clause to say:

RESOLVED, That the following amendment to the City Charter be placed on the ballot and submitted to the voters at the next general city election:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2031, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services for the residents of such housing.

Amend the fourth resolved clause to say:

RESOLVED, That the following amended charter provision shall appear on the ballot in the following form:

PROPOSAL 3

ANN ARBOR CITY CHARTER AMENDMENT

TAX FOR THE CONTRUCTION, ACQUISITION, AND MAINTENANCE OF AFFORDABLE HOUSING

Shall the Charter be amended to authorize a new tax up to 1.000 mills for construction, maintenance, and acquisition of new affordable housing units for low-income individuals and families making less than 60% Ann Arbor Area Median Income, and for providing social services for the residents of such housing for 2021 through 2031, which will raise in the first year of levy the estimated revenue of \$6,550,505. In accordance with State law, a portion of the millage may be subject to capture by the Ann Arbor Downtown Development Authority and the Washtenaw County Brownfield Redevelopment Authority.

Amendment 2: Cap Social Services at 20% of Millage revenue

Amend the first resolved clause to say:

RESOLVED, That the following amendment to the City Charter be placed on the ballot and submitted to the voters at the next general city election:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041 [OR IF AMENDMENT ONE PASSES 2031], annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services, not to exceed 20% of the millage revenues, for residents of such housing.

Amendment 3: Second Whereas Clause

Amend the second whereas clause to say:

Whereas, Ann Arbor's efforts to develop, maintain, support, or acquire sufficient affordable housing have failed to create an adequate supply of affordable housing;

Amendment 4: General Fund Language

Add a sixth Whereas clause to say:

Whereas, It is the City's intention that it will continue to contribute General Fund money to the Affordable Housing Fund regardless of any additional millage money;

Again, please let me know if you have any issues or would like to discuss further,

Matt

Matthew P. Thomas | Assistant City Attorney
City of Ann Arbor | 301 E. Huron St., PO Box 8647 | Ann Arbor, Michigan 48107
734.794.6181 Direct | 734.794.6170 Office | 734.994.4954 Fax | mthomas@a2gov.org

CONFIDENTIALITY NOTICE: This email and attachments are for the use of the intended recipient only and may be legally privileged or confidential. Please note that any disclosure is prohibited. If you have received this email in error, please notify the sender by reply email and delete all copies of this email and attachments. Thank you.

Journal Archive

From: Thomas, Matt
Sent: Monday, July 20, 2020 10:41 PM
To: Ramlawi, Ali
Subject: RE: Possible Amendments to DC-6

Councilmember Ramlawi,

This is my original list without the updated version of Amendment 3. Do you want to move this version (dealing with the second whereas) or the new one (dealing with the third). See below for the language.

Amendment 3 to change the 3rd Whereas clause to read:

Whereas, The market has failed to create a meaningful number of affordable units.

From: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Sent: Monday, July 20, 2020 10:37 PM
To: *City Council Members (All) <CityCouncilMembersAll@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>
Cc: Thomas, Matt <MThomas@a2gov.org>; Blake, Betsy <BBlake@a2gov.org>; Hall, Jennifer (Housing Commission) <JHall@a2gov.org>
Subject: FW: Possible Amendments to DC-6

Jacqueline Beaudry, City Clerk

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: Ramlawi, Ali <ARamlawi@a2gov.org>
Sent: Monday, July 20, 2020 6:46 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Fwd: Possible Amendments to DC-6

Good evening Ms. Beaudry

In this email is a list of amendments I would like you yo circulate to council when the we go to discuss DC-6.

Thank you
CM Ramlawi

Sent from my iPad

Begin forwarded message:

From: "Thomas, Matt" <MThomas@a2gov.org>
Date: July 20, 2020 at 2:55:38 PM EDT
To: "Ramlawi, Ali" <ARamlawi@a2gov.org>
Cc: "Postema, Stephen" <SPostema@a2gov.org>, "Crawford, Tom" <TCrawford@a2gov.org>
Subject: Possible Amendments to DC-6

Councilmember Ramlawi,

I spoke with Kevin and he let me know what possible amendments that you were seeking for DC-6 tonight. I've tried to draft suitable language for each of those changes below. Please let me know if I have mis-interpreted your intent in any of these, or if you would like to discuss further.

Amendment 1: Moving to a 10 year millage.

Amend the first resolved clause to say:

RESOLVED, That the following amendment to the City Charter be placed on the ballot and submitted to the voters at the next general city election:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2031, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services for the residents of such housing.

Amend the fourth resolved clause to say:

RESOLVED, That the following amended charter provision shall appear on the ballot in the following form:

PROPOSAL 3

ANN ARBOR CITY CHARTER AMENDMENT

TAX FOR THE CONTRUCTION, ACQUISITION, AND MAINTENANCE OF AFFORDABLE HOUSING

Shall the Charter be amended to authorize a new tax up to 1.000 mills for construction, maintenance, and acquisition of new affordable housing units for low-income individuals and families making less than 60% Ann Arbor Area Median Income, and for providing social services for the residents of such housing for 2021 through 2031, which will raise in the first year of levy the estimated revenue of \$6,550,505. In accordance with State law, a portion of the millage may be subject to capture by the Ann Arbor Downtown Development Authority and the Washtenaw County Brownfield Redevelopment Authority.

Amendment 2: Cap Social Services at 20% of Millage revenue

Amend the first resolved clause to say:

RESOLVED, That the following amendment to the City Charter be placed on the ballot and submitted to the voters at the next general city election:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City

shall, in 2021 through 2041 [OR IF AMENDMENT ONE PASSES 2031], annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring housing permanently affordable to low-income households making no income up to 60% of area median income and providing social services, not to exceed 20% of the millage revenues, for residents of such housing.

Amendment 3: Second Whereas Clause

Amend the second whereas clause to say:

Whereas, Ann Arbor's efforts to develop, maintain, support, or acquire sufficient affordable housing have failed to create an adequate supply of affordable housing;

Amendment 4: General Fund Language

Add a sixth Whereas clause to say:

Whereas, It is the City's intention that it will continue to contribute General Fund money to the Affordable Housing Fund regardless of any additional millage money;

Again, please let me know if you have any issues or would like to discuss further,

Matt

Matthew P. Thomas | Assistant City Attorney
City of Ann Arbor | 301 E. Huron St., PO Box 8647 | Ann Arbor, Michigan 48107
734.794.6181 Direct | 734.794.6170 Office | 734.994.4954 Fax | mthomas@a2gov.org

CONFIDENTIALITY NOTICE: This email and attachments are for the use of the intended recipient only and may be legally privileged or confidential. Please note that any disclosure is prohibited. If you have received this email in error, please notify the sender by reply email and delete all copies of this email and attachments. Thank you.

Journal Archive

From: Taylor, Christopher (Mayor)
Sent: Monday, July 20, 2020 10:51 PM
To: Beaudry, Jacqueline
Subject: Distribute to all, plz Amendment to DC-6

Add language highlighted:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring new affordable housing units which are permanently affordable to low-income households making no income up to 60% of area median income and providing social services for the residents of such housing

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

MASK UP! FOR A SAFE A2

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 10:58 PM
To: *City Council Members (All); Postema, Stephen; Crawford, Tom
Cc: Thomas, Matt; Blake, Betsy; Hall, Jennifer (Housing Commission)
Subject: FW: Distribute to all, plz Amendment to DC-6

Jacqueline Beaudry, City Clerk

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, July 20, 2020 10:51 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Distribute to all, plz Amendment to DC-6

Add language highlighted:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring new affordable housing units which are permanently affordable to low-income households making no income up to 60% of area median income and providing social services for the residents of such housing

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

MASK UP! FOR A SAFE A2

Journal Archive

From: Hall, Jennifer (Housing Commission)
Sent: Monday, July 20, 2020 11:05 PM
To: Beaudry, Jacqueline; Taylor, Christopher (Mayor); Postema, Stephen; Crawford, Tom; McDonald, Kevin
Cc: Thomas, Matt; Blake, Betsy
Subject: RE: Distribute to all, plz Amendment to DC-6

What about newly affordable as opposed to new affordable to indicate it will now be affordable restrictions that were not there before, whether because they are new or acquired market rate that is now affordable

From: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Sent: Monday, July 20, 2020 10:58 PM
To: *City Council Members (All) <CityCouncilMembersAll@a2gov.org>; Postema, Stephen <SPostema@a2gov.org>; Crawford, Tom <TCrawford@a2gov.org>
Cc: Thomas, Matt <MThomas@a2gov.org>; Blake, Betsy <BBlake@a2gov.org>; Hall, Jennifer (Housing Commission) <JHall@a2gov.org>
Subject: FW: Distribute to all, plz Amendment to DC-6

Jacqueline Beaudry, City Clerk

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, July 20, 2020 10:51 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>
Subject: Distribute to all, plz Amendment to DC-6

Add language highlighted:

SECTION 8.25. In addition to any other amount which the City is authorized to raise by general tax upon real and personal property by this Charter or any other provision of law, the City shall, in 2021 through 2041, annually levy a tax of up to one mill on all taxable real and personal property situated within the City for the purpose of building, maintaining, and acquiring new affordable housing units which are permanently affordable to low-income households making no income up to 60% of area median income and providing social services for the residents of such housing

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

MASK UP! FOR A SAFE A2

Journal Archive

From: Beaudry, Jacqueline
Sent: Monday, July 20, 2020 11:38 PM
To: Taylor, Christopher (Mayor)
Subject: DS-1 and DS-3

To clarify were unanimous for the 7-vote requirement.

Jacqueline Beaudry, City Clerk

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.



EVERYWHERE - EVERYONE - EVERY DAY.
a2gov.org/A2BeSafe

© 2010 Ann Arbor, MI 48104

Journal Archive

From: MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@a2gov.onmicrosoft.com on behalf of Ackerman, Zach
Sent: Tuesday, July 21, 2020 12:08 AM
To: Michelle Ryan Hughes
Subject: Re: DC-6 -> YES on affordable housing millage
Attachments: Re: DC-6 -> YES on affordable housing millage

Sender: ZAckerman@a2gov.org
Subject: Re: DC-6 -> YES on affordable housing millage
Message-Id: <CH2PR09MB43295AC3E2058B293E2C85D0E5780@CH2PR09MB4329.namprd09.prod.outlook.com>
To: [REDACTED]

Journal Archive

From: Ackerman, Zach
Sent: Tuesday, July 21, 2020 12:08 AM
To: Michelle Ryan Hughes
Subject: Re: DC-6 -> YES on affordable housing millage

Thank you for raising your voice! I will be proud to vote YES. For now, we are scheduling a Special Session on Monday, July 27 to discuss this further. For the next week, your continued advocacy is critical.

Best,
Zach

Zachary Ackerman
Ann Arbor City Council
Ward 3

Emails sent to or from this address could be subject to public disclosure under the Freedom of Information Act (FOIA).

From: Michelle Ryan Hughes [REDACTED]
Sent: Monday, July 20, 2020 5:32 PM
To: CityCouncil <CityCouncil@a2gov.org>
Subject: DC-6 -> YES on affordable housing millage

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 before you today an opportunity to take a historic step toward alleviating the affordable housing crisis that affects not only our city, but our entire county, by voting YES on DC-6, to ask the voters to approve an affordable housing millage.

This housing crisis is something we've been aware of for many years. And we've been aware of the solutions for many years, as well. But you have the honor of being the ones that get to approve the solutions, and we are all counting on you to do so.

It is necessary to get this proposal right. And that's why a dedicated group of nonprofits has been working out the details for many years. As a result of this work, the proposal includes some features the importance of which might not be obvious.

For example: This millage is proposed to run for 20 years, and not a shorter amount of time. That is necessary in order to make the maximum use of the money. The best way to leverage it is to use these local dollars to unlock available federal funding. But federal funding agencies need to know that the projects they fund have local funding committed for long periods of time. If we had a shorter run, we would miss out on these

opportunities to leverage our local money.

Federal funding also often requires that subsidized housing provide supportive services. Supportive services are a crucial component of providing housing to the most vulnerable populations. In order to best leverage our money, and in order to give people what they need, we must provide supportive services along with simply building buildings.

You need not fear: There is strong support for this millage in the community! The nonprofits that crafted this proposal hired a top polling firm, and asked if voters would support a millage to construct housing and provide supportive services. Overwhelmingly, the voters did support it: 77% of voters in Ann Arbor, including at least 75% of voters in every ward, support it.

So, this millage is not only necessary: It will also be effective. And it will also be popular.

There is no one solution to the affordable housing crisis - we need to do a lot of things all at once. But this is one high-impact thing we can do, and it provides a crucial piece of the strategy. It would be hard to tackle the affordable housing crisis without this, no matter what other strategies we tried. It will still be hard to tackle the affordable housing crisis, even if we use this strategy, in addition to any other ones you may be thinking of, all at the same time. We need to do it all. And in order to do it all, we need to do this.

The time has been taken to get this right. Ann Arbor is ready. We are just waiting for you, and we hope that you are ready.

Thanks.
--Michelle