



Legislation Details (With Text)

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**Title:** Resolution Authorizing the City Administrator to Proceed Toward Implementation of Recommended Best Practices to Receive Redevelopment Ready Communities Certification

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memorandum of Understanding - November 2014, 2. RRC Community Assessment Report - October 2014, 3. Redevelopment Ready Memo 4-20-15

| Date      | Ver. | Action By    | Action              | Result |
|-----------|------|--------------|---------------------|--------|
| 4/20/2015 | 1    | City Council | Held and Closed     |        |
| 4/20/2015 | 1    | City Council |                     |        |
| 4/20/2015 | 2    | City Council | Amended             | Pass   |
| 4/20/2015 | 1    | City Council |                     |        |
| 4/20/2015 | 2    | City Council | Amended             | Fail   |
| 4/20/2015 | 1    | City Council | Amended             | Fail   |
| 4/20/2015 | 2    | City Council | Approved as Amended | Pass   |
| 3/16/2015 | 1    | City Council |                     |        |
| 3/16/2015 | 1    | City Council | Postponed           | Pass   |

Resolution Authorizing the City Administrator to Proceed Toward Implementation of Recommended Best Practices to Receive Redevelopment Ready Communities Certification

In November 2013, City Council authorized a memorandum of understanding with the Michigan Department of Economic Development (MEDC) to participate in the Redevelopment Ready Communities certification process.

MEDC started the assessment process in May 2014, working with Planning staff to obtain documentation of the city’s development processes, interviewing local developers about their experiences and providing no-cost best practice training to city staff.

MEDC provided the City with a report of its findings in October 2014. The Community Assessment Evaluation Findings Report evaluates the City on six redevelopment readiness best practices and provides recommendations for steps to meet them. MEDC staff presented the report findings to a joint City Council/Planning Commission work session on January 12, 2015.

Subsequent to the January working session, MEDC contacted staff about the availability of technical assistance for local site assessments. Specially, MEDC would make consultant assistance available

to the City to conduct a redevelopment assessment for a high priority site, such as 415 W. Washington. The City would be eligible for this assistance after Council commitment to proceed toward implementation of the recommendations of the Findings Report.

Consistent with the memorandum of understanding, this resolution authorizes the City Administrator to proceed toward implementation of the recommendations for Redevelopment Ready Communities certification. It should be noted that if implementation of a recommendation requires ordinance changes, the proposed changes would be reviewed as any ordinance amendment would, with public hearings and Council discussion and action.

Attachment: Memorandum of Understanding - November 2013  
Community Assessment Evaluation Findings Report - October 2014

Prepared By: Wendy L. Rampson, Planning Manager

Reviewed By: Sumedh Bahl, Community Services Area Administrator

Whereas, The Ann Arbor City Council and City Planning Commission have adopted sustainability goals as part of the City Master Plan, including a goal for economic vitality that calls for developing a prosperous, resilient local economy that provides opportunity by creating jobs, retaining and attracting talent, supporting a diversity of businesses across all sectors, and rewarding investment in our community;

Whereas, Identification and implementation of “redevelopment ready” practices are important strategies to support investments that benefit the economic vitality of the community;

Whereas, The City of Ann Arbor was selected for participation in the Redevelopment Ready Communities certification program of the Michigan Economic Development Corporation (MEDC) in 2013;

Whereas, In November 2013, City Council authorized a memorandum of understanding with the MEDC to participate in the Redevelopment Ready Communities certification process;

Whereas, MEDC started the assessment process in May 2014, working with Planning staff to obtain documentation of the city’s development processes and interviewing local developers about their experiences and providing no-cost training in redevelopment ready best practices to city staff;

Whereas, MEDC completed its “Community Assessment Evaluation Findings Report” in October 2014 and concluded that the City of Ann Arbor is currently meeting 32 of the 43 best practices;

Whereas, MEDC identified 11 areas where further work was needed to meet redevelopment ready best practices;

Whereas, The memorandum of understanding between the City and MEDC calls for the City to implement the recommendations of the Community Assessment Evaluation Findings Report to receive certification;

Whereas, MEDC has offered to provide technical assistance to the City to conduct a redevelopment site assessment of the 415 W. Washington site upon a commitment to proceed toward implementation of the recommendations of the Findings Report; and

Whereas, City Council recognizes that recommendations that require ordinance changes will require

public hearings, discussion and Council action;

Whereas, Any change to the procedure for site plan review will require ordinance revision and a vote of Council;

Whereas, Any sale of City owned land for redevelopment would require approval of an 8-vote majority of Council;

RESOLVED; City Council directs staff to complete the following policies in line with redevelopment ready recommendations:

- \* Complete the zoning ordinance reorganization (ZORO) to ensure our zoning ordinance is easy to read and accessible online;
- \* Develop a mechanism for customer feedback on the development process;
- \* Develop a tracking mechanism for attendance and training for staff and members of boards and commissions;
- \* Establish joint meetings or work sessions between the City Council, Planning Commission, and other relevant boards and commissions;
- \* Participate in the economic health working group to develop and review economic development and marketing strategies;

RESOLVED; City Council directs the mayor to submit names to Council for appointment to an adhoc committee of Council and planning commission members to review the City Council role in site plan approval and to submit any proposed changes to Council for approval;

RESOLVED, City Council directs staff to identify priority redevelopment sites and resources for the prioritized sites and to report on them to Council prior to assembling a property information package for the sites.

**As Amended by Ann Arbor City Council on April 20, 2015.**