



WASHTENAW COUNTY BOARD OF COMMISSIONERS

July 12, 2023

WORKING SESSION

I. ROLL CALL

A Working Session of the Washtenaw County Board of Commissioners was held at the Administration Building, in the City of Ann Arbor, Michigan, on July 12, 2023.

The meeting was called to order at 05:31 PM by Comm. LaBarre, Vice Chair of the Working Session.

Members Present:	Comms. Shannon Beeman, Justin Hodge, Andy LaBarre, Crystal Lyte, Jason Maciejewski, Yousef Rabhi, Caroline Sanders, Katie Scott, Annie Somerville
Members Absent:	None.
Others Present	Greg Dill, County Administrator; Michelle Billard, Corporation Counsel; Alize Asberry Payne, Racial Equity Officer; Crystal Campbell, Public Information Officer; Catherine McClary, Washtenaw County Treasurer; Lawrence Kestenbaum, Washtenaw County Clerk; Ed Golembiewski, Chief Deputy Clerk; Raman Patel, Director of Equalization; Jason Fee, Facilities Management; Coy Vaughn, Washtenaw County Parks Commission; Sheryl Siddall, Washtenaw County Road Commission; Catherine Jones-Alther, Finance; Brady Peck, Director of Operations; Terrence Williams, Equity Office; Ashley Hall, BOC Communications and Operations Manager; Bryce Allmacher, Clerk's Office; and members of the public.

II. PUBLIC PARTICIPATION

None.

III. REPORT FROM THE COUNTY ADMINISTRATOR

None.

IV. REPORT FROM THE BOARD OF COMMISSIONERS LIAISON

None.

V. DISCUSSION ITEMS

- A. Sheryl Siddall - Managing Director, Washtenaw County Road Commission (WCRC) and Coy Vaughn, Director of the Washtenaw County Parks and Recreation Commission gave a presentation on the County Road and Non-Motorized Millage Renewal.

Siddall gave a brief overview of the state of the Washtenaw County road network in

2014. Washtenaw County residents voted to approve a 4-year, 0.5 mill road millage in 2016 and 2020. From 2021-2024 the WCRC will repair or perform maintenance on approximately 218 miles of Washtenaw County roads using funds raised from the millage.

Vaughn shared that the majority of millage funds dedicated to the Parks Department go towards Border to Border Trail Projects; money raised from the millage is insufficient to cover the total costs associated with Border to Border projects. For every dollar the Parks Department receives from the millage, it raises an additional dollar through private contributions and another through grants.

Siddall stated that WCRC has nearly \$50 million in unfunded needs; Vaughn stated that completion of the Border to Border Trail will cost an estimated \$30-\$50 million.

Sidall said that the WCRC and the Parks Department are requesting renewal of the current roads millage for 2025-2028. Funds would be used in accordance with public input, asset management strategy, the 5-year Recreation Master Plan and Public Survey, and partner agency input.

Comm. Maciejewski asked if the WCRC and the Parks Department would be able to predict what types of projects would be possible if the millage were renewed for longer than 4 years.

Siddall said that is difficult to project costs further than 4 years out.

Comm. Maciejewski asked Vaughn to project when the primary portion of the B2B trail would be complete, assuming millage renewal.

Vaughn stated that 6-7 years is a realistic target.

Comm. Rahbi asked about the framework of the millage that requires a certain amount of funding to go towards non-motorized pathways.

Siddall stated that the WCRC has maintained its commitment to dedicate funding towards pedestrian infrastructure and other non-motorized pathways.

Comm. Rahbi requested that the Parks Commission make clear through physical signage and website updates that Washtenaw County residents fund a significant portion of the Border to Border Trail through their tax dollars.

Comm. Sanders asked about the County's bidding process for Road Commission projects, whether the WCRC is awarding bids to organizations represented by local unions.

Siddall stated that while most WCRC projects are completed by WCRC workers, different unions are involved in their projects.

Vaughn said the same is true for the non-motorized projects at the Parks Department.

Comm. Rahbi requested that the Parks Department keep in mind the County's fair procurement policy when awarding contracts.

- B. Lawrence Kestenbaum, Washtenaw County Clerk, and Catherine McClary, Washtenaw County Treasurer, gave a presentation on civic infrastructure in Washtenaw County.

Clerk Kestenbaum gave a brief overview of the process by which the County appraises and taxes property. Kestenbaum said that the departments that make up our civic infrastructure attend to the most fundamental functions of County government.

Treasurer McClary said that the County relies on the departments represented here tonight; shared various examples highlighting the importance of keeping accurate land records, administering fair elections, and ensuring fairness in taxation.

McClary said that the Treasurer's office is requesting multiple position reclassifications; stated that MAG implementation has failed to address some of the equity issues in the County's compensation structure.

Comm. Hodge said that the board is prepared to support the Treasurer and Clerk's offices.

Comm. Rabhi asked Equalization Director Raman Patel to speak about the flow of tax revenue through the County.

Raman said that the taxing entities in Washtenaw County collected over \$1 billion in tax revenue last year. Raman requested that the Commissioners familiarize themselves with Equalization process.

Comm. Sanders asked Treasurer McClary about her past efforts to increase pay for her staff.

Treasurer McClary said that she has advocated for higher pay for her staff in the past.

- C. Aubrey Patiño, Executive Director of Avalon Housing, Wendy Carty-Saxon, Director of Real Estate Development at Avalon Housing, and Sara Hammerschmidt, Director of Sustainable Development at THRIVE Collaborative, gave a presentation on the Veridian at County Farm housing development.

Hammerschmidt said that THRIVE's south parcel has officially been under construction for 1 year, construction on the units themselves is expected begin shortly. The development team is in the process of redesigning the Northeast Corner of the development; expect to include additional units through this process.

Patiño stated that all 50 Avalon units will be rented at or below 60% area median income (AMI), with separate set-asides for individuals experiencing homelessness. The Veridian will be an all-electric development.

Carty-Saxon gave a brief overview of the collaborative process that has occurred between Avalon and THRIVE. The development team has employed a unique land design process that emphasizes common space and pedestrian connectivity. Avalon

expects to commence lease-up of its units in April 2025.

Comm. Rabhi asked Hammerschmidt to speak to THRIVE's financial contributions towards the affordable portion of this project.

Hammerschmidt said that THRIVE, through its HOA agreement with its prospective residents, will be able to subsidize the internet costs of the residents in the affordable portion.

Joey Jonna, THRIVE Collaborative, said that THRIVE has additionally contributed to this project by offering a diverse collection of unit sizes.

Comm. Rabhi said that the County made a mistake in the sale of this property; stated that THRIVE needs to make a financial contribution to the affordable portion of the project.

Comm. LaBarre said that the inclusion of Avalon increases the amount of supportive, environmentally friendly housing in the County.

VI. ITEMS FOR CURRENT/FUTURE DISCUSSION

None.

VII. ADJOURN TO NEXT SESSION

Comm. Scott, seconded by Comm. Somerville, moved to adjourn. Voice vote - motion carried.

The meeting adjourned at 06:55 PM.

Annie Somerville, Chair of the Working Session
Lawrence Kestenbaum, Clerk/Register

By: Bryce Allmacher, Deputy Clerk

Board Approved: August 2, 2023