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Ypsilanti Neighbors and Friends:

The city of Ypsilanti has taken steps to attract more businesses to downtown and Depot Town through redevelopment liquor licenses and parcel-by-parcel development of the Water Street property.

### **Redevelopment Liquor Licenses**

An impediment to small business development throughout the state of Michigan is the scarcity of liquor licenses in growing areas. To remedy this, the state legislature recently created a new type of liquor license called a redevelopment license.

This summer city council enacted the redevelopment liquor license legislation for downtown Ypsilanti and Depot Town. The city and the Michigan Liquor Control Commission must approve each application for a redevelopment liquor license. The applicant must make a minimum investment in the building and the license must stay at the specific location where it is granted. The license can't be sold or moved like conventional liquor licenses. The city and the downtown development authorities look forward to working with small entertainment businesses to spur more development downtown and in Depot Town.

### **Parcel-by-Parcel Water Street Marketing**

The city has narrowed the marketing scope for the Water Street development. Previously the city searched for one large developer that could plan and build the entire property. Now multiple commercial developers are being sought to build on individual parcels along the Michigan Avenue portion of Water Street. This strategy increases the qualified developer pool while still leaving the door open for one large developer.

In addition to hiring the C. B. Richard Ellis marketing firm, partnering with Washtenaw County planning experts, updating the [Water Street web page](#), and placing "For Sale" signs on the property, the city is:

- Performing a marketing and feasibility study during the next two months.
- Arranging for demolition of buildings along Michigan Avenue.

- Re-zoning the Water Street area to streamline the development process.
- Combining the individual land parcels and amending the city master plan to support multiple developers.
- Creating guidelines for accepting developer proposals.

Water Street is a long-term project that will greatly benefit the city. The rising cost of energy will attract businesses and families to urban areas like Ypsilanti. Water Street must be developed with this in mind. Patience and thoughtful decisions will enable Water Street to become a vital part of downtown Ypsilanti for many years to come.

Best regards,  
Paul Schreiber  
Mayor, City of Ypsilanti