CITY OF GRAND RAPIDS

CITY COMMISSION MEETING

TUESDAY, AUGUST 25, 2020

7:00 PM

Persons who need reasonable accommodation to participate, are asked to contact the City Clerk's Office at 616-456-3010 or cityclerk@grcity.us.

DIGITAL MEETING **HTTPS://CITYOFGR.WEBEX.COM**

Access code - 129-412-5185 Password – grandrapids
Audio Conference 1-408-418-9388 - Access code: 129-412-5185

In order to make public comment, please call 311 or 456-3000 and follow the prompts

Expected Meeting Procedures

1. Depending on the meeting there can be multiple opportunities for public comment:
   -The First is limited to items on the Commission's Agenda that are slated to be voted on
   -The Second is for specially scheduled required public hearings
   -The Third is for any issue you would like to bring to the attention of the Commission
2. You may only speak once on each issue.
3. All comments are to be limited to 3 minutes.
4. City Commission meetings are to be a safe place for everyone involved, as such:
   -No clapping, cheering, or holding up of signs
   -Please refrain from swearing, name calling and/or making derogatory comments directed toward a person's race, religion, nation of origin, etc.
5. Do not request or expect comment from the Commission.
6. Please turn OFF cellular phones.

I. CALL TO ORDER

II. MOMENT OF SILENCE

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. PUBLIC COMMENTS ON AGENDA ITEMS - Prior to consideration of the official business, citizens may speak to subjects on today's agenda which are slated to be voted on. The items to be addressed during this time are located in the highlighted section headings. (Please limit comments to 3 minutes.)

1. Public Comments on Agenda Items

VI. APPROVAL OF MINUTES

1. City Commission - Regular Session - Aug 11, 2020 7:00 PM

VII. PETITIONS AND COMMUNICATIONS - Communications addressed to the City Commission are distributed to all members and are acknowledged for information, or are referred to a committee or staff for follow up.

1. Communication received regarding the Grand Rapids Police Department
2. Communication received from Greg A. Maki regarding the recommendation from the Planning Commission to allow approved medical marijuana waivers to be applicable for Adult Use applications
3. Communication received from Jolanda Howe asking that large reports be saved for the evening meeting
4. Communication received from Rev. Kenneth W. Hoskins regarding the development conversation taking place surrounding the Boston Square Neighborhood
5. Communication received from Sara DePoy expressing opposition to the Boston Square proposal
6. Communication received from the Plaza Roosevelt Network expressing support for the Truck Route Ordinance
7. Communication received from the Roosevelt Park Neighborhood Association expressing support for the Truck Route Ordinance

VIII. REPORTS OF CITY OFFICERS - The City Manager, City Attorney, City Clerk, City Treasurer, and City Comptroller may submit reports or information directly to the City Commission for consideration.

1. Warrant Report for July 30, 2020 thru August 12, 2020
2. Treasurer’s Report for Period of July 28, 2020 through August 10, 2020

IX. CONSENT AGENDA AND REPORTS OF STANDING COMMITTEES:

A. **COMMITTEE ON APPOINTMENTS** The Committee considers and makes recommendations on appointments to the City's various boards and commissions.

1. Resolution approving the City Commission's appointment of Doug Zandstra to the Income Tax Board of Review
2. Resolution approving the City Commission's appointment of Michelle Williams to the Grand Rapids Police Civilian Appeal Board
3. Resolution approving City Commission's appointment of Eric DeLong and Molly Clarin to the Michigan Municipal Services Authority Board

B. **FISCAL COMMITTEE** The Committee considers and makes recommendations on matters referring to bids, claims, and other financial matters of the City.

1. Resolution for Approval of Broker/Dealer Agreements in order to Participate in the Investment Competitive Bid Process – Hilltop Securities Inc.

2. Resolution for Approval of Broker/Dealer Agreements in order to Participate in the Investment Competitive Bid Process – Robert W. Baird & Co. Incorporated

3. Resolution approving payment to Kent County Treasurer for Oblique Aerial Imagery in the amount of $11,106.46.

4. Resolution accepting a grant award from Michigan Department of Natural Resources Trust Fund for Garfield Park Splash Pad Development in an amount of $300,000 with total estimated project cost of $440,700.

5. Resolution approving an agreement with Teralytics in the amount of $15,000

6. Resolution authorizing a $50,000 amendment to a contract with Steepletown Neighborhood Services to add cleanliness services for bus stops, parks, restrooms, roadsides, and other related locations for a total amount not to exceed $100,000

7. Resolution authorizing a $50,000 amendment to a contract with Next Step of West Michigan to add cleanliness services at bus stops, parks, restrooms, roadsides, and other related locations for a total amount not to exceed $110,000

8. Resolution authorizing a contract with Leadpoint Inc. to manage the recycle cart tagging program as part of the State of Michigan EGLE Recycling Quality Improvement Grant administered by The Recycling Partnership for a not to exceed amount of $125,000

9. Resolution authorizing an agreement to exchange data with the Kent County Community Action (KCCA) for COVID-19 relief funding for water/wastewater utility billing assistance

10. Bid List Resolution for August 25, 2020

C. **COMMUNITY DEVELOPMENT COMMITTEE** The Committee considers and makes recommendations on matters concerning public service, public improvements, streets, traffic and public buildings.

1. Resolution approving an Amendment to Purchase Agreement with Matthew 25:40 Heartside, Inc. for 1823 and 1815 South Division Avenue

2. Resolution approving a Construction Agreement and accepting a Public Utilities Easement for The Grove by Watermark

3. Resolution approving a Construction Agreement and accepting Public Utilities Easements for Bretonfield Preserve - Phase 4

4. Resolution approving a Construction Agreement and accepting a Public Utilities Easement for 826 and 835 Fairview Avenue NW

5. Resolution amending City Commission Proceeding No. 89466 dated December 17, 2019 to change the grantee's name in a Quit Claim Deed

6. Resolution accepting a Sidewalk and Utility Easement and dedicating Public Right-of-Way for the Reconstruction of Tremont Boulevard from Covell Avenue to Mount Mercy Drive

7. Resolution awarding a contract with Wyoming Excavators, Inc. for Rotomilling and Resurfacing at Various Locations Contract 2020-1 in the amount of $2,353,680 with total project cost not to exceed $3,110,000

8. Resolution awarding a contract with Lodestar Construction, Inc. for Rotomilling and Resurfacing at Various Locations Contract 2020-2 in the amount of $2,276,268.50 with total project cost not to exceed $3,025,000

9. Resolution awarding a contract with Katerberg-Verhage, Inc. for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks in the amount of $540,085 with total amount not-to-exceed $760,000

10. Resolution awarding a contract with Mall City Mechanical for Monroe Fire Station HVAC Improvements in the amount of $155,000 with total amount not-to-exceed $210,560

11. Resolution awarding a contract with Michigan Air Products for Various Fire Stations Vehicle Exhaust Systems Replacement in the amount of $326,000 with total amount not-to-exceed $411,660

12. Resolution awarding a contract with Lodestar Construction, Inc. for Reconstruction of Arlington Street in the amount of $342,625.00 with total project cost not to exceed $504,000.00

D. **COMMITTEE OF THE WHOLE** The Committee considers all matters that are desired to be deliberated in committee by the full City Commission. Most ordinances and licensing matters are brought before this committee.

1. Resolution approving polling locations and fixing election inspector pay for the November 3, 2020 General Election

2. Resolution to amend City Commission Policy 400-01 titled “Statement of Investment Policies, Procedures, and Objectives” for Certificates of Deposit

3. Resolution adopting an amended City Commission Policy 1100-05 to recognize Grand Rapids Juneteenth Freedom Festival Dundunba as a City-Sponsored Event

4. Resolution approving the Boston Square Together Initial Voluntary Equitable Development and Community Partnership Agreement

5. Resolution setting criteria for the State Land Bank to market and sell Grand Rapids properties and for demonstration projects

6. Resolution approving acquisition of the seven tax foreclosed properties from the Kent County Treasurer and authorizing expenditures not to exceed $200,458.17.

7. Resolution to consider Zoning Ordinance text amendments relative to land use regulations for medical and recreational marihuana facilities; and other amendments meant to clarify and correct previously adopted language

8. Resolution recommending approval by the Michigan Liquor Control Commission of a Social District Permit application pursuant to Public Act 124 of 2020

X. ITEMS REMOVED FROM CONSENT

XI. ORDINANCES TO BE ADOPTED

1. Ordinance amending Section 1 of the Budget Ordinance 2020-15 for Fiscal Year 2021 (Amendment No. 04)

2. Consideration of an ordinance rezoning 1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE to SD-PRD (Special Districts–Planned Redevelopment District) to facilitate a mixed-use development

3. Consideration of a Major Amendment to a Planned Redevelopment District at 3900 and 3911 Peninsular Dr. SE

4. Ordinance amending Sec. 10.36 "Truck Routes" of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids

XII. CITY COMMISSION RESOLUTIONS - Resolutions to be deliberated by the City Commission but which come directly to the City Commission rather than from one of the Standing Committees.

XIII. PUBLIC HEARINGS - Public hearings are scheduled to allow citizens to speak on subjects which will be before the City Commission for action at a future date. Speakers may address the Commission once on each hearing.

1. Public hearing to consider a Brownfield Plan Amendment for Henry Avenue, LLC for a project located at 341 Henry Avenue SE

XIV. PUBLIC COMMENTS - At the conclusion of the official business and public hearings, the agenda provides for public comment on any other matters citizens may wish to bring to the attention of the City Commission. (Please limit comments to 3 minutes.)

1. Public Comments

XV. COMMENTS BY COMMISSIONERS

XVI. ADJOURNMENT

CITY COMMISSION
GLOSSARY OF TERMS

TERM	DEFINITION
Adjournment	To close the meeting.
Adopt	To accept or approve; i.e., an ordinance, a resolution, a motion, etc.
Amend	To modify; i.e., an ordinance, a resolution, a motion, etc.
Call to Order	Formal opening of a meeting.
City Charter	Legal document establishing a municipality (city).
City Commission	Local form of government consisting of the Mayor and six Commissioners.
City Officers	Includes: Mayor, President of the City Commission, City Manager, City Attorney, City Treasurer, and City Clerk.
Consent Agenda	Matters listed as Consent Agenda items are considered to be routine or matters of unanimous consent by the City Commission. There will be no separate discussion of these matters, and they will be enacted by one motion.
Executive Session	A meeting in which the proceedings are of a confidential nature. Only members and invited guests may attend, and all are honor-bound to maintain confidentiality.
Motion	A proposal that the Commissioners take a specific action or stand on an item being presented to the City Commission.
Ordinance	A piece of legislation enacted by a municipal authority.
Postpone	A motion to postpone is made if the City Commission needs more time to make a decision. A postponement cannot go beyond the next session.
Quorum	Number of voting members who must be present in order that business can be legally transacted.
Recess	Short intermission within a meeting.
Recognize / Obtain the Floor	Acknowledgement by the presiding officer of the City Commission that a member has the right to address the assembly.
Rescind (Repeal)	Allows the City Commission to repeal an action previously taken; i.e., ordinances, etc.
Resolution	A decision by the City Commission to do or not to do something.
Robert's Rules of Order	A guide to fair and orderly meeting procedures.
Suspend the Rules	This motion is used when the City Commission wants to do something that violates its own rules. The motion does not apply to an organization's bylaws, local, state, or national law; or fundamental principles of parlia-mentary law. An appropriate suspension of the rules, used on occasion by the City Commission, would be a motion to change the agenda.
Table, Lay on the	This motion puts aside an item, and everything adhering to it, currently being presented to the City Commission. The item remains "on the table" until taken off.
Table, Take (Remove) from the	The motion to *Take from the Table* is used when the City Commission wants to continue considering a motion that was *Laid on the Table* earlier in the present session or in the previous session of the City Commission. When a motion is *Taken from the Table*, it has everything adhering to it exactly as it was when it was *Laid on the Table*.

Revised: 06-30-2014

Source(s): Robert's Rules of Order
City Commission Standing Rules

CITY OF GRAND RAPIDS COMMISSIONERS

First Ward	Jon O'Connor	joconnor@grcity.us	616-456-3035
	Kurt Reppart	kreppart@grcity.us	616-456-3855
Second Ward	Joseph D. Jones	jdjones@grcity.us	616-456-3035
	Milinda Ysasi	mysasi@grcity.us	616-456-3035
Third Ward	Senita Lenear	slenear@grcity.us	616-456-3035
	Nathaniel Moody	nmoody@grcity.us	616-456-3035

Revised: 09-18-2014

OFFICIAL PROCEEDINGS
OF THE
City Commission
OF THE
CITY OF GRAND RAPIDS, MICHIGAN
Regular Session, August 11, 2020

CALL TO ORDER

Commission was called to order by Mayor Rosalynn Bliss at 7:00 PM

ROLL CALL

Present: Mayor Bliss, Commissioner Lenear, Commissioner O'Connor, Commissioner Jones, Commissioner Ysasi, Commissioner Moody
Absent: Commissioner Reppart
The roll was called by the City Clerk.

Result: Adopted.
Mover: Moody. Supporter: Jones.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart
Motion to excuse the abense of Commissioner Reppart.

APPROVAL OF MINUTES

On the motion of Com. Milinda Cristina Ysasi, supported by Com. Jon O'Connor, the reading of the minutes of the Regular Session of July 21, 2020 was waived and said minutes were accepted as presented. Carried.

PETITIONS AND COMMUNICATIONS

90082 Result: Received and Filed.
Communication received from Rodney Brown regarding Quality of Life for the African American Community in Grand Rapids.

90083 Result: Received and Filed.
Communications received from the public regarding the police.

90084 Result: Referred to Committee on Appointments.
Communication from Kristen Trovillion regarding their resignation from the Urban Forestry Committee.

90085 Result: Received and Filed.
Communications (7) received regarding the Grand Rapids Police Department.

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90086 Result: Received and Filed.
Communication received from Roosevelt Park Neighborhood Association expressing support for the proposed truck route ordinance amendment.

90087 Result: Received and Filed.
Communication received from Joan Huyser-Honig expressing support for the Boston Square Together Project.

REPORTS OF CITY OFFICERS

90088 Result: Received and Filed.
Comptroller's report for the period of July 09,2020 through July 29, 2020 in the amount of $52,107,357.78.

90089 Result: Received and Filed.
Treasurer's report for the period of July 7, 2020 through July 27, 2020.

CONSENT AGENDA:

A. CONSENT AGENDA

90125 Result: Adopted.
Mover: O'Connor. Supporter: Moody.
Adoption of the following items under the consent agenda.

B. COMMITTEE ON APPOINTMENTS

90090 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED, that Mayor Bliss' appointment of Douglas Booth to the Housing Appeals Board for the remainder of a three-year term ending January 3, 2022, be confirmed.

C. FISCAL COMMITTEE

90091 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED that an Award, in a form to be approved by the City Attorney, between the City of Grand Rapids Fire Department and the FEMA AFG Fire grant program – COVID-19 Supplemental, Award # EMW-2020-FG-00154 in the amount of $159,596, is hereby approved and the Fire Chief is hereby authorized to execute same on behalf of the City.

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90092 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That Amendment #1 to a Memorandum of Understanding with Next Step of West Michigan approved by the City Commission on June 4, 2019 (Proceeding No. 88843) be authorized; and

2. That the period of performance is extended from June 30, 2019 through June 30, 2021; and

3. That the Mayor is authorized to execute said Amendment, related documents and necessary modifications and extensions of time; and

4. That the Comptroller is authorized and directed to pay invoices pursuant to the terms of said Agreement.

90093 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That Amendment #1 to an Agreement with the Family Outreach Center approved by the City Commission on June 4, 2019 (Proceeding No. 88844) be authorized; and

2. That the period of performance is extended from June 30, 2019 through June 30, 2021; and

3. That the Mayor is authorized to execute said Amendment, related documents and necessary modifications and extensions of time; and

4. That the Comptroller is authorized and directed to pay invoices pursuant to the terms of said Agreement.

90094 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That the City Commission authorizes an agreement for rehabilitation work to 33 Union Avenue NE with Grand River Builders, LLC in the amount not-to-exceed $22,000; and

2. That the term of the agreement: commence upon the effective date and continue to June 1, 2021; and

3. That the Mayor is authorized to execute said Agreement upon approval as to form by the City Attorney; and

4. That the City Comptroller is hereby authorized to pay invoices to Grand River Builders, LLC according to the terms of the agreement.

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90095 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That an agreement between the City of Grand Rapids and the Grand Rapids Community Foundation is authorized in an amount not to exceed Two Hundred Fifty Thousand ($250,000) for investment in the La Lucha Fund is hereby approved; and

2. That the agreement period shall be from August 12, 2020 through June 30, 2021; and

3. That the Mayor is authorized to execute said agreement, related documents, and necessary modifications and extensions of time; and

4. That the Comptroller is authorized to make said payment from Account 1010-728-1000-8010.

90096 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That the City accepts a grant award in the amount of $1,000,000 from the Michigan Department of Health and Human Services for the FY 2021 Michigan Medicaid CHIP Lead Hazard Control Community Development grant program; and

2. That an agreement between the City and the Michigan Department of Health and Human Services for the FY 2021 Michigan Medicaid CHIP Lead Hazard Control Community Development grant program be approved, and the City Manager or his designee, is authorized to execute said agreement and any amendments thereto in a form approved by the City Attorney; and

3. That contractual agreements and/or memoranda of understanding may be executed with organizations to carry out activities specified in the grant agreement, and the Mayor is authorized to execute said agreements; to approve extensions to periods of performance and non-substantial project amendments; and other necessary documents related to the grant in a form approved by the City Attorney.

90097 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The Mobile GR and Parking Services Department's FY21 budget included a $50,000 Artprize sponsorship allocation; and

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2. In an effort to support economic recovery efforts resulting from Covid 19 and in response to the cancellation of the annual ArtPrize event, the Mobile GR and Parking Services Department in partnership with other community authorities and businesses has proposed re-allocating the ArtPrize sponsorship dollars to an economic recovery event; therefore

RESOLVED:

1. That $50,000 is authorized to be re-allocated from the Parking Fund to the Grand Rapids Downtown Development Authority (DDA) and Downtown Grand Rapids Inc (DGRI) for an economic recovery event

90098 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. On December 17, 2019 (Proceeding No. 89467), the City Commission accepted two Quit Claim Deeds, authorized a payment, and dedicated public rights-of-way in connection with the Extension of Ottawa Avenue from Cherry Street to Oakes Street.

2. It is necessary to supplement the project budget for Extension of Ottawa Avenue from Cherry Street to Oakes Street by transferring previously approved budget amounts of $593,009.56 from Streets Capital Fund Project accounts; therefore

RESOLVED:

1. That the aforesaid Budget Substitution in the amount of $593,009.56 for Extension of Ottawa Avenue from Cherry Street to Oakes Street be approved and the Budget Office is authorized to execute the transfer on behalf of the City.

90099 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, the Fiscal Committee has considered the attached bids; therefore

RESOLVED that contracts be prepared between the City and the following vendors, and that the Mayor be authorized to sign the contracts on behalf of the City, as follows, in a form to be approved by the City Attorney:

1. Fluid Process Equipment
Contract amendment to increase the annual amount of the contract with Fluid Process Equipment for the purchase of Moyno pump parts by $20,000.00 for a new annual "not-to-exceed" amount of $60,000.00.

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2. **Kemira Water Solutions**
   Contract amendment to increase the annual amount of the contract with Kemira Water Solutions for the "as needed" purchase and delivery of ferrous chloride by $200,000.00 for a new annual "not-to-exceed" amount of $285,000.00.

3. **Shawn Sremba**
   Contract amendment to extend the contract with Shawn Sremba for lawn sprinkler system maintenance for one additional year for an annual "not-to-exceed" amount of $12,000.00.

4. **Terryberry**
   One-year term contract with two, one-year renewal options for the purchase and delivery of awards, bars and medals for the Police Department for an annual "not-to-exceed" amount of $14,000.00. The estimated three-year total amount is $42,000.00.

FURTHER RESOLVED that the Purchasing Agent be authorized to proceed with awards to the following vendors:

5. **Core Technology**
   A cooperative purchase through the State of Michigan MiDEAL program for a one-year term contract with two, one-year renewal options for maintenance and support of the Law Enforcement Information Network (LEIN) software for the Police Department and Fleet Management/Vehicle Impound Lot from Core Technology for the first year annual "not to exceed" amount of $29,350.00 which includes the purchase of an additional license, installation and configuration for the City's Vehicle Impound Lot. The annual amount for the second and third year of the contract shall be for a "not-to exceed" amount of $20,000.00. The estimated three-year total amount is $69,350.00.

6. **Star Crane & Hoist Inc.**
   American Hoist Air & Lube Eq, Inc
   One-year term contract with one, one-year renewal option for inspection and "as needed" repair services for cranes and hoists from Star Crane & Hoist for an annual "not-to-exceed" amount of $50,000.00 (estimated two-year total amount is $100,000.00) and from American Hoist Air & Lube for the annual "not-to-exceed" amount of $15,000.00 (estimated two-year total amount is $30,000.00)

7. **Kiesler Police Supply**
   Purchase of replacement mask filters from Kiesler Police Supply for the amount of $17,541.80.

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

90100 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, the Grand Rapids City Commission hereby determines that the HOM Flats at Maynard project is qualified for, and should be granted, the exemption from all property taxes attributable to the rent restricted residential units occupied by low-income families and their pro-rated share of land and improvements, as provided in the State Housing Development Authority Act; therefore

RESOLVED:

1. That pursuant to Section 15(a) of the State Housing Development Authority Act and Article 5, Chapter 9 of Title I of the Code of the City of Grand Rapids, the City Commission hereby conditionally approves, subject to the receipt of the "Notification to Local Assessor of Exemption" from the Michigan State Housing Development Authority, an exemption from all property taxes attributable to the rent restricted residential units occupied by low-income families and their pro-rated share of land and improvements for the Maynard Avenue Limited Dividend Housing Association Limited Partnership, and its successors and assigns, for the following parcel of property:

Part of the Southwest 1/4 of Section 21, Town 7 North, Range 12 West, described as Commencing 627.37 feet North 0°53'41" East along the West section line from the Southwest corner of said Section; thence North 0°53'41" East along said West section line to the South line of Fieldstone Farms Subdivision No. 1; thence South 87°24'48" East along said South line 1049.06 feet; thence South 0°57'52" West 1195.95 feet to the South section line; thence North 87°35'39" West along said South section line 274.68 feet; thence North 2°24'21" East 226.88 feet; thence Northwesterly 111.32 feet along a 142.0 foot radius curve to the left, the long chord which bears North 20°03'07" West 108.49 feet; thence North 42°30'34" West 387.41 feet; thence Northwesterly 99.22 feet along a 122.0 foot radius curve to the left, the long chord which bears North 65°48'27" West 96.50 feet; thence North 89°06'19" West 384.98 feet to the place of beginning.

Parcel Number: 41-13-21-351-007
Commonly known as: 3059 Lake Michigan Drive, NW

for the term of the actual federal or Authority-aided mortgage, not to exceed fifty (50) years. The tax exemption shall be effective on the December 31 immediately succeeding the receipt of the "Notification to Local Assessor of Exemption" from the Michigan State Housing Development Authority for said parcels. Notwithstanding the provisions of Section 15(a)(5) of the State Housing Development Authority Act to the contrary, a contract to provide tax exemption and accept payment in lieu of taxes, as previously described, between the City of Grand Rapids and the Maynard Avenue Limited Dividend

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Housing Association Limited Partnership, with the Michigan State Housing Development Authority as third party beneficiary under this contract, is effectuated by the adoption of this resolution; and

2. That pursuant to Article 5, Chapter 9 of Title I of the Code of the City of Grand Rapids, the project shall pay a service charge in the amount equal to one percent (1%) of the annual shelter rental receipts for the rent restricted units occupied by low-income families and their pro-rated share of land and improvements ("Annual Shelter Rent"), in addition to making an annual contribution to the City of Grand Rapids' Affordable Housing Fund in an amount equal to two percent (2%) of Annual Shelter Rent; and if the annual contribution to the Affordable Housing Fund is not made, the service charge shall revert to four percent (4%) of Annual Shelter Rent; and

3. If the project is occupied by other than low income persons or families, that portion of the project shall pay a service charge equal to the full amount of the taxes that would be paid on that portion of the project if the project were not tax exempt, as provided by the Michigan State Housing Development Authority Act; and

4. That pursuant to Article 5, Chapter 9 of Title I of the Code of the City of Grand Rapids, the project shall annually file with the City Assessor before August 1st a complete set of audited financial statements for each previous calendar year, as requested.

D. COMMUNITY DEVELOPMENT COMMITTEE

90101 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. On October 24, 1989, (Proceeding No. 52195), the City Commission approved a zone change to establish a Planned Redevelopment District for +/-16 acres of property west of E. Paris Dr. SE; and

2. A Major Amendment was approved by the City Commission on June 27, 2000 (Proceeding No. 67449) to allow a four-story, 240,000 sq. ft. building with a footprint of 88,000 sq. ft and a parking structure accommodating 870 vehicles, and;

3. A Major Amendment is now requested to facilitate the construction of a +/-214 space surface parking lot in lieu of the planned office building and attached parking deck; and

4. The Planning Commission considered the map amendment at a public hearing held on May 28, 2020, and unanimously recommended approval of the request on June 25, 2020; therefore

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

RESOLVED:

5. That the following amendment to Map 53 of Chapter 61 of Title V of the Code of the City of Grand Rapids be published as part of the proceedings; and

6. That the amendment be considered for adoption by the City Commission at its meeting of August 25, 2020.

AN ORDINANCE TO AMEND MAP 53 OF CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE

ORDINANCE NO. 2020 - __

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map 53 of Chapter 61 of Title V of the City Code of Grand Rapids be amended to facilitate a Major Amendment to a Planned Redevelopment District at 3900 and 3911 Peninsular Dr. SE.

The property is described as follows:

3900 PENINSULAR DR SE (41-18-11-426-008)
Lot 14, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records.

3911 PENINSULAR DR SE (41-18-11-426-007)
Lot 15, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records,

Section 2. As provided in Section 5.12.12.F. of the Zoning Ordinance, that the following provisions are an integral part of this Ordinance:

1. That the application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements do not meet ordinance requirements and/or as amended in this resolution.

2. That the use shall operate according to the application and per testimony as recorded in the Planning Commission minutes.

3. That a Land Use Development Services (LUDS) permit, building permit, and all other required permits be obtained from the City of Grand Rapids prior to construction, demolition, or operation.

4. That the proposed use will comply with all other applicable City ordinances and policies and all State laws.

5. That this approval shall take effect as required by the City Commission approval in accordance with Section 5.12.12.G. of the Zoning Ordinance.

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

90102 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

RESOLVED:

1. That a public hearing to obtain public comment on the FFY 2019 Consolidated Annual Performance and Evaluation Report and for future housing and community development needs be held on Tuesday, September 15, 2020, at 7:00 p.m. The hearing shall be scheduled remotely or in the City Commission Chambers on the 9th Floor of City Hall, 300 Monroe Avenue NW, Grand Rapids, MI 49503 as allowed; and

2. That the draft FFY 2019 Consolidated Annual Performance and Evaluation Report be available for review at www.grcd.info <http://www.grcd.info> from 8:00 a.m. on September 4, 2020 through 5:00 p.m. on September 18, 2020; and

3. That the City Clerk is directed to publish notice of said public hearing.

90103 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The City Commission previously approved the Brownfield Plan (the "Plan") of the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") December 22, 1998, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq.; and

2. The Authority has pursuant to Act 381 approved and recommended an amendment of the Plan for the Henry Avenue, LLC redevelopment project (the "Project") identified therein (the "Amendment"); and

3. Before considering approval of the Amendment the City Commission must hold a public hearing in accordance with Act 381; therefore,

RESOLVED:

1. That, to consider the Amendment to the Plan of the Authority, a public hearing be scheduled remotely for Tuesday, August 25, 2020, at 7:00 p.m. or in the City Commission Chambers on the 9th Floor of the City Hall, 300 Monroe Avenue NW, Grand Rapids, MI 49503 as allowed.

The information needed to access the meeting remotely is listed below:

Join Online:
https://cityofgr.webex.com/
Meeting ID: 129 412 5185
Password: grandrapids

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Join By Phone:
Call: 1-408-418-9388
Access Code: 129 412 5185

; and

2. That the City Clerk give or cause to be given public notice of the hearing in accordance with Act 381; and

3. That, in accordance with the provisions of Act 381, the City Clerk give or cause to be given notice of the public hearing to each of the taxing jurisdictions that levy taxes on property included in the Project subject to capture under Act 381; and

4. That a copy of the Amendment be held in the Economic Development Office of the City located on the 9th Floor of City Hall, 300 Monroe Avenue NW, in the City for public examination and inspection; and

5. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

90104 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The State of Michigan Department of Environment, Great Lakes, and Energy, Air Quality Division has offered a Stipulation for Entry of Final Order by Consent; and

2. The City has reviewed and concurs with the use of the Stipulation for Entry of Final Order by Consent; therefore

RESOLVED:

1. That the City Commission authorizes the entry into the Stipulation for Entry of Final Order by Consent; and

2. That and upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized and directed to execute said agreement on behalf of the City; and

3. That all resolutions and parts of resolutions in conflict herewith shall be, and the same are, rescinded.

90105 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, bids were received on July 30, 2020 for the following project:

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Reconstruction of Godfrey Avenue from City Limits to Oxford Street, Hall Street from Godfrey Avenue to Underhill Avenue and 250' South and in Curve Street from Godfrey Avenue to Grandville Avenue
(hereinafter referred to as the "Project")

and Ponstein Enterprises, LLC DBA Georgetown Construction Co. (Ponstein) submitted a bid of $6,618,559.10 for which the engineer's estimate, prepared by Fishbeck, Inc. (Fishbeck), is $6,578,781.50; therefore

RESOLVED:

1. That the bid of Ponstein be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $8,583,000 which includes the costs of the construction contract, previously authorized design phase services by Fishbeck, construction phase services including inspection by Fishbeck, public information program, traffic safety and street lighting force account work, administration, and contingencies. Said amount of $8,583,000 to be charged to the applicable codes currently defined as follows: $4,768,100 to Code No. 5902-527-9000-9880-590220034, $3,567,100 to Code No. 5911-536-9000-9880-591120034, and $247,800 to the applicable Vital Streets Fund codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

90106 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, bids were received on July 28, 2020 for the following project:

Non-Motorized Pathway in Hastings Street
from Coit Avenue to Sinclair Avenue
(hereinafter referred to as the "Project")

and Anlaan Corporation (Anlaan) submitted a bid of $606,934.40 for which the engineer's estimate, prepared by Fishbeck, Inc. (Fishbeck), is $749,759; therefore

RESOLVED:

1. That the bid of Anlaan be accepted and that, upon approval as to form by the City Attorney, the Mayor, and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $875,500 which includes the costs of the construction contract,

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previously authorized design phase services by Fishbeck, construction phase services including inspection by Fishbeck, public information program, street lighting force account work, administration, and contingencies. Said amount of $875,500 to be charged to the applicable codes currently defined as Code No. 4010-447-9000-9880-401020014.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

90107 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The Michigan Department of Transportation has applied for a variance to the City's Noise Control Ordinance in connection with I-196 Eastbound Bridge over the Grand River Deck Replacement and I-196 Reconstruction Between Fuller Avenue and Maryland Avenue herein defined as the "Project"; and

2. The City's Noise Control Ordinance, Article 5 of Chapter 151 of Title IX of the City Code, prohibits certain construction activities within 600 feet of a residence or hospital between the hours of 10:00 p.m. and 7:00 a.m., except for work on essential services as defined in the aforesaid Noise Control Ordinance; and

3. The City Commission held a duly noticed public hearing on the aforesaid request from MDOT for a variance from the City's Noise Control Ordinance for the Project on July 21, 2020, at which time all interested persons were given the opportunity to comment on the granting of the requested variance; and

4. The City Manager has considered all information received regarding MDOT's aforesaid request for a variance from the City's Noise Control Ordinance for the Project, and based on evidence and his investigation, the City Manager has recommended that the City Commission grant the variance as set forth below; and

5. The City Commission has considered the aforesaid City Manager's recommendation, and has further considered the factors set forth in the City's Noise Control Ordinance, City Code Section 9.69 (6); and

6. The Michigan Department of Transportation has requested a variance from the aforesaid Noise Control Ordinance in connection with the Project; therefore

RESOLVED:

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1. That the duration of the noise variance for the Project will be from the start of construction activities through completion as referenced herein; and

2. That construction activities regulated by the Noise Control Ordinance will be permitted between the hours of 10:00 p.m. to 7:00 a.m. from April 1, 2021 to November 30, 2021 for a maximum number of 80 nights for the Project. Extremely loud operations such as bridge demolition and sheet piling driving are prohibited between 10 p.m. and 7 a.m.

90108 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, bids were received on July 9, 2020 for the following project:

Lake Michigan Filtration Plant South Clearwell Coatings
(hereinafter referred to as the "Project")

and L & T Painting Company, Inc. (L&T) submitted a bid of $566,890 for which the engineer's estimate, prepared by Progressive AE, Inc. (Progressive), is $705,000; therefore

RESOLVED:

1. That the bid of L&T be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $727,880 which includes the costs of the construction contract, previously authorized design phase services by Progressive, construction phase services including inspection by Progressive, administration, and contingencies. Said amount of $727,880 to be charged to the applicable codes currently defined as follows: $727,880 to Code No. 5911-536-9000-9880-591120046.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

90109 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, it is necessary to accept four Utility Easements for Cascade Township Pathways; therefore

RESOLVED:

1. That Utility Easements are hereby accepted from the following property owners for the described properties, each for nominal consideration of One Dollar ($1.00):

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Jeffrey Stewart and Julee Geib ($1.00)
6650 Cascade Road SE
Grand Rapids, MI 49546

Part of 6650 Cascade Rd. SE, Parcel No. 41-19-09-304-009

A permanent easement for utilities over Lot 109, Plat of Cascade School-Brook, Section 9, Township 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Southeasterly corner of said Lot 109; thence along the Southerly line of Lot 109 S61°26'55"W 11.70 feet; thence N28°30'00"W 9.62 feet; thence N61°26'55"E 11.70 feet to the Westerly right-of-way line of Cascade Road; thence along said Westerly line S28°30'00"E 9.62 feet to the Point of Beginning. Said Permanent Easement contains 113 square feet, more or less.

Ronald R. Wisniewski and Janet R. Tompkins ($1.00)
6662 Cascade Road SE
Grand Rapids, MI 49546

Part of 6662 Cascade Rd. SE, Parcel No. 41-19-09-304-010

A permanent easement for utilities over Lot 110, Plat of Cascade School-Brook, Section 9, Township 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Beginning at the Northeasterly corner of said Lot 110; thence along the Westerly right-of-way line of Cascade Road, S28°30'00"E 10.38 feet; thence S61°26'55"W 11.70 feet; thence N28°30'00" W 10.38 feet to the Northerly line of said Lot 110; thence along said Northerly line, N61°26'55"E 11.70 feet to the Point of Beginning. Said Permanent Easement contains 122 square feet, more or less.

Nancy Bonin ($1.00)
6676 Cascade Road SE
Grand Rapids, MI 49546

Part of 6676 Cascade Rd. SE, Parcel No. 41-19-09-306-023

A permanent easement for utilities over Lot 178, Plat of Cascade School-Brook, Section 9, Township 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeasterly corner of said Lot 178; thence along the Westerly right-of-way line of Cascade Road S28°30'00"E 116.74 feet to Point of Beginning; thence continuing along said Westerly right-of-way line, S28°30'00"E 13.84 feet; thence S89°57'25"W 12.60 feet; thence N28°30'00"W 7.87 feet; thence N61°30'00"E 11.10 feet to the Point of Beginning. Said Permanent Easement contains 120 square feet, more or less.

Villas of Cascade, LLC ($1.00)
Villas of Cascade Association
6714 Cascade Road SE
Grand Rapids, MI 49546

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Part of 6710, 6712, 6714, and 6716 Cascade Rd. SE
Parcel No.s 41-19-09-379-001 through 41-19-09-379-048

A permanent easement for utilities over Villas of Cascade Kent County Condominium Subdivision Plan No. 919, Section 9, Township 6 North, Range 10 West, Cascade Township, Kent County, Michigan, described as: Commencing at the Northeasterly corner of Lot 177 of Cascade School-Brook Subdivision; thence along the Westerly right-of-way line of Cascade Road S28°30'00"E 173.86 feet to Point of Beginning; thence continuing along said Westerly right-of-way line, S28°30'00"E 6.16 feet; thence S61°30'00"W 11.10 feet; thence N28°30'00"W 12.13 feet; thence N89°57'25"E 12.60 feet to the Point of Beginning. Said Permanent Easement contains 101 square feet, more or less; and

2. That the City Clerk is hereby authorized and directed to record the aforesaid Utility Easements with the Kent County Register of Deeds.

90110 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. On June 2, 2020 (Proceeding No. 89900), the City awarded a contract to Strain Electric Company (Strain) for the following project:

Installation of Traffic Signals at Cherry Street and Grandville Avenue
(hereinafter referred to as the "Project")

2. It is necessary to increase the scope of work and authorize expenditures for the aforesaid contract; therefore

RESOLVED:

1. That the scope of the work and contract with Strain be increased at a cost of $127,559 with total expenditures not to exceed $568,822 which includes the costs of the construction contract, construction phase services including inspection by Hubbell, Roth & Clark, Inc., administration, contingencies, and previously authorized services to incorporate traffic signal upgrades at the intersection of Market Avenue and Wealthy Street. Said amount of $568,822 to be charged to the applicable Parking System Fund codes.

2. That the City Engineer or his designee is hereby authorized to execute the necessary change order to the aforesaid contract with Strain.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

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E. COMMITTEE OF THE WHOLE

90111 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The COVID-19 pandemic has caused unprecedented economic disruption worldwide and within our local business community; and
2. Restaurants and bars, which have been key contributors to the vitality of downtown and neighborhood business districts have been, and will continue to be, hard-hit by the economic impacts of the pandemic; and
3. Increasing the availability of outdoor dining space will help downtown and neighborhood business districts to recover; and
4. Public Act 124 of 2020 empowers the City Commission to designate Social Districts with Commons Areas where purchasers may consume alcoholic beverages sold by multiple qualified Michigan Liquor Control Commission licensees who obtain Social District Permits; and
5. The City Commission has designated Social Districts containing Commons Areas within the City of Grand Rapids; and
6. The City Commission has received requests from multiple qualified licensees to recommend approval of their Social District Permit applications by the Michigan Liquor Control Commission; and
7. The licensed premises of these licensees are contiguous to the Commons Areas within the designated Social Districts; and
8. The City Commission desires to recommend approval of the Social District Permit applications; therefore

RESOLVED:

1. That the Social District Permit applications from the following licensees are recommended by the City Commission for consideration and approval by the Michigan Liquor Control Commission:

   a) Arena Social Partners, LLC; 25 Ottawa Ave SW;
   b) Brengman Brothers, LLC; 40 Pearl St NW;
   c) Cinco de Mayo, Inc.; 114 Monroe Center St NW;
   d) Due North, Inc.; 168 Louis Campau Promenade NW;
   e) JTM Partners, LLC; 68 Commerce Ave SW;
   f) Keltic Liquors, LLC; 53 Monroe Center St NW;
   g) Nerd Craft, LLC; 400 Ionia Ave SW;
   h) New Holland Brewing Company, LLC; 417 Bridge St NW;
   i) U Monroe, LLC; 122 Monroe Center St NW; and

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2. That the City Clerk is authorized and directed to provide each applicant with a certification of this action in the form specified by the Michigan Liquor Control Commission.

90112 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The City Commission approved a Brownfield Plan (the "Plan") for the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") on December 22, 1998, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 *et seq.* ("Act 381"); and

2. The Board of the Authority has recommended an amendment to the Plan for the 470 Market Avenue SW project (the "Project") described therein (the "Amendment"); and

3. The City Commission has held a public hearing on the Amendment after notice in accordance with the requirements of Act 381; therefore,

RESOLVED:

1. That the Amendment constitutes a public purpose under Act 381; and

2. That the Amendment meets all the requirements of Section 13(1) of Act 381; and

3. That the proposed method of financing the costs of the eligible activities, as identified in the Amendment and defined in Act 381, is feasible and the Authority has the authority to arrange the financing; and

4. That the costs of the eligible activities proposed in the Amendment are reasonable and necessary to carry out the purposes of Act 381; and

5. That the amount of captured taxable value estimated to result from the adoption of the Amendment is reasonable; and

6. That the Amendment in the form presented is approved; and

7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

90113 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. 3F Properties, LLC has filed a request with the City of Grand Rapids for the establishment of an Obsolete Property Rehabilitation District, pursuant to PA 146 of 2000, at 470 Market Avenue SW; and

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2. Before acting upon said request, a public hearing was held on July 21, 2020, in accordance with Section 3(3) of PA 146 of 2000; therefore

RESOLVED:

1. That based upon the facts and information submitted, the City Commission does hereby establish an Obsolete Property Rehabilitation District at 470 Market Avenue SW (PPN 41-13-36-126-005); and

2. That based upon the facts and information submitted, the City Commission does also hereby find and determine that the above-mentioned property is Obsolete Property as defined in Section 2(h) of PA 146 of 2000.

90114 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS, 3F Properties, LLC has filed an application with the City of Grand Rapids for an Obsolete Property Rehabilitation Exemption Certificate under PA 146 of 2000; therefore

RESOLVED:

1. That the local unit is a Qualified Local Governmental Unit; and

2. That the Obsolete Property Rehabilitation District was legally established by the City Commission August 11, 2020 after a public hearing held on July 21, 2020 as provided by Section 3 of PA 146 of 2000; and

3. That the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under PA 146 of 2000 and under PA 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the unit; and

4. That the application is being approved after a public hearing held on July 21, 2020, as provided by Section 4(2) of PA 146 of 2000; and

5. That the applicant is not delinquent in any taxes related to the facility and that the application is for Obsolete Property as defined in Section 2(h) of PA 146 of 2000; and

6. That all the items required as attachments for the Application for an Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant; and

7. That the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

8. That the application relates to a rehabilitation project that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000 and that it is situated within an Obsolete Property Rehabilitation District

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established in a Qualified Local Governmental Unit eligible under PA 146 of 2000 to establish such a district; and

9. That upon completion of the rehabilitation facility it is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, create employment and revitalize urban areas; and

10. That the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(I) of PA 146 of 2000; and

11. That the date of completion of the 3F Properties, LLC facility located at 470 Market Avenue SW, the subject of the Obsolete Property Rehabilitation Exemption Certificate, shall be December 31, 2021; and

12. That the cost of the real property improvement is estimated at $20,341,071; and

13. That the State Equalized Value (SEV) of the real property, excluding land subject to the obsolete property for the tax year is $441,300 and the taxable value is $343,375; and

14. That the certificate for 3F Properties, LLC is approved for a period of ten (10) years, pursuant to PA 146 of 2000, based on the jobs created, increase in commercial activity, increased revenue due to the increased value of the SEV as currently projected, and the economic value to the community as stated in the hearings; and

15. That the term of the exemption will not be extended beyond the term approved by this resolution; and

16. That upon approval as to form by the City Attorney, the Mayor is authorized to sign the Memorandum of Understanding for 3F Properties, LLC.

90115 Result: Adopted.
Mover: O'Connor. Supporter: Moody.

WHEREAS:

1. The City Commission approved a Brownfield Plan (the "Plan") for the City of Grand Rapids Brownfield Redevelopment Authority (the "Authority") on December 22, 1998, and an amendment to the Plan on November 13, 2018, pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. ("Act 381"); and

2. The Board of the Authority has recommended a revised amendment to the Plan for the 10 Ionia Redevelopment project (the "Project") described therein (the "Revised Amendment"); and

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3. The City Commission has held a public hearing on the Amendment after notice in accordance with the requirements of Act 381; therefore,

RESOLVED:

1. That the Revised Amendment constitutes a public purpose under Act 381; and
2. That the Revised Amendment meets all the requirements of Section 13(1) of Act 381; and
3. That the proposed method of financing the costs of the eligible activities, as identified in the Revised Amendment and defined in Act 381, is feasible and the Authority has the ability to arrange the financing; and
4. That the costs of the eligible activities proposed in the Revised Amendment are reasonable and necessary to carry out the purposes of Act 381; and
5. That the amount of captured taxable value estimated to result from the adoption of the Revised Amendment is reasonable; and
6. That the Revised Amendment in the form presented is approved; and
7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

ORDINANCES

90116 Result: Adopted.
Mover: O'Connor. Supporter: Lenear.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

ORDINANCE NO. 2020 - 28

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That the following constitutes amended additions to the designated line items of Section 1 of Ordinance 2020-15, the Budget of the City of Grand Rapids for Fiscal Year 2021, as amended.

General Operating Fund

Previously Approved Resources	145,442,121.00
Other	-
From (To) Fund Balance	1,533,916.99
Total Amended Resources	146,976,037.99
Previously Approved Appropriations	145,442,121.00
General Administration	301,908.00
311 Customer Service	37,500.00
Clerk	98,000.00

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Police	255,000.00
Fire	255,000.00
Street Lighting	90,000.00
Information Technology	60,000.00
Planning	50,000.00
Stormwater	198,823.25
Community Development Services	187,685.74
Total Amended Appropriations	146,976,037.99
Building Inspections Fund	
Previously Approved Resources	4,984,748.00
Other	-
From (To) Fund Balance	54,345.00
Total Amended Resources	5,039,093.00
Previously Approved Appropriations	4,984,748.00
Requested Changes	54,345.00
Total Amended Appropriations	5,039,093.00
Facilities Management-Operating Fund	
Previously Approved Resources	5,208,348.00
Other	-
From (To) Retained Earnings	37,500.00
Total Amended Resources	5,245,848.00
Previously Approved Appropriations	5,208,348.00
Requested Changes	37,500.00
Total Amended Appropriations	5,245,848.00
Facilities Management-Capital Fund	
Previously Approved Resources	1,763,225.00
Other	-
From (To) Retained Earnings	300,000.00
Total Amended Resources	2,063,225.00
Previously Approved Appropriations	1,763,225.00
Requested Changes	300,000.00
Total Amended Appropriations	2,063,225.00
Motor Equipment-Capital Fund	
Previously Approved Resources	5,838,711.00
Other	-
From (To) Retained Earnings	5,968,891.96
Total Amended Resources	11,807,602.96
Previously Approved Appropriations	5,838,711.00
Requested Changes	5,968,891.96

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Total Amended Appropriations	11,807,602.96
Public Library Operating Fund	
Previously Approved Resources	12,088,479.00
Other	-
From (To) Fund Balance	40,000.00
Total Amended Resources	12,128,479.00
Previously Approved Appropriations	12,088,479.00
Requested Changes	40,000.00
Total Amended Appropriations	12,128,479.00
Public Library Grants/Projects Fund	
Previously Approved Resources	1,377,182.00
Other	-
From (To) Fund Balance	692,284.00
Total Amended Resources	2,069,466.00
Previously Approved Appropriations	1,377,182.00
Requested Changes	692,284.00
Total Amended Appropriations	2,069,466.00
Community Dispatch Fund	
Previously Approved Resources	5,759,526.00
Other	-
From (To) Fund Balance	39,837.75
Total Amended Resources	5,799,363.75
Previously Approved Appropriations	5,759,526.00
Requested Changes	39,837.75
Total Amended Appropriations	5,799,363.75
Water Operations Fund	
Previously Approved Resources	44,015,185.00
Other	-
From (To) Retained Earnings	200,000.00
Total Amended Resources	44,215,185.00
Previously Approved Appropriations	44,015,185.00
Requested Changes	200,000.00
Total Amended Appropriations	44,215,185.00
Parks Millage Fund	
Previously Approved Resources	5,172,067.00
Other	-
From (To) Fund Balance	1,625,000.00
Total Amended Resources	6,797,067.00
Previously Approved Appropriations	5,172,067.00

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Requested Changes	1,625,000.00
Total Amended Appropriations	6,797,067.00
Cemetery Operating Fund	
Previously Approved Resources	1,685,047.00
Other	-
From (To) Retained Earnings	525,000.00
Total Amended Resources	2,210,047.00
Previously Approved Appropriations	1,685,047.00
Requested Changes	525,000.00
Total Amended Appropriations	2,210,047.00
Refuse Collection Fund	
Previously Approved Resources	14,610,037.00
Other	150,000.00
From (To) Fund Balance	142,500.00
Total Amended Resources	14,902,537.00
Previously Approved Appropriations	14,610,037.00
Requested Changes	292,500.00
Total Amended Appropriations	14,902,537.00
Police Grants Fund	
Previously Approved Resources	946,345.57
Other	186,550.00
From (To) Fund Balance	-
Total Amended Resources	1,132,895.57
Previously Approved Appropriations	946,345.57
Requested Changes	186,550.00
Total Amended Appropriations	1,132,895.57

Result: Adopted.
Mover: Ysasi. Supporter: Jones.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart
Motion to give this ordinance immediate effect.

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90117 Result: Adopted.
Mover: Lenear. Supporter: Ysasi.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

AN ORDINANCE TO AMEND SALARY ORDINANCE 2019-55 BY AMENDING SECTION 4.1 THEREOF

ORDINANCE NO. 2020 - 29

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 4.1 of Salary Ordinance 2019-55, be amended to read as follows:

"Section 4.1. Accounting, Collections, Paraprofessional, and Clerical Group:

103	Public Accounts Collector	19A	(8 steps)
104	Collections Agent	16A	(8 steps)
105	Cashier I	08A	(8 steps)
106	Cashier II	11A	(8 steps)
107	Accounts Adjustment Coordinator	17A	(8 steps)
108	Financial Assistant I	11A	(8 steps)
109	Financial Assistant II	13A	(8 steps)
112	Accounts Receivable Coordinator	21A	(8 steps)
116	Engineering Office Administrative Specialist	20A	(8 steps)
119	Police Financial Coordinator	22A	(8 steps)
121	Investment Analyst	21A	(8 steps)
122	Engineering Systems Specialist	24A	(8 steps)
123	Retirement Systems Specialist	15A	(8 steps)
125	Assessment Records Specialist	18A	(7 steps)
128	Police Records Specialist	15A	(8 steps)
129	Business Office Representative	16A	(8 steps)
130	Police Subpoena Specialist	16A	(8 steps)
131	Fire Financial Administrative Coordinator	21A	(8 steps)
137	Employee Benefits Assistant	16A	(8 steps)
138	Personnel Records Assistant	16AB	(7 steps)
144	Police Records Clerk I	10A	(8 steps)
145	Police Records Clerk II	12A	(8 steps)
155	Clerk Administrative Specialist	23A	(8 steps)
157	Archives Assistant	12A	(8 steps)
160	Real Property Assessment Aide	11A	(8 steps)
166	Storekeeper I	12A	(8 steps)
167	Storekeeper II	14A	(8 steps)
178	Office Assistant I	07A	(8 steps)
179	Office Assistant II	10A	(8 steps)
180	Office Assistant III	12A	(8 steps)

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

181	Office Assistant IV	15A	(8 steps)
185	Administrative Secretary	15A	(8 steps)
190	Customer Services Specialist	18A	(7 steps)
192	Elections Specialist	18A	(8 steps)
194	Elections Assistant	12A	(8 steps)
382	Public Services Assistant	16A	(8 steps)
520	Licensing Coordinator	21A	(8 steps)
566	311 Customer Service Representative	13A	(8 steps)
567	311 Senior Customer Service Specialist	21A	(8 steps)
568	311 Customer Service Representative Aide	10A	(8 steps)
596	Income Tax Specialist I	15A	(8 steps)
597	Income Tax Specialist II	18A	(7 steps)
603	Personal Property Tax Auditor	22A	(8 steps)
604	Financial Service Manager	22A	(8 steps)
605	Accountant I	21A	(8 steps)
608	Income Tax Examiner	21A	(8 steps)
736	Economic Development Assistant	16A	(8 steps)"

Section 2. That all Ordinances in conflict herewith are repealed.

90118 Result: Adopted.
Mover: Jones. Supporter: O'Connor.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

AN ORDINANCE TO AMEND SALARY ORDINANCE 2019-55 BY AMENDING SECTION 4.5 THEREOF

ORDINANCE NO. 2020 - 30

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 4.5 of Salary Ordinance 2019-55, be amended to read as follows:

"Section 4.5. Building Trade, Parks Maintenance, Utility Maintenance, and Mechanics Group:

389	Arborist	16A	(7 steps)
390	Tree Trimmer I	12A	(7 steps)
391	Tree Trimmer II	15A	(7 steps)
392	Tree Surgeon	15A	(7 steps)
393	Groundskeeper I	09A	(7 steps)
394	Groundskeeper II	12A	(7 steps)
395	Groundskeeper III	15A	(7 steps)
396	Greenskeeper	17A	(8 steps)
398	Building Maintenance Mechanic I	13A	(7 steps)
399	Building Maintenance Mechanic II	16A	(7 steps)
402	Water Plant Operator I	12A	(7 steps)

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403	Water Plant Operator II	16A	(7 steps)
404	Plant Assistant I	10A	(7 steps)
405	Wastewater Plant Operator I	12A	(7 steps)
406	Wastewater Plant Operator II	16A	(7 steps)
407	Plant Assistant II	12A	(7 steps)
408	Water Plant Operator III	20A	(7 steps)
416	Water Service Worker I	12A	(7 steps)
417	Water Service Worker II	14A	(7 steps)
419	Utility Locator	16A	(7 steps)
421	Maintenance Planner/Scheduler Technician	18A	(7 steps)
422	Lineworker I	15A	(7 steps)
423	Lineworker II	19A	(7 steps)
424	Line Foreperson	22A	(7 steps)
425	Water Service Specialist	18A	(7 steps)
426	Utility Operator/Maintainer	18A	(7 steps)
427	Assistant Water System Mechanic	12A	(7 steps)
428	Water Meter Repair Worker I	10A	(7 steps)
429	Water Meter Repair Worker II	13A	(7 steps)
430	Water System Mechanic	16A	(7 steps)
431	Utilities Crew Leader	16A	(7 steps)
432	Senior Water System Mechanic	19A	(7 steps)
435	Utility Maintenance Mechanic I	12A	(7 steps)
436	Utility Maintenance Mechanic II	16A	(7 steps)
437	Utility Maintenance Mechanic III	18A	(7 steps)
438	Welder	17A	(7 steps)
440	Signals Electronics Technician I	19A	(7 steps)
441	Signals Electronics Technician II	23A	(7 steps)
442	Journeyman Signal Technician	19A	(7 steps)
443	Machinist	19A	(7 steps)
445	Carpenter	16A	(7 steps)
446	Master Signal Technician	22A	(7 steps)
448	Maintenance Painter	16A	(7 steps)
449	Plumber	17A	(7 steps)
450	Master Plumber	22A	(7 steps)
452	Fleet Operations Analyst	21A	(7 steps)
454	Fleet Operations Instructor	21A	(7 steps)
455	Light Equipment Mechanic	17A	(7 steps)
456	Heavy Equipment Mechanic	18A	(7 steps)
457	Lead Equipment Mechanic	21A	(7 steps)
458	Instrument Technician	18A	(7 steps)
458P	Instrument Technician	19A	(7 steps)
459	Electrician I	19A	(7 steps)
460	Electrician II	24A	(7 steps)
464	Facilities Maintenance Technician	25A	(8 steps)
466	Journeyman Line Worker	19A	(7 steps)
467	Journeyman Line Foreperson	22A	(7 steps)

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

468	Electrical Apprentice	16A	(7 steps)”

Section 2. That all Ordinances in conflict herewith are repealed.

90119 Result: Adopted.
Mover: Lenear. Supporter: O’Connor.
Yeas: Bliss, Lenear, O’Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

AN ORDINANCE AMENDING SECTION 4.3 OF SALARY ORDINANCE 2019-56

ORDINANCE NO. 2020 - 31

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 4.3 of Salary Ordinance 2019-56, be amended to read as follows:

“Section 4.3. Inspections, Rehabilitation, and Code Enforcement Group:

113	Deputy Comptroller	22
374	Assistant Public Works Director	20
658	Assistant Water System Manager	21
659	Assistant Environmental Services Manager	20
669	Assistant City Engineer	22
710	Assistant Planning Director	20”

Section 2. That all Ordinances in conflict herewith are repealed.

90120 Result: Adopted.
Mover: Jones. Supporter: Lenear.
Yeas: Bliss, Lenear, O’Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

AN ORDINANCE AMENDING SECTION 4.2 OF SALARY ORDINANCE 2019-56

ORDINANCE NO. 2020 - 32

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 4.2 of Salary Ordinance 2019-56, be amended to read as follows:

“Section 4.2. Managerial and Supervisory Professional Group:

101	FMS Subject Matter Expert	01SME
102	Financial Systems Analyst	13
110	Accounts Payable Supervisor	12
114	Payroll Supervisor	12

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115	Financial Systems Administrator	17
117	Deputy City Treasurer	18
118	Records Manager	15
127	Performance & Management Reporting Specialist	14
148	Deputy City Clerk	17
234	Social Worker	14
329	Special Events Supervisor	13
336	Parks Maintenance Supervisor	11
337	Materials Resource Planning Supervisor	10
338	Utility Maintenance Supervisor	12
339	Cemetery Supervisor	11
341	Parking Meter Operations Supervisor	14
342	Parking Facility Supervisor	14
344	Parking Operations Superintendent	16
345	Parking Services Shift Supervisor	10
346	Inventory and Asset Manager	15
348	Wastewater Operations and Maintenance Supervisor	14
349	Wastewater/Stormwater Maintenance Superintendent	17
350	Collection System Asset Supervisor	14
351	Wastewater Plant Supervisor	17
352	Wastewater Technical Control Supervisor	14
353	Utility Supervisor	14
354	Traffic System Engineer	16
355	Utilities Field Operations Supervisor	14
357	Building Maintenance Supervisor I	9
358	Building Maintenance Supervisor II	11
359	Facilities Maintenance Superintendent	17
360	Facilities Maintenance Supervisor	14
362	Water Distribution Shift Supervisor	10
363	Forester	13
364	Forestry Supervisor	13
365	Signal & Lighting Supervisor	14
367	Signal & Lighting Superintendent	17
368	Utilities Field Operations Superintendent	17
370	Streets & Sanitation Supervisor	12
371	Public Services Supervisor	13
375	Equipment Maintenance Supervisor	12
376	Equipment Maintenance Superintendent	17
381	Public Services Manager	18
453	Fleet Equipment Manager	12
497	Wastewater Plant Shift Supervisor	10
498	Wastewater Lab Superintendent	14
515	Sign Shop Supervisor	09
518	Sign Supervisor	10
528	Housing Inspections Administrator	16

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529	Code Compliance Administrator	18
530	Housing Inspections Supervisor	13
532	Code Compliance Supervisor	14
533	Development Center Administrator	16
549	Assistant Mobile GR Director	20
551	City Transportation Engineer	18
552	Transportation Planning Supervisor	13
556	Debt and Authority Finance Officer	17
557	Equal Opportunity Officer	14
558	Information Systems Coordinator	15
559	GIS Manager	18
560	311 Customer Service Manager	18
561	Assistant Information Technology Director	20
562	Network and Operations Administrator	18
565	CRM Systems Administrator	16
571	Customer Service Community Liaison	11
594	Income Tax Compliance Supervisor	14
595	Income Tax Operations Supervisor	14
598	Financial Analyst II	15
600	Administrative Services Officer I	16
601	Community Services Administrator	13
606	Accountant II	12
607	Financial Analyst	12
609	Income Tax Examination Supervisor	14
611	Internal Auditor II	14
614	Information Technology Manager	18
615	Assistant City Assessor	17
620	Senior Buyer	15
621	Administrative Analyst I – Accounting	11
626	Administrative Services Officer II	18
631	Deputy City Assessor	18
633	Utility Financial Officer	17
635	Contract Compliance Officer	12
638	Communications Manager	18
639	Customer Service Administrator	16
640	Housing Development Officer	18
641	Administrative Analyst II	16
642	Administrator – Office Children Youth Families	16
646	Senior Human Resources Analyst	14
647	Senior Electrical Engineer	15
650	Project Engineer	15
651	Senior Project Engineer	17
653	Building Inspections Supervisor	13
656	Utilities System Manager	20
660	Wastewater Plant Superintendent	20
663	Water Filtration Plant Superintendent	18

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664	Hydraulic Engineer	17
666	Building Inspections Administrator	16
672	Facilities Project Engineer Coordinator	18
676	Environmental Assessment Supervisor	17
677	Athletic Supervisor	10
687	Golf Course Manager	10
688	Recreation Supervisor	13
689	Marketing and Program Specialist	10
701	Recreation Program Technical Supervisor	07
705	Planning Supervisor	13
712	Recreation Center Supervisor	10
714	Parks Superintendent	18
715	Recreation Superintendent	18
716	Recreation Services Specialist	16
721	Assistant Building Official	15
722	Housing Rehab Supervisor	14
723	Community Development Officer	14
725	Building Official	18
729	Assistant Economic Development Director	20
732	Business Advocate	18
733	Real Property Manager	16
735	Economic Development Coordinator II	17
738	Minority Business Enterprise Advocate	18
740	Telecommunications Administrator	17
840	Forensic Services Manager	14
910	Business Manager	13
911	Construction Inspection Supervisor	13
915	Assistant Project Manager	15
916	Engineering Design Services Supervisor	13
917	Project Manager	18

Section 2. That all Ordinances in conflict herewith are repealed.

90121 Result: Adopted.
Mover: Jones. Supporter: Lenear.
Yeas: Bliss, Lenear, O'Connor, Jones, Ysasi, Moody
Absent: Kurt Reppart

AN ORDINANCE TO AMEND SALARY ORDINANCE 2019-56 BY AMENDING SECTION 4.1 THEREOF.

ORDINANCE NO. 2020 - 33

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 4.1 of Salary Ordinance 2019-56, be amended to read as follows:

"Section 4.1. Professional and Clerical Group:

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

124	Retirement Services Specialist	13
146	Clerk IV (Assessor's)	07
149	Administrative Aide	04
218	Contract Administrator	11
334	Special Events Coordinator	10
335	Skilled Trades Recruiter	14
525	Loan Analyst	12
536	Indigent Defense Coordinator	11
539	Training & Organizational Development Manager	15
540	Risk Management Assistant	08
541	Safety Technician	10
542	Liability Risk Management Analyst	11
602	Internal Auditor I	12
604	Plans Examiner	13
612	Budget Analyst – Specialty Level A	12
622	Administrative Analyst I	11
624	Buyer	10
632	Budget Analyst – Specialty Level B	14
636	Equal Opportunity Specialist	12
637	Fair Housing Officer	12
645	Human Resources Analyst	12
652	Budget Analyst – Specialty Level C	16
671	Engineering Services Administrator	16
709	Recreation Program Coordinator	03
717	Economic Development Coordinator I	14
737	Business Developer	14
731	Home Ownership Advocate	16
741	Telecommunications Specialist	10
808	Crime Lab Specialist	14
809	Emergency Management Administrator	15"

Section 2. That all Ordinances in conflict herewith are repealed.

PUBLIC HEARINGS

90122 Result: Closed.
Public hearing on the proposed rezoning of 1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE to SD-PRD (Special Districts-Planned Redevelopment District) to facilitate a mixed-use development.

90123 Result: Closed.
Public Hearing on proposed ordinance to amend Sec. 10.36 "Truck Routes" of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids.

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

90124 Result: Closed.
City Commission to hear appeals on 2020 Downtown Improvement District Special Assessment Roll Number 8748.

DOCUMENTS FILED

90126 Result: Received and Filed.
Two-signature resolution scheduling a special meeting on Tuesday, August 11, 2020 at 10:00 am for the purpose of considering two charter amendment resolutions submitted for the public record

ADJOURNMENT

Commission adjourned at 10:15 PM

JOEL H. HONDORP
City Clerk

Minutes Acceptance: Minutes of Aug 11, 2020 7:00 PM (APPROVAL OF MINUTES)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received regarding the Grand Rapids Police Department**

Prepared by Emilee Dinh

From: William Sleeman
Sent: Tuesday, August 11, 2020 11:50 AM
To: Mayor <mayor@grand-rapids.mi.us>; City Manager <manager@grand-rapids.mi.us>; Jones, Joseph <jdjones@grand-rapids.mi.us>; Lenear, Senita <slenear@grand-rapids.mi.us>; Ysasi, Milinda <mysasi@grand-rapids.mi.us>; Reppart, Kurt <kreppart@grand-rapids.mi.us>; Moody, Nathaniel <nmoody@grand-rapids.mi.us>; joconner@grcity.us; GRPD Information <GRPDinfo@grand-rapids.mi.us>
Subject: Police Funding

1501 Madison Ave. SE
Grand Rapids, MI
49507

August 10, 2020

Grand Rapids City Commissioners,

As a small business in the Madison Square neighborhood, we are committed to the people of this community – as we trust that the Grand Rapids Police Department is as well.

We also recognize that across our country, police interactions with people of color are statistically and historically more likely to end in violence than are police interactions with Caucasians. (Gustafson, 2017) (Sinyangwe & McKesson, 2020) Grand Rapids is no exception.

This is a reality.

The polarizing language of many of the strategies designed to address these issues leaves us in a hopeless state of paralysis, with no actual change realized. The lack of critical engagement and weak dialogue from all sides perpetuates communities that are devastatingly isolated and misunderstood.

We cannot continue the conversation about "defunding" the police without further elaboration on fund-reallocation and investment. Nor can we have the conversation about continual funding of the police without further elaboration on accountability and transparency.

We believe the issues faced by our community are complex, and thus they require complex solutions. As a great American writer states, "I love America more than any other country in the world and, exactly for this reason, I insist on the right to criticize her perpetually." America can and will do better, just as Grand Rapids can and will do better.

Which is why as a local, independent entity, we stand for the reorganization and the reimagination of the current police department.

Attachment: GRPD William Sleeman (Communication received regarding the Grand Rapids Police Department)

As businesspeople, we stand for a strategic plan.

We stand for accountability and for metrics to monitor progress.

We stand for rewards for reaching goals and repercussions for failing to do so.

We stand for finding shared language that welcomes multiple perspectives to influence a comprehensive community solution.

We stand in support of humanity and in support of the appointed officers of this city, such as Chief Eric Payne and City Manager Mark Washington.

We stand in favor of the plan they have developed to ensure the safety of the communities they have been entrusted to protect, coupled with fierce accountability to the citizens of Grand Rapids and to the Commissioners elected to represent them in their respective wards.

We trust that our Commissioners will support these plans after thorough evaluation and critique. We also trust that they will deliver prompt and appropriate consequences if the stated objectives are not met.

References

Gustafson, A. (2017). *Racial profiling in Grand Rapids: How the city is tackling major changes in law enforcement*. Retrieved from Rapid Growth Media: https://www.rapidgrowthmedia.com/features/042017-Grand-Rapids-police-racial-profiling-study.aspx

Sinyangwe, S., & McKesson, e. (2020). *Police Accountability Tool*. Retrieved from Mapping Police Violence: https://mappingpoliceviolence.org/cities

Sincerely,

William Sleeman
CEO

NaturaShield

A Proteus Innovative Technologies Company

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Attachment: GRPD William Sleeman (Communication received regarding the Grand Rapids Police Department)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from Greg A. Maki regarding the recommendation from the Planning Commission to allow approved medical marijuana waivers to be applicable for Adult Use applications**

Prepared by Emilee Dinh

Attachment: Greg A. Maki Communication (Communication received from Greg A. Maki regarding the approvals of medical marijuanawaivers)

Dear City Commissioners,

What: Recommendation from the Planning Commission to allow approved medical marijuana waivers to be applicable for Adult Use applications.

Background: The City of Grand Rapids is in the process of determining the application process for approved Medical Marijuana Provisioning Centers for Adult Use Retail licenses. The current recommendation is that Medical Marijuana Provisioning Centers apply for Adult Use Retail Licenses through a Special Land Use approval with a Planning Commission Public Hearings. Due to the similarities of the application process, previous and continued involvement with the Neighborhood Associations, MIVEDA requirements and Social Equity initiatives, we feel that our approval of a Park Waiver at 1109 Michigan Avenue for a medical marijuana provisioning center should be applied and considered applicable for our Adult Use Retail application.

The granting of an Adult Use Retail license will not change the nature of the business that has been approved from the Planning Commission of a Medical Marijuana Provisioning Center. We are currently operating 2 facilities in the State of Michigan that have both Medical and Adult Use licenses and understand that the only differences between the two licenses is that one requires a medical license to purchase the product and the other requires a State Licenses for individuals over the age of 21.

- The Parks Department stated “they have no concerns about the Planning Commission granting a waiver from Fuller Park” for our Medical Marijuana Provisioning License.
- We received no objections during our public hearing for our Medical Marijuana Provisioning License.
- We received positive voices of support during our public hearing for our Medical Marijuana Provisioning License.
- We received Letters of support from local residents for our Medical Marijuana Provisioning License.
- Agri-Med created its own social equity and charitable community plans before the City of Grand Rapids produced their Cannabis Social Equity Policy. We will be implementing these initiatives in every community we operate in regardless of requirements.
- We have made a commitment to the City of Grand Rapids to set up an endowment fund to help maintain and improve Fuller Park through charitable contributions and scheduled labor.
- We continue to work with the Midtown Neighborhood Association to the best of our ability during these times.

In order for Agri-Med to operate a Medical Marijuana Provisioning Center in a highly competitive market that also allows for Adult Use Retailers we must be afforded the same opportunities to provide state licensed cannabis to the Adult Use population. The significant investment, jobs and training we have committed to the Medical Marijuana Provisioning Center can only be maintained in an Adult Use market by being granted the same opportunity as other Retail facilities. Allowing an approved park waiver for Medical Marijuana to be applied to the licensing application for Adult Use is the first step towards

Attachment: Greg A. Maki Communication (Communication received from Greg A. Maki regarding the approvals of medical marijuanawaivers)

building a successful, long term State Licensed Marijuana Facility that will continue to grow and create jobs and opportunities for the residents of Grand Rapids.

Agri-Med has a proven track record of operating both Medical and Adult Use facilities in the state of Michigan. The communities that we operate in can attest of our ability to operate in accordance with their best interests and laws.

Agri-Med has headquarters in Muskegon MI along with local and state approved Provisioning licenses in Ottawa, Muskegon, and Montcalm Counties. Agri-Med is a Muskegon, Michigan-based company developed by Greg Maki. Greg has served as a small business owner throughout Kent, Muskegon, and Ottawa counties for more than 40 years. Agri-Med received pre-qualification on April 19th, 2018 by the State of Michigan to operate Provisioning Centers, as well as Processing and Cultivation facilities with a focus on the Western part of Michigan. Agri-Med is the 5th company in the state to receive this status. Agri-Med is the 3rd company in the state to receive prequalification for Adult Use as well. Agri-Med has been extensively vetted by the Bureau of Marijuana Regulation which regulates the state's medical and Adult Use marijuana facilities and licensees, including growers, processors, transporters, provisioning centers/retailers and safety compliance facilities.

Thank you,

Greg A. Maki

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from Jolanda Howe asking that large reports be saved for the evening meeting**

Prepared by Emilee Dinh

From: Jolanda Howe
Sent: Tuesday, August 11, 2020 10:30 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>; Mayor <mayor@grand-rapids.mi.us>; Washington, Mark <mwashington@grand-rapids.mi.us>
Subject: Re: Please Save Big Reports for the Evening City Commission Meeting

Dear Mr. Washington and Mayor Bliss,

I'm writing to urge you to make space in the evening City Commission Meetings for at least executive summaries of important reports such as the Housing Next report by Ryan Kilpatrick at the previous meeting and the Police Chief's Strategic Plan Report at today's CoW meeting.

The Committee of the Whole meeting is very long and the agenda and time of each presentation is often vague or hard to find. Tuning in for such a long meeting during the workday in order to catch a presentation and then also attending at night is hard to do while trying to work and raise kids. But attending the evening meeting without having heard the report from the morning, only hearing references to it during the evening meeting, is very frustrating.

Community residents want to be informed, please make it easier for us by either clearly advertising the specific times for each big presentation during CoW or by saving those presentations for the evening meetings. I strongly encourage you to at least provide a summary of highpoints during the evening commission meeting for people who cannot attend both meetings during the day.

Thank you,
Jolanda Howe

126 Burr Oak St. NE
Grand Rapids, MI 49505

Attachment: Jolanda Howe Communication (Communication received from Jolanda Howe asking that large reports be saved for the evening

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from Rev. Kenneth W. Hoskins regarding the development conversation taking place surrounding the Boston Square Neighborhood**

Prepared by Emilee Dinh

Oakdale Neighbors

creating a neighborhood of vitality and grace

1260 Kalamazoo SE
Grand Rapids, MI 49507

616.248.2848
www.oakdaleneighbors.org

Board of Directors

Teresa Jones, president
Aaron Terpstra, Vice-President
Debra Van Duinen, secretary
Janice Hilliard, treasurer
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Staff

Rev. Kenneth Hoskins, executive director
Bruce Boman, youth director
Jo Dull, bicycle manager
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CDV5 Foundation
Covenant CRC
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Gerald R. Ford Academic Center
Grand Rapids Community Foundation
Grand Rapids Public Schools
Kent Co. Tax Credit Coalition
Kent School Services Network
LaGrave CRC
Neland Ave CRC
Modern Hardware
Michigan Fitness Foundation
Oakdale Park CRC
Bruce and Sue Osterink
River City Scholars
Vander Kodde Construction

August 11, 2020

Grand Rapids City Commissioners

300 Monroe Avenue NW

Grand Rapids, Michigan 49503

Dear Commissioners,

Having been a resident of the ***Boston Square neighborhood for approximately 61 years***, I'm excited about the development conversation taking place. I've enjoyed the open dialogue over the last several months, and look forward to participating in future meetings on this matter.

For too long we've waited for businesses to flourish in the community, and for access to green space. As Executive Director of Oakdale Neighbors I certainly appreciate the opportunity to partner with Boston Square Neighborhood Association, and the City of Grand Rapids in this collaboration and commitment towards this endeavor. I am thankful that we are able to work together to protect existing residents from displacement, and to make sure that current and future generations have an inheritance to enjoy for many years to come.

I invite other neighbors to connect with Amplify GR during their weekly office hours and participate in events about the Boston Square Together Development. I've learned a lot through these meetings and I am eager for the development to begin in our neighborhood.

Blessings, ***Rev. Kenneth W. Hoskins Th.D***

Executive Director, Oakdale Neighbors
kwhoskins@oakdaleneighbors.org
(616) 248-2848

Attachment: Kenneth Hoskins Communication (Communication received from Rev. Kenneth W. Hoskins regarding the development

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from Sara DePoy expressing opposition to the Boston Square proposal**

Prepared by Emilee Dinh

From: SARA DEPOY
Sent: Tuesday, August 11, 2020 6:00 PM
To: City Clerk <cityclerk@grand-rapids.mi.us>
Subject: Boston Square proposal

Dear Zoning Committee members,

Sent from my Samsung Galaxy smartphone.

We have been homeowners in the Boston Square since 1987. Through those years we have raised our children on what was a safer, quiet, family focused, owner occupied street. We have seen our property values rise then fall as non- owners resided here and finally have returned to owner occupied residences. Crime on our block has diminished as property values have risen, owners improve their homes, and neighbors look out for one another.

Plans to construct up to 270 apartment/town home residences, the majority of which are rentals, will bring in far too much traffic, residents who have zero vested interest in our neighborhood and very likely more crime. We already have vehicles traveling through our block on Temple Street at high rates of speed despite the young children playing. This issue will only worsen as more vehicles arrive with an oversaturated housing development. To top it all off, our property values will plummet as the proposed development falls into disrepair etc.

Please do not pass this proposal. The sheer number of low income housing units alone will destroy what we value and work for.

Thank you,
Sara DePoy

Attachment: Sara DePoy Communication (Communication received from Sara DePoy expressing opposition to the Boston Square proposal)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from the Plaza Roosevelt Network expressing support for the Truck Route Ordinance**

Prepared by Emilee Dinh

ROOSEVELT PARK
NEIGHBORHOOD ASSOCIATION

August 7, 2020

Dear Mayor Bliss, City Manager Washington & City Commissioners:

As the Plaza Roosevelt Network, we are committed as a group of organizations to provide services in proximity to the Plaza Roosevelt site, a 2 block redevelopment project in the support and exploring collaboration. Together as a network we express support for the new ordinance to regulate the operation of trucks on city roads and for Grandville Avenue between Clyde Park Avenue and Logan Street to be downgraded from a truck route to a major street.

Our organizations are committed to being a part of the fabric of the Roosevelt Park Neighborhood. Our network supports this ordinance amendment as it is consistent with the recommendations of the Grandville Area Specific Plan (ASP), "Viva la Avenida" or "Long Live the Avenue". The ASP includes feedback from extensive engagement with the people who feel the impact of the heavy truck traffic and large volume of vehicles on Grandville Avenue the most – those who live and work in the Roosevelt Park Neighborhood. For example, a neighborhood-wide survey indicated that 91% of people felt that crossing Grandville Avenue between Franklin and Hall Streets was somewhat or not that safe. In addition, fewer trucks mean safer streets, better air quality, less noise pollution and a more connected neighborhood.

Thank you for your consideration of the truck route ordinance amendment and we hope that you choose to approve this measure which would greatly impact the quality of life for our neighbors in Roosevelt Park.

Sincerely,

Chris Bennett, Dwelling Place
Amy Brower, Roosevelt Park Neighborhood Association
Evelyn Esparza-Gonzalez, Hispanic Center of West Michigan
John Helmholdt, Grand Rapids Public Schools
Scott Opperman, Mercy Health Saint Mary's
Steffanie Rosalez, Grandville Avenue Arts & Humanities
Carlos Sanchez & Tony Baker, Ferris at Plaza Roosevelt
Beverly Thiel, Habitat for Humanity of Kent County

1260 Grandville Avenue SW, Grand Rapids, MI 49503
616-243-2489 www.rooseveltparkna.org

Attachment: Plaza Roosevelt Network Communication (Communication received from the Plaza Roosevelt Network expressing support for the

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Communication received from the Roosevelt Park Neighborhood Association expressing support for the Truck Route Ordinance**

Prepared by Emilee Dinh

ROOSEVELT PARK
NEIGHBORHOOD ASSOCIATION

August 10, 2020

Dear Mayor Bliss, City Manager Washington & City Commissioners:

On behalf of the Roosevelt Park Neighborhood Association, please accept this letter of support in regards to the truck route ordinance amendment. This has been a long-standing recommendation from the Roosevelt Park Neighborhood dating back to the Grandville Avenue Master Plan in 1998 and more recently in our Area Specific Plan, "Viva la Avenida" which was unanimously approved and adopted by City Commission in 2017.

From reducing noise and air pollution to increasing safety for our many neighborhood children who need to cross Grandville Avenue to get to school, this change will highly impact the quality of life in the Roosevelt Park Neighborhood. In addition, more recent research around COVID-19 has shown a link between air pollution exposure and an increased risk for contracting COVID-19. Therefore, amending the City of Grand Rapids' truck route ordinance is not only a public safety improvement that will create a safer environment for residents of Roosevelt Park, but will also address a public health issue to protect the well-being of the community.

Although we recognize that downgrading Grandville Avenue from a truck route to a major route will still allow for local truck traffic, we believe this is a positive step towards reducing the number of commercial vehicle trips along the corridor. We strongly encourage a commitment to annually review the traffic conditions on Grandville Avenue to consider human health and environmental justice impacts on the neighborhood.

Thank you for your time and consideration of this high-priority action item in the Grandville Avenue Area Specific Plan.

Sincerely,

Amy Brower, RPNA Executive Director

With support from the following community organizations and/or concerned citizens:
East Hills Council of Neighbors
FitKids360
Health Net of West Michigan
Steve Ortega, Roosevelt Park Resident
Latino Community Coalition
Magdalena S Rivera, East Hills Resident
NAACPGR
Urban Core Collective
West Michigan Environmental Action Council (WMEAC)
West Michigan Sustainable Business Forum

1260 Grandville Avenue SW, Grand Rapids, MI 49503
616-243-2489 www.rooseveltparkna.org

Attachment: Roosevelt Park Neighborhood Association Communication (Communication received from the Roosevelt Park Neighborhood

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Max Frantz, Comptroller
Comptroller's Office

SUBJECT: **Warrant Report for July 30, 2020 thru August 12, 2020**

Cash payments released totaled $ 36,808,339.25 including $ 4,402,720.68 for Payroll and $ 493,337.36 for Income Tax warrants for the above captioned period. 2,669 Income Tax Refunds and 1,003 Accounts Payable checks were issued including those Accounts Payable checks over $20,000, detailed on the following schedules for your reference.

- Checks over $20,000 Details

Prepared by Jackie Frey

CORRECT IN FORM
DEPARTMENT OF LAW

City of Grand Rapids
Checks Issued to Vendors $20,000 and Over
From 07/09/2020 through 07/29/2020 Inclusive

DEPT	Check #	VENDOR	AMOUNT	DESCRIPTION
Water	1395827	County of Kent	100,243.00	Kent Community Action - Individual Circuit Breaker Fund FY2020 2nd Draw
Various Depts.	1395838	CONSUMERS ENERGY	436,751.36	Electricity - June 2020
Public Works	1395852	COUNTY OF KENT	238,406.84	Waste to Energy and Material Recycling - June 2020
Human Res.	1395862	BLUE CROSS BLUE SHIELD OF MICH	634,356.07	Insurance Claims - 06/27/20-07/03/2020
Parks & Rec.	1395868	TWIN LAKES NURSERY, INC	34,645.00	Furnish and Install Trees and Shrubs
Fac. Mgmt.	1395878	WMJ Services LLC	59,868.50	Janitorial Services at Various City Buildings - June 2020
Treasurer	1395880	STATE OF MICHIGAN	1,152,350.74	MSHDA PILOT - 2019
Fire Dept.	1395892	Douglass Safety Systems, LLC.	27,352.98	Fire Hose, Valves & Nozzle Components
Various Depts.	1395907	CONSUMERS ENERGY	113,416.12	Electricity - June 2020
Engineer	1395911	WINDEMULLER ELECTRIC INC	126,878.00	Street Lighting Primary Replacement of Bridge, Monroe-Canal, City and Wealthy Primary Circuits
Engineer	1395914	WALKER PARKING CONSLNT/ENGR	29,372.00	Parking Ramp Improvements at Various Locations
Engineer	1395948	BVR Restoration LLC	326,904.06	Improvements to Filter No. 1 at the Lake Michigan Filtration Plant
Info. Tech.	1395961	Dewpoint Inc.	59,940.63	Parking Services ITaaS & IT Managed Services - Desktop Support
Engineer	1395962	Tower Pinkster Titus Associates, Inc	111,867.84	Construction Consulting -Preliminary and Conceptual Design - Grand Rapids Public Museum Expansion
Parks & Rec./Planning	1395963	P.I.E. Management, L.L.C.	25,013.62	Temporary Staffing - PPE 06/21/2020 for Parks & Rec and PPE 06/07 and 06/21 for Planning
Fire Dept.	1395965	Dive Rescue, Inc.	26,458.64	Dive Gear Components & Accessories
Police	1395983	GRAND VALLEY STATE UNIVERSITY	92,838.00	GVSU Summer 2020-Police Academy Tuition (14 Students)
Police	1395993	GR YOUTH COMMONWEALTH INC	84,000.00	Boys & Girls Clubs of Grand Rapids Youth Commonwealth- July 1, 2020 through June 30, 2021
Engineer	1395998	MOORE & BRUGGINK INC	27,678.85	Construction Consulting - Michigan- Broadway and Eastern
Police	1396007	CHILDREN'S ASSESSMENT CENTER	60,000.00	Children's Advocacy Center of Kent County - July 1, 2020 through June 30, 2021
Engineer	1396014	TETRA TECH INC	84,811.74	Construction Engineering - WRRF - Biodigestion w/Combined Heat and Power
EPSD	1396017	Republic Services	20,383.59	Solid Waste Disposal May/June 2020
Street Lighting	1396019	J. RANCK ELECTRIC, INC.	85,923.68	Vault Cleanout
Traffic Safety	1396025	Severance Electric Co., Inc.	20,627.50	Street Lighting Repairs - June 2020
Engineer	1396046	ELZINGA & VOLKERS, INC.	149,980.15	WRR Lab Modernization
Engineer	1396058	HUBBELL, ROTH & CLARK INC	36,570.72	WRRF Grit Removal System Upgrade
Engineer	1396060	KAMMINGA & ROODVOETS INC	208,497.15	Reconstruction of Woodward Lane
Engineer	1396064	HAMLETT ENGINEERING SALES CO	133,200.00	Construction - WRRF - Oxygen/Moisture Removal System

Attachment: Checks over 20,000 August 11 2020 (Comptroller's Report)

City of Grand Rapids
Checks Issued to Vendors $20,000 and Over
From 07/09/2020 through 07/29/2020 Inclusive

DEPT	Check #	VENDOR	AMOUNT	DESCRIPTION
Engineer	1396068	WILLIAMS & WORKS INC	25,078.80	Construction - Madison Ave - Cottage Grove to Adams & Resurfacing of Madison-28th to Burton
Econ. Dev./Brownfield	1396077	GRAND RAPIDS DOWNTOWN MARKET	68,214.64	Brownfield Redevelopment Developer Reimbursement - FY20
Engineer	1396078	Newkirk Electric Associates, Inc.	199,840.55	Street Lighting Primary Replacement for Leonard, Ann & Plainfield Primary Circuits
Engineer	1396099	Proteus Innovative Technologies	30,468.60	LaGrave Fire Station Roof Replacement
61st D.C.	1396105	STATE OF MICHIGAN	43,932.47	Collections Due to the State Treasurer - June 2020
Engineer	1396106	STATE OF MICHIGAN	129,440.38	MDOT - Division- Wealthy to Cherry
Engineer	1396162	ELZINGA & VOLKERS, INC.	187,640.93	WRRF Lab Modernization
Various Depts.	1396172	CONSUMERS ENERGY	35,319.55	Electricity - June 2020
Engineer	1396177	STRAIN ELECTRIC CO	226,410.00	Street Lighting Concrete Pole Replacement at Various Locations
Comm. Dev.	1396189	FAIR HOUSING CENTER OF WEST MICHIGAN	28,273.28	CDBG - Fair Housing Services
Engineer	1396202	TETRA TECH INC	76,970.63	Construction Engineering - WRRF Biodigestion w/Combined Heat and Power
DDA	1396206	MYDATT SERVICE INC	72,844.51	Ambassador Program and Clean Team - June 2020
Human Res.	1396208	BLUE CROSS BLUE SHIELD OF MICH	387,277.01	Insurance Claims - 07/04/20-07/10/2020
Comm. Dev.	1396218	FAMILY OUTREACH CENTER	44,874.21	Seeking Safety Modification Program
Engineer	1396223	The Christman Company	646,377.35	Construction - WRRF Biodigestion w/Combined Heat and Power
Treasurer	1396234	Doxim Inc	31,823.15	June 2020 Postage Usage - Treasurer
Traffic Safety	1396241	STATE OF MICHIGAN	46,220.08	MDOT - Traffic Signal Modernization
Engineer	1396255	ELZINGA & VOLKERS, INC.	235,711.66	Improvements to Phosphorus Recovery at the WRRF
Library	1396257	PRIORITY HEALTH INSURANCE 1	40,726.11	Health Insurance Coverage - July 2020
Engineer	1396264	CITY OF WALKER	385,065.82	Phase 2 & 3 of the Walker/Maynard Ave. Water Main Project.
Engineer	1396267	KAMMINGA & ROODVOETS INC	71,695.07	Reconstruction of Madison Ave
Engineer	1396269	MOORE & BRUGGINK INC	33,379.70	Watermain Replacement in Livingston Ave.
Engineer	1396272	DAVIS CONSTRUCTION, INC	101,983.80	Improvements to the Alger Pump Station
Engineer	1396276	WYOMING EXCAVATORS INC	107,236.23	Reconstruction of Livingston Ave
Engineer	1396279	BAZEN ELECTRIC	67,601.77	Electrical Improvements to Belknap Park
Engineer	1396284	WILLIAMS & WORKS INC	74,466.46	Construction Engineering and Staking - Alger Street
Info. Tech.	1396285	US SIGNAL 1 LLC	50,274.69	PD IaaS FY20- Ethernet Access
Street Lighting	1396299	J. RANCK ELECTRIC, INC.	109,177.50	Street Lighting Work Orders - June 2020

Attachment: Checks over 20,000 August 11 2020 (Comptroller's Report)

City of Grand Rapids
Checks Issued to Vendors $20,000 and Over
From 07/09/2020 through 07/29/2020 Inclusive

DEPT	Check #	VENDOR	AMOUNT	DESCRIPTION
Various Dept.	1396301	FIFTH THIRD BANK	39,957.62	Procurement Card Purchases - June 2020
Treasurer	1396326	STATE OF MICHIGAN	189,462.93	2017/2018/2019 IFT Refund Grand Rapids Public Schools
Engineer	1396327	STATE OF MICHIGAN	225,005.66	MDOT Construction - Madison - Franklin to Wealthy
Engineer	1396331	ELZINGA & VOLKERS, INC.	616,696.54	Construction - WRRF Renewable Natural Gas Conditioning System
Various Depts.	1396353	CONSUMERS ENERGY	41,850.44	Electricity - June 2020
Library	1396356	ANDY J EGAN CO INC	38,340.00	HVAC System at GRPL Ottawa Hills
Engineer	1396363	FISHBECK, THOMPSON, CARR & HUBER, INC.	185,527.08	Construction Engineering, Inspection & Staking - Hasting Street
Engineer	1396365	MATERIALS TESTING CONSULTANTS	55,774.89	Ash Lagoon PFAS Investigation
Engineer	1396367	DAVIS CONSTRUCTION, INC	563,729.85	Livingston Pump Station Expansion
Engineer	1396370	WYOMING EXCAVATORS INC	553,477.46	Reconstruction of Tremont Blvd and Improvements in Sinclair Ave.
Engineer	1396389	WILLIAMS & WORKS INC	32,345.00	Construction Inspections - Madison Ave -Cottage Grove to Adams St.
Engineer	1396401	TETRA TECH INC	20,871.24	Construction - WRRF Renewable Natural Gas Conditioning System
Engineer	1396409	KAMMINGA & ROODVOETS INC	366,494.19	Reconstruction of Mason Street
Engineer	1396425	Spalding DeDecker Associates, Inc.	34,307.00	Water Main Replacement in Madison Ave
Engineer	1396440	Montgomery Excavating LLC	188,108.15	Reconstruction of Griggs Street
Risk Mgmt.	1396443	ST MARY'S HEALTH SERVICES	34,339.82	Worker's Compensation Medical Charges
Payroll	1396445	STATE OF MICHIGAN	289,618.02	Michigan State Withholding Taxes - June 2020
Payroll	1396446	THE NORTHERN TRUST 1	1,087,036.34	(City Employee/Employer) General, Police/Fire PPE 07/11/2020
Payroll	1396448	MUNICIPAL EMPLOYEES RETIREMENT SYSTEM OF	96,123.78	MERS - EMPLOYER CONTRIB-HCSP-GENERAL - PPE 07/11/2020
Payroll	1396486	VANTAGEPOINT TRANSFER AGENTS-401	143,532.28	(City Employee) 401 Plan Withholding ICMA PPE 07/11/2020
Payroll	1396488	VANTAGEPOINT TRANSFER AGENTS-457	100,421.90	(City Employee) 457 Plan Withholding ICMA PPE 07/11/2020
Payroll	1396503	Raymond James & Associates	22,262.37	ER Med Supplement - PPE 07/11/2020
Stormwater Maint.	1396511	EmNet, LLC.	98,677.17	196 Grand Rapids System- Sewer Monitoring System
Engineer	1396519	HUBBELL, ROTH & CLARK INC	52,192.46	Traffic Engineering Services
Fiscal Srvcs.	1396520	DICKINSON WRIGHT PLLC	30,413.00	Legal Services
Engineer/Fire	1396529	BAZEN ELECTRIC	35,051.73	Exterior Lighting Replacement at Gallery on Fulton and Install Circuits-LaGrave Annex
Comm. Dev.	1396532	HOME REPAIR SERVICES	43,830.34	Access Modification Program

Attachment: Checks over 20,000 August 11 2020 (Comptroller's Report)

City of Grand Rapids
Checks Issued to Vendors $20,000 and Over
From 07/09/2020 through 07/29/2020 Inclusive

DEPT	Check #	VENDOR	AMOUNT	DESCRIPTION
Fire Dept.	1396536	Interphase Office Interiors, Inc.	33,860.78	(86) Very Task Chairs
Various Depts.	1396557	FIFTH THIRD BANK	43,175.31	Procurement Card Purchases - June 2020
Engineer	1396566	Spalding DeDecker Associates, Inc.	23,715.50	Professional Services - Eastern Ave - Ardmore/Oakdale
Parks & Rec.	1396580	Grand Rapids Nehemiah Project	50,506.00	Furnish and Install Trees
EPSD	1396594	Polydyne Inc.	24,196.00	Clarifloc CE
Engineer	1396596	M ONE LIMITED INC	53,040.00	Parking Ramp Improvements at Calder Plaza and Various Locations
Various Depts.	1396603	CONSUMERS ENERGY	38,806.52	Electricity - June 2020
Engineer	1396608	NAGEL CONSTRUCTION INC	20,728.66	Utility Improvements at Various Locations
Engineer	1396612	PROGRESSIVE ARCHITECTURE	27,122.88	Improvements to Aman, Burton Woods, Caulfield, and Kensington Parks
Engineer	1396617	PREIN & NEWHOF INC	34,222.00	Resurfacing of Hall Street from Division to Jefferson
Engineer	1396618	WYOMING EXCAVATORS INC	332,718.50	Reconstruction of Emerald Ave - Arbor St to Leonard St and Cedar Street - College Ave to Union
Engineer	1396619	KATERBERG VERHAGE	291,573.00	Improvements to Foster, Lexington, Lincoln Place and Mackay-Jaycee Parks
Engineer	1396622	SUPERIOR ASPHALT INC	114,829.19	As-Needed Surface Lots
Comm. Dev.	1396623	BUILDERS UNLIMITED INC	22,413.00	Housing Rehab - Gramercy Properties - 539 Carrier
Engineer	1396625	WILLIAMS & WORKS INC	26,507.86	Construction - Madison - 28th St. to Burton
DDA	1396635	MYDATT SERVICE INC	23,658.76	Landscaping Supplies - Planters
Engineer	1396640	Holland Engineering, Inc.	75,021.25	Construction Engineering - Walker Avenue and Seventh St.
Info. Tech.	1396644	The Iserv Company, LLC	31,261.35	IT Managed Services - BaaS Primary-June 2020 and Fiber Access August 2020
Engineer	1396645	The Christman Company	530,349.48	Construction - Biodigestion w/Combined Heat and Power
Engineer	1396647	Triangle Associates, Inc.	137,362.02	Pretreatment System Improvements at the Lake Michigan Filtration Plant
Engineer	1396657	Montgomery Excavating LLC	218,658.35	Reconstruction of Griggs Street
Police	1396677	County of Kent	24,764.18	June 2020 - Arrest Processing and Housing of Prisoners at Kent County Jail
Engineer	1396696	CITY OF KENTWOOD	37,847.26	Breton Ave. Resurfacing
Engineer	1396697	MOORE & BRUGGINK INC	161,212.49	Preliminary Design - Ottawa Ave, Ionia Ave & Fulton St. & Reconstruction of Division Ave-Wealthy St to Cherry St.
Engineer	1396702	BAZEN ELECTRIC	40,950.00	Electrical Improvements to Belknap Park
Engineer	1396703	GEOTECH INC	110,406.88	Electrical - Conduit Drawing Manhole Detail
Engineer	1396706	DIVERSCO CONSTRUCTION CO INC	36,034.20	Construction of Compost Facility at 2001 Butterworth St. SW
Treasurer	1396710	GRAND RAPIDS COMMUNITY COLLEGE	1,287,635.50	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Info. Tech./Fiscal Srvcs.	1396711	GRAND RAPIDS COMMUNITY COLLEGE	74,893.97	PEG (Public, Educational, Governmental) Grant for Heta Cable Grant Program

Attachment: Checks over 20,000 August 11 2020 (Comptroller's Report)

City of Grand Rapids
Checks Issued to Vendors $20,000 and Over
From 07/09/2020 through 07/29/2020 Inclusive

DEPT	Check #	VENDOR	AMOUNT	DESCRIPTION
Engineer	1396714	WILLIAMS & WORKS INC	29,499.85	Design Engineering - Valley Ave.
Treasurer	1396719	GRAND RAPIDS PUBLIC SCHOOLS	24,935.69	Distribution of Property Taxes Posted: 06/16/2020 thru 06/30/2020
Treasurer	1396720	GRAND RAPIDS PUBLIC SCHOOLS	8,966,258.98	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Engineer	1396727	Pride builders Group, LLC.	33,500.00	Improvements to Ken-O-Sha Park
Engineer	1396728	BVR Restoration LLC	53,775.00	Exterior Façade and Concrete Restoration at Various Fire Stations
Human Res.	1396730	BLUE CROSS BLUE SHIELD OF MICH	577,734.35	Insurance Claims - 07/11/2020-07/17/2020
Treasurer	1396731	COUNTY OF KENT	7,531,793.93	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Treasurer	1396733	FOREST HILLS PUBLIC SCHOOLS	86,032.65	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Treasurer	1396735	INTERURBAN TRANSIT PARTNERSHIP	1,065,429.83	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Treasurer	1396737	KENT INTERMEDIATE SCHL DIST	4,103,432.21	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Treasurer	1396738	KENTWOOD PUBLIC SCHOOLS	276,161.72	Distribution of Property Taxes Posted: 07/01/2020 thru 07/15/2020
Engineer	1396747	Holland Engineering, Inc.	77,495.00	Resurfacing of Market Ave
Engineer	1396751	Spalding DeDecker Associates, Inc.	122,634.42	Engineering/Surveying - Lake Eastbrook Blvd.- East Beltline to Burton
Park and Rec.	1396754	Shady Acre Lawn Care Inc.	40,860.00	Lawn Services - North and South Oakhill Cemetery
Engineer	1396762	STATE OF MICHIGAN	495,631.41	MDOT Road Construction - Division-Wealthy to Cherry, Madision-28th To Burton & 3 Mile SW
Human Res.	1396816	BLUE CROSS BLUE SHIELD OF MICH	82,260.18	Administration Fees - July 2020
Risk Mgmt.	1396859	ARTHUR J. GALLAGHER RISK MANAGEMENT SERV	1,251,520.13	07/01/2020-07/01/2021 - Property, Work Comp., Crime, Liquor Lib. And Special Events Insurance
Risk Mgmt.	1396860	MI MUNICIPAL RISK MGMT AUTHORITY	446,613.50	Excess Liability Insurance - 07/01/2020-21, 1st Installment CC#89933
Public Works	1396903	RIETH-RILEY CONSTRUCTION CO	127,370.81	Commercial Asphalt and Patch Mix
Info. Tech.	1396988	Escape Velocity Holding, Inc.	22,436.00	EMC Fiber Channel Switches
Comm. Dev.	1396991	EFS Limited Dividend Housing Association LLC	70,000.00	Construction - 35 Seward Ave. Nw
EPSD	1396992	Trojan Technologies Group ULC	29,457.42	(42) Lamp Assy and Supplies
EPSD	1397006	GRAND VALLEY REGIONAL BIOSOLIDS	989,400.00	Monthly Partner Share of Revenue Requirements - July and August 2020
Comm. Dev.	1397062	Lisa Knight	27,000.00	GROW -Consulting and Mentoring CC#89969
Wire Transfers				
			216,694.37	Employee FICA- PPE 07/11/2020
			216,694.37	Employer FICA - PPE 07/11/2020
			425,698.07	Federal Income Tax

Attachment: Checks over 20,000 August 11 2020 (Comptroller's Report)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John M Globensky, City Treasurer
City of Grand Rapids Treasurer's Office

SUBJECT: **Treasurer's Report for Period of July 28, 2020 through August 10, 2020**

The City Treasurer's Office prioritizes safety of principal above all other considerations. This is in keeping with the City's Investment Policy. Our second goal is to maintain liquidity sufficient to meet the City's current obligations. The Treasurer's Office only seeks to maximize yield after it is confident the first to goals have been met.

Beginning in mid-March, the portfolio allocation to immediately available cash was increased. This was due to low confidence in cash flow projections. The portfolio is ready to immediately provide liquidity if needed for emergency expenses. Additionally, the City's investments remain in high-quality issuers with little credit risk. Before the COVID-19 outbreak, the Treasurer's Office had extended portfolio maturities and avoided callable securities. The City is continuing to earn interest at rates well above of those now available in current markets. The City's portfolio is well positioned for the low-interest rate environment in which we find ourselves.

However, as portfolio securities mature monies cannot be reinvested at similar rates. Interest rates across the entire universe of investment options available to the City for surplus funds are at historic lows. The 10-year Treasury yield is fluctuating between 0.56% - 0.62%. The Bloomberg Barclays U.S. Agency bond index rate is at 0.50%. 90-day AA non-financial commercial paper is paying 0.13%. The Bloomberg benchmark for five-year municipal bonds is at 0.20%. Mortgage-backed GNMA bonds are at 0.290%. 12-month certificates of deposit are at 0.22%.

The Federal Reserve has committed itself to historically low interest rates for a considerable length of time. The Treasurer's Office expects the economic recovery to be measured in years rather than months.

Bond market prices rise when interest rates fall, and vice versa. As result of the decline in interest rates, the City's portfolio has significant unrealized capital gains. Market price

gains are only realized when portfolio securities are sold before maturity. Unless used for current expenditures, those proceeds must be subsequently reinvested. Across-the-board selling would cannibalize longer-term cash flows in exchange for a momentary windfall.

The portfolio segments and investment returns are listed in the table below.

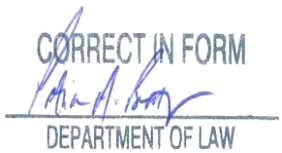
Investment Manager	Funds Managed	Purchase Yield
PFM Asset Management	$154,391,178	1.92%
City Staff	$165,268,731	1.97%
Robinson Capital Management	$78,693,530	2.40%
Cemetery Perpetual Care	$4,504,002	2.07%
Bond Proceeds:		
Water System 2020	$23,412,490	0.34%
Sewer System 2020	$16,210,642	1.26%
CIB 2018 - Street Lights	$4,808,092	2.01%
CIB 2017 - Cemeteries	$321,558	1.75%
Brownfield 2012	$101,631	3.15%
Total:	$447,711,855	1.92%

The attached tables detail portfolio holdings and trading activity. Proceeds of the new water bond are not yet included in the appendices for technical reasons. Please contact me at ext. 3285 with any questions on this Treasurer's report. Thank you.

JMG/jmg:FC TREASURER'S REPORT CITY COMMISSON 08-25-2020.DOC

cc: Roberta Cahill, Deputy City Treasurer
Levi Boldt, Investment Analyst

Prepared by John M Globensky and Levi Boldt



Treasurer's Report Asset Listing

As of 08/10/2020

CoGR - Agg All (168770)

Dated: 08/11/20

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Brownfield Bond 2012

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
05312022CD West Michigan Community Bank 3.150	CD	05/31/2022 1 to 2 Years 1.710	NA NA NA	101,631.18	101,631.18	101,631.18	0.00	0.00	3.150	0.024%
05312022CD West Michigan Community Bank 3.150	**CD**	**05/31/2022 1 to 2 Years 1.710**	**NA NA NA**	**101,631.18**	**101,631.18**	**101,631.18**	**0.00**	**0.00**	**3.150**	**0.024%**

Cemeteries Bond 2017

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCYUSD Cash 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	321,557.95	321,557.95	321,557.95	0.00	0.00	---	0.076%
CCYUSD Cash 0.000	**CASH**	**08/10/2020 0 to 1 Year ---**	**Aaa AAA AAA**	**321,557.95**	**321,557.95**	**321,557.95**	**0.00**	**0.00**	**---**	**0.076%**

Cemetery Perpetual Care

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCYUSD Receivable 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	83,881.57	83,881.57	83,881.57	0.00	0.00	---	0.020%
36179UYX4 G2 MA6126 2.500	GNMA	09/20/2034 10+ Years 3.679	Aaa AA+ AAA	850,313.28	865,459.49	893,381.65	29,302.06	-1,230.85	2.120	0.211%
3617GGUC7 G2 BF9579 2.500	GNMA	07/20/2043 10+ Years 3.016	Aaa AA+ AAA	853,816.08	874,361.03	903,047.11	30,188.04	-955.99	2.025	0.213%
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	2,623,691.96	2,623,691.96	2,623,691.96	0.00	0.00	---	0.618%
--- --- 1.032	**---**	**01/03/2028 --- 3.346**	**Aaa AAA AAA**	**4,411,702.88**	**4,447,394.04**	**4,504,002.29**	**59,490.10**	**-2,186.84**	**2.072**	**1.062%**

Internal Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
880591EU2 TENNESSEE VALLEY AUTHORITY 2.875	AGCY BOND	02/01/2027 5 to 7 Years 5.967	Aaa AA+ AAA	2,000,000.00	2,051,734.00	2,267,460.00	223,158.07	-705.96	2.502	0.534%
76116FAD9 RESOLUTION FUNDING CORP 0.000	AGCY BOND	07/15/2020 0 to 1 Year 0.003	Aaa AA+ AAA	0.00	0.00	0.00	0.00	708.18	1.870	0.000%

Treasurer's Report Asset Listing

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3137EAEK1 FEDERAL HOME LOAN MORTGAGE CORP 1.875	AGCY BOND	11/17/2020 0 to 1 Year 0.269	Aaa AA+ AAA	625,000.00	623,500.00	627,912.50	3,166.12	106.11	2.024	0.148%
3137EAEL9 FEDERAL HOME LOAN MORTGAGE CORP 2.375	AGCY BOND	02/16/2021 0 to 1 Year 0.510	Aaa AA+ AAA	1,500,000.00	1,494,525.00	1,517,190.00	18,727.05	349.42	2.577	0.358%
3130ACTU8 FEDERAL HOME LOAN BANKS 1.900	AGCY BOND	11/27/2020 0 to 1 Year 0.297	Aaa AA+ AAA	2,890,000.00	2,843,760.00	2,905,230.30	23,768.63	3,241.40	2.912	0.685%
3130ACE26 FEDERAL HOME LOAN BANKS 1.375	AGCY BOND	09/28/2020 0 to 1 Year 0.133	Aaa AA+ AAA	1,000,000.00	997,500.00	1,001,630.00	1,856.23	193.24	1.544	0.236%
CCYUSD Receivable 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	229,575.26	229,575.26	229,575.26	0.00	0.00	---	0.054%
CCYUSD Cash 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	10,876,111.50	10,876,111.50	10,876,111.50	0.00	0.00	---	2.563%
02252021CD Michigan First Credit Union 2.730	CD	02/25/2021 0 to 1 Year 0.535	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.730	0.059%
09252020CD Level One Bank 2.700	CD	09/25/2020 0 to 1 Year 0.123	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.700	0.059%
2252022CD Flagstar Bank 2.800	CD	02/25/2022 1 to 2 Years 1.481	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.800	0.059%
02252022CD United Bank of Michigan 2.720	CD	02/25/2022 1 to 2 Years 1.483	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.720	0.059%
05242022CD City of Grand Rapids 2.550	CD	05/24/2022 1 to 2 Years 1.708	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.550	0.059%
5391COGRA TCF 1.950	CD	12/24/2022 2 to 3 Years 2.266	NA NA NA	1,000,000.00	1,000,000.00	1,000,000.00	0.00	0.00	1.950	0.236%
3706COGRA GD River Bk 2.010	CD	12/19/2022 2 to 3 Years 2.251	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	2.010	0.059%
190145 CD HB 0.710	CD	09/17/2020 0 to 1 Year 0.101	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	0.710	0.059%
68407251 CIBC CD 0725/1 09/14/20 0.750	CD	09/14/2020 0 to 1 Year 0.093	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	0.750	0.059%
7154633533 Huntington Bank 0.750	CD	09/13/2020 0 to 1 Year 0.090	NA NA NA	250,000.00	250,000.00	250,000.00	0.00	0.00	0.750	0.059%
5000022702 Level One Bank 0.450	CD	08/31/2020 0 to 1 Year 0.055	NA NA NA	1,000,000.00	1,000,000.00	1,000,000.00	0.00	0.00	0.450	0.236%
3892COGRA Grand River Bank 0.560	CD	09/29/2020 0 to 1 Year 0.134	NA NA NA	1,000,000.00	1,000,000.00	1,000,000.00	0.00	0.00	0.560	0.236%
63763PGF0 National Securities Clearing Corporation 0.000	CP	07/15/2020 0 to 1 Year 0.003	P-1 A-1+ NA	0.00	0.00	0.00	0.00	5,005.00	1.731	0.000%
03785DGL4 Apple Inc. 0.000	CP	07/20/2020 0 to 1 Year 0.008	P-1 A-1+ NA	0.00	0.00	0.00	0.00	2,449.85	1.559	0.000%
03785DGW0 Apple Inc. 0.000	CP	07/30/2020 0 to 1 Year 0.003	P-1 A-1+ NA	0.00	0.00	0.00	0.00	6,243.06	1.562	0.000%

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Treasurer's Report Asset Listing

CoGR - Agg All (168770

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64106GG64 Nestlé Finance International Ltd. 0.000	CP	07/06/2020 0 to 1 Year 0.008	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	657.50	1.589	0.000%
03785DHX7 Apple Inc. 0.000	CP	08/31/2020 0 to 1 Year 0.058	P-1 A-1+ NA	4,000,000.00	3,965,285.56	3,999,760.00	3,248.89	7,152.22	1.583	0.943%
05526LGD3 BASF SE 0.000	CP	07/13/2020 0 to 1 Year 0.008	P-2 A-1 NA	0.00	0.00	0.00	0.00	2,137.11	0.857	0.000%
60680AJU3 Mitsubishi International Corporation 0.000	CP	09/28/2020 0 to 1 Year 0.136	P-1 A-1 NA	5,000,000.00	4,998,583.35	4,999,000.00	133.32	283.33	0.170	1.178%
05526LJV0 BASF SE 0.000	CP	09/29/2020 0 to 1 Year 0.139	P-2 A-1 NA	2,000,000.00	1,999,396.38	1,999,600.00	158.06	45.56	0.205	0.471%
36241LWE2 GN 783345 3.500	GNMA	06/15/2026 5 to 7 Years 1.768	Aaa AA+ AAA	395,012.01	399,825.58	416,496.71	17,624.08	-317.55	3.175	0.098%
36202FZL3 G2 005247 3.500	GNMA	11/20/2026 5 to 7 Years ---	Aaa AA+ AAA	98,328.96	99,516.38	102,171.66	2,847.51	-43.30	3.187	0.024%
36241LR65 GN 783209 3.000	GNMA	01/15/2026 5 to 7 Years 1.823	Aaa AA+ AAA	1,083,329.83	1,085,699.61	1,138,178.82	53,058.14	-230.04	2.965	0.268%
3622A2JW3 GN 783877 3.500	GNMA	07/15/2027 5 to 7 Years 1.923	Aaa AA+ AAA	972,814.00	986,412.42	1,025,725.35	41,487.65	-1,120.26	3.107	0.242%
36241L6Z4 GN 783588 3.000	GNMA	06/15/2027 5 to 7 Years 2.102	Aaa AA+ AAA	749,474.18	747,600.51	788,439.34	40,636.22	79.79	3.055	0.186%
36296QW62 GN 698269 4.500	GNMA	07/15/2024 3 to 5 Years 1.363	Aaa AA+ AAA	165,678.44	170,907.66	173,891.12	4,391.68	-251.81	3.825	0.041%
3620AWS76 GN 742242 3.500	GNMA	01/15/2026 5 to 7 Years 1.729	Aaa AA+ AAA	152,410.47	153,124.89	160,462.31	7,230.29	-45.54	3.405	0.038%
36179MKL3 G2 MA0299 2.500	GNMA	08/20/2027 7 to 10 Years 2.284	Aaa AA+ AAA	501,780.58	501,153.35	523,121.30	21,978.14	49.84	2.532	0.123%
38380KA62 GNR 2018-022 KC 2.500	GNMA CMO	08/20/2043 10+ Years ---	Aaa AA+ AAA	276,357.56	273,939.43	280,301.18	3,834.89	-60.42	2.374	0.066%
38381TGF6 GNR 2019-029 HD 3.500	GNMA CMO	03/20/2049 10+ Years ---	Aaa AA+ AAA	2,411,862.21	2,422,106.26	2,683,172.59	259,382.19	87.52	2.965	0.632%
38381TTF2 GNR 2019-044 EJ 2.500	GNMA CMO	04/20/2049 10+ Years ---	Aaa AA+ AAA	1,749,407.27	1,740,933.58	1,830,562.27	89,441.94	99.43	2.573	0.431%
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	64,613,097.36	64,613,097.36	64,613,097.36	0.00	0.00	---	15.228%
205759KG7 COMSTOCK PARK MICH PUB SCHS 2.750	MUNI	05/01/2023 2 to 3 Years 2.613	NA AA NA	1,500,000.00	1,474,470.00	1,563,945.00	81,487.11	686.85	3.082	0.369%
516447CY3 LANSING MICH TAX INCREMENT FIN AUTH 3.580	MUNI	05/01/2030 7 to 10 Years 7.485	NA A+ NA	550,000.00	583,522.50	606,292.50	26,185.48	-338.56	2.866	0.143%
645172LA3 NEW HAVEN MICH CMNTY SCHS 2.760	MUNI	05/01/2027 5 to 7 Years 6.113	Aa1 NA NA	1,910,000.00	1,910,000.00	2,044,483.10	134,483.10	0.00	2.760	0.482%
645172KZ9 NEW HAVEN MICH CMNTY SCHS 2.640	MUNI	05/01/2026 5 to 7 Years 5.295	Aa1 NA NA	1,885,000.00	1,885,000.00	2,017,063.10	132,063.10	0.00	2.640	0.475%

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CoGR - Agg All (168770)

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775104DJ8 ROGERS CITY MICH 2.120	MUNI	05/01/2024 3 to 5 Years 3.548	NA A NA	860,000.00	860,430.00	866,338.20	5,977.11	-10.39	2.108	0.204%
170016E21 CHIPPEWA VALLEY MICH SCHS 2.287	MUNI	05/01/2028 7 to 10 Years 7.037	Aa1 NA NA	2,500,000.00	2,500,000.00	2,600,825.00	100,825.00	0.00	2.287	0.613%
413450KA4 HARPER CREEK MICH CMNTY SCH DIST 2.466	MUNI	05/01/2027 5 to 7 Years 6.158	NA AA NA	350,000.00	350,000.00	365,848.00	15,848.00	0.00	2.466	0.086%
516391DJ5 LANSING MICH BRD WTR & LT UTIL SYS REV 2.429	MUNI	07/01/2026 5 to 7 Years 5.469	Aa3 AA- NA	500,000.00	500,000.00	516,395.00	16,395.00	0.00	2.429	0.122%
035519VV6 ANN ARBOR MICH SCH DIST PUB SCHS 2.016	MUNI	05/01/2023 2 to 3 Years 2.646	Aa1 NA NA	1,000,000.00	1,000,000.00	1,039,160.00	39,160.00	0.00	2.016	0.245%
035519VZ7 ANN ARBOR MICH SCH DIST PUB SCHS 2.475	MUNI	05/01/2027 5 to 7 Years 6.171	Aa1 NA NA	1,500,000.00	1,500,000.00	1,597,230.00	97,230.00	0.00	2.475	0.376%
272497RG5 EAST GRAND RAPIDS MICH PUB SCH DIST 2.364	MUNI	05/01/2027 5 to 7 Years 6.151	NA AA NA	500,000.00	500,000.00	524,610.00	24,610.00	0.00	2.363	0.124%
272497RF7 EAST GRAND RAPIDS MICH PUB SCH DIST 2.284	MUNI	05/01/2026 5 to 7 Years 5.313	NA AA NA	300,000.00	300,000.00	314,994.00	14,994.00	0.00	2.283	0.074%
594654GV1 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 2.570	MUNI	12/01/2027 7 to 10 Years 6.650	Aa2 AA+ NA	415,000.00	431,886.35	442,564.30	11,556.73	-228.30	2.000	0.104%
594654GX7 MICHIGAN ST HSG DEV AUTH SINGLE FAMILY MTG REV 2.690	MUNI	12/01/2028 7 to 10 Years 7.428	Aa2 AA+ NA	855,000.00	896,484.60	911,199.15	16,599.63	-490.10	2.080	0.215%
39081JBE7 GREAT LAKES WTR AUTH MICH WTR SUPPLY SYS REV 5.000	MUNI	07/01/2036 10+ Years 5.195	A2 A+ A	2,000,000.00	2,166,280.00	2,414,720.00	257,455.63	-2,694.34	3.510	0.569%
946303D27 WAYNE ST UNIV MICH UNIV REVS 1.804	MUNI	11/15/2026 5 to 7 Years 5.926	Aa3 A+ NA	1,385,000.00	1,450,995.25	1,447,615.85	-3,076.44	-302.96	1.020	0.341%
105173LF3 BRANCH CNTY MICH BLDG AUTH 2.000	MUNI	07/01/2026 5 to 7 Years 3.749	NA AA- NA	240,000.00	252,280.80	252,734.40	545.79	-92.19	0.674	0.060%
032879VE5 ANCHOR BAY MICH SCH DIST 1.950	MUNI	11/01/2030 10+ Years 9.230	NA AA NA	2,500,000.00	2,563,675.00	2,528,525.00	-34,979.29	-170.71	1.679	0.596%
714738MP3 PERRY MICH PUB SCHS 1.534	MUNI	05/01/2027 5 to 7 Years 6.373	NA AA NA	1,310,000.00	1,342,750.00	1,328,078.00	-14,659.22	-12.78	1.147	0.313%
946303D35 WAYNE ST UNIV MICH UNIV REVS 1.954	MUNI	11/15/2027 7 to 10 Years 6.777	Aa3 A+ NA	1,060,000.00	1,122,253.80	1,114,314.40	-7,916.92	-22.48	1.110	0.263%
627780TE9 MUSKEGON MICH 1.930	MUNI	10/01/2023 3 to 5 Years 3.035	NA AA- NA	300,000.00	313,869.00	311,703.00	-2,118.34	-47.66	0.450	0.073%
83164LRK9 SBA 509490 4.075	Other MTGE	12/25/2021 1 to 2 Years ---	Aaa AA+ AAA	63,340.10	73,155.20	63,437.01	-2,502.52	-807.53	-0.408	0.015%
83165AHW7 SBA 521845 3.585	Other MTGE	01/25/2024 3 to 5 Years ---	Aaa AA+ AAA	160,125.88	172,577.68	161,091.44	-8,039.70	-505.44	2.164	0.038%
83164HWB2 SBA 506942 0.610	Other MTGE	06/25/2029 7 to 10 Years ---	Aaa AA+ AAA	710,929.96	714,736.38	709,593.41	5,189.86	176.82	2.596	0.167%

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83164MP52 SBA 510344 0.875	Other MTGE	01/25/2029 7 to 10 Years ---	Aaa AA+ AAA	2,614,094.49	2,652,607.48	2,616,760.87	9,298.21	92.03	2.700	0.617%
83164KB51 SBA 508160 2.575	Other MTGE	08/25/2032 10+ Years ---	Aaa AA+ AAA	991,947.45	1,035,858.09	1,020,842.88	-10,669.14	-605.38	2.832	0.241%
83165ASZ8 SBA 522136 4.100	Other MTGE	05/25/2027 5 to 7 Years ---	Aaa AA+ AAA	56,896.51	63,905.08	59,369.80	-2,913.26	-196.80	1.734	0.014%
83164JYH3 SBA 507912 0.635	Other MTGE	11/25/2028 7 to 10 Years ---	Aaa AA+ AAA	433,964.10	434,099.71	430,544.46	-2,122.01	25.04	2.263	0.101%
83164MWZ8 SBA 510564 0.625	Other MTGE	06/25/2044 10+ Years ---	Aaa AA+ AAA	980,102.78	980,102.78	975,731.52	-4,371.26	0.00	2.109	0.230%
83164MW39 SBA 510566 0.600	Other MTGE	02/25/2030 7 to 10 Years ---	Aaa AA+ AAA	466,058.53	466,058.53	464,334.11	-1,724.42	0.00	2.036	0.109%
831628EW8 SBA 100149 3.200	Other MTGE	04/25/2045 10+ Years ---	Aaa AA+ AAA	1,486,866.84	1,583,048.54	1,572,168.39	-9,450.02	-648.61	2.821	0.371%
912796SZ3 UNITED STATES TREASURY 0.000	T-BILL	07/16/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	76.01	0.039	0.000%
912796WZ8 UNITED STATES TREASURY 0.000	T-BILL	08/06/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	586.75	0.056	0.000%
912828X39 UNITED STATES TREASURY 0.125	TIPS	04/15/2022 1 to 2 Years 0.843	Aaa AA+ AAA	1,319,937.50	1,322,161.45	1,347,035.82	25,819.62	1,744.73	0.090	0.317%
912810FD5 UNITED STATES TREASURY 3.625	TIPS	04/15/2028 7 to 10 Years 3.449	Aaa AA+ AAA	1,587,740.00	2,005,402.82	2,183,174.25	233,235.42	-2,981.60	0.553	0.515%
912810FH6 UNITED STATES TREASURY 3.875	TIPS	04/15/2029 7 to 10 Years 3.839	Aaa AA+ AAA	1,562,120.00	2,053,680.39	2,261,262.43	266,069.10	-3,293.72	0.561	0.533%
912828Q60 UNITED STATES TREASURY 0.125	TIPS	04/15/2021 0 to 1 Year 0.341	Aaa AA+ AAA	1,354,400.00	1,398,418.11	1,363,203.60	-7,843.45	-448.42	-0.528	0.321%
9128286B1 UNITED STATES TREASURY 2.625	US GOV	02/15/2029 7 to 10 Years 7.662	Aaa AA+ AAA	1,000,000.00	1,027,038.75	1,176,600.00	152,584.50	-286.17	2.313	0.277%
9128282R0 UNITED STATES TREASURY 2.250	US GOV	08/15/2027 7 to 10 Years 6.486	Aaa AA+ AAA	1,000,000.00	998,913.75	1,126,910.00	127,835.52	13.65	2.264	0.266%
912810EZ7 UNITED STATES TREASURY 6.625	US GOV	02/15/2027 5 to 7 Years 5.462	Aaa AA+ AAA	1,000,000.00	1,309,695.00	1,403,400.00	138,676.19	-4,233.93	2.234	0.331%
9128283F5 UNITED STATES TREASURY 2.250	US GOV	11/15/2027 7 to 10 Years 6.734	Aaa AA+ AAA	1,000,000.00	997,976.25	1,130,120.00	131,875.26	24.79	2.276	0.266%
912810FM5 UNITED STATES TREASURY 6.250	US GOV	05/15/2030 7 to 10 Years 7.871	Aaa AA+ AAA	1,000,000.00	1,377,507.50	1,544,340.00	203,764.10	-3,465.80	2.329	0.364%
912828VB3 UNITED STATES TREASURY 1.750	US GOV	05/15/2023 2 to 3 Years 2.699	Aaa AA+ AAA	1,000,000.00	945,625.00	1,044,490.00	82,011.68	1,456.40	3.180	0.246%
9128282D1 UNITED STATES TREASURY 1.375	US GOV	08/31/2023 3 to 5 Years 2.986	Aaa AA+ AAA	1,500,000.00	1,398,457.03	1,556,130.00	128,406.22	2,526.15	3.039	0.367%
912828Q29 UNITED STATES TREASURY 1.500	US GOV	03/31/2023 2 to 3 Years 2.584	Aaa AA+ AAA	1,250,000.00	1,173,535.16	1,294,825.00	96,778.98	2,126.39	3.155	0.305%

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770)

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
912828K74 UNITED STATES TREASURY 2.000	US GOV	08/15/2025 5 to 7 Years 4.758	Aaa AA+ AAA	5,100,000.00	5,200,605.47	5,545,638.00	359,816.46	-1,813.84	1.649	1.307%
--- --- 1.184	**---**	**04/25/2024 --- 3.602**	**Aa1 AA+ AAA**	**159,598,763.75**	**161,813,351.51**	**165,268,730.57**	**3,640,519.92**	**11,951.57**	**1.968**	**38.951%**

PFM Asset Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
62889KAE1 NCUAGT 2011-M1 A5 3.450	ABS	06/12/2021 0 to 1 Year ---	Aaa AA+ AAA	2,200,000.00	2,227,841.00	2,248,598.00	37,573.01	-1,464.77	2.839	0.530%
3130A8QS5 FEDERAL HOME LOAN BANKS 1.125	AGCY BOND	07/14/2021 0 to 1 Year 0.924	Aaa AA+ AAA	1,500,000.00	1,489,493.00	1,513,740.00	18,103.86	524.81	1.443	0.357%
3135G0S38 FEDERAL NATIONAL MORTGAGE ASSOCIATION 2.000	AGCY BOND	01/05/2022 1 to 2 Years 1.407	Aaa AA+ AAA	0.00	0.00	0.00	0.00	-201.60	1.894	0.000%
3137EAEC9 FEDERAL HOME LOAN MORTGAGE CORP 1.125	AGCY BOND	08/12/2021 1 to 2 Years 1.005	Aaa AA+ AAA	0.00	0.00	0.00	0.00	2,558.98	2.272	0.000%
3133EJTF6 FEDERAL FARM CREDIT BANKS FUNDING CORP 2.700	AGCY BOND	07/02/2021 0 to 1 Year 0.887	Aaa AA+ AAA	2,800,000.00	2,796,444.00	2,863,252.00	64,680.88	177.23	2.758	0.675%
313379Q69 FEDERAL HOME LOAN BANKS 2.125	AGCY BOND	06/10/2022 1 to 2 Years 1.801	Aaa AA+ AAA	1,000,000.00	1,012,340.00	1,036,020.00	28,758.53	-438.15	1.720	0.244%
3135G0Q89 FEDERAL NATIONAL MORTGAGE ASSOCIATION 1.375	AGCY BOND	10/07/2021 1 to 2 Years 1.147	Aaa AA+ AAA	1,000,000.00	996,740.00	1,014,100.00	15,635.24	147.36	1.510	0.239%
31359MGK3 FEDERAL NATIONAL MORTGAGE ASSOCIATION 6.625	AGCY BOND	11/15/2030 10+ Years 8.077	Aaa AA+ AAA	5,900,000.00	8,749,945.00	9,154,912.00	613,381.88	-26,103.32	1.821	2.158%
3133EJXV6 FEDERAL FARM CREDIT BANKS FUNDING CORP 2.700	AGCY BOND	02/23/2021 0 to 1 Year 0.529	Aaa AA+ AAA	2,675,000.00	2,672,333.80	2,711,273.00	37,030.47	158.04	2.754	0.639%
313382K69 FEDERAL HOME LOAN BANKS 1.750	AGCY BOND	03/12/2021 0 to 1 Year 0.584	Aaa AA+ AAA	500,000.00	509,612.50	504,660.00	1,680.82	-563.74	0.731	0.119%
3135G04Z3 FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.500	AGCY BOND	06/17/2025 3 to 5 Years 4.787	Aaa AA+ AAA	1,500,000.00	1,496,895.00	1,505,790.00	8,806.10	68.77	0.542	0.355%
3135G05Q2 FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.875	AGCY BOND	08/05/2030 7 to 10 Years 9.536	Aaa AA+ AAA	1,150,000.00	1,141,352.00	1,141,421.00	55.53	13.47	0.954	0.269%
CCYUSD Receivable 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	3,070,048.13	3,070,048.13	3,070,048.13	0.00	0.00	---	0.724%
CCYUSD Payable 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	-1,504,898.21	-1,504,898.21	-1,504,898.21	0.00	0.00	---	-0.355%

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
3131XDDP7 FH ZK9110 3.000	FHLMC	12/01/2032 10+ Years 2.766	Aaa AA+ AAA	1,087,202.11	1,117,439.92	1,143,269.12	28,747.47	-1,472.39	2.263	0.269%
3132CWAS3 FH SB0017 3.500	FHLMC	11/01/2028 7 to 10 Years 1.839	Aaa AA+ AAA	2,631,368.18	2,730,455.63	2,804,091.19	86,153.41	-6,355.89	1.749	0.661%
3137FNWW6 FHMS K-736 A1 1.895	FHLMC	06/25/2025 3 to 5 Years ---	Aaa AA+ AAA	2,105,936.32	2,116,466.00	2,172,715.56	59,665.03	-425.06	1.781	0.512%
31334XZ28 FH QA1661 3.500	FHLMC	08/01/2049 10+ Years 2.369	Aaa AA+ AAA	2,077,266.12	2,148,347.57	2,192,492.07	44,613.09	-4,167.33	2.603	0.517%
3137FNX47 FHMS K-097 A1 2.160	FHLMC	05/25/2029 7 to 10 Years ---	Aaa AA+ AAA	2,986,207.65	3,001,067.02	3,212,681.64	214,056.35	-316.32	2.087	0.757%
3137FNXG0 FHMS K-J25 A1 2.149	FHLMC	11/25/2024 3 to 5 Years ---	Aaa AA+ AAA	815,539.22	815,534.33	853,706.45	38,106.35	-33.78	2.120	0.201%
3137FPJF3 FHMS K-099 A1 2.258	FHLMC	06/25/2029 7 to 10 Years ---	Aaa AA+ AAA	1,482,390.33	1,489,738.54	1,602,123.00	113,458.82	-165.14	2.164	0.378%
3137FQXH1 FHMS K-737 A1 2.116	FHLMC	06/25/2026 5 to 7 Years ---	Aaa AA+ AAA	1,392,273.02	1,399,226.03	1,463,571.32	65,299.75	-208.15	1.975	0.345%
3137FREB3 FHMS K-J28 A1 1.766	FHLMC	02/25/2025 3 to 5 Years ---	Aaa AA+ AAA	325,531.90	325,530.59	336,515.34	11,030.53	-10.19	1.736	0.079%
3137BGK24 FHMS K-043 A2 3.062	FHLMC	12/25/2024 3 to 5 Years ---	Aaa AA+ AAA	1,050,000.00	1,102,007.81	1,153,057.50	55,257.84	-1,234.76	1.912	0.272%
3137FRZ95 FHMS K-107 A1 1.228	FHLMC	02/25/2030 7 to 10 Years ---	Aaa AA+ AAA	997,121.62	1,002,052.39	1,021,959.92	20,161.63	-100.13	2.215	0.241%
3137F2ME3 FHR 4714 PA 3.000	FHLMC CMO	11/15/2046 10+ Years ---	Aaa AA+ AAA	1,908,088.03	1,964,138.11	2,031,522.24	69,165.94	-1,664.84	2.363	0.479%
3137BCA32 FHR 4371 B 3.000	FHLMC CMO	06/15/2040 10+ Years ---	Aaa AA+ AAA	1,500,000.00	1,532,812.50	1,549,020.00	22,431.39	-930.02	2.451	0.365%
3137B9YK5 FHR 4333 DA 2.250	FHLMC CMO	04/15/2044 10+ Years ---	Aaa AA+ AAA	1,861,424.20	1,879,456.75	1,928,398.24	48,972.96	-723.86	2.035	0.454%
3137FVG22 FHR 5000 LB 1.250	FHLMC CMO	07/25/2046 10+ Years ---	Aaa AA+ AAA	1,475,289.96	1,504,334.73	1,504,072.87	-261.86	0.00	0.846	0.354%
3138EHKA9 FN AL1188 4.000	FNMA	09/01/2026 5 to 7 Years 1.684	Aaa AA+ AAA	2,099,360.88	2,191,207.92	2,228,723.50	52,790.13	-6,305.61	2.006	0.525%
3140X4FY7 FN FM1082 3.000	FNMA	09/01/2031 10+ Years 2.534	Aaa AA+ AAA	1,186,281.37	1,220,572.31	1,248,193.39	29,683.43	-2,001.88	2.076	0.294%
31410LT93 FN 890776 3.500	FNMA	11/01/2031 10+ Years 2.060	Aaa AA+ AAA	2,011,255.81	2,087,934.94	2,125,193.45	45,422.18	-4,762.17	1.927	0.501%
3136AEGQ4 FNA 2013-M7 A2 2.280	FNMA	12/25/2022 2 to 3 Years ---	Aaa AA+ AAA	1,855,416.59	1,874,224.37	1,915,420.76	44,219.11	-1,108.46	1.840	0.451%
3140QBY28 FN CA4328 3.000	FNMA	10/01/2034 10+ Years 2.990	Aaa AA+ AAA	1,262,502.74	1,297,418.82	1,337,078.78	42,997.80	-2,478.10	2.170	0.315%
3140X3AJ7 FN FM0008 3.500	FNMA	08/01/2049 10+ Years 2.402	Aaa AA+ AAA	1,238,004.58	1,283,462.56	1,327,227.58	49,624.36	-4,363.93	2.442	0.313%

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Treasurer's Report Asset Listing

CoGR - Agg All (168770

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
3140QCG75 FN CA4721 3.500	FNMA	11/01/2034 10+ Years 2.618	Aaa AA+ AAA	1,283,599.20	1,336,948.79	1,365,929.25	36,178.14	-4,625.46	2.222	0.322%
3136AJB54 FNA 2014-M04 A2 3.346	FNMA	03/25/2024 3 to 5 Years ---	Aaa AA+ AAA	869,271.43	911,512.59	939,891.04	35,214.91	-1,421.66	1.803	0.222%
3140X52Y8 FN FM2590 3.500	FNMA	12/01/2034 10+ Years 2.703	Aaa AA+ AAA	1,389,320.16	1,474,198.94	1,504,828.24	38,262.22	-5,697.51	1.540	0.355%
3140X6AQ4 FN FM2714 3.000	FNMA	03/01/2050 10+ Years 3.656	Aaa AA+ AAA	1,461,608.73	1,513,678.54	1,552,608.49	41,859.10	-1,553.76	2.482	0.366%
3140X57G2 FN FM2694 3.000	FNMA	03/01/2035 10+ Years 3.121	Aaa AA+ AAA	1,402,915.67	1,478,322.38	1,504,192.15	30,311.93	-3,976.94	1.446	0.355%
3140X56L2 FN FM2674 4.000	FNMA	03/01/2050 10+ Years 2.639	Aaa AA+ AAA	1,289,121.33	1,384,596.88	1,391,877.19	12,678.28	-6,827.89	1.366	0.328%
3136AETD9 FNR 2013-61 HE 1.750	FNMA CMO	06/25/2033 10+ Years ---	Aaa AA+ AAA	2,542,971.90	2,500,853.93	2,607,588.82	106,093.25	1,462.45	2.091	0.615%
3136B43E6 FNR 2019-37 TC 2.500	FNMA CMO	03/25/2037 10+ Years ---	Aaa AA+ AAA	2,459,150.95	2,496,806.70	2,627,848.71	131,073.71	-1,933.03	2.178	0.619%
3136B5WR2 FNR 2019-42 KC 2.500	FNMA CMO	07/25/2049 10+ Years ---	Aaa AA+ AAA	2,532,879.42	2,559,593.38	2,665,576.97	106,647.98	-852.93	2.246	0.628%
3136ACQB0 FNR 2013-19 GE 2.500	FNMA CMO	03/25/2033 10+ Years ---	Aaa AA+ AAA	1,798,651.40	1,818,324.15	1,912,002.41	93,842.02	-1,168.88	2.243	0.451%
3136A85N6 FNR 2012-107 GA 1.500	FNMA CMO	09/25/2027 7 to 10 Years ---	Aaa AA+ AAA	1,750,234.94	1,726,032.47	1,778,956.30	50,840.68	1,634.60	2.057	0.419%
38381TLF0 GNR 2019-29 EH 3.500	GNMA CMO	04/20/2048 10+ Years ---	Aaa AA+ AAA	2,204,392.26	2,270,179.59	2,364,122.52	90,270.86	-2,163.61	2.862	0.557%
38381WQU5 GNR 2019-069 PD 2.500	GNMA CMO	01/20/2048 10+ Years ---	Aaa AA+ AAA	2,616,167.97	2,612,080.20	2,741,744.03	129,637.52	50.39	2.517	0.646%
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	2,104,083.15	2,104,083.15	2,104,083.15	0.00	0.00	---	0.496%
054375VS6 AVONDALE MICH SCH DIST 1.700	MUNI	11/01/2023 3 to 5 Years 3.111	Aa1 NA NA	400,000.00	400,000.00	407,020.00	7,020.00	0.00	1.699	0.096%
054375VT4 AVONDALE MICH SCH DIST 1.750	MUNI	05/01/2024 3 to 5 Years 3.575	Aa1 NA NA	1,030,000.00	1,031,225.70	1,052,134.70	21,028.71	-29.21	1.720	0.248%
914455UC2 UNIVERSITY MICH UNIV REVS 1.004	MUNI	04/01/2025 3 to 5 Years 4.045	Aaa AAA NA	1,260,000.00	1,260,000.00	1,270,269.00	10,269.00	0.00	1.004	0.299%
912828X39 UNITED STATES TREASURY 0.125	TIPS	04/15/2022 1 to 2 Years 0.843	Aaa AA+ AAA	2,639,875.00	2,662,552.40	2,694,071.63	46,790.51	3,153.84	-0.051	0.635%
9128285R7 UNITED STATES TREASURY 2.625	US GOV	12/15/2021 1 to 2 Years 1.327	Aaa AA+ AAA	2,450,000.00	2,460,057.04	2,531,732.00	76,554.89	-425.55	2.464	0.597%
912828X47 UNITED STATES TREASURY 1.875	US GOV	04/30/2022 1 to 2 Years 1.694	Aaa AA+ AAA	1,000,000.00	996,562.50	1,029,730.00	31,694.57	125.06	1.992	0.243%
912828XW5 UNITED STATES TREASURY 1.750	US GOV	06/30/2022 1 to 2 Years 1.862	Aaa AA+ AAA	2,000,000.00	1,993,125.00	2,060,540.00	64,617.20	237.34	1.861	0.486%

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Treasurer's Report Asset Listing

CoGR - Agg All (168770)

As of 08/10/2020

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Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
912828UN8 UNITED STATES TREASURY 2.000	US GOV	02/15/2023 2 to 3 Years 2.441	Aaa AA+ AAA	1,000,000.00	968,867.19	1,046,450.00	67,201.32	891.99	2.862	0.247%
912828B66 UNITED STATES TREASURY 2.750	US GOV	02/15/2024 3 to 5 Years 3.337	Aaa AA+ AAA	1,000,000.00	991,914.06	1,090,700.00	96,659.49	180.34	2.930	0.257%
912828L24 UNITED STATES TREASURY 1.875	US GOV	08/31/2022 2 to 3 Years 2.011	Aaa AA+ AAA	1,000,000.00	1,000,000.00	1,035,660.00	35,660.00	0.00	1.875	0.244%
9128282Y5 UNITED STATES TREASURY 2.125	US GOV	09/30/2024 3 to 5 Years 3.960	Aaa AA+ AAA	2,000,000.00	1,913,359.38	2,159,140.00	226,045.43	1,697.44	2.991	0.509%
912828W55 UNITED STATES TREASURY 1.875	US GOV	02/28/2022 1 to 2 Years 1.529	Aaa AA+ AAA	1,000,000.00	998,828.13	1,026,880.00	27,514.19	44.63	1.917	0.242%
912828H86 UNITED STATES TREASURY 1.500	US GOV	01/31/2022 1 to 2 Years 1.461	Aaa AA+ AAA	1,000,000.00	976,875.00	1,019,880.00	32,231.25	924.33	2.360	0.240%
912828F96 UNITED STATES TREASURY 2.000	US GOV	10/31/2021 1 to 2 Years 1.207	Aaa AA+ AAA	1,000,000.00	995,625.00	1,022,660.00	24,785.46	191.51	2.178	0.241%
9128285F3 UNITED STATES TREASURY 2.875	US GOV	10/15/2021 1 to 2 Years 1.159	Aaa AA+ AAA	2,600,000.00	2,619,914.96	2,683,278.00	73,715.09	-895.07	2.556	0.632%
9128286C9 UNITED STATES TREASURY 2.500	US GOV	02/15/2022 1 to 2 Years 1.477	Aaa AA+ AAA	2,460,000.00	2,462,122.30	2,547,551.40	86,368.04	-86.09	2.467	0.600%
912828J76 UNITED STATES TREASURY 1.750	US GOV	03/31/2022 1 to 2 Years 1.613	Aaa AA+ AAA	1,000,000.00	997,968.75	1,026,290.00	27,421.93	76.20	1.821	0.242%
912828S76 UNITED STATES TREASURY 1.125	US GOV	07/31/2021 0 to 1 Year 0.969	Aaa AA+ AAA	1,000,000.00	993,085.94	1,009,530.00	12,479.68	338.45	1.432	0.238%
912828L57 UNITED STATES TREASURY 1.750	US GOV	09/30/2022 2 to 3 Years 2.096	Aaa AA+ AAA	1,500,000.00	1,478,261.72	1,551,735.00	65,349.23	695.79	2.187	0.366%
912828K74 UNITED STATES TREASURY 2.000	US GOV	08/15/2025 5 to 7 Years 4.758	Aaa AA+ AAA	33,950,000.00	34,660,029.30	36,916,551.00	2,358,131.09	-13,078.37	1.626	8.701%
912828N89 UNITED STATES TREASURY 1.375	US GOV	01/31/2021 0 to 1 Year 0.473	Aaa AA+ AAA	725,000.00	732,731.45	729,306.50	2,268.29	-485.55	0.775	0.172%
912828Q78 UNITED STATES TREASURY 1.375	US GOV	04/30/2021 0 to 1 Year 0.719	Aaa AA+ AAA	1,000,000.00	1,008,007.81	1,008,870.00	6,023.38	-438.93	0.977	0.238%
--- --- 2.495	**---**	**02/23/2029 --- 3.510**	**Aaa AA+ AAA**	**143,857,854.04**	**148,529,900.38**	**154,391,178.34**	**6,270,041.36**	**-97,907.01**	**1.924**	**36.387%**

Robinson Capital Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
3133EAG44 FEDERAL FARM CREDIT BANKS FUNDING CORP 2.630	AGCY BOND	08/03/2026 5 to 7 Years 5.584	Aaa AA+ AAA	500,000.00	514,790.00	561,915.00	49,187.66	-223.32	2.174	0.132%
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	2,591,257.46	2,591,257.46	2,591,257.46	0.00	0.00	---	0.611%

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CoGR - Agg All (168770

As of 08/10/2020

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Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
382406PX8 GOODRICH MICH AREA SCH DIST 2.520	MUNI	05/01/2022 1 to 2 Years 1.678	NA AA NA	1,500,000.00	1,501,693.10	1,531,845.00	30,865.74	-61.98	2.493	0.361%
57143YBP7 MARQUETTE BROWNFIELD REDEV AUTH MICH 2.330	MUNI	05/01/2022 1 to 2 Years 1.680	NA AA NA	200,000.00	200,000.00	203,292.00	3,292.00	0.00	2.330	0.048%
914455PD6 UNIVERSITY MICH UNIV REVS 3.416	MUNI	04/01/2023 2 to 3 Years 2.516	Aaa AAA NA	830,000.00	844,466.90	890,772.60	50,938.79	-400.29	3.193	0.210%
59465MV44 MICHIGAN ST HSG DEV AUTH RENTAL HSG REV 2.363	MUNI	10/01/2022 2 to 3 Years 2.076	NA AA NA	1,000,000.00	1,003,820.00	1,030,510.00	28,109.66	-122.44	2.295	0.243%
170016YZ6 CHIPPEWA VALLEY MICH SCHS 2.980	MUNI	05/01/2022 1 to 2 Years 1.672	Aa1 AA NA	1,550,000.00	1,548,837.50	1,597,399.00	48,062.41	41.80	2.992	0.376%
914455PC8 UNIVERSITY MICH UNIV REVS 3.216	MUNI	04/01/2022 1 to 2 Years 1.592	Aaa AAA NA	750,000.00	757,957.50	782,550.00	28,056.78	-299.19	3.066	0.184%
7867023X6 SAGINAW CNTY MICH 4.140	MUNI	05/01/2022 1 to 2 Years 1.656	Aa2 NA NA	335,000.00	344,011.50	351,311.15	11,100.66	-327.71	3.758	0.083%
59465MV51 MICHIGAN ST HSG DEV AUTH RENTAL HSG REV 2.463	MUNI	04/01/2023 2 to 3 Years 2.542	NA AA NA	1,280,000.00	1,244,646.40	1,328,870.40	72,921.72	975.34	2.928	0.313%
516228RN5 LANSE CREUSE MICH PUB SCHS 2.678	MUNI	05/01/2022 1 to 2 Years 1.679	NA AA NA	510,000.00	518,544.20	525,279.60	10,329.34	-314.35	2.282	0.124%
129271RU8 CALEDONIA MICH CMNTY SCHS 2.300	MUNI	05/01/2023 2 to 3 Years 2.630	NA AA NA	750,000.00	723,157.50	776,032.50	44,487.52	722.09	2.874	0.183%
042105MH6 ARMADA MICH AREA SCHS 3.036	MUNI	05/01/2023 2 to 3 Years 2.606	NA AA NA	1,385,000.00	1,380,914.25	1,461,493.55	79,292.25	109.71	3.088	0.344%
594698PK2 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 2.472	MUNI	04/15/2023 2 to 3 Years 2.576	Aa2 NA NA	1,150,000.00	1,105,006.50	1,187,087.50	67,905.70	1,227.21	3.146	0.280%
594698PL0 MICHIGAN ST STRATEGIC FD LTD OBLIG REV 2.522	MUNI	10/15/2023 3 to 5 Years 3.034	Aa2 NA NA	400,000.00	381,748.00	413,988.00	27,182.71	438.07	3.260	0.098%
554885H97 MACOMB CNTY MICH 2.688	MUNI	11/01/2021 1 to 2 Years 1.204	Aa1 AA+ NA	2,750,000.00	2,805,614.00	2,829,557.50	52,478.74	-2,439.12	2.354	0.667%
944233LM5 WAYLAND MICH UN SCH DIST 2.400	MUNI	05/01/2023 2 to 3 Years 2.625	NA AA NA	805,000.00	804,356.00	833,110.60	28,556.81	17.66	2.421	0.196%
351280MU3 FOWLERVILLE MICH CMNTY SCHS SCH DIST 2.410	MUNI	05/01/2022 1 to 2 Years 1.680	NA AA NA	935,000.00	935,729.30	954,064.65	18,628.62	-27.62	2.382	0.225%
441587GM8 HOUGHTON-PORTAGE TWP SCH DIST MICH 2.550	MUNI	05/01/2024 3 to 5 Years 3.531	Aa1 NA NA	520,000.00	518,798.80	540,098.00	21,015.56	26.15	2.600	0.127%
507318MN0 LAINGSBURG MICH CMNTY SCH DIST 2.429	MUNI	05/01/2022 1 to 2 Years 1.680	Aa1 NA NA	1,015,000.00	1,022,480.55	1,037,421.35	17,920.74	-285.63	2.165	0.245%
53860RBQ0 LIVINGSTON CNTY MICH 2.600	MUNI	05/01/2028 7 to 10 Years 6.966	Aaa NA NA	925,000.00	925,000.00	981,767.25	56,767.25	0.00	2.600	0.231%
645172LA3 NEW HAVEN MICH CMNTY SCHS 2.760	MUNI	05/01/2027 5 to 7 Years 6.113	Aa1 NA NA	1,910,000.00	1,939,948.80	2,044,483.10	108,503.52	-394.84	2.539	0.482%

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
780464KG7 ROYAL OAK MICH 4.053	MUNI	10/01/2030 10+ Years 6.218	NA AA+ AA	1,000,000.00	1,100,390.00	1,159,830.00	71,837.85	-1,249.57	2.681	0.273%
925394HA9 VESTABURG MICH CMNTY SCHS 2.420	MUNI	05/01/2025 3 to 5 Years 4.455	NA AA NA	1,275,000.00	1,285,977.75	1,363,816.50	79,597.48	-206.06	2.258	0.321%
987864PF6 YPSILANTI MICH SCH DIST 2.620	MUNI	05/01/2023 2 to 3 Years 2.618	NA AA NA	1,600,000.00	1,619,520.00	1,664,400.00	50,044.74	-569.26	2.278	0.392%
657740FN1 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 2.490	MUNI	05/01/2024 3 to 5 Years 3.537	Aa1 NA NA	500,000.00	514,140.00	520,085.00	8,691.11	-329.29	1.854	0.123%
279196CU1 ECORSE MICH PUB SCH DIST 2.302	MUNI	05/01/2027 5 to 7 Years 6.218	Aa1 NA NA	500,000.00	499,610.00	538,195.00	38,530.95	5.15	2.313	0.127%
574446HD5 MARYSVILLE MICH PUB SCHS DIST 2.340	MUNI	05/01/2027 5 to 7 Years 6.183	Aa1 NA NA	1,030,000.00	1,025,880.00	1,072,436.00	46,127.52	56.38	2.398	0.253%
077527MA4 BELDING MICH AREA SCHS 2.700	MUNI	05/01/2029 7 to 10 Years 7.735	NA AA NA	1,500,000.00	1,500,000.00	1,591,935.00	91,935.00	0.00	2.700	0.375%
182252WV4 CLARKSTON MICH CMNTY SCHS 2.420	MUNI	05/01/2029 7 to 10 Years 7.809	Aa1 NA NA	1,000,000.00	1,000,000.00	1,036,470.00	36,470.00	0.00	2.420	0.244%
338639HS9 FLAT ROCK MICH CMNTY SCH DIST 2.471	MUNI	05/01/2028 7 to 10 Years 6.984	Aa1 NA NA	500,000.00	500,000.00	520,165.00	20,165.00	0.00	2.471	0.123%
105295NB1 BRANDON SCH DIST MICH 2.280	MUNI	05/01/2026 5 to 7 Years 5.337	NA AA NA	750,000.00	750,000.00	783,105.00	33,105.00	0.00	2.280	0.185%
708186JJ1 PENNFIELD MICH SCHS DIST 2.112	MUNI	05/01/2026 5 to 7 Years 5.359	NA AA NA	500,000.00	500,000.00	516,920.00	16,920.00	0.00	2.112	0.122%
462153GE1 IONIA MICH PUB SCHS 2.330	MUNI	05/01/2028 7 to 10 Years 7.022	Aa1 NA NA	1,000,000.00	1,000,000.00	1,037,550.00	37,550.00	0.00	2.330	0.245%
708186JK8 PENNFIELD MICH SCHS DIST 2.191	MUNI	05/01/2027 5 to 7 Years 6.208	NA AA NA	450,000.00	450,000.00	463,140.00	13,140.00	0.00	2.191	0.109%
776219PP6 ROMULUS MICH CMNTY SCHS 2.309	MUNI	05/01/2027 5 to 7 Years 6.189	Aa1 NA NA	715,000.00	704,410.85	743,521.35	38,078.09	145.30	2.526	0.175%
754254FA3 RAVENNA MICH PUB SCHS 2.550	MUNI	05/01/2029 7 to 10 Years 7.770	NA AA NA	750,000.00	749,497.50	782,685.00	33,156.08	5.37	2.558	0.184%
754254EZ9 RAVENNA MICH PUB SCHS 2.500	MUNI	05/01/2028 7 to 10 Years 6.978	NA AA NA	700,000.00	699,573.00	730,191.00	30,587.40	5.18	2.508	0.172%
699398GM9 PARCHMENT MICH SCH DIST 2.341	MUNI	05/01/2026 5 to 7 Years 5.326	Aa1 NA NA	655,000.00	655,000.00	683,158.45	28,158.45	0.00	2.341	0.161%
032879TD0 ANCHOR BAY MICH SCH DIST 2.170	MUNI	11/01/2020 0 to 1 Year 0.225	NA AA NA	600,000.00	604,764.00	602,484.00	1,789.25	-347.38	1.991	0.142%
311243RH4 FARMINGTON MICH 2.450	MUNI	06/01/2029 7 to 10 Years 7.889	NA AA NA	1,010,000.00	1,010,000.00	1,055,924.70	45,924.70	0.00	2.450	0.249%
661224JF3 NORTH MUSKEGON MICH PUB SCHS SCH DIST 2.530	MUNI	05/01/2028 7 to 10 Years 6.979	NA AA NA	500,000.00	500,000.00	527,060.00	27,060.00	0.00	2.530	0.124%
685713DY2 ORCHARD VIEW MICH SCHS 2.687	MUNI	05/01/2031 10+ Years 7.720	NA AA NA	685,000.00	685,000.00	713,283.65	28,283.65	0.00	2.687	0.168%

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
081707DK4 BENDLE MICH PUB SCH DIST 2.512	MUNI	05/01/2028 7 to 10 Years 6.988	NA AA NA	395,000.00	395,000.00	418,210.20	23,210.20	0.00	2.512	0.099%
421560LU5 HAZEL PARK MICH SCH DIST 2.275	MUNI	11/01/2024 3 to 5 Years 4.004	NA AA NA	700,000.00	700,000.00	725,011.00	25,011.00	0.00	2.275	0.171%
081707DL2 BENDLE MICH PUB SCH DIST 2.562	MUNI	05/01/2029 7 to 10 Years 7.780	NA AA NA	410,000.00	410,000.00	433,648.80	23,648.80	0.00	2.562	0.102%
418308TA0 HASLETT MICH PUB SCH DIST 2.699	MUNI	05/01/2029 7 to 10 Years 7.734	NA AA NA	700,000.00	700,000.00	741,692.00	41,692.00	0.00	2.699	0.175%
533883PT5 LINCOLN MICH CONS SCH DIST 2.565	MUNI	05/01/2027 5 to 7 Years 6.135	NA AA NA	500,000.00	500,000.00	522,205.00	22,205.00	0.00	2.565	0.123%
216876LS9 COOPERSVILLE AREA MICH PUB SCHS 2.595	MUNI	05/01/2027 5 to 7 Years 6.134	Aa1 NA NA	1,000,000.00	1,000,000.00	1,051,480.00	51,480.00	0.00	2.595	0.248%
533883PR9 LINCOLN MICH CONS SCH DIST 2.375	MUNI	05/01/2025 3 to 5 Years 4.437	NA AA NA	200,000.00	200,000.00	206,290.00	6,290.00	0.00	2.375	0.049%
205759KN2 COMSTOCK PARK MICH PUB SCHS 2.662	MUNI	11/01/2029 7 to 10 Years 8.146	NA AA NA	1,270,000.00	1,270,000.00	1,352,969.10	82,969.10	0.00	2.662	0.319%
621060MZ2 MOUNT CLEMENS MICH CMNTY SCH DIST 2.550	MUNI	05/01/2026 5 to 7 Years 5.292	NA AA NA	1,185,000.00	1,185,000.00	1,238,182.80	53,182.80	0.00	2.550	0.292%
467107BY3 JACKSON CNTY MICH 2.358	MUNI	12/01/2020 0 to 1 Year 0.307	Aa3 NA NA	815,000.00	816,018.75	817,958.45	2,762.21	-71.84	2.314	0.193%
966578NA0 WHITMORE LAKE MICH PUB SCH DIST 2.607	MUNI	05/01/2029 7 to 10 Years 7.757	NA AA NA	1,000,000.00	1,000,000.00	1,050,570.00	50,570.00	0.00	2.607	0.248%
947576JQ8 WEBBERVILLE MICH CMNTY SCH DIST 2.512	MUNI	05/01/2028 7 to 10 Years 6.978	NA AA NA	425,000.00	425,000.00	445,255.50	20,255.50	0.00	2.512	0.105%
947576JR6 WEBBERVILLE MICH CMNTY SCH DIST 2.562	MUNI	05/01/2029 7 to 10 Years 7.772	NA AA NA	425,000.00	425,000.00	446,012.00	21,012.00	0.00	2.562	0.105%
947576JP0 WEBBERVILLE MICH CMNTY SCH DIST 2.462	MUNI	05/01/2027 5 to 7 Years 6.158	NA AA NA	425,000.00	425,000.00	443,861.50	18,861.50	0.00	2.462	0.105%
516391DM8 LANSING MICH BRD WTR & LT UTIL SYS REV 2.640	MUNI	07/01/2029 7 to 10 Years 7.906	Aa3 AA- NA	500,000.00	500,000.00	523,400.00	23,400.00	0.00	2.640	0.123%
444240TB1 HUDSONVILLE MICH PUB SCHS 2.581	MUNI	05/01/2029 7 to 10 Years 7.776	NA AA NA	350,000.00	350,000.00	371,014.00	21,014.00	0.00	2.581	0.087%
444240SX4 HUDSONVILLE MICH PUB SCHS 2.671	MUNI	05/01/2030 7 to 10 Years 8.524	NA AA NA	400,000.00	400,000.00	424,004.00	24,004.00	0.00	2.671	0.100%
914455PB0 UNIVERSITY MICH UNIV REVS 2.922	MUNI	04/01/2021 0 to 1 Year 0.633	Aaa AAA NA	445,000.00	445,498.40	451,799.60	6,632.84	-28.90	2.904	0.106%
59465MU94 MICHIGAN ST HSG DEV AUTH RENTAL HSG REV 2.096	MUNI	04/01/2021 0 to 1 Year 0.634	NA AA NA	500,000.00	489,695.00	504,380.00	7,809.50	593.49	2.576	0.119%
57143YBN2 MARQUETTE BROWNFIELD REDEV AUTH MICH 2.140	MUNI	05/01/2021 0 to 1 Year 0.715	NA AA NA	200,000.00	200,000.00	201,162.00	1,162.00	0.00	2.140	0.047%
042105MF0 ARMADA MICH AREA SCHS 2.522	MUNI	05/01/2021 0 to 1 Year 0.715	NA AA NA	1,205,000.00	1,226,485.15	1,217,797.10	5,112.60	-1,177.81	2.071	0.287%

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Treasurer's Report Asset Listing

CoGR - Agg All (16877

As of 08/10/2020

Dated: 08/11/2

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
170016YY9 CHIPPEWA VALLEY MICH SCHS 2.730	MUNI	05/01/2021 0 to 1 Year 0.715	Aa1 AA NA	1,000,000.00	1,023,530.00	1,012,110.00	3,698.40	-1,289.59	2.299	0.239%
516228RM7 LANSE CREUSE MICH PUB SCHS 2.478	MUNI	05/01/2021 0 to 1 Year 0.716	NA AA NA	1,100,000.00	1,118,761.00	1,112,606.00	5,896.01	-1,028.47	2.031	0.262%
032879TE8 ANCHOR BAY MICH SCH DIST 2.320	MUNI	05/01/2021 0 to 1 Year 0.718	NA AA NA	500,000.00	504,070.00	507,195.00	5,736.38	-223.35	2.153	0.120%
205759KE2 COMSTOCK PARK MICH PUB SCHS 2.350	MUNI	05/01/2021 0 to 1 Year 0.715	NA AA NA	590,000.00	596,914.80	595,245.10	2,769.63	-379.24	2.011	0.140%
124511LR5 BYRON CENTER MICH PUB SCHS 1.879	MUNI	05/01/2021 0 to 1 Year 0.716	NA AA NA	775,000.00	755,462.25	779,223.75	11,273.51	1,074.86	2.423	0.184%
838736VT0 SOUTH LYON MICH CMNTY SCHS 2.490	MUNI	05/01/2021 0 to 1 Year 0.715	Aa1 NA NA	3,100,000.00	3,118,219.00	3,131,992.00	25,449.06	-1,000.90	2.408	0.738%
776219PH4 ROMULUS MICH CMNTY SCHS 2.370	MUNI	05/01/2021 0 to 1 Year 0.714	Aa1 NA NA	600,000.00	590,922.00	604,254.00	7,528.35	499.27	2.841	0.142%
382406PW0 GOODRICH MICH AREA SCH DIST 2.340	MUNI	05/01/2021 0 to 1 Year 0.715	NA AA NA	525,000.00	529,110.75	529,819.50	3,345.91	-225.61	2.100	0.125%
480520GA7 JONESVILLE MICH CMNTY SCHS 2.249	MUNI	05/01/2029 7 to 10 Years 7.880	NA AA NA	685,000.00	685,000.00	707,879.00	22,879.00	0.00	2.249	0.167%
193126HF9 COLDWATER MICH ELEC UTIL REV 2.448	MUNI	02/01/2027 5 to 7 Years 5.957	A3 AA NA	255,000.00	255,000.00	264,797.10	9,797.10	0.00	2.447	0.062%
193126HJ1 COLDWATER MICH ELEC UTIL REV 2.802	MUNI	02/01/2030 7 to 10 Years 6.708	A3 AA NA	225,000.00	225,000.00	235,264.50	10,264.50	0.00	2.801	0.055%
193126HH5 COLDWATER MICH ELEC UTIL REV 2.702	MUNI	02/01/2029 7 to 10 Years 6.734	A3 AA NA	110,000.00	110,000.00	115,018.20	5,018.20	0.00	2.701	0.027%
193126HE2 COLDWATER MICH ELEC UTIL REV 2.358	MUNI	02/01/2026 5 to 7 Years 5.107	A3 AA NA	165,000.00	165,000.00	170,128.20	5,128.20	0.00	2.357	0.040%
109367VZ2 BRIGHTON MICH AREA SCH DIST 1.281	MUNI	05/01/2024 3 to 5 Years 3.625	Aa1 NA NA	1,000,000.00	1,000,000.00	1,008,840.00	8,840.00	0.00	1.280	0.238%
849765GF3 SPRING LAKE MICH PUB SCHS 1.952	MUNI	05/01/2028 7 to 10 Years 7.136	NA AA NA	540,000.00	540,000.00	551,118.60	11,118.60	0.00	1.952	0.130%
849765GE6 SPRING LAKE MICH PUB SCHS 1.746	MUNI	05/01/2027 5 to 7 Years 6.317	NA AA NA	1,000,000.00	1,000,000.00	1,018,970.00	18,970.00	0.00	1.746	0.240%
803208NE3 SARANAC MICH CMNTY SCH DIST 2.007	MUNI	05/01/2028 7 to 10 Years 7.120	NA AA NA	500,000.00	500,000.00	509,000.00	9,000.00	0.00	2.007	0.120%
611821GD5 MONTAGUE MICH AREA PUB SCHS 2.030	MUNI	05/01/2029 7 to 10 Years 7.960	NA AA NA	335,000.00	335,000.00	342,751.90	7,751.90	0.00	2.030	0.081%
803208NG8 SARANAC MICH CMNTY SCH DIST 2.127	MUNI	05/01/2030 7 to 10 Years 8.744	NA AA NA	500,000.00	500,000.00	511,420.00	11,420.00	0.00	2.127	0.121%
611821GE3 MONTAGUE MICH AREA PUB SCHS 2.080	MUNI	05/01/2030 7 to 10 Years 8.766	NA AA NA	405,000.00	405,000.00	415,112.85	10,112.85	0.00	2.080	0.098%
611821GC7 MONTAGUE MICH AREA PUB SCHS 1.950	MUNI	05/01/2028 7 to 10 Years 7.138	NA AA NA	200,000.00	200,000.00	204,088.00	4,088.00	0.00	1.950	0.048%

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Treasurer's Report Asset Listing

CoGR - Agg All (168770)

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
07207PBN9 BAY CITY MICH BROWNFIELD REDEV AUTH 1.527	MUNI	10/01/2025 5 to 7 Years 4.929	NA AA NA	130,000.00	130,000.00	132,436.20	2,436.20	0.00	1.527	0.031%
07207PBT6 BAY CITY MICH BROWNFIELD REDEV AUTH 2.414	MUNI	10/01/2030 10+ Years 8.965	NA AA NA	500,000.00	500,000.00	518,540.00	18,540.00	0.00	2.414	0.122%
07207PBS8 BAY CITY MICH BROWNFIELD REDEV AUTH 2.364	MUNI	10/01/2029 7 to 10 Years 8.189	NA AA NA	485,000.00	485,000.00	501,208.70	16,208.70	0.00	2.364	0.118%
07207PBP4 BAY CITY MICH BROWNFIELD REDEV AUTH 1.841	MUNI	10/01/2026 5 to 7 Years 5.785	NA AA NA	140,000.00	140,000.00	143,259.20	3,259.20	0.00	1.841	0.034%
07207PBR0 BAY CITY MICH BROWNFIELD REDEV AUTH 2.264	MUNI	10/01/2028 7 to 10 Years 7.406	NA AA NA	265,000.00	265,000.00	273,411.10	8,411.10	0.00	2.264	0.064%
07207PBQ2 BAY CITY MICH BROWNFIELD REDEV AUTH 2.041	MUNI	10/01/2027 7 to 10 Years 6.619	NA AA NA	100,000.00	100,000.00	102,727.00	2,727.00	0.00	2.041	0.024%
59447TYT4 MICHIGAN FIN AUTH REV 2.198	MUNI	06/15/2027 5 to 7 Years 6.319	NA AA- NA	520,000.00	520,000.00	526,552.00	6,552.00	0.00	2.198	0.124%
59447TYW7 MICHIGAN FIN AUTH REV 2.581	MUNI	06/15/2030 7 to 10 Years 8.640	NA AA- NA	395,000.00	395,000.00	401,075.10	6,075.10	0.00	2.581	0.095%
59447TYU1 MICHIGAN FIN AUTH REV 2.381	MUNI	06/15/2028 7 to 10 Years 7.112	NA AA- NA	545,000.00	545,000.00	551,883.35	6,883.35	0.00	2.381	0.130%
989258PC6 ZEELAND MICH PUB SCHS 1.885	MUNI	05/01/2029 7 to 10 Years 8.009	NA AA NA	750,000.00	750,000.00	754,350.00	4,350.00	0.00	1.885	0.178%
989258PB8 ZEELAND MICH PUB SCHS 1.775	MUNI	05/01/2028 7 to 10 Years 7.188	NA AA NA	500,000.00	500,000.00	502,825.00	2,825.00	0.00	1.775	0.119%
714738MQ1 PERRY MICH PUB SCHS 1.803	MUNI	05/01/2028 7 to 10 Years 7.189	NA AA NA	1,450,000.00	1,450,000.00	1,470,590.00	20,590.00	0.00	1.803	0.347%
657740FZ4 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 1.914	MUNI	05/01/2030 7 to 10 Years 8.835	Aa1 NA NA	300,000.00	300,000.00	301,464.00	1,464.00	0.00	1.914	0.071%
657740FY7 NORTH BRANCH MICH AREA SCHS LAPEER CNTY 1.824	MUNI	05/01/2029 7 to 10 Years 8.032	Aa1 NA NA	310,000.00	310,000.00	311,277.20	1,277.20	0.00	1.824	0.073%
955023VE3 WEST OTTAWA MICH PUB SCH DIST 1.415	MUNI	05/01/2027 5 to 7 Years 6.395	Aa1 NA NA	420,000.00	420,000.00	422,322.60	2,322.60	0.00	1.415	0.100%
955023VD5 WEST OTTAWA MICH PUB SCH DIST 1.305	MUNI	05/01/2026 5 to 7 Years 5.500	Aa1 NA NA	300,000.00	300,000.00	301,200.00	1,200.00	0.00	1.305	0.071%
443114UU5 HOWELL MICH PUB SCHS 0.970	MUNI	05/01/2025 3 to 5 Years 4.609	NA AA NA	1,000,000.00	1,000,000.00	1,004,210.00	4,210.00	0.00	0.970	0.237%
--- **---** **2.374**	**---**	**06/13/2025** **---** **4.527**	**Aa1** **AA** **AA+**	**76,081,257.46**	**76,296,228.46**	**78,693,530.06**	**2,474,458.54**	**-7,080.71**	**2.397**	**18.547%**

Sewer Bond 2020

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770)

As of 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	10,111,374.98	10,111,374.98	10,111,374.98	0.00	0.00	---	2.383%
912796TU3 UNITED STATES TREASURY 0.000	T-BILL	12/03/2020 0 to 1 Year 0.314	P-1 A-1+ F1+	800,000.00	792,883.00	799,744.00	2,652.02	1,045.87	1.175	0.188%
912796TP4 UNITED STATES TREASURY 0.000	T-BILL	11/05/2020 0 to 1 Year 0.238	P-1 A-1+ F1+	900,000.00	892,394.70	899,793.00	2,398.80	1,242.30	1.241	0.212%
912796TJ8 UNITED STATES TREASURY 0.000	T-BILL	09/10/2020 0 to 1 Year 0.085	P-1 A-1+ F1+	1,350,000.00	1,340,970.94	1,349,905.50	1,294.59	1,898.42	1.263	0.318%
912796TD1 UNITED STATES TREASURY 0.000	T-BILL	08/13/2020 0 to 1 Year 0.008	P-1 A-1+ F1+	1,800,000.00	1,789,407.88	1,800,000.00	126.85	2,600.46	1.297	0.424%
912796TN9 UNITED STATES TREASURY 0.000	T-BILL	10/08/2020 0 to 1 Year 0.161	P-1 A-1+ F1+	1,250,000.00	1,240,475.27	1,249,825.00	2,302.28	1,751.18	1.259	0.295%
912796UB3 UNITED STATES TREASURY 0.000	T-BILL	07/02/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	42.85	1.313	0.000%
912796WY1 UNITED STATES TREASURY 0.000	T-BILL	07/30/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	1,218.19	1.288	0.000%
912796SZ3 UNITED STATES TREASURY 0.000	T-BILL	07/16/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	0.00	0.00	0.00	0.00	645.85	1.320	0.000%
--- --- 0.037	**---**	**08/28/2020 0 to 1 Year 0.130**	**Aaa AAA AAA**	**16,211,374.98**	**16,167,506.77**	**16,210,642.48**	**8,774.54**	**10,445.12**	**1.257**	**3.821%**

Street Lighting Bond 2018

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	3,342,075.18	3,342,075.18	3,342,075.18	0.00	0.00	---	0.788%
912828XM7 UNITED STATES TREASURY 1.625	US GOV	07/31/2020 0 to 1 Year 0.003	Aaa AA+ AAA	0.00	0.00	0.00	0.00	524.91	1.924	0.000%
9128284Y3 UNITED STATES TREASURY 2.625	US GOV	08/31/2020 0 to 1 Year 0.057	Aaa AA+ AAA	510,000.00	511,622.27	510,698.70	604.27	-193.59	2.294	0.120%
9128285B2 UNITED STATES TREASURY 2.750	US GOV	09/30/2020 0 to 1 Year 0.139	Aaa AA+ AAA	500,000.00	503,677.14	501,805.00	1,313.03	-403.41	2.046	0.118%
9128285G1 UNITED STATES TREASURY 2.875	US GOV	10/31/2020 0 to 1 Year 0.223	Aaa AA+ AAA	100,000.00	101,277.34	100,606.00	338.01	-135.65	1.647	0.024%
9128285Q9 UNITED STATES TREASURY 2.750	US GOV	11/30/2020 0 to 1 Year 0.306	Aaa AA+ AAA	250,000.00	253,105.47	251,985.00	1,151.32	-307.94	1.641	0.059%
9128285S5 UNITED STATES TREASURY 2.500	US GOV	12/31/2020 0 to 1 Year 0.388	Aaa AA+ AAA	100,000.00	101,015.63	100,922.00	598.49	-93.41	1.655	0.024%
--- --- 0.864	**---**	**08/28/2020 0 to 1 Year 0.162**	**Aaa AAA AAA**	**4,802,075.18**	**4,812,773.03**	**4,808,091.88**	**4,005.11**	**-609.09**	**2.009**	**1.133%**

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasurer's Report Asset Listing

CoGR - Agg All (168770

As of 08/10/2020

Dated: 08/11/20

Other

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
CCYUSD Cash 0.000	CASH	08/10/2020 0 to 1 Year ---	Aaa AAA AAA	-818.67	-818.67	-818.67	0.00	0.00	---	0.000%
CCYUSD Cash 0.000	**CASH**	**08/10/2020 0 to 1 Year ---**	**Aaa AAA AAA**	**-818.67**	**-818.67**	**-818.67**	**0.00**	**0.00**	**---**	**0.000%**

Summary

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Current Units	Original Cost	Market Value	Net Unrealized Gain/Loss	Net Amortization/ Accretion Income	Purchase Yield	% of Market Value
--- --- 1.832	**---**	**02/20/2026 --- 3.725**	**Aaa AA+ AAA**	**405,385,398.76**	**412,489,524.65**	**424,298,546.08**	**12,457,289.57**	**-85,386.95**	**2.035**	**100.000%**

* Grouped by: Portfolio. * Groups Sorted by: Portfolio. * Weighted by: Market Value. * Holdings Displayed by: Position by Account.

* Disposed holdings that generated income are shown on this report due to the presence of income columns.

Attachment: Treasurer's Report 08-25-20 - Attachment 1 (Treasurer's Report: 08-25-20)

Treasury Report - Trading Activity

07/28/2020 - 08/10/2020

CoGR - Agg All (16877C

Dated: 08/11/2C

* Does not Lock Down.

Cemetery Perpetual Care

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
36179UYX4 G2 MA6126 2.500	GNMA	09/20/2034 10+ Years 3.728	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-43,593.74	---	-43,593.74	0.00	0.00	43,593.74	1 1
3617GGUC7 G2 BF9579 2.500	GNMA	07/20/2043 10+ Years 3.441	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-36,570.55	---	-36,570.55	0.00	0.00	36,570.55	0 0
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Sell Settled	07/28/2020 07/28/2020	-2,550.00	1.000	-2,550.00	0.00	0.00	2,550.00	
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	800.79	1.000	800.79	0.00	0.00	-800.79	
--- --- 2.402	**---**	**01/07/2038 --- 3.597**	**Aaa AA+ AAA**	**--- ---**	**--- ---**	**-81,913.50**	**---**	**-81,913.50**	**0.00**	**0.00**	**81,913.50**	**1 1**

Internal Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
03785DGW0 Apple Inc. 0.000	CP	07/30/2020 0 to 1 Year 0.003	P-1 A-1+ NA	Maturity Settled	07/30/2020 07/30/2020	-5,000,000.00	100.000	-5,000,000.00	0.00	0.00	5,000,000.00	0 0
60680AJU3 Mitsubishi International Corporation 0.000	CP	09/28/2020 0 to 1 Year 0.167	P-1 A-1 NA	Buy Settled	07/30/2020 07/30/2020	5,000,000.00	99.972	4,998,583.35	0.00	0.00	-4,998,583.35	0 0
05526LJV0 BASF SE 0.000	CP	09/29/2020 0 to 1 Year 0.153	P-2 A-1 NA	Buy Settled	08/05/2020 08/07/2020	2,000,000.00	99.970	1,999,396.38	0.00	0.00	-1,999,396.38	0 0
36202FZL3 G2 005247 3.500	GNMA	11/20/2026 5 to 7 Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-1,300.10	---	-1,300.10	0.00	0.00	1,300.10	
36179MKL3 G2 MA0299 2.500	GNMA	08/20/2027 7 to 10 Years 2.274	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-18,806.42	---	-18,806.43	0.00	0.01	18,806.43	0 0
36296QW62 GN 698269 4.500	GNMA	07/15/2024 3 to 5 Years 1.344	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-3,788.91	---	-3,788.91	0.00	0.00	3,788.91	0 0
3622A2JW3 GN 783877 3.500	GNMA	07/15/2027 5 to 7 Years 1.915	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-37,259.85	---	-37,259.85	0.00	0.00	37,259.85	0 0
36241L6Z4 GN 783588 3.000	GNMA	06/15/2027 5 to 7 Years 2.106	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-11,898.46	---	-11,898.46	0.00	0.00	11,898.46	0 0
36241LR65 GN 783209 3.000	GNMA	01/15/2026 5 to 7 Years 1.815	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-42,322.35	---	-42,322.35	0.00	0.00	42,322.35	0 0
36241LWE2 GN 783345 3.500	GNMA	06/15/2026 5 to 7 Years 1.756	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-12,146.24	---	-12,146.24	0.00	0.00	12,146.24	0 0
3620AWS76 GN 742242 3.500	GNMA	01/15/2026 5 to 7 Years 1.717	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-2,762.89	---	-2,762.89	0.00	0.01	2,762.89	0 0

Attachment: Treasurer's Report 08-25-20 - Attachment 2 (Treasurer's Report: 08-25-20)

Treasury Report - Trading Activity

CoGR - Agg All (16877

07/28/2020 - 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Sell Settled	--- ---	-14,049,702.87	1.000	-14,049,702.87	0.00	0.00	14,049,702.87	
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	32,030,499.40	1.000	32,030,499.40	0.00	0.00	-32,030,499.40	
946303D27 WAYNE ST UNIV MICH UNIV REVS 1.804	MUNI	11/15/2026 5 to 7 Years 5.954	Aa3 A+ NA	Buy Settled	07/29/2020 07/31/2020	1,385,000.00	104.765	1,450,995.25	138.81	0.00	-1,451,134.06	1 1
032879VE5 ANCHOR BAY MICH SCH DIST 1.950	MUNI	11/01/2030 10+ Years 9.268	NA AA NA	Buy Settled	07/29/2020 07/31/2020	2,500,000.00	102.547	2,563,675.00	2,031.25	0.00	-2,565,706.25	1 1
105173LF3 BRANCH CNTY MICH BLDG AUTH 2.000	MUNI	07/01/2026 5 to 7 Years 3.760	NA AA- NA	Buy Settled	07/29/2020 07/31/2020	240,000.00	105.117	252,280.80	400.00	0.00	-252,680.80	1 1 1
627780TE9 MUSKEGON MICH 1.930	MUNI	10/01/2023 3 to 5 Years 3.049	NA AA- NA	Buy Settled	08/05/2020 08/07/2020	300,000.00	104.623	313,869.00	2,026.50	0.00	-315,895.50	0 0
714738MP3 PERRY MICH PUB SCHS 1.534	MUNI	05/01/2027 5 to 7 Years 6.389	NA AA NA	Buy Settled	08/06/2020 08/10/2020	1,310,000.00	102.500	1,342,750.00	669.85	0.00	-1,343,419.85	1 1
946303D35 WAYNE ST UNIV MICH UNIV REVS 1.954	MUNI	11/15/2027 7 to 10 Years 6.792	Aa3 A+ NA	Buy Settled	08/06/2020 08/10/2020	1,060,000.00	105.873	1,122,253.80	632.88	0.00	-1,122,886.68	1 1
912796WZ8 UNITED STATES TREASURY 0.000	T-BILL	08/06/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	Maturity Settled	08/06/2020 08/06/2020	-11,800,000.00	100.000	-11,800,000.00	0.00	0.00	11,800,000.00	0 0
912796WZ8 UNITED STATES TREASURY 0.000	T-BILL	08/06/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	Maturity Settled	08/06/2020 08/06/2020	-15,200,000.00	100.000	-15,200,000.00	0.00	0.00	15,200,000.00	0 0
--- --- 0.175	**---**	**03/21/2021 --- 1.126**	**Aa1 AA+ AAA**	**--- ---**	**--- ---**	**-354,488.70**	**---**	**-105,685.12**	**5,899.29**	**0.00**	**99,785.83**	**0 1 0**

PFM Asset Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
3135G0S38 FEDERAL NATIONAL MORTGAGE ASSOCIATION 2.000	AGCY BOND	01/05/2022 1 to 2 Years 1.407	Aaa AA+ AAA	Sell Settled	08/03/2020 08/05/2020	-2,050,000.00	102.624	-2,103,792.00	-3,416.67	50,761.37	2,107,208.67	0 0
3135G05Q2 FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.875	AGCY BOND	08/05/2030 10+ Years 9.555	Aaa AA+ AAA	Buy Settled	08/03/2020 08/05/2020	1,150,000.00	99.248	1,141,352.00	0.00	0.00	-1,141,352.00	0 0
3137EAEC9 FEDERAL HOME LOAN MORTGAGE CORP 1.125	AGCY BOND	08/12/2021 1 to 2 Years 1.005	Aaa AA+ AAA	Sell Receivable	08/07/2020 08/12/2020	-2,000,000.00	100.994	-2,019,880.00	0.00	42,437.21	2,019,880.00	0 0
3132CWAS3 FH SB0017 3.500	FHLMC	11/01/2028 7 to 10 Years 1.824	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-87,182.53	---	-87,182.53	0.00	0.00	87,182.53	0 0
3131XDDP7 FH ZK9110 3.000	FHLMC	12/01/2032 10+ Years 2.806	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-35,808.30	---	-35,808.30	0.00	0.00	35,808.30	1 1

Attachment: Treasurer's Report 08-25-20 - Attachment 2 (Treasurer's Report: 08-25-20)

Treasury Report - Trading Activity

07/28/2020 - 08/10/2020

CoGR - Agg All (16877

Dated: 08/11/2

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31334XZ28 FH QA1661 3.500	FHLMC	08/01/2049 10+ Years 2.432	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-72,374.25	---	-72,374.25	0.00	0.00	72,374.25	1 1
3137F2ME3 FHR 4714 PA 3.000	FHLMC CMO	11/15/2046 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-23,567.77	---	-23,567.77	0.00	0.00	23,567.77	
3137B9YK5 FHR 4333 DA 2.250	FHLMC CMO	04/15/2044 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-35,621.50	---	-35,621.50	0.00	0.00	35,621.50	
3137FVG22 FHR 5000 LB 1.250	FHLMC CMO	07/25/2046 10+ Years ---	Aaa AA+ AAA	Buy Payable	08/07/2020 08/12/2020	1,475,289.96	101.969	1,504,334.73	563.48	0.00	-1,504,898.21	
3136AEGQ4 FNA 2013-M7 A2 2.280	FNMA	12/25/2022 2 to 3 Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-2,138.00	---	-2,138.00	0.00	0.00	2,138.00	
3136AEGQ4 FNA 2013-M7 A2 2.280	FNMA	12/25/2022 2 to 3 Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-1,622.69	---	-1,622.69	0.00	0.00	1,622.69	
3136AJB54 FNA 2014-M04 A2 3.346	FNMA	03/25/2024 3 to 5 Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-1,501.82	---	-1,501.82	0.00	0.00	1,501.82	
3138EHKA9 FN AL1188 4.000	FNMA	09/01/2026 5 to 7 Years 1.672	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-69,657.48	---	-69,657.48	0.00	0.00	69,657.48	0 0
3140X4FY7 FN FM1082 3.000	FNMA	09/01/2031 10+ Years 2.549	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-36,498.77	---	-36,498.77	0.00	0.00	36,498.77	0 0
31410LT93 FN 890776 3.500	FNMA	11/01/2031 10+ Years 2.060	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-69,583.98	---	-69,583.98	0.00	0.00	69,583.98	0 0
3140X3AJ7 FN FM0008 3.500	FNMA	08/01/2049 10+ Years 2.473	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-39,170.06	---	-39,170.06	0.00	0.01	39,170.06	0 0
3140QBY28 FN CA4328 3.000	FNMA	10/01/2034 10+ Years 2.998	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-35,023.11	---	-35,023.11	0.00	0.00	35,023.11	1 1
3140QCG75 FN CA4721 3.500	FNMA	11/01/2034 10+ Years 2.662	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-55,644.76	---	-55,644.77	0.00	0.01	55,644.77	1 1
3140X52Y8 FN FM2590 3.500	FNMA	12/01/2034 10+ Years 2.734	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-51,776.16	---	-51,776.16	0.00	0.00	51,776.16	0 0
3140X6AQ4 FN FM2714 3.000	FNMA	03/01/2050 10+ Years 3.779	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-13,030.00	---	-13,030.01	0.00	0.01	13,030.01	1 1
3140X57G2 FN FM2694 3.000	FNMA	03/01/2035 10+ Years 3.136	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-26,725.69	---	-26,725.69	0.00	-0.01	26,725.69	0 0
3140X56L2 FN FM2674 4.000	FNMA	03/01/2050 10+ Years 2.747	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-33,628.66	---	-33,628.66	0.00	0.00	33,628.66	1 1
3136AETD9 FNR 2013-61 HE 1.750	FNMA CMO	06/25/2033 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-26,101.28	---	-26,101.28	0.00	0.01	26,101.28	
3136B43E6 FNR 2019-37 TC 2.500	FNMA CMO	03/25/2037 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-56,317.89	---	-56,317.89	0.00	0.00	56,317.89	
3136B5WR2 FNR 2019-42 KC 2.500	FNMA CMO	07/25/2049 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-35,108.49	---	-35,108.49	0.00	0.00	35,108.49	
3136ACQB0 FNR 2013-19 GE 2.500	FNMA CMO	03/25/2033 10+ Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-44,930.80	---	-44,930.80	0.00	0.00	44,930.80	---

Attachment: Treasurer's Report 08-25-20 - Attachment 2 (Treasurer's Report: 08-25-20)

Treasury Report - Trading Activity

07/28/2020 - 08/10/2020

CoGR - Agg All (168770)

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
3136A85N6 FNR 2012-107 GA 1.500	FNMA CMO	09/25/2027 7 to 10 Years ---	Aaa AA+ AAA	Principal Paydown Receivable	08/01/2020 08/01/2020	-55,797.39	---	-55,797.39	0.00	0.00	55,797.39	
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	984,074.50	1.000	984,074.50	0.00	0.00	-984,074.50	
--- --- 1.411	**---**	**09/06/2028 --- 2.954**	**Aaa AA+ AAA**	**--- ---**	**--- ---**	**-1,349,446.91**	**---**	**-1,402,722.17**	**-2,853.19**	**93,198.62**	**1,405,575.36**	**0 0**

Robinson Capital Mgt

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Sell Settled	--- ---	-3,780,000.00	1.000	-3,780,000.00	0.00	0.00	3,780,000.00	
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	6,926.56	1.000	6,926.56	0.00	0.00	-6,926.56	
31846V542 FIRST AMER:TRS OBG Z 0.060	**MMFUND**	**08/10/2020 0 to 1 Year ---**	**Aaa AAAm AAA**	**--- Settled**	**--- ---**	**-3,773,073.44**	**1.000**	**-3,773,073.44**	**0.00**	**0.00**	**3,773,073.44**	

Sewer Bond 2020

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Sell Settled	--- ---	-861,643.13	1.000	-861,643.13	0.00	0.00	861,643.13	
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	1,200,531.56	1.000	1,200,531.56	0.00	0.00	-1,200,531.56	
912796WY1 UNITED STATES TREASURY 0.000	T-BILL	07/30/2020 0 to 1 Year 0.003	P-1 A-1+ F1+	Maturity Settled	07/30/2020 07/30/2020	-1,200,000.00	100.000	-1,200,000.00	0.00	0.00	1,200,000.00	0 0
--- --- 0.038	**---**	**08/06/2020 0 to 1 Year 0.003**	**Aaa AAA AAA**	**--- Settled**	**--- ---**	**-861,111.57**	**---**	**-861,111.57**	**0.00**	**0.00**	**861,111.57**	**0 0**

Street Lighting Bond 2018

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Buy Settled	--- ---	579,831.59	1.000	579,831.59	0.00	0.00	-579,831.59	--- ---

Attachment: Treasurer's Report 08-25-20 - Attachment 2 (Treasurer's Report: 08-25-20)

Treasury Report - Trading Activity

CoGR - Agg All (168770)

07/28/2020 - 08/10/2020

Dated: 08/11/20

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
31846V542 FIRST AMER:TRS OBG Z 0.060	MMFUND	08/10/2020 0 to 1 Year ---	Aaa AAAm AAA	Sell Settled	07/31/2020 07/31/2020	-18.50	1.000	-18.50	0.00	0.00	18.50	
912828XM7 UNITED STATES TREASURY 1.625	US GOV	07/31/2020 0 to 1 Year 0.003	Aaa AA+ AAA	Maturity Settled	07/31/2020 07/31/2020	-575,000.00	100.000	-575,000.00	0.00	0.00	575,000.00	1 1
--- **---** **0.839**	**---**	**08/05/2020** **0 to 1 Year** **0.003**	**Aaa** **AAA** **AAA**	**---** **Settled**	**---** **---**	**4,813.09**	**---**	**4,813.09**	**0.00**	**0.00**	**-4,813.09**	**1** **1**

Summary

Identifier, Description, Coupon Rate	Security Type	Final Maturity, Final Maturity Group 1 - 10 Years, Modified Duration	Moody's Rating, S&P Rating, Fitch Rating	Transaction Type, Status	Trade Date, Settle Date	Current Units	Price	Principal	Accrued Interest	Realized Gain/ Loss	Amount	Yield to Mat Yield to Yield to W
--- **---** **0.274**	**---**	**10/11/2021** **---** **1.292**	**Aaa** **AA+** **AAA**	**---** **---**	**---** **---**	**-6,415,221.02**	**---**	**-6,219,692.71**	**3,046.10**	**93,198.62**	**6,216,646.61**	**0** **1** **0**

* Grouped by: Portfolio. * Groups Sorted by: Portfolio. * Showing transactions with Trade Date within selected date range. * Weighted by: Absolute Value of Principal. * MMF transactions are collapsed.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent act due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Attachment: Treasurer's Report 08-25-20 - Attachment 2 (Treasurer's Report: 08-25-20)

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee on Appointments
LIAISON: Joel Hondorp, City Clerk

FROM: Daniel W. Kvamme, Administrative Analyst I
City Clerk's Office

SUBJECT: **Resolution approving the City Commission's appointment of Doug Zandstra to the Income Tax Board of Review**

A resolution has been prepared to approve the City Commission's appointment of Doug Zandstra to the Income Tax Board of Review for the remainder of a three-year term ending January 3, 2022.

Following this appointment there will be one (1) vacancy remaining on the Income Tax Board of Review and the composition will be as follows:

Income Tax Board of Review Composition

1 Vacancy
3 Total Seats

Residency	Total Count	Race/Ethnic Background and Gender	Total Count
Ward 1		African American Female	
Ward 2	1	African American Male	1
Ward 3	1	Asian or Pacific Islander Female	
OSC		Asian or Pacific Islander Male	
		American Indian or Alaskan Native Female	
		American Indian or Alaskan Native Male	
		Caucasian Female	
		Caucasian Male	1
		Hispanic or Latino Female	
		Hispanic or Latino Male	
		Multiracial Female	
		Multiracial Male	
		No Response	

YOUR COMMITTEE ON APPOINTMENTS recommends adoption of a resolution approving the City Commission's appointment of Doug Zandstra to the Income Tax Board of Review.

RESOLVED, that the City Commission’s appointment of Doug Zandstra to the Income Tax Board of Review for the remainder of a three-year term ending January 3, 2022, be approved.

Prepared by Daniel W. Kvamme

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee on Appointments
LIAISON: Joel Hondorp, City Clerk

FROM: Daniel W. Kvamme, Administrative Analyst I
City Clerk's Office

SUBJECT: **Resolution approving the City Commission's appointment of Michelle Williams to the Grand Rapids Police Civilian Appeal Board**

A resolution has been prepared to approve the City Commission's appointment of Michelle Williams to the Grand Rapids Police Civilian Appeal Board for the remainder of a two-year term ending May 2, 2022.

Following this appointment there will be one (1) vacancy remaining on the Grand Rapids Police Civilian Appeal Board and the composition will be as follows:

Grand Rapids Police Civilian Appeal Board Composition

1 Vacancy
9 Total Seats

Residency	Total Count	Race/Ethnic Background and Gender	Total Count
Ward 1	4	African American Female	1
Ward 2	3	African American Male	2
Ward 3	1	Asian or Pacific Islander Female	
OSC		Asian or Pacific Islander Male	
		American Indian or Alaskan Native Female	
		American Indian or Alaskan Native Male	
		Caucasian Female	1
		Caucasian Male	4
		Hispanic or Latino Female	
		Hispanic or Latino Male	
		Multiracial Female	
		Multiracial Male	
		No Response	

YOUR COMMITTEE ON APPOINTMENTS recommends adoption of a resolution approving the City Commission's appointment of Michelle Williams to the Grand Rapids Police Civilian Appeal Board.

RESOLVED, that the City Commission’s appointment of Michelle Williams to the Grand Rapids Police Civilian Appeal Board for the remainder of a two-year term ending May 2, 2022, be approved.

Prepared by Daniel W. Kvamme

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee on Appointments
LIAISON: Joel Hondorp, City Clerk

FROM: Daniel W. Kvamme, Administrative Analyst I
City Clerk's Office

SUBJECT: **Resolution approving City Commission's appointment of Eric DeLong and Molly Clarin to the Michigan Municipal Services Authority Board**

A resolution has been prepared to approve the City Commission's appointment of Eric DeLong and Molly Clarin to the remainder of a four-year terms ending January 1, 2024.

Following these appointments there will be no vacancies remaining on the Michigan Municipal Services Authority Board and the composition will be as follows:

Board Composition
0 Vacancies
2 Total Seats

Residency	Total Count	Race/Ethnic Background and Gender	Total Count
Ward 1		African American Female	
Ward 2	1	African American Male	
Ward 3		Asian or Pacific Islander Female	
OSC	1	Asian or Pacific Islander Male	
		American Indian or Alaskan Native Female	
		American Indian or Alaskan Native Male	
		Caucasian Female	1
		Caucasian Male	1
		Hispanic or Latino Female	
		Hispanic or Latino Male	
		Multiracial Female	
		Multiracial Male	
		No Response	

YOUR COMMITTEE ON APPOINTMENTS recommends adoption of a resolution approving the City Commission's appointment of Eric DeLong and Molly Clarin to the Michigan Municipal Services Authority.

RESOLVED, that the City Commission’s appointment of Eric DeLong and Molly Clarin to the Michigan Municipal Services Authority Board for the remainders of four-year terms ending January 1, 2024, be approved.

Prepared by Daniel W. Kvamme

CORRECT IN FORM
DEPARTMENT OF LAW

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John M Globensky, City Treasurer
City of Grand Rapids Treasurer's Office

SUBJECT: **Resolution for Approval of Broker/Dealer Agreements in order to Participate in the Investment Competitive Bid Process – Hilltop Securities Inc.**

Please find attached a resolution that the Treasurer's Office would like placed on the Fiscal Committee agenda. This resolution authorizes the City to execute broker/dealer agreements with Hilltop Securities Inc. and allows our office to complete other documents as required. The resolution stipulates that the City Treasurer will sign on behalf of the City to allow investment of surplus funds pursuant to MCL 129.91.

MCL 129.91 provides that the City's, "governing body by resolution may authorize its investment officer by resolution to invest the funds," in a variety of securities. The attached resolution will provide said authorization.

Our office has been approached by Hilltop Securities. Upon review, we have determined that Hilltop meets the qualifications in the City's Investment Policy. Hilltop Securities presently has investment relationships with many Michigan municipalities: the City of Dearborn, the City of Royal Oak, the City of Warren, Macomb Township, Calhoun County, and several public school districts among others. Hilltop is also active in underwriting and managing Michigan municipal securities primary offerings. Hilltop Securities was a co-manager of the City’s 2020 Sewer bond issue. Brokerage customers of managing investment banks generally have priority access to primary offerings.

Investment transactions are conducted via a competitive bidding process. This is per City ordinance and the City’s Investment Policy. Participating broker/dealer firms may offer securities via a primary offering or from their own inventory. When selling a security to a client, broker/dealer firms apply a markup to the price. The Treasurer’s Office makes buy/sell decisions based on the total yield to the City. Primary offerings, inventory securities available for purchase, and dealer markups/markdowns vary from

firm to firm. It is to the City's benefit to have more broker/dealers when conducting a competitive bidding process.

Please review this matter and contact me at ext. 3285 with any questions or comments you may have. Thank you.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing the City to execute broker/dealer agreements between the City of Grand Rapids Treasurer's Office and Hilltop Securities Inc.

RESOLVED that the City's broker/dealer agreements authorizing the City Treasurer's Office to utilize Hilltop Securities Inc. are hereby approved and the Mayor authorized to execute the agreements for the City.

FURTHER RESOLVED that the City Treasurer is authorized to execute, on behalf of the City, signature cards and other documents with Hilltop Securities Inc. required to open and maintain City broker/dealer accounts.

Prepared by John M Globensky and Levi Boldt

CORRECT IN FORM

DEPARTMENT OF LAW

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: John M Globensky, City Treasurer
City of Grand Rapids Treasurer's Office

SUBJECT: **Resolution for Approval of Broker/Dealer Agreements in order to Participate in the Investment Competitive Bid Process – Robert W. Baird & Co. Incorporated**

Please find attached a resolution that the Treasurer's Office would like placed on the Fiscal Committee agenda. This resolution authorizes the City to execute broker/dealer agreements with Robert W. Baird & Co. Incorporated and allows our office to complete other documents as required.

MCL 129.91 provides that the governing body by resolution may authorize its investment officer to invest the funds of the City in a variety of securities. The attached resolution will provide said authorization. The resolution stipulates that the Treasurer will sign on behalf of the City to allow investment of surplus funds pursuant to MCL 129.91.

Robert W. Baird & Co. Incorporated is very active in managing Michigan municipal security offerings, an investment sector the Treasurer's Office finds attractive. The City of Grand Rapids has utilized Baird's services in that regard with several of its bond issues. These include the 2019 Building Authority bond issue, the 2018 Capital Improvement bond issue, the 2016 Capital Improvement bond issue, among others.

Upon review, we have determined that the earnings and other financial parameters meet the qualifications in the City's Investment Policy. Baird maintains a local office within the City of Grand Rapids.

Investment transactions are conducted via a competitive bidding process. This is per City ordinance and the City's Investment Policy. Participating broker/dealer firms may offer securities via a primary offering or from their own inventory. When selling a security to a client, broker/dealer firms apply a markup to the price. The Treasurer's Office makes buy/sell decisions based on the total yield to the City. Primary offerings, inventory securities available for purchase, and dealer markups/markdowns vary from

firm to firm. It is to the City's benefit to have more broker/dealers when conducting a competitive bidding process.

Please review this matter and contact me at ext. 3285 with any questions or comments you may have. Thank you.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing the City to execute broker/dealer agreements between the City of Grand Rapids Treasurer's Office and Robert W. Baird & Co. Incorporated.

RESOLVED that the City's broker/dealer agreements authorizing the City Treasurer's Office to utilize Robert W. Baird & Co. Incorporated are hereby approved and the Mayor authorized to execute the agreements for the City.

FURTHER RESOLVED that the City Treasurer is authorized to execute, on behalf of the City, signature cards and other documents with Robert W. Baird & Co. Incorporated. required to open and maintain City broker/dealer accounts.

Prepared by John M Globensky and Levi Boldt

CORRECT IN FORM

DEPARTMENT OF LAW

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Paula Grivins-Jastifer, City Assessor
City Assessor's Office

SUBJECT: **Resolution approving payment to Kent County Treasurer for Oblique Aerial Imagery in the amount of $11,106.46.**

The City of Grand Rapids recently received access to view updated oblique aerial imagery which was acquired during the spring of 2020 pursuant to a contract between Kent County and Pictometry International Corporation. This is the second flight in a two flight agreement with Kent County.

Oblique aerial imagery, which is aerial photography taken from an angle, has proven to be an instrumental tool in the transformation of the City Assessor's Office. Accepted by the Michigan State Tax Commission as an integral component of the City's 2006 residential mass reappraisal, oblique aerial imagery allows City staff to accurately and efficiently compare exterior building data to what actually exists as of a specific date. The transformative aspect of oblique aerial imagery lies within the viewing software which allows City appraisal staff to confirm typical residential building measurements to within 3" of accuracy from the desktop.

Due to the images being captured at a single point in time, the usefulness of oblique aerial imagery as an assessment tool is directly related to the frequency of image capture. For this reason, the City Assessor's Office has historically obtained updated oblique imagery every two and one half years (once every five years in collaboration with Kent County and once at the midpoint between the five year County flights). Following the 2014 county flight, a majority of local unit assessors requested that Kent County begin capturing oblique aerial imagery on a three year cycle. Kent County agreed. With the entire County now on a three year cycle, the City will no longer be acquiring oblique imagery independently which ultimately results in lower costs to the City. The last contracted flight was in 2017.

Consistent with previous county-wide oblique aerial imagery flights, Kent County has requested that the costs be shared among Kent County, cities, and townships. Historically, Kent County has paid at least 50% of the costs with the local units paying

the remainder. The remaining cost attributable to the local units has been pro-rated based on local unit real property parcel counts.

The 2020 total project cost is $435,112.04. Kent County has agreed to pay 50% of the costs, and the local units have been asked to share the remaining 50%. Application of the parcel count proration formula to the remaining 50% results in a City of Grand Rapids share of $11,106.46.

The City Assessor's Office FY21 budget anticipated this expense and the City's share of $11,106.46 is below budget. An invoice in the amount of $11,106.46 has been received by the City Assessor. The City Assessor is seeking approval to remit payment to Kent County.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing payment to Kent County Treasurer for Oblique Aerial Imagery.

RESOLVED, that the City pay Invoice #20070100786 for Oblique Aerial Imagery to Kent County Treasurer in the amount of $11,106.46.

Prepared by Marcy Rupinski

CORRECT IN FORM

DEPARTMENT OF LAW

County of Kent
300 Monroe Ave NW
Grand Rapids, MI 49503-2221
(616)632-7600

INVOICE

Customer Name		
CITY OF GRAND RAPIDS		
Customer Number	Invoice Number	Invoice Date
VC001169	20070100786	07-01-20
	AR Dept BPRO	Due Date
	257:1071	08-01-20
	Amount Due	Amount Enclosed
	$11,106.46	

Remit to:
Kent County Treasurer Department
300 Monroe NW
Grand Rapids MI 49503

Bill to:
CITY OF GRAND RAPIDS
COMPTROLLER'S OFFICE
300 MONROE AVE NW
GRAND RAPIDS MI 49503

Payment Method: Check ☐ Money Order ☐

☐ If your address has changed, please contact the Fiscal Services Department at 616-632-7600.

Please write Invoice No. on front of check or Money Order. DO NOT MAIL CASH

Please detach the above stub and return with your remittance payable to County of Kent

ORIGINAL

Customer Number	Orig. Inv. Date	Orig. Due Date
VC001169	07-01-20	08-01-20

Customer Name	Invoice Number	Invoice Date
CITY OF GRAND RAPIDS	20070100786	07-01-20

Invoice Charges

Ref Line No.	DESCRIPTION	Billing Date	No.of Units	Unit of Measure	Unit Price	Charges/ Credit
1	PICTOMETRY PROJECT 2020-2022	07-01-20				$11,106.46
					TOTAL INVOICE Charges	$11,106.46

Other Charges

DESCRIPTION	Date	Charges
	Total Other Charges	

Credit Payments Applied		$0.00
Total Amount Due By	08-01-20	$11,106.46

Instructions
If any questions, please contact Fiscal Services Department directly @ 616-632-7685.

Attachment: pictometry (Oblique Aerial Imagery)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: David Marquardt, Director of Parks and Recreation
Parks and Recreation Department

SUBJECT: **Resolution accepting a grant award from Michigan Department of Natural Resources Trust Fund for Garfield Park Splash Pad Development in an amount of $300,000 with total estimated project cost of $440,700.**

Attached is a resolution accepting a grant award and authorizing execution of a Michigan Natural Resources Trust Fund Development Project Agreement with the Michigan Department of Natural Resources (MDNR) for the Garfield Park splash pad development. The project will include a splash pad between the playground and restrooms, new sidewalks, landscape beds, benches with accessible companion seating, accessible picnic tables under a shade structure, bike racks, a rain garden for stormwater management, restroom improvements to meet ADA, and improved handicap parking.

This project aligns with the 2014 Garfield Park Concept Plan, which proposes a splash pad in the park. On March 5, 2019 the City Commission held a public hearing regarding this grant application, at which a neighborhood association representative spoke in support of the project. The Garfield Park Neighborhoods Association also provided a letter of support signed by over 60 residents. Letters of support were also provided by Grand Rapids Public Schools and Friends of Grand Rapids Parks. On March 26, 2019, the City Commission approved submission of the grant application to the State of Michigan. The State recently awarded the grant to the City.

The total estimated project cost is $440,700. The MDNR will reimburse the City 69% of total eligible costs in an amount not to exceed $300,000. The City's required match is 31%, or $140,700 including engineering costs, and will be provided by the Parks Millage Fund. The agreement commits the City to complete the project no later than August 31, 2022.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution accepting grant funds for the Garfield Park splash pad development project and authorizing the City to execute the Michigan Natural Resources Trust Fund Development Project Agreement with the Michigan Department of Natural Resources.

RESOLVED:

1. That the City Commission authorizes acceptance of a grant award for Garfield Park splash pad development project in the amount of $300,000; and

2. That the Michigan Natural Resources Trust Fund Development Project Agreement between the City of Grand Rapids and Michigan Department of Natural Resources be approved; and

3. That the Project Agreement's estimated total project cost of $440,700 and estimated local match of $140,700 is approved; and

4. That expenditures are authorized in an amount not to exceed $440,700 to cover the estimated total project cost and the City will appropriate all funds necessary to complete the project during the project period; and

5. That the Michigan Department of Natural Resources will reimburse the City 69% of eligible expenses incurred in an amount not to exceed $300,000, and the City will provide a matching amount of 31% of the actual total project cost, up to and not exceeding $440,700 with source of said funds to be the Parks Millage Fund; and

6. That the period of performance is from August 3, 2020 to August 31, 2022; and

7. That the Mayor, or designee, is authorized to execute said agreement, amendments, and related documents on behalf of the City in a form to be approved by the City Attorney.

Prepared by Michelle Braate-Slykhouse

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Hank Kelley, Transportation Planning Supervisor
Mobile GR and Parking Services

SUBJECT: **Resolution approving an agreement with Teralytics in the amount of $15,000**

Action
Resolution approving an agreement with Teralytics Incorporated and allocating a not-to-exceed amount of $15,000 to support transportation planning with regional travel data.

Background
The City of Grand Rapids has been invited to split the cost of obtaining regional travel data through the company Teralytics with Grand Valley Metro Council, Downtown Grand Rapids Incorporated and The Rapid. The data will be used to understand travel patterns within Grand Rapids for the purposes of supporting planning work for corridors, transit oriented development, traffic safety and infrastructure, new mobility pilots and transportation demand management, among other purposes.

Specifically, this contract will provide staff with access to a web portal to review, query and export regional travel data sourced from cellphones from Sept 2018 – April 2020.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing an agreement with Teralytics to access regional travel data to support transportation planning.

RESOLVED:

1. That the City of Grand Rapids is authorized to enter into an agreement for an regional travel data between the City of Grand Rapids and Teralytics; and

2. That the City shall pay Teralytics an amount not to exceed $15,000 for access to a web portal to view, query and export regional travel data; and

3. That upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute said agreement.

Prepared by Hank Kelley

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: James Hurt, Interim Managing Director
Public Services Group

SUBJECT: **Resolution authorizing a $50,000 amendment to a contract with Steepletown Neighborhood Services to add cleanliness services for bus stops, parks, restrooms, roadsides, and other related locations for a total amount not to exceed $100,000**

The attached resolution would authorize an amendment to a contract between the City of Grand Rapids and Steepletown Neighborhood Services approved by Commission proceeding 89844 for job training activities related to mowing and landscaping services. This amendment would add cleanliness services related to bus stops, parks, restroom facilities, roadsides and other related locations that have surfaced as a result of the COVID-19 Pandemic.

Steepletown was formed by three churches to create a faith-based nonprofit organization, whose mission is to promote “neighbor helping neighbor live with dignity and hope”. These cleanliness services align with the organization’s mission.

All necessary personnel, equipment, and supplies will be provided by Steepletown to perform these additional daily work tasks as directed that include but not limited to collecting and disposal of miscellaneous trash; disinfecting shelters, platforms, restroom facilities; abating graffiti; clearing snow or other such cleanliness work requested by the City. This amendment would provide an additional $50,000 to the existing contract of $50,000 annually for a new total annual cost not-to-exceed $100,000; the cost being covered by the Mobile GR, Parks & Rec and Public Works Departments.

The goal of these additional services is to increase the overall cleanliness of our City by adding resources to this effort, particularly during the COVID-19 Pandemic. Evaluation of these increased services will occur every month between the City and Steepletown to ensure cleanliness outcomes are being achieved.

Please place the item on the August 25, 2020 Fiscal Committee agenda for consideration. Thank you.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing an amendment to a contract with Steepletown Neighborhood Services to add cleanliness services related to the COVID-19 Pandemic.

RESOLVED:

1. That the City Commission approves a $50,000 amendment to an existing $50,000 agreement with Steepletown Neighborhood Services for cleanliness services related to the COVID-19 Pandemic for a total annual service amount not to exceed $100,000; and

2. That the Mobile GR, Parks & Recreation and Public Works Departments will be responsible for covering this cost and a budget amendment to appropriate the funding will be forthcoming; and

3. That the Mayor is authorized to execute said agreement, amendments, and related documents on behalf of the City in a form to be approved by the City Attorney.

Prepared by James Hurt

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: James Hurt, Interim Managing Director
Public Services Group

SUBJECT: **Resolution authorizing a $50,000 amendment to a contract with Next Step of West Michigan to add cleanliness services at bus stops, parks, restrooms, roadsides, and other related locations for a total amount not to exceed $110,000**

The attached resolution would authorize an amendment to a contract between the City of Grand Rapids and Next Step of West Michigan approved by Commission proceeding 88134 for the "Hope Through Work Program". This amendment would add cleanliness services related to bus stops, parks, restroom facilities, roadsides and other related locations that have surfaced as a result of the COVID-19 Pandemic.

Next Step is a faith-based nonprofit organization employing people coming out of prison or rehab and providing them with a community of support to assist with integrating into the workforce, regaining hope and empowering themselves to create a better future.

All necessary personnel, equipment, and supplies will be provided by Next Step to perform these additional daily work tasks as directed that include but not limited to collecting and disposal of miscellaneous trash; disinfecting shelters, platforms, restroom facilities; abating graffiti; clearing snow or other such cleanliness work requested by the City. This amendment would provide an additional $50,000 to the existing contract of $60,000 annually for a new total annual cost not-to-exceed $110,000; the cost being covered by the Mobile GR, Parks & Rec and Public Works Departments. A budget amendment will be forthcoming to appropriate the funding.

The goal of these additional services is to increase the overall cleanliness of our City by adding resources to this effort, particularly during the COVID-19 Pandemic. Evaluation of these increased services will occur every month between the City and Next Step to ensure cleanliness outcomes are being achieved.

Please place the item on the August 25, 2020 Fiscal Committee agenda for consideration. Thank you.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing an amendment to a contract with Next Step of West Michigan to add cleanliness services related to the COVID-19 Pandemic.

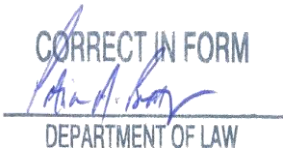
RESOLVED:

1. That the City Commission approves a $50,000 amendment to an existing $60,000 agreement with Next Step of West Michigan for cleanliness services related to the COVID-19 Pandemic for a total annual service amount not to exceed $110,000; and

2. That the Mobile GR, Parks & Recreation and Public Works Departments will be responsible for covering this cost and a budget amendment to appropriate the funding will be forthcoming; and

3. That the Mayor, or designee, is authorized to execute said agreement, amendments, and related documents on behalf of the City in a form to be approved by the City Attorney.

Prepared by James Hurt



CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: James Hurt, Interim Managing Director
Public Services Group

SUBJECT: **Resolution authorizing a contract with Leadpoint Inc. to manage the recycle cart tagging program as part of the State of Michigan EGLE Recycling Quality Improvement Grant administered by The Recycling Partnership for a not to exceed amount of $125,000**

The attached resolution would authorize execution of agreement between the City of Grand Rapids and Leadpoint Inc., for services related to the State of Michigan Department of Environment, Great Lakes and Energy ("EGLE") Recycling Quality Improvement Grant, in partnership with The Recycling Partnership for the period of September 7, 2020 through December 4, 2020.

The City recently applied for and received a Recycling Quality Improvement Grant through EGLE and The Recycling Partnership (TRP). Funding for this originates with EGLE and passes through TRP as a reimbursement to the City of Grand Rapids. A large portion of this project revolves around a cart tagging program in which inspectors will walk every recycling route over an eight-week period. This time is necessary due to our every other week collection and cart presentation rates. Successful coordination and completion of this takes more resources and experience. Leadpoint has been the preferred vendor that commonly works with TRP on projects like this around the Country, most recently in Auburn, Alabama and Atlanta, Georgia. TRP has recommended the City collaborate with an experienced and cost effective vendor and during the search there were no other alternative vendors providing the same level of service with experience in recycling, contamination and audits that would fit within the budget and timeline. Normally, TRP would contract with Leadpoint directly but due to our current COVID-19 pandemic, their management has suspended all travelling of staff and contracted vendors. At this time, TRP is unsure when they will be able to schedule any contracted work. Due to this unique situation and the need to reduce recycling contamination levels in the Community, the Department of Public Works recommends the City contract directly with Leadpoint to manage the tagging portion of this project and not hold off addressing contamination to some date in the future.

TRP and Public Works both reached out to environmental consultant RRS and Cascade Engineering to see if they could offer comparable services. Neither entity has the resources or infrastructure to manage a tagging program without spending several extra months investing in development of a supporting system and training staff. Moving forward with this project now will help in our efforts to reduce the amount of recycling contamination while advancing the City Strategic Plan priority of waste diversion.

Please place this on the August 25, 2020 City Commission agenda for consideration.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing a contract with Leadpoint Inc. for cart tagging services associated with the State of Michigan EGLE Recycling Quality Improvement Grant.

RESOLVED:

1. That the City Commission authorizes approval of an agreement with LeadPoint, Inc., for recycle cart tagging services related to the $150,000 State of Michigan EGLE Recycling Quality Improvement Grant; and

2. That expenditures are authorized in an amount not to exceed $125,000 to cover the estimated total project cost and the City will appropriate all funds necessary to complete the project during the project period; and

3. That the State of Michigan EGLE Grant administered by The Recycling Partnership will reimburse the City all eligible expenses incurred as part of the project and any remaining match will come from funds budgeted in the Refuse Fund 2260-528-1700; and

4. That the period of performance is from September 7, 2020 to December 4, 2020; and

5. That the Mayor, or designee, is authorized to execute said agreement, amendments, and related documents on behalf of the City in a form to be approved by the City Attorney.

Prepared by James Hurt

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Wayne Jernberg, Assistant Water System Manager
Water System

SUBJECT: **Resolution authorizing an agreement to exchange data with the Kent County Community Action (KCCA) for COVID-19 relief funding for water/wastewater utility billing assistance**

The State of Michigan has appropriated $25 million for Water Utility Assistance to create a residential utility relief program to provide direct payment assistance for water and wastewater utilities and to ensure vulnerable families have access to water to mitigate the spread of COVID-19. The program is a partnership between, the Department of Environment, Great Lakes, and Energy, the Executive Office of the Governor, and MDHHS.

We are seeking approval to enter into an agreement that establishes the terms and conditions under which the City of Grand Rapids and Kent County Community Action (KCCA) can acquire and use data from the other party. Either party could be a provider of data to the other, or recipient of data from the other. The confidentiality of data of individuals would be protected. Both parties would comply with all Federal and State laws and regulations governing the confidentiality of the information that is the subject of this Agreement. This agreement will begin August 3, 2020, and terminate on December 31, 2020, or when funds are exhausted, whichever occurs first. Data files must be sent on a template according to data security protocols. Data from the water and wastewater utilities may include client name, client address, amount of arrearage, date arrearage accrued, client date of birth, and client social security number.

To be eligible, a residential water service customer must be identified through an electronic match via MDHHS as actively receiving food assistance program benefits or alternate methods and must have accumulated new arrearages or fees after March 1, 2020, and during the COVID-19 state of the emergency order. Arrearages before March 1, 2020 are not eligible for payment. Additionally, if funds are available KCCA may reimburse the City of Grand Rapids water utility for forgiving 25% of the amount billed between the date the state of emergency ends and December 1, 2020, for households meeting eligibility requirements.

The attached resolution would authorize execution of a data management agreement for this purpose.

YOUR FISCAL COMMITTEE recommends the adoption of the following resolution authorizing an agreement between the City of Grand Rapids and Kent County Community Action to acquire and exchange data.

WHEREAS:

1. The City of Grand Rapids and KCCA wish to enter into an agreement to acquire and use data from the other party; and

2. The agreement will begin August 3, 2020 and terminate on December 31, 2020, or when funds are exhausted, whichever occurs first; and

3. The data will be used to identify eligible customers for COVID-19 utility billing assistance; therefore

RESOLVED that the City Commission authorizes the City of Grand Rapids to enter into an agreement with KCCA and the Mayor and City Clerk are authorized to sign in a form approved as to content by the Water System Manager and the Director of Change Management and Technology and as to form by the City Attorney.

Prepared by Alicia Bernt

CORRECT IN FORM
DEPARTMENT OF LAW

MW

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Amie Merren, Purchasing Agent
Purchasing Department

SUBJECT: **Bid List Resolution for August 25, 2020**

The Bid List Resolution for August 25, 2020 (attached) includes the recommendation for the award of 8 items for City Commission's review and approval. Following is information regarding the bid list recommendations:

1. Kerkstra Portable Restrooms (Portable Restroom Rentals) Contract Increase
On April 14, 2020, Proceeding No. 89747, the City Commission approved a one-year term contract with two, one-year renewal options for the rental of portable toilets and hand wash stations for Parks & Recreation, Fleet Management-Impound Facility, and the Indian Trails Golf Course from Kerkstra Portable Restrooms for an annual "not to exceed" amount of $20,000.00.

   At this time, the Parks & Recreation Department seeks an $80,000.00 increase to the contract for a new annual "not-to-exceed" amount of $100,000.00; the estimated three-year total amount will now be $300,000.00. This increase is requested due to providing additional units and cleaning services for Heartside Park, Pekich Park, Rosa Park, MelTrotter, and the corner of Weston & Division during the COVID-19 pandemic. These services will be funded by the Parks Department through the Parks and Recreation Fund but is expected to be reimbursed through the CARES Act Fund.

   A Contract Amendment will be prepared for the Mayor's signature in a form to be approved by the City Attorney.

   Bolle Contracting LLC
2. Demolition Contractors (Demolition Services) NTE $50,000.00
All responses received are recommended for a one-year term contract with two, one-year renewal options for demolition services for Code Compliance and the Fire Department from various vendors as follows:

Vendor	Items	Annual
Bolle Contracting LLC	Sections I, II and III (demolitions, asbestos removal, securing buildings)	$32,500.00
Demolition Contractors (dba Pitsch Wrecking)	Sections I and II (demolitions, asbestos removal)	$17,500.00

The total annual "not-to-exceed" amount requested for all contracts is $50,000.00; this amount is based on historical service costs by the City and expected service needs. The estimated three-year total amount is $150,000.00. In order to provide the best value to the City, it is expected that the vendor contract amounts may be adjusted based on actual usage but will not exceed the aggregate total approved.

This purchase will be funded by Code Compliance and Fire through the General Operating Fund. Requests for qualifications were issued to 16 companies, 2 responses were received (bid tabulation attached). All bids received met the qualifications required in the request for qualification. The Regional Bid Discount was applied for analysis but did not factor into the award.

Services requested under these contracts will be for the demolition of fire-damaged or severely dilapidated structures for Code Compliance, including asbestos removal if required, and for securing services for Code Compliance and the Fire Department in cases where securing of the building is deemed to be a danger to public health and welfare or is necessary to complete fire suppression operations or fire investigations. By establishing contracts with qualified vendors, the Code Compliance office will be able to obtain quotes from the two qualified vendors on an "as needed" basis, reducing the time for demolition completion to approximately 45 days.

Contracts will be prepared for the Mayor's signature in a form to be approved by the City Attorney.

3. Pure Air Filtration (Activated Carbon) NTE $175,000.00

On September 11, 2018 Proceeding No. 88095, the City Commission approved a cooperative purchase through the Grand Valley Regional Biosolids Authority (GVRBA) for a one-year term contract with one, one-year renewal option for the purchase and delivery of activated carbon for the Environmental Services Department (for use at the Wastewater Treatment Plant) from Pure Air Filtration for an annual "not to exceed" amount of $175,000.00.

The GVRBA Contract was recently extended by the GVRBA for an additional two-year period (through July of 2022) at their meeting held on June 4, 2020. It is recommended to continue to utilize the cooperative agreement by the City, and enter into a new one-year term with one, one-year renewal option for the purchase and delivery of activated carbon for the Environmental Services Department from

Pure Air Filtration for an annual “not to exceed” amount of $175,000.00; a bid tabulation with updated unit costs is attached. The estimated two-year total amount is $350,000.00.

The GVRBA originally solicited this project in 2014 as a three-year term contract; the product was selected by GVRBA through a competitive process. The Environmental Services Department places orders through the GVRBA for product as needed, outside of standard City processes.

Orders placed under this contract are funded by Environmental Services through the Sewage Disposal Fund. The activated carbon is utilized as an odor-control agent at the Wastewater Treatment Plant.

4. Sayers40, Inc. (Licensing & Support, NetMotion) NTE $65,200.00

On November 18, 2014 Proceeding No. 84044, the City Commission approved a one-year term contract with two, one-year renewal options for Original Equipment Manufacturer (O.E.M.) authorized annual maintenance, support, and “as needed” licenses of NetMotion software for the Information Technology Department (now the Technology and Change Management Department) from Sayers40, Inc. for an annual “not to exceed” amount of $31,000.00.

On November 28, 2017 Proceeding No. 87220, the City Commission approved an additional one-year term contract with two, one-year renewal options for continued O.E.M. authorized annual maintenance, support, and “as needed” licenses of NetMotion software for the Technology and Change Management Department from Sayers40, Inc. for an annual “not to exceed” amount of $50,252.65.

At this time, the Technology and Change Management Department desires to continue utilizing the Netmotion solution, which assists and manages connections to the best available wireless network, toggling between all available options (such as Wi-Fi, 4G & 5G), controls user internet access, and provides session persistence.

It is recommended to continue with the existing Original Equipment Manufacturer (O.E.M.) authorized reseller, and establish a new one-year term contract with two, one-year renewal options for the Technology and Change Management Department from Sayer40, Inc. for continued licensing and support of NetMotion Licensing and Diagnostics for the first-year annual amount of $65,200.00; renewals for additional contract years for continued licensing and support will be processed per the costs received from Sayers40. The estimated three-year total amount is $195,600.00. Sayers is the current contractor for these services, and has been providing these services to the City for the past 12+ years.

Costs associated with this contract will be funded by the Technology and Change Management Department through the Information Technology Fund; there is no bid tabulation for this item.

5. ESRI, Inc (Licensing & Support, ArcGIS) NTE $74,801.00

On August 12, 2014 Proceeding No. 83792, the City Commission approved a one-year term contract with two, one-year renewal options for Original Equipment Manufacturer (O.E.M.) software maintenance and support for various ArcGIS products for the Information Technology Department (now the Technology and Change Management Department) from ESRI for a first-year annual amount of $46,415.75, as per the State of Michigan MiDEAL contract #071B1300270. Subsequent contract renewals were processed per the costs received from ESRI for each contract year, based on the existing licensing structure.

On October 28, 2014 Proceeding No. 83980, the City Commission approved a one-time purchase of additional ArcGIS user licenses and services for $40,170.00.

On June 13, 2017 Proceeding No. 86845, the City Commission approved an additional one-year term contract with two, one-year renewal options for O.E.M. software maintenance and support for various ArcGIS products for the Information Technology Department from ESRI for a first-year annual amount of $46,415.75, as per the State of Michigan MiDEAL contract #071B1300270. Subsequent contract renewals were processed per the costs received from ESRI for each contract year, based on the existing licensing structure; the most recent renewal option was for $75,301.00.

At this time, the Technology and Change Management Department desires to continue utilizing the various ArcGIS licenses, which provide a multitude of online and interactive mapping capabilities for numerous City departments. It is recommended to continue with the existing license and support structure as per the State of Michigan MiDEAL contract #180000000018, and establish a new one-year term contract with two, one-year renewal options for annual ArcGIS licensing and support for the Technology and Change Management Department from ESRI for the first year annual amount of $74,801.00; renewals for additional contract years for continued licensing and support will be processed per the costs received from ESRI. The estimated three-year total amount is $224,403.00.

This will be funded by the Technology and Change Management Department through the Information Technology Fund. There is no bid tabulation for this item.

6. Emergency Technologies (Emergency Lights, Vehicle Mounted) $43,280.87

Original Equipment Manufacturer (O.E.M.) is recommended for the purchase of public safety vehicle lightbars, lighting, sirens, and related components for the Police Department from Emergency Technologies (dba Soundoff Signal) for the amount of $43,280.87.

This purchase will be funded by the Police Department through the General Operating Fund; a bid tabulation is attached. The emergency lights and equipment will be installed on Police fleet vehicles, and will match existing equipment currently

utilized.

7. Kent Communications Inc. (Ballot Mailing/Tracking Services) $20,000.00
Authorization is requested for voter ballot mailing and tracking services from Kent Communications Inc. (dba KCI) for the City Clerk's Office for the estimated total amount of $20,000.00.

The Clerk's Office desires to utilize a new process offered by KCI that will assist with mail-in balloting for the upcoming election; TrackMIBallot Premium Two-Way Tracking utilizes web portal tracking and custom print tracking barcodes with ballot numbers to allow for real-time tracking of mail-in ballots.

KCI will produce and provide imprinting on return envelopes specific to the City's precincts and ballot numbers; the ballot and imprinted return envelope will be placed in a sealed envelope by the Clerks Office and appropriately addressed to the voter. KCI will sort and place tracking barcode on the outer envelope of the ballot to allow USPS Tracking to be tied to that ballot, which will be delivered directly to the USPS within 12 hours of receipt. The sorting will allow the Clerks Office to qualify for USPS mailing discounts and Non-profit mailing discounts, all pursuant to the USPS Rate structure.

KCI will also send an email to the voter's email address of record on the Qualified Voter File ("QVF") file; the email will contain a Voter URL address allowing the voter to track their incoming ballot envelope and outgoing ballot envelope. Envelopes will be separated and packaged by precinct.

This will be funded by the Clerk's office through the General Operating Fund; the amount requested includes costs related to the ballot mailing services of $12,500.00, and estimated postage costs of $7,500.00. There is no bid tabulation for this item.

8. Winder Police Equipment (Emergency Vehicle Equipment) $42,023.00
On September 12, 2017 Proceeding No. 87046, the City Commission approved a one-year term contract with two, one-year renewal options for "as needed" purchase and delivery of police vehicle equipment for the Police Department from Winder Police Equipment, Inc. for an annual "not-to-exceed amount" of $29,000.00.

At this time, the Police Department has identified the need for a one-time purchase of polic vehicle equipment including partitions, consoles, laptop mounts and accessories from Winder Police Equipment in the amount of $42,023.00 that will be installed by City personnel in 2020 Ford SUV Police Interceptor Utility units.

This purchase will be funded by the Police Department through the General Operating Fund. There is no bid tabulation for this item.

YOUR FISCAL COMMITTEE recommends adoption of the following resolution authorizing awards to the following vendors.

WHEREAS, the Fiscal Committee has considered the attached bids; therefore

RESOLVED that contracts be prepared between the City and the following vendors, and that the Mayor be authorized to sign the contracts on behalf of the City, as follows, in a form to be approved by the City Attorney:

1. Kerkstra Portable Restrooms

Contract amendment to increase the annual amount of the contract with Kerkstra Portable Restrooms for the rental of portable toilets and hand wash stations by $80,000.00 for a new annual "not-to exceed" amount of $100,000.00. The estimated three-year total amount is $300,000.00.

Bolle Contracting LLC

2. Demolition Contractors

One year term contract with two, one-year renewal options for demolition services for Code compliance and the Fire Department as follows:

Vendor	Items	Annual Amount
Bolle Contracting LLC	Demolitions, Asbestos Removal, Securing Buildings	$32,500.00
Demolition Contractors (dba Pitsch Wrecking)	Demolitions, Asbestos Removal	$17,500.00

The total annual "not-to-exceed" annual amount requested for all contracts is $50,000.00. The estimated three-year total amount is $150,000.00.

FURTHER RESOLVED that the Purchasing Agent be authorized to proceed with awards to the following vendors:

3. Pure Air filtration

A cooperative purchase through the Grand Valley Regional Biosolids Authority (GVRBA) for a one-year term contract with one, one-year renewal option for the purchase and delivery of activated carbon for the Environmental Services Department from Pure Air Filtration for an annual "not-to-exceed" amount of $175,000.00. The estimated two-year total amount is $350,000.00.

4. Sayers40, Inc.

One-year term contract with two, one-year renewal options for continued Original Equipment Manufacturer (O.E.M.) authorized annual maintenance, support, and "as needed" licenses of NetMotion software for

the Technology and Change Management Department from Sayers40, Inc. for the first-year annual amount of $65,200.00; renewals for additional contract years for continued licensing and support will be processed per the costs received from Sayers 40. The estimated three-year total amount is $195,600.00.

5. ESRI, Inc.

A cooperative purchase through the State of Michigan MiDEAL program for a one-year term contract with two, one-year renewal options for annual ArcGIS licensing and support for the Technology and Change Management Department from ESRI for the first year annual amount of $74,801.00; renewals for additional contract years for continued licensing and support will be processed per the costs received from ESRI. The estimated three-year total amount is $224,403.00.

6. Emergency Technologies

Purchase of Original Equipment Manufacturer (O.E.M.) public safety vehicle lightbars, lighting, sirens, and related components for the Police Department from Emergency Technologies (dba Soundoff Signal) for the amount of $43,280.87.

7. Kent Communications Inc.

Ballot mailing and tracking services for the November election for the City Clerk's Office from Kent Communications Inc. (dba KCI) for the estimated total amount of $20,000.00.

8. Winder Police Equipment

Purchase of emergency vehicle equipment including, partitions, consoles, laptop mounts and accessories for the Police Department from Winder Police Equipment for the amount of $42,023.00.

Prepared by Amie Merren

BID TAB

BID FILE #912-40-04 BID OPENING DATE: July 27, 2020 FOR: Demolitions, Securing Buildings # BIDDERS SOLICITED: 16 BUYER: Kelly Criner DEPT: Code Compliance, Fire	ITEM 1 Laborer 7 am - 4:30 pm Mo - Fri $/Hour	ITEM 2 Laborer 4:30 pm - 7:00 am Mo-Fri, Saturday $/Hour	ITEM 3 Laborer Sundays and Holidays $/Hour	ITEM 4 Equip. Operator 7 am - 4:30 pm Mo - Fri $/Hour
Year 1				
Year 2				
Year 3				
Bolle Contracting LLC 408 E. 4th Street Clare, MI 48617	$50.00	$70.00	$100.00	$75.00
	$52.00	$72.00	$100.00	$77.00
	$55.00	$75.00	$100.00	$79.00
Pitsch Co. 675 Richmond Grand Rapids, MI 49504	$85.00	$95.00	$105.00	$105.00
	$85.00	$95.00	$105.00	$105.00
	$85.00	$95.00	$105.00	$105.00

Attachment: Bid List Item 2 Bid Tabulation 912-40-04 Demolition and Securing Buildings (Bid List August

BID TAB

BID FILE #912-40-04 BID OPENING DATE: July 27, 2020 FOR: Demolitions, Securing Buildings # BIDDERS SOLICITED: 16 BUYER: Kelly Criner DEPT: Code Compliance, Fire	ITEM 5 Equip. Operator 4:30 pm - 7:00 am Mo-Fri, Saturday $/Hour	ITEM 6 Equip. Operator Sundays and Holidays $/Hour	ITEM 7 Asbestos Worker 7 am - 4:30 pm Mo - Fri $/Hour	ITEM 10 Equipment Crane $/Hour
Year 1				
Year 2				
Year 3				
Bolle Contracting LLC 408 E. 4th Street Clare, MI 48617	$100.00	$100.00	$90.00	$160.00
	$102.00	$100.00	$92.00	$160.00
	$105.00	$100.00	$95.00	$160.00
Pitsch Co. 675 Richmond Grand Rapids, MI 49504	$115.00	$125.00	No Bid	$250.00
	$115.00	$125.00	No Bid	$250.00
	$115.00	$125.00	No Bid	$250.00

Attachment: Bid List Item 2 Bid Tabulation 912-40-04 Demolition and Securing Buildings (Bid List August

BID TAB

BID FILE #912-40-04 BID OPENING DATE: July 27, 2020 FOR: Demolitions, Securing Buildings # BIDDERS SOLICITED: 16 BUYER: Kelly Criner DEPT: Code Compliance, Fire	ITEM 11 Equipment Front End Loader $/Hour	ITEM 12 Equipment Dump Truck $/Hour	ITEM 13 Equipment Skid Loader $/Hour	ITEM 14 Mobilization Charge $/Each	ITEM 15 Percentage added Materials % %
Year 1					
Year 2					
Year 3					
Bolle Contracting LLC 408 E. 4th Street Clare, MI 48617	$125.00	$130.00	$90.00	$600.00	10%
	$125.00	$130.00	$90.00	$600.00	10%
	$125.00	$130.00	$90.00	$600.00	10%
Pitsch Co. 675 Richmond Grand Rapids, MI 49504	$200.00	$150.00	No Bid	$500.00	10%
	$200.00	$150.00	No Bid	$500.00	10%
	$200.00	$150.00	No Bid	$500.00	10%

Attachment: Bid List Item 2 Bid Tabulation 912-40-04 Demolition and Securing Buildings (Bid List August

BID TAB

Bid File #885-08-16 Bid Opening Date: June 4, 2020 FOR: Cooperative Purhcase - Activated Carbon # Bidders Solicited: 1 Buyer: GVRBA/TW Dept: ESD	Item 1 1 Each Supersack, Sulphabsorb XL $/Each	Item 2 1 Each Carbon Service $/Each
Year 1		
Year 2		
Pure Air Filtration 6050 Peachtree Pkwy Suite 240-187 Norcross GA 30092	$3,120.000	$3,300.00
	$3,120.000	$3,300.00

Attachment: Bid List Item 3 Bid Tabulation 885-08-16 activated carbon (Bid List August 25, 2020)

BID TAB

BID REF #055-57-34 BID OPENING DATE: 08/10/2020 FOR: Lightbars and Components # BIDDERS SOLICITED: 1 BUYER: AM DEPT: Police	ITEM 1 4 Each Lightbar $/Each	ITEM 2 98 Each Emergency Lighting $/Each	ITEM 3 9 ea Mount Low Profile $/ea	ITEM 4 9 ea Hook Kit for Mount $/ea	ITEM 5 20 Each Blueprint Central Controller $/Each	ITEM 6 20 Each Blueprint Controller Panel $/Each	ITEM 7 22 Each Blueprint Remote Node $/Each	ITEM 8 20 Each Blueprint Siren Switch $/Each	ITEM 9 21 Each Blueprint Link Module $/Each
Emergency Technologies 3900 Central Parkway Hudsonville MI 49426									
	$1,249.73	$97.65	$18.00	$52.20	$286.68	$128.25	$161.10	$302.85	$180.00

Attachment: Bid List Item 6 Bid Tabulation 055-57-34 lightbars (Bid List August 25, 2020)

BID TAB

BID REF #055-57-34 BID OPENING DATE: 08/10/2020 FOR: Lightbars and Components # BIDDERS SOLICITED: 1 BUYER: AM DEPT: Police	ITEM 10 40 Each Harness Kit for Remote Node $/Each	ITEM 11 20 Each Harness Kit for Central Controller $/Each	ITEM 12 40 Each Composite Speaker w/bracket $/Each	ITEM 13 3 Each Window Shroud Kit $/Each
Emergency Technologies 3900 Central Parkway Hudsonville MI 49426				
	$30.60	$32.85	$112.50	$6.75

Attachment: Bid List Item 6 Bid Tabulation 055-57-34 lightbars (Bid List August 25, 2020)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Jeremiah Gracia, Economic Development Director
Economic Development Department

SUBJECT: **Resolution approving an Amendment to Purchase Agreement with Matthew 25:40 Heartside, Inc. for 1823 and 1815 South Division Avenue**

Attached is a resolution approving an Amendment to Purchase Agreement (the "Amendment") between the City of Grand Rapids and Matthew 25:40 Heartside, Inc. (d/b/a In The Image) related to the City's acquisition of the properties located at 1823 South Division Avenue and 1815 South Division Avenue (the "Property") for the eventual construction of a new station for the Grand Rapids Fire Department. The Purchase Agreement was initially approved by the City Commission on January 21, 2020 via Proceeding 89548.

In 2019, the City negotiated the real estate transaction with Matthew 25:40 Heartside, Inc. (the "Seller") which would secure the Property as the first step in replacing the South Division fire station. The City has completed its due diligence, including environmental assessment, survey and review of the title commitment and has determined that the condition of the property is acceptable for its intended use. The initial deposit of $60,000 has been placed with Sun Title Agency, LLC as the title company and escrow agent.

Under the terms of the Agreement, closing will occur upon 30 days written notice from the Seller to the City but no earlier than July 30, 2020 and no later than July 15, 2021. The Seller has identified a replacement property for their purposes and has indicated its desire to close with the City in late September 2020. All conditions and requirement of both the Seller and the City having been met, the City is amenable to this closing date.

The Amendment has been requested by the Seller to accommodate their operational needs during the time period in which they will be transitioning from the Property to their replacement facility. Specifically, the Seller has requested the ability to lease-back a portion of the Property for a period not-to-exceed three months. Under the Agreement, the Seller has 60 days to vacate the Property and turn over possession to the City.

Were the Amendment to be approved, the Seller would have 60 days possession, and be required to pay the City $1,500 per month or portion thereof on a pro-rata basis under absolute net lease terms for up to 90 additional days. The monthly rent translates to $4.00/sf which is approximately the average market rent for warehouse space on a triple-net basis based on the most recent reports from regional brokerages.

Approval of the attached resolution would authorize the Mayor to sign an addendum to the purchase agreement providing up to an additional 90 days occupancy for the Seller.

cc: Chief John Lehman
Asst. Chief Brad Brown

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving an amendment to a purchase agreement related to the City's acquisition of 1823 South Division Avenue and 1815 South Division Avenue.

WHEREAS:

1. On January 21, 2020, the City Commission approved a Purchase Agreement with Matthew 25:40 Heartside, Inc. for the acquisition of 1823 and 1815 South Division Avenue; and

2. Matthew 25:40 Heartside, Inc. has requested an amendment to the Purchase Agreement that would provide them with the ability to lease-back approximately 4,400 square feet of the property located at 1823 South Division Avenue for a period of not more than 90 days after the transfer of possession; therefore

RESOLVED:

1. That an Amendment to Purchase Agreement is approved in a form approved by Special Counsel; and

2. That the Mayor is authorized to execute the Amendment to Purchase Agreement on behalf of the City; and

3. That rents due under the Amendment to Purchase Agreement shall be revenues of the Grand Rapids Fire Department.

Prepared by Jonathan Klooster

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution approving a Construction Agreement and accepting a Public Utilities Easement for The Grove by Watermark**

The attached resolution provides for the approval of a Construction Agreement with Grand Rapids Charter Township (Township) and Watermark at Grand Rapids MI, LLC (Developer), and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer and water main in connection with the above-captioned project. The project is privately funded and involves development of apartments in the Township.

The public sanitary sewer and water main will be maintained by the City of Grand Rapids (City) in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 1993 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by Fishbeck, Inc., on behalf of the Township. The public sanitary sewer and water main will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (plan review, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located north of Evergreen Drive and east of East Beltline Avenue in the Utility Service District of the Township and has been previously approved in concept by staff.

cc: Wayne Jernberg
Chuck Schroeder
Molly Clarin

#19105

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving a Construction Agreement between the City of Grand Rapids, Grand Rapids Charter Township, and Watermark at Grand Rapids MI, LLC, and acceptance of a Public Utilities Easement to facilitate public sanitary sewer and water main construction in connection with Sanitary Sewer and Water Main in Public Easement (NE) Sunshine Ridge Drive (Pvt.), Hammer Drive (Pvt.), Ranger Drive (Pvt.) and Killian Street (Pvt.) and Water Main in Four Mile Road (The Grove by Watermark).

WHEREAS, it is necessary to approve a Construction Agreement between the City of Grand Rapids (City), Grand Rapids Charter Township and Watermark at Grand Rapids MI, LLC (Developer), and accept a Public Utilities Easement for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer and Water Main in Public Easement (NE) Sunshine Ridge Drive (Pvt.), Hammer Drive (Pvt.), Ranger Drive (Pvt.) and Killian Street (Pvt.) and Water Main in Four Mile Road (The Grove by Watermark); therefore

RESOLVED:

1. That the aforesaid Construction Agreement be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and

2. That the City accept a Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer:

Watermark at Grand Rapids MI, LLC $1.00
901 Wabash Avenue, Suite 300
Terre Haute, IN 47807

3590 East Beltline Avenue NE, Parcel No. 41-14-02-101-004
Public Utilities Easement Description:

AN EASEMENT FOR PUBLIC UTILITIES OVER PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 11 WEST, GRAND RAPIDS TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S88°26'57"E 734.30 FEET ALONG THE NORTH LINE OF SAID SECTION 2; THENCE S01°33'03"W 50.00 FEET TO THE POINT OF BEGINNING; THENCE S88°26'57"E 20.00 FEET; THENCE S01°33'03"W 119.14 FEET; THENCE S88°26'57"E 20.00 FEET; THENCE S01°33'03"W 32.44 FEET; THENCE S88°26'57"E 135.92 FEET; THENCE S01°33'03"W 20.00 FEET; THENCE N88°26'57"W 135.92 FEET; THENCE S01°33'03"W 108.62 FEET; THENCE S88°26'57"E 374.44

FEET; THENCE S01°33'03"W 248.26 FEET; THENCE S88°27'21"E 20.00 FEET; THENCE S01°33'03"W 250.00 FEET; THENCE N88°26'57"W 321.70 FEET; THENCE SOUTHERLY 42.29 FEET ALONG A 320.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 07°34'16", AND A CHORD BEARING S12°11'00"W 42.26 FEET; THENCE SOUTHERLY 162.54 FEET ALONG A 280.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 33°15'38", AND A CHORD BEARING S00°39'41"E 160.27 FEET; THENCE S17°17'30"E 23.86 FEET; THENCE N72°42'30"E 8.50 FEET; THENCE S17°17'30"E 28.00 FEET; THENCE S72°42'30"W 8.50 FEET; THENCE S17°17'30"E 104.72 FEET; THENCE S28°29'49"W 13.95 FEET; THENCE S17°17'30"E 12.52 FEET; THENCE S16°21'59"W 36.67 FEET; THENCE NORTHWESTERLY 37.98 FEET ALONG A 47.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 46°17'44", AND A CHORD BEARING N68°27'41"W 36.95 FEET; THENCE N28°29'49"E 40.62 FEET; THENCE N17°17'30"W 259.90 FEET; THENCE N11°51'36"E 133.95 FEET; THENCE N02°24'05"E 75.26 FEET TO REFERENCE POINT "A"; THENCE N01°45'54"E 40.00 FEET; THENCE N01°33'03"E 326.01 FEET; THENCE S88°26'57"E 20.00 FEET; THENCE S01°33'03"W 346.01 FEET; THENCE S88°26'57"E 20.00 FEET; THENCE S01°33'03"W 58.24 FEET; THENCE S88°26'57"E 13.00 FEET; THENCE S01°33'03"W 14.00 FEET; THENCE S88°26'57"E 266.42 FEET; THENCE N01°33'03"E 119.74 FEET; THENCE N88°26'57"W 12.00 FEET; THENCE N01°33'03"E 20.00 FEET; THENCE S88°26'57"E 12.00 FEET; THENCE N01°33'03"E 266.18 FEET; THENCE N88°26'57"W 12.00 FEET; THENCE N01°33'03"E 20.00 FEET; THENCE S88°26'57"E 12.00 FEET; THENCE N01°33'03"E 12.33 FEET; THENCE N88°26'57"W 52.60 FEET; THENCE S01°33'03"W 20.00 FEET; THENCE N88°26'57"W 321.83 FEET; THENCE N01°33'03"E 20.00 FEET; THENCE N88°26'57"W 20.00 FEET; THENCE N01°33'03"E 24.57 FEET; THENCE N88°27'21"W 8.50 FEET; THENCE N01°33'03"E 28.00 FEET; THENCE S88°27'21"E 8.50 FEET; THENCE N01°33'03"E 247.63 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT REFERENCE POINT "A"; THENCE N88°26'57"W 441.17 FEET; THENCE S01°33'03"W 10.00 FEET; THENCE N88°26'57"W 20.00 FEET; THENCE N01°33'03"E 291.66 FEET; THENCE N88°22'35"W 31.39 FEET; THENCE N01°37'25"E 20.00 FEET; THENCE S88°22'35"E 31.37 FEET; THENCE N01°33'03"E 84.35 FEET; THENCE N88°26'57"W 157.00 FEET; THENCE N01°33'03"E 32.00 FEET; THENCE S88°26'57"E 24.00 FEET; THENCE S01°33'03"W 12.00 FEET; THENCE S88°26'57"E 214.20 FEET; THENCE N01°33'03"E 8.50 FEET; THENCE S88°26'57"E 28.00 FEET; THENCE S01°33'03"W 8.50 FEET; THENCE S88°26'57"E 6.87 FEET; THENCE S01°33'03"W 20.00 FEET; THENCE N88°26'57"W 96.07 FEET; THENCE S01°33'03"W 366.01 FEET; THENCE S88°26'57"E 128.62 FEET; THENCE N01°33'03"E 20.00 FEET TO REFERENCE POINT "B"; THENCE

S88°26'57"E 312.70 FEET; THENCE S01°45'54"W 40.00 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT REFERENCE POINT "B"; THENCE N01°33'03"E 241.47 FEET; THENCE N88°22'35"W 128.62 FEET; THENCE N01°33'03"E 20.00 FEET; THENCE S88°22'35"E 124.05 FEET; THENCE N19°30'20"W 77.88 FEET; THENCE N01°33'03"E 140.48 FEET; THENCE N88°26'57"W 158.00 FEET; THENCE N01°33'03"E 20.00 FEET; THENCE S88°26'57"E 178.00 FEET; THENCE S01°33'03"W 128.62 FEET; THENCE S88°26'57"E 16.75 FEET; THENCE S43°26'57"E 9.90 FEET; THENCE S88°26'57"E 205.60 FEET; THENCE N69°03'03"E 18.29 FEET; THENCE S88°26'57"E 3.99 FEET; THENCE S01°33'03"W 20.00 FEET; THENCE S69°03'50"W 18.30 FEET; THENCE N88°26'57"W 217.86 FEET; THENCE N43°26'57"W 9.90 FEET; THENCE N88°26'57"W 8.47 FEET; THENCE S01°33'03"W 8.14 FEET; THENCE S19°30'20"E 90.61 FEET; THENCE S01°33'03"W 253.32 FEET; THENCE N88°26'57"W 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 129,448 SQUARE FEET (2.97 ACRES)

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

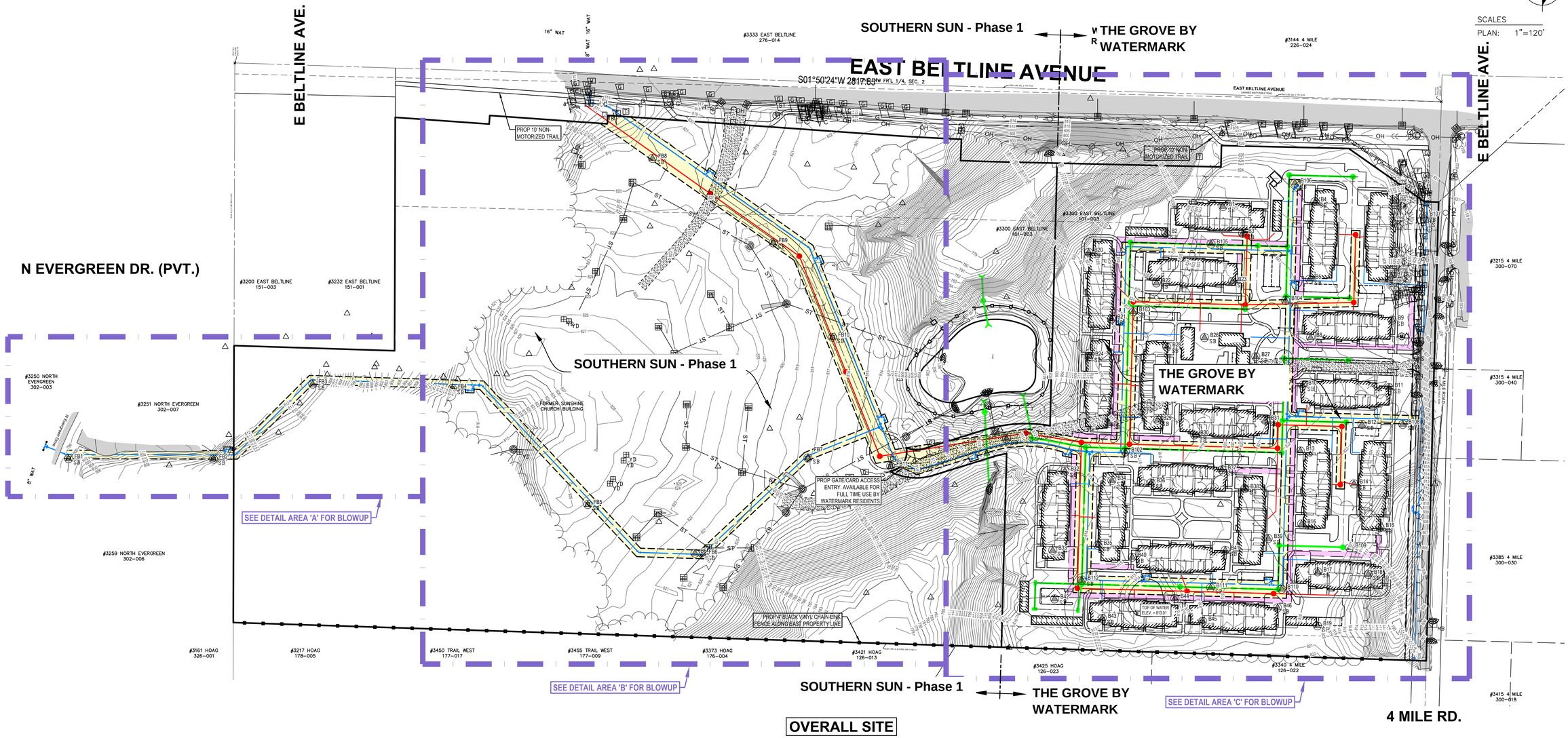
Prepared by Jack Stegehuis

CORRECT IN FORM

DEPARTMENT OF LAW

NORTH

SCALES
PLAN: 1"=120'



OVERALL SITE

LEGEND

- PROP. SANITARY SEWER (TYP) (PUBLIC)
- PROP. WATER MAIN (TYP) (PUBLIC)
- PROP. STORM SEWER (TYP)(PRIVATE)
- PROP. PUBLIC UTILITY EASEMENT (TYP)
- PROP. 12' WIDE PRIVATE UTILITY EASEMENT (TYP)

UTILITY QUANTITIES

WATER MAIN	QUANTITY	SANITARY SEWER	QUANTITY
12" WATER MAIN	4,360 L.F.	4" DIA. MH	19
8" WATER MAIN	3,700 L.F.	8" SANITARY SEWER	4,350 L.F.
HYDRANT	20		
ALL WATER MAIN TO BE ZINC COATED			

LOCATION MAP
NOT TO SCALE

REV. NO.	DESCRIPTION

SURVEYED & DESIGNED BY:
NEDERVELD
Grand Rapids
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Ann Arbor, Chicago, Columbus, Holland, Indianapolis, St. Louis
www.nederveld.com • 800.222.1868

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

PRELIMINARY UTILITY PLAN FOR

SOUTHERN SUN - Phase 1

AND

THE GROVE BY WATERMARK

(3300 EAST BELTLINE)

Drawn by G.N.
Check: Field
Check: Office

Sheet No. 1 of 3

18400448-CP1.dwg GN 11/1/2019 10:02

Attachment: 19105 FINAL PUP (Resolution approving an agreement and accepting an easement for The Grove by Watermark)

E BELTLINE AVE

S01°50'24"W 2817.85'

SEE DETAIL AREA 'C'

SEE DETAIL AREA 'B'

NORTH

SCALES

PLAN: 1"=60'

PROP 10' NON-MOTORIZED TRAIL

#3300 EAST BELTLINE 101-003

PROP GATE/CARD ACCESS ENTRY. AVAILABLE FOR FULL TIME USE BY WATERMARK RESIDENTS

FAST LINE, W. 84 ACRES, NW 1/4, SEC 2

#3421 HOAG 126-013

#3232 EAST BELTLINE 151-001

#3300 EAST BELTLINE 101-003

#3200 EAST BELTLINE 151-003

FB3 SB

FB2 SB

FB1 SB

FB10 SB

FB9 SB

FB8 SB

FB7 SB

FB6 SB

FB5 SB

FB4 SB

5'

10.0'

15.0'

PROP. PUBLIC UTILITY EASEMENT

PROP 4' BLACK VINYL CHAIN LINK FENCE ALONG EAST PROPERTY LINE

#3333 EAST BELTLINE 276-014

#3373 HOAG 176-004

#3251 NORTH EVERGREEN 302-007

#3259 NORTH EVERGREEN 302-006

20'

PROP PUBLIC UTILITY EASEMENT

N EVERGREEN DR. (PVT.)

N Evergreen Drive

8" WAT

#3250 NORTH EVERGREEN 302-003

SOUTHERN SUN - PHASE 1

94.3'

8" WAT

8" SAN

W. LINE, NW 1/4, SEC. 2

FORMER SUNSHINE CHURCH BUILDING

20'

PROP. PUBLIC UTILITY EASEMENT

#3455 TRAIL WEST 177-009

#3450 TRAIL WEST 177-017

103.6'

119.3'

E BELTLINE AVE.

DETAIL AREA 'B'

SEE DETAIL AREA 'A'

DETAIL AREA 'A'

LEGEND

- PROP. SANITARY SEWER (TYP) (PUBLIC)
- PROP. WATER MAIN (TYP) (PUBLIC)
- PROP. STORM SEWER (TYP)(PRIVATE)
- PROP. PUBLIC UTILITY EASEMENT (TYP)
- PROP. 12' WIDE PRIVATE UTILITY EASEMENT (TYP)

REV. NO.	DESCRIPTION

SURVEYED & DESIGNED BY:
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City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

PRELIMINARY UTILITY PLAN FOR

SOUTHERN SUN - Phase 1

AND

THE GROVE BY WATERMARK

(3300 EAST BELTLINE)

Drawn by G.N.
Check: Field
Check: Office

Sheet No. 2 of 3

18400448-CP1.dwg GN 11/12/2019 10:02

Attachment: 19105 FINAL PUP (Resolution approving an agreement and acceptance of an easement for The Grove by Watermark)

E BELTLINE AVE

4 MILE RD

4 MILE ROAD
(66 FOOT WIDE PUBLIC ROW)

4 MILE RD

EAST BELTLINE AVENUE
(VARIABLE WIDTH PUBLIC ROW)

NORTH

SCALES
PLAN: 1"=60'

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG 17
BLDG 18
BLDG 19
BLDG 20

CLUBHOUSE
THE GROVE BY WATERMARK

PROP PUBLIC UTILITY EASEMENT
PROP PRIVATE UTILITY EASEMENT
MAINTENANCE UNIT
PROP SAN LATERAL (TYP)
PROP 10' NON-MOTORIZED TRAIL
PROP 4' BLACK VINYL CHAIN LINK FENCE ALONG EAST PROPERTY LINE

GARAGE
CARPORT
POND

THE GROVE BY WATERMARK

SOUTHERN SUN - PHASE 1

FRANKLIN AT GR

WATERMARK AT GRAND RAPIDS TOWNSHIP

FRANKLIN PARTNERS AT GRAND RAPIDS TOWNSHIP

DETAIL AREA 'C'

SEE DETAIL AREA 'B'

#3215 4 MILE 300-070
#3315 4 MILE 300-040
#3385 4 MILE 300-030
#3415 4 MILE 300-018
#3144 4 MILE 226-024
#3340 4 MILE 126-022
#3425 HOAG 126-023
#3333 EAST BELTLINE 216-044
#3300 EAST BELTLINE 101-003

LEGEND

- PROP. SANITARY SEWER (TYP) (PUBLIC)
- PROP. WATER MAIN (TYP) (PUBLIC)
- PROP. STORM SEWER (TYP)(PRIVATE)
- PROP. PUBLIC UTILITY EASEMENT (TYP)
- PROP. 12' WIDE PRIVATE UTILITY EASEMENT (TYP)

SURVEYED & DESIGNED BY:
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City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

PRELIMINARY UTILITY PLAN FOR

SOUTHERN SUN - Phase 1

AND

THE GROVE BY WATERMARK

(3300 EAST BELTLINE)

REV. NO.	DESCRIPTION

Drawn by G.N.
Check: Field
Check: Office

Sheet No. 3 of 3

19400448-CP1.dwg GN 11/1/2019 10:02

Attachment: 19105 FINAL PUP (Resolution approving an agreement and acceptance of an easement for The Grove by Watermark)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution approving a Construction Agreement and accepting Public Utilities Easements for Bretonfield Preserve - Phase 4**

The attached resolution provides for the approval of a Construction Agreement with the City of Kentwood (Kentwood) and Westview Capital, LLC (Developer), and the acceptance of three Public Utilities Easements to facilitate the construction of public sanitary sewer in connection with the above-captioned project. The project is privately funded and involves development of single-family homes in Kentwood.

The public sanitary sewer will be maintained by the City of Grand Rapids (Grand Rapids) in accordance with the current customer community service agreement. The Public Utilities Easements give Grand Rapids rights to maintain said public utility.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 1993 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by a consultant of the Developer's choosing, on behalf of Kentwood. The public sanitary sewer will be constructed by a contractor prequalified to do such work under contract by the Developer. Grand Rapids will be reimbursed the cost of services (plan review, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located north of 60th Street and west of Wing Avenue in the Utility Service District of Kentwood and has been previously approved in concept by staff.

cc: Chuck Schroeder
Molly Clarin

#20005

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving a Construction Agreement between the City of Grand Rapids, the City of Kentwood, and Westview Capital, LLC, and acceptance of three Public Utilities Easements to facilitate public sanitary sewer construction in connection with Sanitary Sewer in Breton Avenue, Blooming Bud Lane and Kiverton Ridge Drive (Bretonfield Preserve - Phase 4).

WHEREAS, it is necessary to approve a Construction Agreement between the City of Grand Rapids (City), the City of Kentwood and Westview Capital, LLC (Developer), and accept three Public Utilities Easements for the construction of public sanitary sewer facilities in connection with Sanitary Sewer in Breton Avenue, Blooming Bud Lane and Kiverton Ridge Drive (Bretonfield Preserve - Phase 4); therefore

RESOLVED:

1. That the aforesaid Construction Agreement be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City.

2. That the City accept three Public Utilities Easements for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easements and for the nominal considerations as noted, which were paid by the developer:

Westview Capital, LLC $1.00
2186 E. Centre Street
Portage, Michigan 49002

5735 Breton Ave. SE, Parcel No. 41-18-34-300-027
Public Utilities Easement Description 1 (Terminating):

Part of the SW 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, BEGINNING at the Northwest corner of Plover Drive per Bretonfield Preserve (as recorded in Instrument No. 201809120071261); thence S89°14'07"W 60.00 feet; thence N00°46'42"W 116.99 feet; thence Northeasterly 180.99 feet along a 330.00 foot radius curve to the right, the chord of which bears N14°56'01"E 178.73 feet; thence Northeasterly 148.08 feet along a 270.00 foot radius curve to the left, the chord of which bears N14°56'01"E 146.23 feet; thence N00°46'42"W 75.53 feet; thence S89°13'18"W 169.00 feet to the East line of Bretonfield (as recorded in Instrument No. 20161121-0102662); thence N00°46'42"W 60.00 feet along said East line; thence N89°13'18"E 169.00 feet; thence N00°46'42"W 109.76 feet; thence Northeasterly 126.27 feet along a 330.00 foot radius curve to the right, the chord of which bears N10°10'59"E 125.50 feet; thence N21°08'41"E 194.22 feet; thence

Northerly 18.69 feet along a 25.00 foot radius curve to the left, the chord of which bears N00°16'19"W 18.26 feet; thence Northerly, Easterly and Southwesterly 231.84 feet along a 50.00 foot radius curve to the right, the chord of which bears S68°51'19"E 73.33 feet; thence Southwesterly 18.69 feet along a 25.00 foot radius curve to the left, the chord of which bears S42°33'41"W 18.26 feet; thence S21°08'41"W 194.22 feet; thence Southwesterly 103.31 feet along a 270.00 foot radius curve to the left, the chord of which bears S10°10'59"W 102.68 feet; thence S00°46'42"E 245.29 feet; thence Southwesterly 180.99 feet along a 330.00 foot radius curve to the right, the chord of which bears S14°56'01"W 178.73 feet; thence Southwesterly 148.08 feet along a 270.00 foot radius curve to the left, the chord of which bears S14°56'01"W 146.23 feet; thence S00°46'42"E 117.01 feet to the Place of Beginning.

Contains 78,296 square feet.

Westview Capital, LLC $1.00
2186 E. Centre Street
Portage, Michigan 49002

5735 Breton Ave. SE, Parcel No. 41-18-34-300-027
Public Utilities Easement Description 2 (Terminating):

A 80.00 foot wide strip of land, the centerline of which is described as: Part of the SW 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan, commencing at the South 1/4 Corner of said Section 34; thence N00°46'24"W 942.06 feet along the East line of the SW 1/4 of said Section 34; thence S90°00'00"W 40.53 feet to the Northeast corner of a Public Utilities Easement (as recorded in Instrument No. 201912160098975, Kent County records); thence N82°44'28"W 40.00 feet along the North line of said Public Utilities Easement to the PLACE OF BEGINNING of said centerline; thence N07°15'32"E 101.94 feet; thence Northwesterly 529.75 feet along a 600.00 foot radius curve to the left, the chord of which bears N18°02'05"W 512.71 feet; thence Northwesterly 24.45 feet along a 540.00 foot radius curve to the right, the chord of which bears N42°01'53"W 24.45 feet to Reference Point "A"; thence Northwesterly 30.02 feet along a 540.00 foot radius curve to the right, the chord of which bears N39°08'29"W 30.01 feet to the Place of Ending of said centerline.

Also, a 60.00 foot wide strip of land, the centerline of which is described as: BEGINNING at aforesaid Reference Point "A"; thence S52°27'02"W 21.32 feet; thence Southwesterly 192.56 feet along a 300.00 foot radius curve to the right, the chord of which bears S70°50'19"W 189.27 feet; thence S89°13'36"W 205.41 feet; thence Northwesterly 301.14 feet along a 300.00 foot radius curve to the right, the chord of which bears N62°01'00"W 288.65 feet; thence N33°15'37"W 131.48 feet;

thence Northwesterly 277.71 feet along a 300.00 foot radius curve to the left, the chord of which bears N59°46'47"W 267.90 feet to the East line of proposed Kiverton Ridge Drive (60 feet wide) and the Place of Ending of said centerline.

Contains 120,284 square feet.

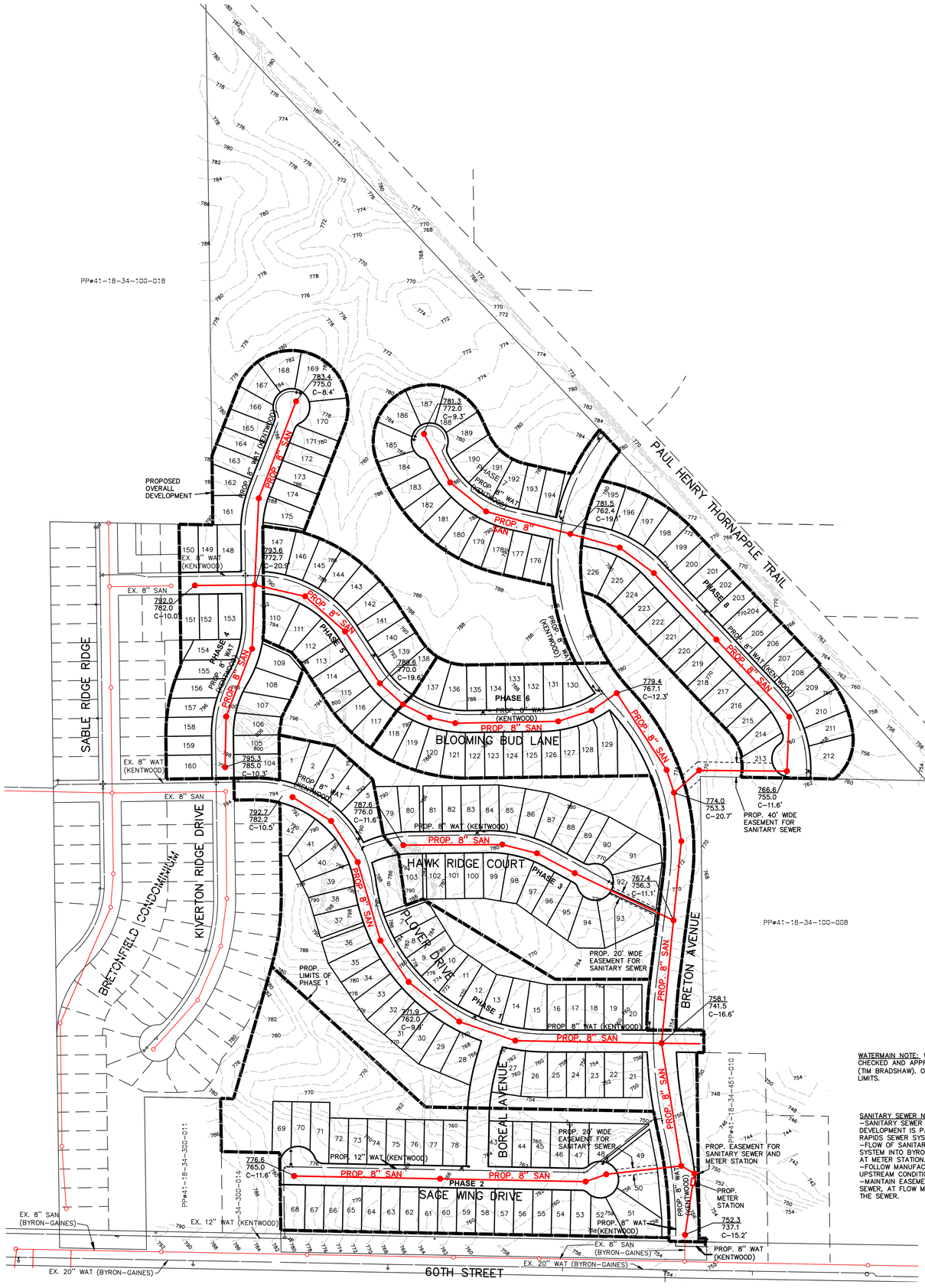
Westview Capital, LLC $1.00
2186 E. Centre Street
Portage, Michigan 49002

5735 Breton Ave. SE, Parcel No. 41-18-34-300-027
Public Utilities Easement Description 3 (Permanent):

Part of the SW 1/4 of Section 34, T6N, R11W, City of Kentwood, Kent County, Michigan: Commencing at the South 1/4 Corner of said Section 34; thence N00°46'24"W 1317.62 feet to the PLACE OF BEGINNING of this description; thence S63°11'41"W 46.16 feet; thence Northwesterly 50.62 feet along a 640.00 foot radius curve to the left, the chord of which bears N17°55'24"W 50.61 feet; thence N63°11'41"E 46.70 feet; thence S87°49'06"E 34.48 feet; thence S00°46'24"E 39.64 feet to the North line of Fields of Breton, as recorded in Instrument Number 201902140010062; thence N88°57'17"W 20.01 feet along said North line to the Northwest corner of said Fields of Breton; thence S00°46'24"E 7.81 feet along the West line of said Fields of Breton to the Place of Beginning.

Contains 3,447 square feet.

Prepared by Jack Stegehuis



GENERAL NOTES
1. THIS PROPOSED DEVELOPMENT IS A SINGLE FAMILY RESIDENTIAL PLAT SUBDIVISION.
2. ALL PROPOSED STREETS WILL BE PUBLIC STREETS.
3. PROPOSED PHASING:
   PHASE 1 = LOTS 1-42
   REMAINING PHASES = LOTS 43-226

NORTH

SCALE
PLAN : 1"=150'

LEGEND

776.6 / 765.0 / C-11.6' = PROP. SANITARY MH RIM ELEVATION / PROP. SANITARY INVERT / CUT DISTANCE RIM TO INVERT

= EXISTING SANITARY SEWER

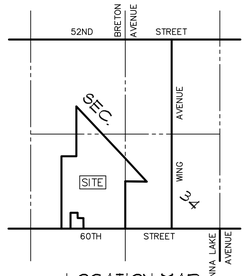
= PROPOSED SANITARY SEWER (GRAND RAPIDS SYSTEM) (ASTM D2680)

= EXISTING WATER MAIN

= PROPOSED WATER MAIN (WYOMING/KENTWOOD SYSTEM)

WATERMAIN NOTE: WATER MAIN WILL HAVE TO BE CHECKED AND APPROVED BY CITY OF KENTWOOD (TIM BRADSHAW). OUT OF GRAND RAPIDS WATER LIMITS.

SANITARY SEWER NOTES:
-SANITARY SEWER IN THE BRETONFIELD PRESERVE DEVELOPMENT IS PART OF THE CITY OF GRAND RAPIDS SEWER SYSTEM.
-FLOW OF SANITARY SEWER FROM GRAND RAPIDS SYSTEM INTO BYRON-GAINES SYSTEM MEASURED AT METER STATION.
-FOLLOW MANUFACTURERS RECOMMENDATIONS FOR UPSTREAM CONDITIONS FOR FLOW METER.
-MAINTAIN EASEMENT WIDTH ON EACH SIDE OF SEWER, AT FLOW METER, EQUAL TO THE DEPTH OF THE SEWER.



LOCATION MAP

PRELIMINARY UTILITY PLAN
BRETONFIELD PRESERVE

FOR: ALLEN EDWIN HOMES
ATTN: DAN LARABEL
975 CLYDE COURT
BYRON CENTER, MI 49315

IN: PART OF THE S 1/2 OF SECTION 34, T6N, R11W, CITY OF KENTWOOD, KENT COUNTY, MICHIGAN.

REVISIONS:
10/24/17 REVISE PER CITY COMMENTS (JDR)
8/28/17 REVISE STREET NAME (JDR)

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

DRAWN BY: JDR | APPROVED BY: DDG | FILE NO.: 171355E
PROJ. ENG.: DDG | PROJ. SURV.: JCB | DATE: 8/18/2017
SHEET 1 of 1

Attachment: 17066 Final PUP (Resolution approving an agreement and accepting easements for Bretonfield Preserve - Phase 4)

P:\Projects\2017\171355\Drawings\dwg\171355-GR.dwg, PUP, 10/24/2017 3:35:30 PM, jonnor

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution approving a Construction Agreement and accepting a Public Utilities Easement for 826 and 835 Fairview Avenue NW**

The attached resolution provides for the approval of a Construction Agreement with Jayrock, LLC (Developer), and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer, water main and improvements in connection with the above-captioned project. The project is privately funded and involves development of condominiums in the City of Grand Rapids (City).

The public sanitary sewer and water main will be maintained by the City. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 1993 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by the City. The public sanitary sewer, water main and improvements will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (inspection, plan review, administration, etc.) associated with the project in accordance with the Construction Agreement.

A budget request in the Capital Improvement Fund is necessary to recognize a deposit from the developer and will be presented to the Fiscal Committee for consideration and approval at a future date.

This project is located in Fairview Avenue, Hester Place and public easement, north of Newberry Street, in the Utility Service District of the City and has been previously approved in concept by staff.

cc: Wayne Jernberg
Chuck Schroeder

Molly Clarin
Jon Re

#19121

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving a Construction Agreement between the City of Grand Rapids and Jayrock, LLC, and acceptance of a Public Utilities Easement to facilitate public sanitary sewer and water main construction in connection with Sanitary Sewer in Hester Place and Public Easement (NW) and Water Main in Fairview Avenue (826 and 835 Fairview Avenue NE).

WHEREAS, it is necessary to approve a Construction Agreement between the City of Grand Rapids and Jayrock, LLC (Developer) and accept a Public Utilities Easement for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer in Hester Place and Public Easement (NW) and Water Main in Fairview Avenue (826 and 835 Fairview Avenue NE); therefore

RESOLVED:

1. That the aforesaid Construction Agreement be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City; and

2. That the City accept a Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer:

Jayrock, LLC $1.00
44 Grandville Avenue SW, Suite 200
Grand Rapids, MI 49503

826 Fairview Avenue NW, Parcel No. 41-14-19-151-032
Public Utilities Easement Description:

AN EASEMENT FOR PUBLIC UTILITIES OVER THAT PART OF LOTS 3 AND 4, BLOCK 2, POWER'S SECOND ADDITION TO THE CITY OF GRAND RAPIDS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 3 OF PLATS, PAGE 28, KENT COUNTY RECORDS, WITHIN PART OF THE NORTHWEST 1/4 OF SECTION 19, T7N, R11W, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID POWER'S SECOND ADDITION; THENCE S87°25'47"E 93.67 FEET; THENCE S47°04'28"E 34.70 FEET; THENCE S02°32'06"W 64.79 FEET ALONG THE EAST LINE OF SAID LOTS 3 AND 4; THENCE N85°25'20"W 4.88 FEET; THENCE N02°32'06"E 42.51 FEET; THENCE N47°04'28"W 53.41 FEET; THENCE N87°25'47"W 74.52 FEET; THENCE N02°24'57"E 10.00 FEET ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST RIGHT-OF-WAY LINE OF FAIRVIEW AVENUE (66 FEET

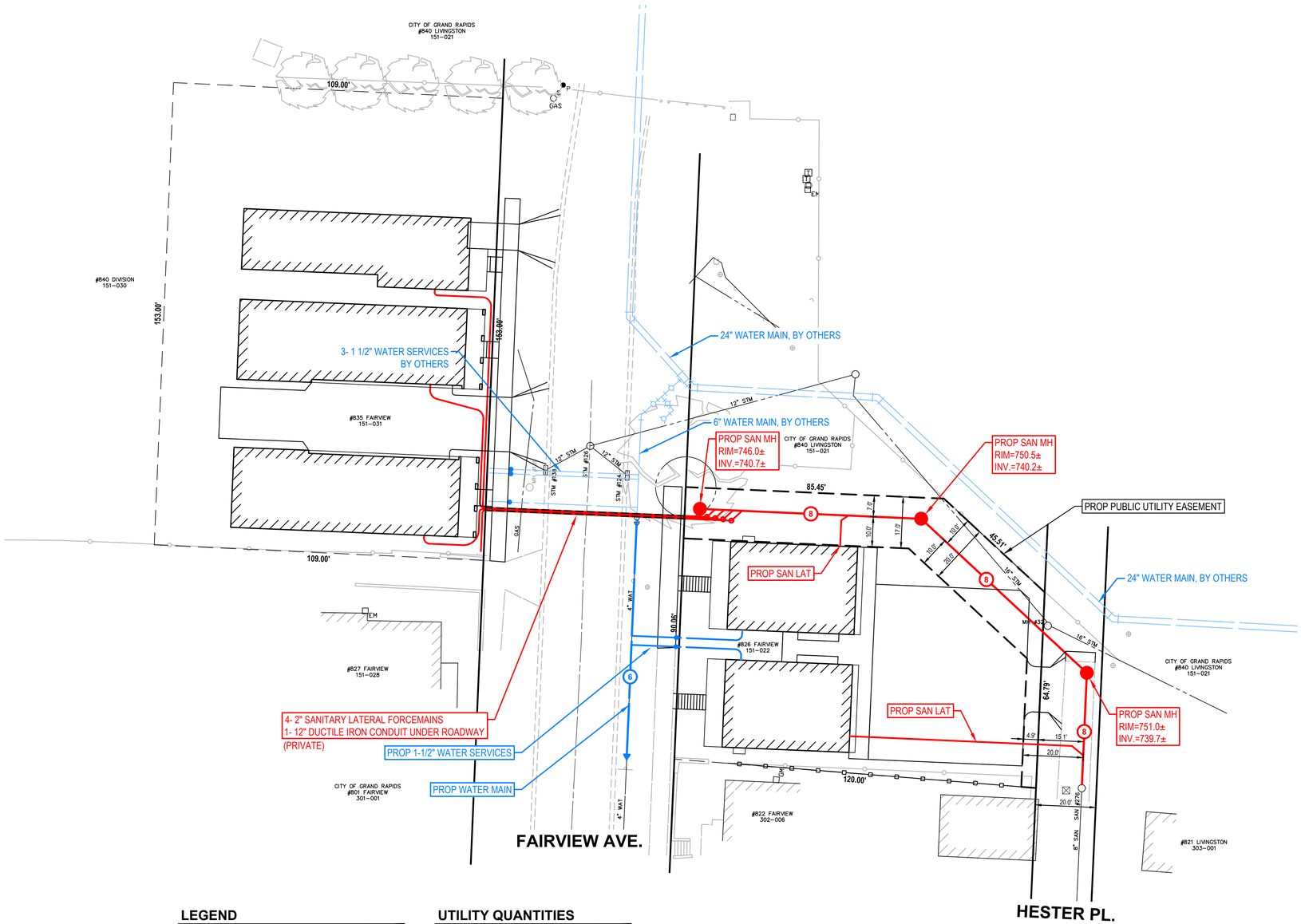
WIDE) TO THE POINT OF BEGINNING. CONTAINING 1984 SQUARE FEET.

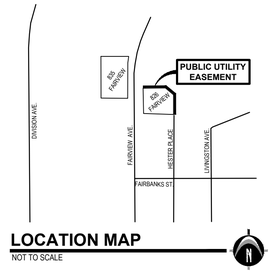
3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

Prepared by Jack Stegehuis and Rick DeVries

CORRECT IN FORM

DEPARTMENT OF LAW





LOCATION MAP
NOT TO SCALE

NORTH

SCALE
PLAN: 1"=20'

LEGEND

- PROP. SANITARY SEWER (TYP) (PUBLIC)
- PROP. WATER MAIN (TYP) (PUBLIC)

UTILITY QUANTITIES

WATER MAIN	QUANTITY
6" WATER MAIN	76 L.F.
6"x4" REDUCER	1
ALL WATER MAIN TO BE ZINC COATED	

SANITARY SEWER	QUANTITY
4' DIA. MH	3
8" SANITARY SEWER	186 L.F.

REV. NO.	DESCRIPTION

SURVEYED & DESIGNED BY:
NEDERVELD
Grand Rapids
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Ann Arbor, Chicago, Columbus,
Holland, Indianapolis, St. Louis
www.nederveld.com • 800.222.1868

City of Grand Rapids
Design, Development and Enterprise Services
Engineering Department

PRELIMINARY UTILITY PLAN FOR 826 & 835 FAIRVIEW AVENUE NW

(826 & 835 FAIRVIEW)

Drawn by G.N.	GPF No.	Sheet No.
Check: Field	####	1 of 1
Check: Office		

Attachment: 19121 Final PUP (Resolution approving an agreement and accepting an easement for 826 and 835 Fairview Avenue NW)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution amending City Commission Proceeding No. 89466 dated December 17, 2019 to change the grantee's name in a Quit Claim Deed**

On December 17, 2019 (Proceeding No. 89466) the City approved a resolution accepting a Quit Claim Deed and approving the conveyance of a Quit Claim Deed to correct an error in the description of a Quit Claim Deed that was previously approved by the City on August 7, 1990 (Proceeding No. 53482) and recorded in Liber 2877, Page 900, Kent County Register of Deeds.

Proceeding No. 89466 provided for the conveyance of a Quit Claim Deed to the former property owner, Bridgewater Place Inc. The current property owner, Hertz Grand Rapids One, LLC, has indicated that although the original agreement was with Bridgewater Place Inc., and the Quit Claim Deed to the City for the property in question will be conveyed from Bridgewater Place Inc., they would like the Quit Claim Deed from the City to be conveyed to Hertz Grand Rapids One, LLC.

The attached resolution provides for the amendment of City Commission Proceeding No. 89466 dated December 17, 2019, to change the party's name for the Quit Claim Deed from the City from Bridgewater Place, Inc. to Hertz Grand Rapids One, LLC.

cc: Jessica Wood, Dickinson Wright PLLC

#17014

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution amending City Commission Proceeding No. 89466 dated December 17, 2019.

WHEREAS, on December 17, 2019 (Proceeding No. 89466) the City approved the conveyance of a Quit Claim Deed to Bridgewater Place, Inc. and it is necessary to amend Proceeding No. 89466 to change the name to Hertz Grand Rapids One, LLC; therefore

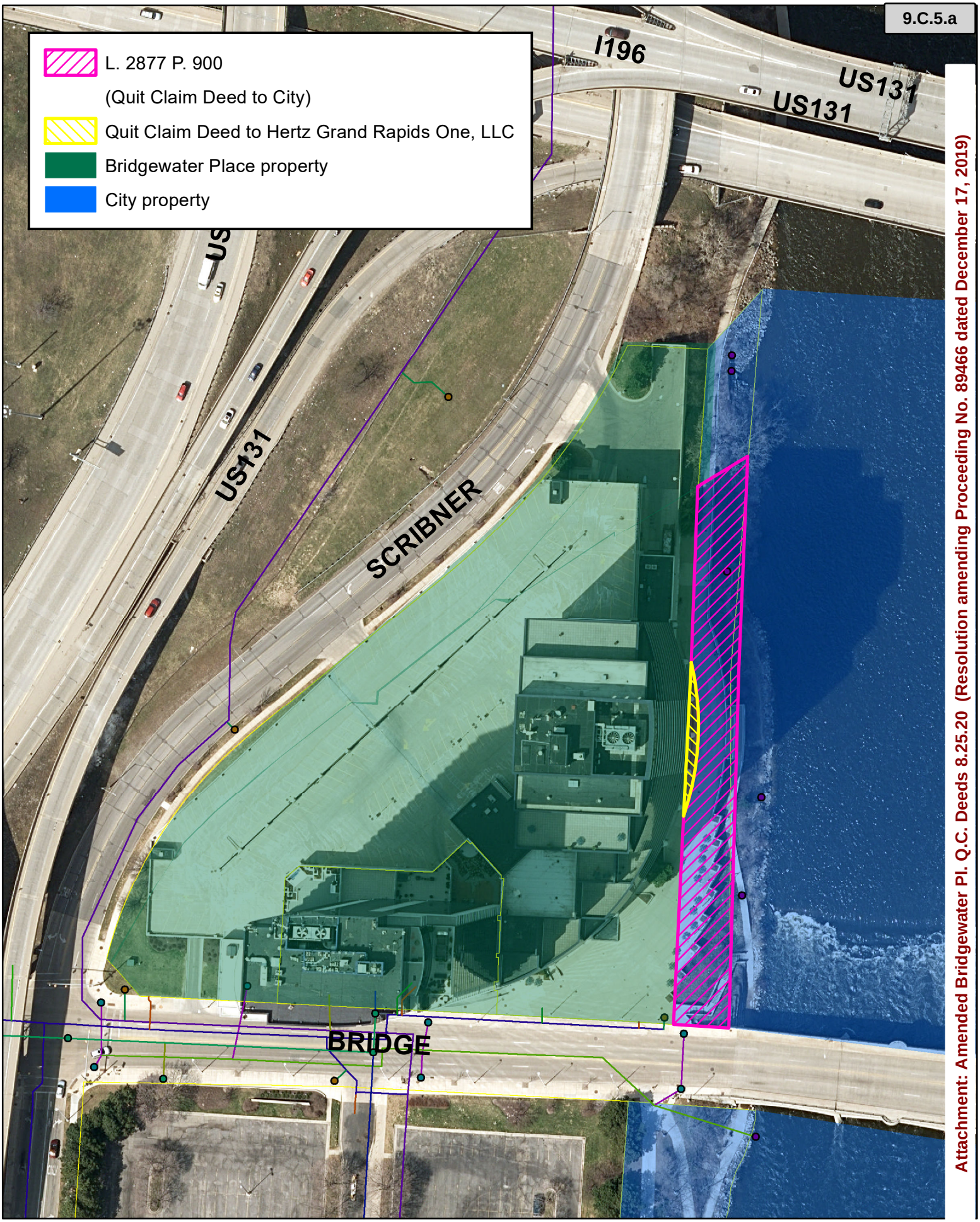
RESOLVED:

1. That the name of the party to whom the City approves the conveyance of a Quit Claim Deed to in Item No. 2 of the "Resolved" portion of Proceeding No. 89466 is hereby amended to the following party:

   Hertz Grand Rapids One, LLC ($1.00)
   21860 Burbank Blvd. Ste 300 South
   Woodland Hills, California 91367

2. That the remainder of Proceeding No. 89466 dated December 17, 2019 shall remain in full force and effect as previously approved.

Prepared by Christine Barfuss and Rick DeVries



Attachment: Amended Bridgewater Pl. Q.C. Deeds 8.25.20 (Resolution amending Proceeding No. 89466 dated December 17, 2019)

CITY OF GRAND RAPIDS MICHIGAN
www.ci.grand-rapids.mi.us

Amended Resolution for Quit Claim Deed 8.25.20

N W E S

1" = 1200'

The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information contained herein for any particular purpose.

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution accepting a Sidewalk and Utility Easement and dedicating Public Right-of-Way for the Reconstruction of Tremont Boulevard from Covell Avenue to Mount Mercy Drive**

On June 2, 2020 (Proceeding No. 89898) the City approved a contract with Wyoming Excavators Inc. for reconstruction of Tremont Boulevard from Covell Avenue to Ravine Drive; Resurfacing of Tremont Boulevard from Ravine Drive to Mount Mercy Drive and Ravine Drive from Tremont Boulevard to Fourth Street; and Water Main Replacement in Simpson Court from Tremont Boulevard to North End, Beechton Drive from Tremont Boulevard to North End, and Tremont Court from Tremont Boulevard to North End; and Shared Use Path adjacent to Tremont Boulevard from Shawmut Boulevard to Mount Mercy Drive. Work to be completed by the project includes the replacement of the existing eight-inch water main, replacement of existing water services, minor storm sewer upgrades, Americans with Disabilities Act (ADA) compliant sidewalk ramp installation, and sidewalk replacement.

The shared use path on the south side of Tremont Boulevard crosses portions of properties owned by Grand Rapids Public Schools (GRPS) and the City. The location of the path is outside the Tremont Boulevard public right-of-way and requires an easement from GRPS and the dedication of City-owned property as public right-of-way. Utility poles and down-guys owned by the City and by Consumers Energy must be relocated outside the existing Tremont Boulevard right-of-way into the Sidewalk and Utility Easement and the additional Tremont Boulevard right-of-way due to the location of the shared use path.

The attached resolution provides for the acceptance of a Sidewalk and Utility Easement and for the dedication of City-owned property as Tremont Boulevard public right-of-way. GRPS has conveyed the Sidewalk and Utility Easement to the City for nominal consideration of One Dollar ($1.00).

An additional Sidewalk and Utility Easement associated with this project will be

presented to the City Commission for consideration after it has been signed by the Kent County Drain Commissioner.

cc: Paula Grivins-Jastifer
Daniel Siminski
Brooke Cavner

#19047

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution accepting a Sidewalk and Utility Easement and dedicating City-owned property as Tremont Boulevard public right-of-way.

WHEREAS:

1. On June 2, 2020 (Proceeding No. 89898) the City approved a contract with Wyoming Excavators Inc. for reconstruction of Tremont Boulevard from Covell Avenue to Ravine Drive; Resurfacing of Tremont Boulevard from Ravine Drive to Mount Mercy Drive and Ravine Drive from Tremont Boulevard to Fourth Street; and Water Main Replacement in Simpson Court from Tremont Boulevard to North End, Beechton Drive from Tremont Boulevard to North End, and Tremont Court from Tremont Boulevard to North End; and Shared Use Path adjacent to Tremont Boulevard from Shawmut Boulevard to Mount Mercy Drive; and

2. It is necessary to accept a Sidewalk and Utility Easement and to dedicate City-owned property as Tremont Boulevard public right-of-way; therefore

RESOLVED:

1. That a Sidewalk and Utility Easement is hereby accepted from the following property owner for the described property for nominal consideration of One Dollar ($1.00):

Grand Rapids Public Schools ($1.00)
1331 Franklin Street SE
Grand Rapids, Michigan 49506

Part of 1800 Tremont Blvd. NW, Parcel No. 41-13-22-451-039

SIDEWALK AND UTILITY EASEMENT DESCRIBED AS: PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF COVELL AVENUE (66' WIDE) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 77°07'47" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 336.78 FEET; THENCE SOUTH 88°20'33" EAST CONTINUING ALONG SAID SOUTH LINE FOR 329.34 FEET TO THE WEST LINE OF WESTHILL DRIVE (60' WIDE, AS PLATTED IN VIDRO ESTATES); THENCE SOUTHERLY 5.00 FEET, ALONG A 635.80 FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°27'05", TO A POINT 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD; THENCE NORTH 88°20'33" WEST PARALLEL WITH AND 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 329.84 FEET; THENCE NORTH

77°07'47" WEST PARALLEL WITH AND 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 336.15 FEET TO THE EAST LINE OF COVELL AVENUE; THENCE NORTH 00°12'14" EAST ALONG SAID EAST LINE FOR 5.12 FEET TO THE POINT OF BEGINNING; CONTAINING 3,327 SQUARE FEET.

AND ALSO, PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WESTHILL DRIVE (60' WIDE, AS PLATTED IN VIDRO ESTATES) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 88°20'33" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 223.67 FEET; THENCE SOUTH 88°21'15" EAST CONTINUING ALONG SAID SOUTH LINE FOR 100.31 FEET TO THE WEST LINE OF BEAUMONT AVENUE (60.00 FEET WIDE, AS PLATTED IN CHERRY ORCHARD ADDITION); THENCE SOUTH 00°01'55" WEST ALONG SAID WEST LINE FOR 5.00 FEET; THENCE NORTH 88°21'15" WEST PARALLEL WITH AND 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 100.31 FEET; THENCE NORTH 88°20'33" WEST PARALLEL WITH AND 5.00 FEET SOUTH OF SAID SOUTH LINE FOR 223.80 FEET TO THE EAST LINE OF SAID WESTHILL DRIVE; THENCE NORTHERLY 5.00 FEET, ON A 575.80 RADIUS FOOT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'50", TO THE POINT OF BEGINNING; CONTAINING 1,620 SQUARE FEET.

AND ALSO, PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BEAUMONT AVENUE (60' WIDE, AS PLATTED IN CHERRY ORCHARD ADDITION) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 88°21'15" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 170.98 FEET; THENCE SOUTH 00°01'55" EAST FOR 5.00 FEET; THENCE NORTH 88°21'15" WEST PARALLEL WITH AND 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 170.98 FEET, TO THE EAST LINE OF SAID BEAUMONT AVENUE; THENCE NORTH 00°01'55" EAST ALONG SAID LINE FOR 5.00 FEET TO THE POINT OF BEGINNING; CONTAINING 854 SQUARE FEET.

AND ALSO, PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EAST-

WEST 1/8 LINE AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 89°18'41" EAST ALONG SAID 1/8 LINE FOR 19.57 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE SOUTH LINE OF SAID TREMONT BOULEVARD; THENCE WESTERLY 143.62 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1009.93 FEET AND A CENTRAL ANGLE OF 08°08'52"; THENCE NORTH 00°51'53" WEST FOR 5.02 FEET TO THE SOUTH LINE OF SAID TREMONT BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BOULEVARD ALONG A CURVE TO THE LEFT FOR 123.54 FEET, SAID CURVE HAVING A RADIUS OF 1004.93 FEET AND A CENTRAL ANGLE OF 07°02'37", TO THE POINT OF BEGINNING; CONTAINING 668 SQUARE FEET.

AND ALSO, (EASEMENT AROUND CITY AND CE GUY POLE) PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF COVELL AVENUE (66' WIDE) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 77°07'47" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 336.78 FEET; THENCE SOUTH 88°20'33" EAST CONTINUING ALONG SAID SOUTH LINE FOR 329.34 FEET TO THE WEST LINE OF WESTHILL DRIVE (60' WIDE, AS PLATTED IN VIDRO ESTATES); THENCE SOUTHERLY 5.00 FEET, ALONG A 635.80 FOOT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°27'05", TO A POINT 5.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE FOR 10.00 FEET; THENCE NORTH 88°20'33" WEST PARALLEL WITH AND 15.00 FEET SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 15.00 FEET; THENCE NORTH 01°12'25" EAST FOR 10.00 FEET; THENCE SOUTH 88°20'33" EAST FOR 15.00 FEET TO THE POINT OF BEGINNING; CONTAINING 150 SQUARE FEET, MORE OR LESS.

AND ALSO, (EASEMENT AROUND CE GUY POLE) PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF WESTHILL DRIVE (60' WIDE, AS PLATTED IN VIDRO ESTATES) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 88°20'33" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 130.00 FEET; THENCE SOUTH 01°39'27" WEST FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°39'27" WEST FOR 10.00 FEET; THENCE NORTH 88°20'33" WEST PARALLEL WITH AND 15.00 SOUTH OF THE SOUTH LINE OF SAID TREMONT BOULEVARD

FOR 10.00 FEET; THENCE NORTH 01°39'27" EAST FOR 10.00 FEET; THENCE SOUTH 88°20'33" EAST PARALLEL WITH AND 5.00 SOUTH OF SAID SOUTH LINE FOR 10.00 FEET TO THE POINT OF BEGINNING; CONTAINING 99.75 SQUARE FEET, MORE OR LESS.

AND ALSO, (EASEMENT AROUND CE AND CITY UTILITY AND GUY POLES OPPOSITE TREMONT COURT) PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST-WEST 1/8 LINE AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 89°18'41" EAST ALONG SAID 1/8 LINE FOR 19.57 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE SOUTH LINE OF SAID TREMONT BOULEVARD; THENCE WESTERLY 10.00 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1009.93 FEET AND A CENTRAL ANGLE OF 08°08'52" TO THE POINT OF BEGINNING; THENCE SOUTH 15°49'59" EAST FOR 15.00 FEET; THENCE NORTH 76°37'37" EAST 25.00 FEET; THENCE NORTH 15°49'59" WEST 15.00 FEET; THENCE WESTERLY 25.00 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING; CONTAINING 80 SQUARE FEET, MORE OR LESS; and

2. That the following described City-owned property is hereby dedicated as public right-of-way:

Part of 1708 Tremont Blvd. NW, Parcel No. 41-13-22-476-001

LEGAL DESCRIPTION OF THE RIGHT OF WAY DEDICATION OF A STRIP OF LAND 25.00 FEET WIDE, COINCIDENT WITH THE SOUTH LINE OF TREMONT BOULEVARD (80’ WIDE): PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 7 NORTH, RANGE 12 WEST, CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF BEAUMONT AVENUE (60' WIDE, AS PLATTED IN CHERRY ORCHARD ADDITION) AND THE SOUTH LINE OF TREMONT BOULEVARD (80' WIDE); THENCE SOUTH 88°21'15" EAST ALONG THE SOUTH LINE OF SAID TREMONT BOULEVARD FOR 170.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°23'27" EAST CONTINUING ALONG SAID SOUTH LINE OF TREMONT BOULEVARD FOR 585.98 FEET; THENCE SOUTH 00°51'53" EAST FOR 25.00 FEET; THENCE NORTH 89°23'27" WEST PARALLEL WITH AND 25.00 FEET SOUTH OF SAID SOUTH LINE FOR 586.90 FEET; THENCE NORTH 01°38'45" EAST FOR 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 14,656 SQUARE FEET, MORE OR LESS.

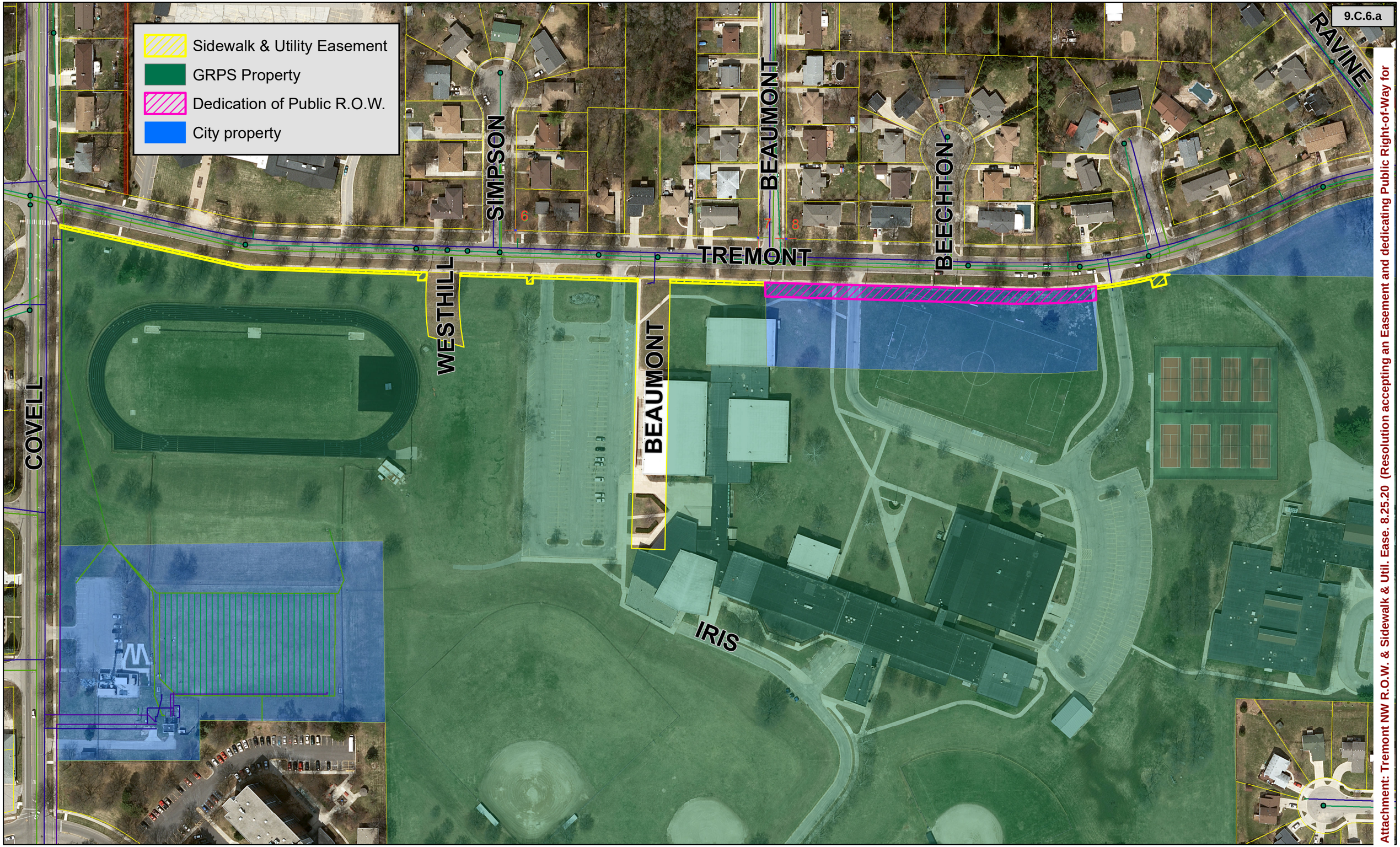
A. That, subject to the supervision and control of the City Manager, the Director of Public Service shall manage and have charge of the above-described property in accordance with Title VI, Section 9, of the Charter of the City of Grand Rapids; and

B. That the City Engineer and other affected City officials and departments are hereby directed to designate and delineate said properties on the official maps and records of the City as public right-of-way to be known as Tremont Boulevard for the use and benefit of the public at large; and

C. That the City Clerk is hereby authorized and directed to notify the State Treasurer of the State of Michigan of the dedication of the aforesaid property by the City of Grand Rapids as public right-of-way; and

3. That the City Clerk is hereby authorized and directed to record the aforesaid Sidewalk and Utility Easement and this resolution with the Kent County Register of Deeds.

Prepared by Christine Barfuss and Rick DeVries



Attachment: Tremont NW R.O.W. & Sidewalk & Util. Ease. 8.25.20 (Resolution accepting an Easement and dedicating Public Right-of-Way for

CITY OF GRAND RAPIDS MICHIGAN
www.ci.grand-rapids.mi.us

Sidewalk & Utility Easements & New Tremont R.O.W.
Union H.S. & City-owned properties on Tremont NW

N W E S

1" = 150'

The City of Grand Rapids makes no warranty, expressed or implied, as to the accuracy, completeness, correctness, timeliness, or usefulness of any information provided on this map, nor assumes any particular use.

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Wyoming Excavators, Inc. for Rotomilling and Resurfacing at Various Locations Contract 2020-1 in the amount of $2,353,680 with total project cost not to exceed $3,110,000**

This project consists of rotomilling and resurfacing of local streets and a major non-Federal Aid street at various locations in the southeast and northeast parts of the City of Grand Rapids (City) and is part of the preventative maintenance and rehabilitation work recommended by the Sustainable Streets Task Force and the Vital Streets and Sidewalks Implementation Strategy.

Bids were received on August 11, 2020 for this project. The engineer's estimate is $2,813,510 and Wyoming Excavators, Inc. (Wyoming) submitted a bid of $2,353,680 (low discounted bid is $2,253,680). Wyoming will be utilizing 18.29% Micro Local Business Enterprise participation and will be subcontracting a total amount of $1,269,634. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to Wyoming in the amount of $2,353,680 with total expenditures not to exceed $3,110,000. This amount includes the costs of the construction contract, public information program, testing, engineering/inspection/administration, and an approximate twelve percent (12%) allowance for contingencies. The contract will be for a period of one (1) year, reserving the right to add additional locations at the City's option, contingent upon successful negotiations with the contractor. Additional items are included in the contract, and this additional work will be paid from the contract amount and the contingency allocation. Unit prices for the majority of the additional work have been secured as part of the bid.

This project is being financed by the Vital Streets Fund.

cc: James Hurt

Patti Caudill

Reviewed by O.D.I.

#20035

SUMMARY OF ESTIMATED COSTS

for

Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-1

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Project Estimate
Vital Streets Fund *	$3,110,000	$0	$3,110,000
Total Project Sources	$3,110,000	$0	$3,110,000

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Contract	$2,353,680
Public Information Program	10,000
Testing	60,000
Engineering/Inspection/Administration	363,320
Sub-Total	$2,787,000
Contingencies (12%)	323,000
Total Project Uses	$3,110,000

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Wyoming Excavators, Inc. and authorizing expenditures in connection with Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-1.

WHEREAS, bids were received on August 11, 2020, for the following project:

Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-1
(hereinafter referred to as the “Project”)

and Wyoming Excavators, Inc. (Wyoming) submitted a bid of $2,353,680 for which the engineer’s estimate is $2,813,510; therefore

RESOLVED:

1. That the bid of Wyoming be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $3,110,000 which includes the costs of the construction contract, public information program, testing, engineering/inspection/administration, and contingencies. Said amount of $3,110,000 to be charged to the applicable Vital Streets codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Rick DeVries

Reviewed by ACE: RDV

Reviewed by BM: DMS

Bids Received: 8/11/2020
at: 11:00AM at the City Engineer's Office

		ENGINEER'S ESTIMATE	WYOMING EXCAVATORS INC	LODESTAR CONSTRUCTION INC	DIVERSCO CONSTRUCTION CO INC
File No. 20035	Original Bid Amount (TOTAL)	$ 2,813,510.00	$ 2,353,680.00	$ 2,360,205.50	$ 2,423,770.50
	Allowable Discount Points		5.0	5.0	5.0
	Allowable Discount Amount		$ 100,000.00	$ 100,000.00	$ 100,000.00
	DISCOUNTED BID		$ 2,253,680.00	$ 2,260,205.50	$ 2,323,770.50
	Discounted BID Ranking No.		1	2	3

Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization, Max. $110,000	lump sum	1	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00
2	Remove Tree (8" - 18")	each	5	$ 250.00	$ 1,250.00	$ 330.00	$ 1,650.00	$ 350.00	$ 1,750.00	$ 395.00	$ 1,975.00
3	Remove Tree (19" - 36")	each	2	$ 1,000.00	$ 2,000.00	$ 1,595.00	$ 3,190.00	$ 1,200.00	$ 2,400.00	$ 950.00	$ 1,900.00
4	Remove Stump (8" - 18")	each	1	$ 150.00	$ 150.00	$ 330.00	$ 330.00	$ 100.00	$ 100.00	$ 175.00	$ 175.00
5	Remove HMA Pavement, 2"	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00	$ 0.60	$ 600.00
6	Remove HMA Pavement, 0- 3"	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00
7	Remove HMA Pavement, 1-1/2"	sq yd	31,500	$ 2.00	$ 63,000.00	$ 0.60	$ 18,900.00	$ 0.60	$ 18,900.00	$ 0.60	$ 18,900.00
8	Remove HMA Pavement, 3"	sq yd	14,300	$ 3.00	$ 42,900.00	$ 0.60	$ 8,580.00	$ 0.60	$ 8,580.00	$ 0.60	$ 8,580.00
9	Remove Concrete Pavement, 4"	sq yd	1,000	$ 10.00	$ 10,000.00	$ 6.00	$ 6,000.00	$ 4.00	$ 4,000.00	$ 4.00	$ 4,000.00
10	Rubblized Pavt	sq yd	1,000	$ 5.00	$ 5,000.00	$ 8.00	$ 8,000.00	$ 5.00	$ 5,000.00	$ 0.50	$ 500.00
11	Remove pavement, full depth	sq yd	4,600	$ 10.00	$ 46,000.00	$ 9.00	$ 41,400.00	$ 5.00	$ 23,000.00	$ 3.90	$ 17,940.00
12	Remove concrete curb & gutter, including driveway & alley returns	lin ft	17,400	$ 10.00	$ 174,000.00	$ 7.40	$ 128,760.00	$ 8.50	$ 147,900.00	$ 9.50	$ 165,300.00
13	Saw cut cold joint HMA pavement	lin ft	1,000	$ 1.50	$ 1,500.00	$ 4.50	$ 4,500.00	$ 2.00	$ 2,000.00	$ 0.15	$ 150.00
14	Remove concrete sidewalk	sq ft	30,000	$ 1.75	$ 52,500.00	$ 1.90	$ 57,000.00	$ 2.00	$ 60,000.00	$ 3.75	$ 112,500.00
15	Remove concrete driveway & approach	sq ft	30,100	$ 2.00	$ 60,200.00	$ 2.40	$ 72,240.00	$ 1.75	$ 52,675.00	$ 2.75	$ 82,775.00
16	Remove alley approach	sq ft	500	$ 2.00	$ 1,000.00	$ 2.40	$ 1,200.00	$ 2.00	$ 1,000.00	$ 3.50	$ 1,750.00
17	Adjust manhole or valve chamber casting	each	80	$ 400.00	$ 32,000.00	$ 713.00	$ 57,040.00	$ 725.00	$ 58,000.00	$ 1,255.00	$ 100,400.00
18	Furnish manhole or valve chamber casting	each	80	$ 600.00	$ 48,000.00	$ 370.00	$ 29,600.00	$ 350.00	$ 28,000.00	$ 240.00	$ 19,200.00
19	Adjust oversize manhole casting to grade	each	5	$ 1,150.00	$ 5,750.00	$ 979.00	$ 4,895.00	$ 900.00	$ 4,500.00	$ 1,560.00	$ 7,800.00
20	Furnish oversize manhole casting	each	5	$ 1,500.00	$ 7,500.00	$ 990.00	$ 4,950.00	$ 950.00	$ 4,750.00	$ 645.00	$ 3,225.00
21	Adjust catch basin casting to grade	each	80	$ 300.00	$ 24,000.00	$ 374.00	$ 29,920.00	$ 400.00	$ 32,000.00	$ 375.00	$ 30,000.00
22	Furnish catch basin casting, per Detail S-3 or S-4	each	80	$ 850.00	$ 68,000.00	$ 510.00	$ 40,800.00	$ 525.00	$ 42,000.00	$ 415.00	$ 33,200.00
23	Adjust valve box to grade	each	10	$ 450.00	$ 4,500.00	$ 704.00	$ 7,040.00	$ 450.00	$ 4,500.00	$ 710.00	$ 7,100.00
24	Furnish valve box	each	10	$ 200.00	$ 2,000.00	$ 213.50	$ 2,135.00	$ 200.00	$ 2,000.00	$ 195.00	$ 1,950.00
25	Adjust curb box to grade	each	5	$ 150.00	$ 750.00	$ 286.00	$ 1,430.00	$ 50.00	$ 250.00	$ 145.00	$ 725.00
26	Furnish curb box	each	5	$ 200.00	$ 1,000.00	$ 88.00	$ 440.00	$ 80.00	$ 400.00	$ 100.00	$ 500.00
27	Rebuild existing manhole, valve chamber or catch basin	vert ft	50	$ 200.00	$ 10,000.00	$ 176.00	$ 8,800.00	$ 100.00	$ 5,000.00	$ 245.00	$ 12,250.00
28	Abandon valve chamber and place valve box, per Detail P-23A	each	5	$ 1,200.00	$ 6,000.00	$ 1,148.50	$ 5,742.50	$ 800.00	$ 4,000.00	$ 800.00	$ 4,000.00
29	Speed Hump	each	10	$ 450.00	$ 4,500.00	$ 2,100.00	$ 21,000.00	$ 2,075.00	$ 20,750.00	$ 2,075.00	$ 20,750.00
30	HMA LSVP (leveling course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	1,600	$ 90.00	$ 144,000.00	$ 92.00	$ 147,200.00	$ 92.00	$ 147,200.00	$ 92.00	$ 147,200.00
31	HMA LSVP (top course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	4,000	$ 90.00	$ 360,000.00	$ 92.00	$ 368,000.00	$ 92.00	$ 368,000.00	$ 92.00	$ 368,000.00
32	HMA 4E3 (leveling course, 85-100) @ 2205#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	500	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 90.00	$ 45,000.00
33	HMA 5E3 (top course, 85-100) @ 220#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	500	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 90.00	$ 45,000.00
34	Comb. Curb & gutter per Detail P-5C	lin ft	17,400	$ 16.00	$ 278,400.00	$ 11.50	$ 200,100.00	$ 11.25	$ 195,750.00	$ 13.20	$ 229,680.00
35	4" concrete sidewalk, including ramps	sq ft	25,000	$ 3.00	$ 75,000.00	$ 3.00	$ 75,000.00	$ 2.90	$ 72,500.00	$ 3.25	$ 81,250.00
36	6" concrete sidewalk, including ramps	sq ft	6,100	$ 4.75	$ 28,975.00	$ 4.00	$ 24,400.00	$ 3.85	$ 23,485.00	$ 4.25	$ 25,925.00
37	7" concrete sidewalk	sq ft	500	$ 7.50	$ 3,750.00	$ 4.00	$ 2,000.00	$ 3.85	$ 1,925.00	$ 4.65	$ 2,325.00
38	6" concrete driveway and approach	sq ft	30,100	$ 4.00	$ 120,400.00	$ 4.00	$ 120,400.00	$ 3.55	$ 106,855.00	$ 4.00	$ 120,400.00
39	7" concrete alley approach	sq ft	800	$ 10.00	$ 8,000.00	$ 4.00	$ 3,200.00	$ 3.85	$ 3,080.00	$ 4.65	$ 3,720.00
40	Clean & remove manhole, valve chamber or catch basin, per Detail P-23B	each	5	$ 650.00	$ 3,250.00	$ 451.00	$ 2,255.00	$ 500.00	$ 2,500.00	$ 800.00	$ 4,000.00
41	Protect catch basin in Contractor's work area	each	350	$ 125.00	$ 43,750.00	$ 105.00	$ 36,750.00	$ 75.00	$ 26,250.00	$ 15.00	$ 5,250.00
42	Cast Iron Detectable Warning Plate	sq ft	1,000	$ 35.00	$ 35,000.00	$ 27.00	$ 27,000.00	$ 27.00	$ 27,000.00	$ 30.00	$ 30,000.00
43	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	60	$ 4.00	$ 240.00	$ 6.00	$ 360.00	$ 5.95	$ 357.00	$ 5.95	$ 357.00
44	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	lin ft	50	$ 7.00	$ 350.00	$ 13.00	$ 650.00	$ 12.95	$ 647.50	$ 12.95	$ 647.50
45	Thermoplastic pavement marking, ("Only")	each	5	$ 300.00	$ 1,500.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-1 Bidtab (Awarding a Contract for

				ENGINEER'S ESTIMATE		WYOMING EXCAVATORS INC		LODESTAR CONSTRUCTION INC		DIVERSCO CONSTRUCTION CO INC	
File No. 20035	Original Bid Amount (TOTAL)				$ 2,813,510.00		$ 2,353,680.00		$ 2,360,205.50		$ 2,423,770.50
	Allowable Discount Points						5.0		5.0		5.0
	Allowable Discount Amount						$ 100,000.00		$ 100,000.00		$ 100,000.00
	DISCOUNTED BID						$ 2,253,680.00		$ 2,260,205.50		$ 2,323,770.50
	Discounted BID Ranking No.					1		2		3	
46	Thermoplastic pavement marking, (Lt Turn Arrow Sym)	each	5	$ 300.00	$ 1,500.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00
47	Thermoplastic pavement marking, ("R/R" Sym)	each	5	$ 500.00	$ 2,500.00	$ 200.00	$ 1,000.00	$ 200.00	$ 1,000.00	$ 200.00	$ 1,000.00
48	Thermoplastic pavement marking, (Bicycle Sym)	each	5	$ 300.00	$ 1,500.00	$ 120.00	$ 600.00	$ 120.00	$ 600.00	$ 120.00	$ 600.00
49	Catch basin, per Detail S-4	each	5	$ 3,300.00	$ 16,500.00	$ 3,460.00	$ 17,300.00	$ 3,500.00	$ 17,500.00	$ 3,375.00	$ 16,875.00
50	10" or 12" basin connections, C76 CL III	lin ft	200	$ 60.00	$ 12,000.00	$ 72.00	$ 14,400.00	$ 60.00	$ 12,000.00	$ 38.00	$ 7,600.00
51	Temporary bituminous pavement	ton	100	$ 75.00	$ 7,500.00	$ 120.00	$ 12,000.00	$ 80.00	$ 8,000.00	$ 15.00	$ 1,500.00
52	Manhole Channel Protection	each	230	$ 100.00	$ 23,000.00	$ 110.00	$ 25,300.00	$ 20.00	$ 4,600.00	$ 4.00	$ 920.00
53	Traffic Sign	each	100	$ 105.00	$ 10,500.00	$ 80.00	$ 8,000.00	$ 75.00	$ 7,500.00	$ 75.00	$ 7,500.00
54	Preserve Section and 1/4 Section Corners	each	3	$ 500.00	$ 1,500.00	$ 550.00	$ 1,650.00	$ 425.00	$ 1,275.00	$ 250.00	$ 750.00
55	Edge trim asphalt	lin ft	1,000	$ 2.00	$ 2,000.00	$ 3.50	$ 3,500.00	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00
56	Maintaining traffic (estimated at 180 days)	lump sum	1	$ 180,000.00	$ 180,000.00	$ 99,471.00	$ 99,471.00	$ 228,000.00	$ 228,000.00	$ 133,435.00	$ 133,435.00
57	Detour Signing (estimated at 180 days)	lump sum	1	$ 50,000.00	$ 50,000.00	$ 1.50	$ 1.50	$ 1.00	$ 1.00	$ 1.00	$ 1.00
58	Gravel, 21AA, modified, 6"	sq yd	4,400	$ 10.00	$ 44,000.00	$ 12.00	$ 52,800.00	$ 8.00	$ 35,200.00	$ 19.00	$ 83,600.00
59	Traffic detector loop	each	5	$ 1,785.00	$ 8,925.00	$ 1,800.00	$ 9,000.00	$ 1,200.00	$ 6,000.00	$ 2,000.00	$ 10,000.00
60	Infiltration Basin	each	5	$ 10,000.00	$ 50,000.00	$ 3,740.00	$ 18,700.00	$ 5,500.00	$ 27,500.00	$ 3,800.00	$ 19,000.00
61	Turf Establishment	sq yd	14,110	$ 5.00	$ 70,550.00	$ 6.50	$ 91,715.00	$ 8.00	$ 112,880.00	$ 4.50	$ 63,495.00
62	Underground Sprinkling, Identify, Protect and Restore	lump sum	1	$ 10,000.00	$ 10,000.00	$ 2,200.00	$ 2,200.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00
63	Hand patching	ton	250	$ 150.00	$ 37,500.00	$ 107.00	$ 26,750.00	$ 80.00	$ 20,000.00	$ 105.00	$ 26,250.00
64	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, White	lin ft	100	$ 2.00	$ 200.00	$ 2.00	$ 200.00	$ 1.75	$ 175.00	$ 1.75	$ 175.00
65	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, Yellow	lin ft	100	$ 2.00	$ 200.00	$ 2.00	$ 200.00	$ 1.75	$ 175.00	$ 1.75	$ 175.00
66	Install and Maintain Portable Changeable Message Signs (2)	months	6	$ 1,500.00	$ 9,000.00	$ 550.00	$ 3,300.00	$ 500.00	$ 3,000.00	$ 500.00	$ 3,000.00
67	18" HMA rolled curb	lin ft	1,310	$ 2.00	$ 2,620.00	$ 1.50	$ 1,965.00	$ 1.00	$ 1,310.00	$ 1.00	$ 1,310.00
68	Temporary Gravel Pavement	cu yd	200	$ 25.00	$ 5,000.00	$ 18.00	$ 3,600.00	$ 17.00	$ 3,400.00	$ 15.00	$ 3,000.00
69	Turf Watering	each	100	$ 250.00	$ 25,000.00	$ 275.00	$ 27,500.00	$ 100.00	$ 10,000.00	$ 165.00	$ 16,500.00
70	Weed Control	each	100	$ 250.00	$ 25,000.00	$ 220.00	$ 22,000.00	$ 100.00	$ 10,000.00	$ 225.00	$ 22,500.00
71	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	lin ft	200	$ 3.00	$ 600.00	$ 3.00	$ 600.00	$ 2.95	$ 590.00	$ 2.95	$ 590.00
72	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	1,000	$ 5.00	$ 5,000.00	$ 6.00	$ 6,000.00	$ 5.95	$ 5,950.00	$ 5.95	$ 5,950.00
73	Recessing Pavement Markings, Transv	lin ft	500	$ 3.00	$ 1,500.00	$ 3.00	$ 1,500.00	$ 2.95	$ 1,475.00	$ 2.95	$ 1,475.00
74	Rotomill HMA Pavement, 2" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00	$ 0.60	$ 600.00
75	Rotomill HMA Pavement, 0-3" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00	$ 0.60	$ 600.00
76	Rotomill HMA Pavement, 1-1/2" (City trucking)	sq yd	31,500	$ 2.00	$ 63,000.00	$ 1.00	$ 31,500.00	$ 1.00	$ 31,500.00	$ 1.00	$ 31,500.00
77	Rotomill HMA Pavement, 3" (City trucking)	sq yd	14,300	$ 3.00	$ 42,900.00	$ 1.00	$ 14,300.00	$ 1.00	$ 14,300.00	$ 1.00	$ 14,300.00
78	Remove HMA Pavement, 2" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 1.70	$ 1,700.00
79	Remove HMA Pavement, 0-3" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 1.70	$ 1,700.00
80	Remove HMA Pavement, 1-1/2" (Deliver to City)	sq yd	31,500	$ 2.00	$ 63,000.00	$ 1.40	$ 44,100.00	$ 1.40	$ 44,100.00	$ 1.40	$ 44,100.00
81	Remove HMA Pavement, 3" (Deliver to City)	sq yd	14,300	$ 3.00	$ 42,900.00	$ 1.40	$ 20,020.00	$ 1.40	$ 20,020.00	$ 1.40	$ 20,020.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-1 Bidtab (Awarding a Contract for

				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC	
File No. 20035	Original Bid Amount (TOTAL)				$ 2,813,510.00		$ 2,455,185.50		$ 2,760,256.00
	Allowable Discount Points						5.0		4.0
	Allowable Discount Amount						$ 100,000.00		$ 100,000.00
	DISCOUNTED BID						$ 2,355,185.50		$ 2,660,256.00
	Discounted BID Ranking No.					4		5	
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Max. $110,000	lump sum	1	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00
2	Remove Tree (8" - 18")	each	5	$ 250.00	$ 1,250.00	$ 350.00	$ 1,750.00	$ 450.00	$ 2,250.00
3	Remove Tree (19" - 36")	each	2	$ 1,000.00	$ 2,000.00	$ 1,100.00	$ 2,200.00	$ 950.00	$ 1,900.00
4	Remove Stump (8" - 18")	each	1	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 250.00	$ 250.00
5	Remove HMA Pavement, 2"	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00
6	Remove HMA Pavement, 0- 3"	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00
7	Remove HMA Pavement, 1-1/2"	sq yd	31,500	$ 2.00	$ 63,000.00	$ 0.60	$ 18,900.00	$ 0.60	$ 18,900.00
8	Remove HMA Pavement, 3"	sq yd	14,300	$ 3.00	$ 42,900.00	$ 0.60	$ 8,580.00	$ 0.60	$ 8,580.00
9	Remove Concrete Pavement, 4"	sq yd	1,000	$ 10.00	$ 10,000.00	$ 3.00	$ 3,000.00	$ 6.75	$ 6,750.00
10	Rubblized Pavt	sq yd	1,000	$ 5.00	$ 5,000.00	$ 2.00	$ 2,000.00	$ 6.00	$ 6,000.00
11	Remove pavement, full depth	sq yd	4,600	$ 10.00	$ 46,000.00	$ 4.50	$ 20,700.00	$ 12.20	$ 56,120.00
12	Remove concrete curb & gutter, including driveway & alley returns	lin ft	17,400	$ 10.00	$ 174,000.00	$ 8.50	$ 147,900.00	$ 10.10	$ 175,740.00
13	Saw cut cold joint HMA pavement	lin ft	1,000	$ 1.50	$ 1,500.00	$ 2.00	$ 2,000.00	$ 3.85	$ 3,850.00
14	Remove concrete sidewalk	sq ft	30,000	$ 1.75	$ 52,500.00	$ 2.00	$ 60,000.00	$ 1.45	$ 43,500.00
15	Remove concrete driveway & approach	sq ft	30,100	$ 2.00	$ 60,200.00	$ 3.20	$ 96,320.00	$ 1.25	$ 37,625.00
16	Remove alley approach	sq ft	500	$ 2.00	$ 1,000.00	$ 3.20	$ 1,600.00	$ 1.70	$ 850.00
17	Adjust manhole or valve chamber casting	each	80	$ 400.00	$ 32,000.00	$ 650.00	$ 52,000.00	$ 650.00	$ 52,000.00
18	Furnish manhole or valve chamber casting	each	80	$ 600.00	$ 48,000.00	$ 475.00	$ 38,000.00	$ 390.00	$ 31,200.00
19	Adjust oversize manhole casting to grade	each	5	$ 1,150.00	$ 5,750.00	$ 925.00	$ 4,625.00	$ 950.00	$ 4,750.00
20	Furnish oversize manhole casting	each	5	$ 1,500.00	$ 7,500.00	$ 1,200.00	$ 6,000.00	$ 1,000.00	$ 5,000.00
21	Adjust catch basin casting to grade	each	80	$ 300.00	$ 24,000.00	$ 500.00	$ 40,000.00	$ 350.00	$ 28,000.00
22	Furnish catch basin casting, per Detail S-3 or S-4	each	80	$ 850.00	$ 68,000.00	$ 540.00	$ 43,200.00	$ 600.00	$ 48,000.00
23	Adjust valve box to grade	each	10	$ 450.00	$ 4,500.00	$ 495.00	$ 4,950.00	$ 500.00	$ 5,000.00
24	Furnish valve box	each	10	$ 200.00	$ 2,000.00	$ 225.00	$ 2,250.00	$ 250.00	$ 2,500.00
25	Adjust curb box to grade	each	5	$ 150.00	$ 750.00	$ 200.00	$ 1,000.00	$ 250.00	$ 1,250.00
26	Furnish curb box	each	5	$ 200.00	$ 1,000.00	$ 160.00	$ 800.00	$ 100.00	$ 500.00
27	Rebuild existing manhole, valve chamber or catch basin	vert ft	50	$ 200.00	$ 10,000.00	$ 200.00	$ 10,000.00	$ 375.00	$ 18,750.00
28	Abandon valve chamber and place valve box, per Detail P-23A	each	5	$ 1,200.00	$ 6,000.00	$ 1,200.00	$ 6,000.00	$ 1,250.00	$ 6,250.00
29	Speed Hump	each	10	$ 450.00	$ 4,500.00	$ 2,200.00	$ 22,000.00	$ 2,075.00	$ 20,750.00
30	HMA LSVP (leveling course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	1,600	$ 90.00	$ 144,000.00	$ 92.00	$ 147,200.00	$ 92.00	$ 147,200.00
31	HMA LSVP (top course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	4,000	$ 90.00	$ 360,000.00	$ 92.00	$ 368,000.00	$ 92.00	$ 368,000.00
32	HMA 4E3 (leveling course, 85-100) @ 2205#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	500	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00
33	HMA 5E3 (top course, 85-100) @ 220#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	500	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00	$ 100.00	$ 50,000.00
34	Comb. Curb & gutter per Detail P-5C	lin ft	17,400	$ 16.00	$ 278,400.00	$ 15.65	$ 272,310.00	$ 17.60	$ 306,240.00
35	4" concrete sidewalk, including ramps	sq ft	25,000	$ 3.00	$ 75,000.00	$ 3.35	$ 83,750.00	$ 4.00	$ 100,000.00
36	6" concrete sidewalk, including ramps	sq ft	6,100	$ 4.75	$ 28,975.00	$ 4.30	$ 26,230.00	$ 5.10	$ 31,110.00
37	7" concrete sidewalk	sq ft	500	$ 7.50	$ 3,750.00	$ 4.30	$ 2,150.00	$ 5.50	$ 2,750.00
38	6" concrete driveway and approach	sq ft	30,100	$ 4.00	$ 120,400.00	$ 4.00	$ 120,400.00	$ 4.75	$ 142,975.00
39	7" concrete alley approach	sq ft	800	$ 10.00	$ 8,000.00	$ 4.30	$ 3,440.00	$ 5.50	$ 4,400.00
40	Clean & remove manhole, valve chamber or catch basin, per Detail P-23B	each	5	$ 650.00	$ 3,250.00	$ 500.00	$ 2,500.00	$ 300.00	$ 1,500.00
41	Protect catch basin in Contractor's work area	each	350	$ 125.00	$ 43,750.00	$ 25.00	$ 8,750.00	$ 130.00	$ 45,500.00
42	Cast Iron Detectable Warning Plate	sq ft	1,000	$ 35.00	$ 35,000.00	$ 27.00	$ 27,000.00	$ 30.00	$ 30,000.00
43	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	60	$ 4.00	$ 240.00	$ 5.95	$ 357.00	$ 5.95	$ 357.00
44	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	lin ft	50	$ 7.00	$ 350.00	$ 12.95	$ 647.50	$ 12.95	$ 647.50
45	Thermoplastic pavement marking, ("Only")	each	5	$ 300.00	$ 1,500.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-1 Bidtab (Awarding a Contract for

				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC	
File No. 20035	Original Bid Amount (TOTAL)				$ 2,813,510.00		$ 2,455,185.50		$ 2,760,256.00
					Allowable Discount Points		5.0		4.0
					Allowable Discount Amount		$ 100,000.00		$ 100,000.00
					DISCOUNTED BID		$ 2,355,185.50		$ 2,660,256.00
					Discounted BID Ranking No.		4		5
46	Thermoplastic pavement marking, (Lt Turn Arrow Sym)	each	5	$ 300.00	$ 1,500.00	$ 165.00	$ 825.00	$ 165.00	$ 825.00
47	Thermoplastic pavement marking, ("R/R" Sym)	each	5	$ 500.00	$ 2,500.00	$ 200.00	$ 1,000.00	$ 200.00	$ 1,000.00
48	Thermoplastic pavement marking, (Bicycle Sym)	each	5	$ 300.00	$ 1,500.00	$ 120.00	$ 600.00	$ 120.00	$ 600.00
49	Catch basin, per Detail S-4	each	5	$ 3,300.00	$ 16,500.00	$ 4,000.00	$ 20,000.00	$ 3,000.00	$ 15,000.00
50	10" or 12" basin connections, C76 CL III	lin ft	200	$ 60.00	$ 12,000.00	$ 65.00	$ 13,000.00	$ 105.00	$ 21,000.00
51	Temporary bituminous pavement	ton	100	$ 75.00	$ 7,500.00	$ 91.00	$ 9,100.00	$ 125.00	$ 12,500.00
52	Manhole Channel Protection	each	230	$ 100.00	$ 23,000.00	$ 10.00	$ 2,300.00	$ 175.00	$ 40,250.00
53	Traffic Sign	each	100	$ 105.00	$ 10,500.00	$ 75.00	$ 7,500.00	$ 250.00	$ 25,000.00
54	Preserve Section and 1/4 Section Corners	each	3	$ 500.00	$ 1,500.00	$ 600.00	$ 1,800.00	$ 1,000.00	$ 3,000.00
55	Edge trim asphalt	lin ft	1,000	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 1.55	$ 1,550.00
56	Maintaining traffic (estimated at 180 days)	lump sum	1	$ 180,000.00	$ 180,000.00	$ 135,000.00	$ 135,000.00	$ 193,000.00	$ 193,000.00
57	Detour Signing (estimated at 180 days)	lump sum	1	$ 50,000.00	$ 50,000.00	$ 1.00	$ 1.00	$ 22,000.00	$ 22,000.00
58	Gravel, 21AA, modified, 6"	sq yd	4,400	$ 10.00	$ 44,000.00	$ 14.00	$ 61,600.00	$ 11.75	$ 51,700.00
59	Traffic detector loop	each	5	$ 1,785.00	$ 8,925.00	$ 2,000.00	$ 10,000.00	$ 4,000.00	$ 20,000.00
60	Infiltration Basin	each	5	$ 10,000.00	$ 50,000.00	$ 6,000.00	$ 30,000.00	$ 4,250.00	$ 21,250.00
61	Turf Establishment	sq yd	14,110	$ 5.00	$ 70,550.00	$ 8.00	$ 112,880.00	$ 9.15	$ 129,106.50
62	Underground Sprinkling, Identify, Protect and Restore	lump sum	1	$ 10,000.00	$ 10,000.00	$ 3,600.00	$ 3,600.00	$ 5,000.00	$ 5,000.00
63	Hand patching	ton	250	$ 150.00	$ 37,500.00	$ 110.00	$ 27,500.00	$ 107.00	$ 26,750.00
64	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, White	lin ft	100	$ 2.00	$ 200.00	$ 1.75	$ 175.00	$ 1.75	$ 175.00
65	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, Yellow	lin ft	100	$ 2.00	$ 200.00	$ 1.75	$ 175.00	$ 1.75	$ 175.00
66	Install and Maintain Portable Changeable Message Signs (2)	months	6	$ 1,500.00	$ 9,000.00	$ 500.00	$ 3,000.00	$ 2,560.00	$ 15,360.00
67	18" HMA rolled curb	lin ft	1,310	$ 2.00	$ 2,620.00	$ 1.00	$ 1,310.00	$ 1.00	$ 1,310.00
68	Temporary Gravel Pavement	cu yd	200	$ 25.00	$ 5,000.00	$ 32.00	$ 6,400.00	$ 32.50	$ 6,500.00
69	Turf Watering	each	100	$ 250.00	$ 25,000.00	$ 50.00	$ 5,000.00	$ 185.00	$ 18,500.00
70	Weed Control	each	100	$ 250.00	$ 25,000.00	$ 50.00	$ 5,000.00	$ 250.00	$ 25,000.00
71	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	lin ft	200	$ 3.00	$ 600.00	$ 2.95	$ 590.00	$ 2.95	$ 590.00
72	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	1,000	$ 5.00	$ 5,000.00	$ 5.95	$ 5,950.00	$ 5.95	$ 5,950.00
73	Recessing Pavement Markings, Transv	lin ft	500	$ 3.00	$ 1,500.00	$ 2.95	$ 1,475.00	$ 2.95	$ 1,475.00
74	Rotomill HMA Pavement, 2" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00
75	Rotomill HMA Pavement, 0-3" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 1.00	$ 1,000.00	$ 1.00	$ 1,000.00
76	Rotomill HMA Pavement, 1-1/2" (City trucking)	sq yd	31,500	$ 2.00	$ 63,000.00	$ 1.00	$ 31,500.00	$ 1.00	$ 31,500.00
77	Rotomill HMA Pavement, 3" (City trucking)	sq yd	14,300	$ 3.00	$ 42,900.00	$ 1.00	$ 14,300.00	$ 1.00	$ 14,300.00
78	Remove HMA Pavement, 2" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00
79	Remove HMA Pavement, 0-3" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00	$ 2.00	$ 2,000.00
80	Remove HMA Pavement, 1-1/2" (Deliver to City)	sq yd	31,500	$ 2.00	$ 63,000.00	$ 1.40	$ 44,100.00	$ 1.40	$ 44,100.00
81	Remove HMA Pavement, 3" (Deliver to City)	sq yd	14,300	$ 3.00	$ 42,900.00	$ 1.40	$ 20,020.00	$ 1.40	$ 20,020.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-1 Bidtab (Awarding a Contract for

EBO - Construction Worksheet

Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-1, File No. 20035										
	WYOMING EXCAVATORS INC		**LODESTAR CONSTRUCTION INC**		**DIVERSCO CONSTRUCTION CO INC**		**NAGEL CONSTRUCTION INC**		**KAMMINGA & ROODVOETS INC**	
Original Bid Amounts (Total)		**$2,353,680.00**		**$2,360,205.50**		**$2,423,770.50**		**$2,455,185.50**		**$2,760,256.00**
Prosperous Economy (A)	MLBE-		MLBE-		MLBE-		MLBE-		MLBE-	
	L&O CONSTRUCTION LLC	$430,595	L&O CONSTRUCTION LLC	$430,595	DURAN CONTRACTORS INC	$480,445	L&O CONSTRUCTION LLC	$430,595	DURAN CONTRACTORS INC	$303,700
							LODESTAR CONSTRUCTION INC	$28,300		
Total Micro-LBE Participation	18.29%	$ 430,595	18.24%	$ 430,595	19.82%	$ 480,445	18.69%	$ 458,895	11.00%	$ 303,700
Micro-LBE Discount Points	5.00		5.00		5.00		5.00		3.00	
SUMMARY:										
Prosperous Economy (A)	5.00		5.00		5.00		5.00		3.00	
Registered Apprenticeship (A)										
Social Equity (B)										
Prosperous Economy - Annual (C)										
Enriched Lives (D)	2.00				1.00					
Clean Environment (E)	1.00				1.00				1.00	
TOTAL DISCOUNT POINTS	8.0		5.0		7.0		5.0		4.0	
Allowable Discount Points	5.0		5.0		5.0		5.0		4.0	
Discount Amount	$	188,294.40	$	118,010.28	$	169,663.94	$	122,759.28	$	110,410.24
Allowable Discount Amount	$	100,000.00	$	100,000.00	$	100,000.00	$	100,000.00	$	100,000.00
DISCOUNTED BID	**$**	**2,253,680.00**	**$**	**2,260,205.50**	**$**	**2,323,770.50**	**$**	**2,355,185.50**	**$**	**2,660,256.00**
Discounted BID Ranking	**1**		**2**		**3**		**4**		**5**	

Attachment: CD Rotomilling/Resurfacing Contract 2020-1 Bidtab (Awarding a Contract for Rotomilling/Resurfacing Contract 2020-1)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Lodestar Construction, Inc. for Rotomilling and Resurfacing at Various Locations Contract 2020-2 in the amount of $2,276,268.50 with total project cost not to exceed $3,025,000**

This project consists of rotomilling and resurfacing of local streets at various locations in the southwest and southeast parts of the City of Grand Rapids (City) and is part of the preventative maintenance and rehabilitation work recommended by the Sustainable Streets Task Force and the Vital Streets and Sidewalks Implementation Strategy.

Bids were received on August 13, 2020 for this project. The engineer's estimate is $2,941,440.00 and Lodestar Construction, Inc. (Lodestar) submitted a bid of $2,276,268.50 (low discounted bid is $2,176,268.50). Lodestar will be utilizing 18.17% Micro Local Business Enterprise participation and will be subcontracting a total amount of $1,002,604.90. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to Lodestar in the amount of $2,276,268.50 with total expenditures not to exceed $3,025,000. This amount includes the costs of the construction contract, public information program, testing, engineering/inspection/administration, and an approximate twelve percent (12%) allowance for contingencies. The contract will be for a period of one (1) year, reserving the right to add additional locations at the City's option, contingent upon successful negotiations with the contractor. Additional items are included in the contract, and this additional work will be paid from the contract amount and the contingency allocation. Unit prices for the majority of the additional work have been secured as part of the bid.

This project is being financed by the Vital Streets Fund.

cc: James Hurt
Patti Caudill

Reviewed by O.D.I.

#20038

SUMMARY OF ESTIMATED COSTS

for

Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-2

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Project Estimate
Vital Streets Fund *	$3,025,000	$0	$3,025,000
Total Project Sources	$3,025,000	$0	$3,025,000

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Contract	$2,276,268.50
Public Information Program	10,000.00
Testing	60,000.00
Engineering/Inspection/Administration	351,731.50
Sub-Total	$2,698,000.00
Contingencies (12%)	327,000.00
Total Project Uses	$3,025,000

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Lodestar Construction, Inc. and authorizing expenditures in connection with Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-2.

WHEREAS, bids were received on August 13, 2020, for the following project:

Rotomilling/Resurfacing of Streets at Various Locations - Contract 2020-2
(hereinafter referred to as the "Project")

and Lodestar Construction, Inc. (Lodestar) submitted a bid of $2,276,268.50 for which the engineer's estimate is $2,941,440; therefore

RESOLVED:

1. That the bid of Lodestar be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $3,025,000 which includes the costs of the construction contract, public information program, testing, engineering/inspection/administration, and contingencies. Said amount of $3,025,000 to be charged to the applicable Vital Streets codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Rick DeVries

						Bids Received:	8/13/2020				
						at:	11:00 AM	at the City Engineer's Office			
Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-2				**ENGINEER'S ESTIMATE**		**LODESTAR CONSTRUCTION INC**		**DIVERSCO CONSTRUCTION CO INC**		**WYOMING EXCAVATORS INC**	
File No. 20038	**Original Bid Amount (TOTAL)**				**$ 2,941,440.00**		**$ 2,276,268.50**		**$ 2,284,081.00**		**$ 2,325,556.00**
					Allowable Discount Points		5.0		5.0		5.0
					Allowable Discount Amount		$ 100,000.00		$ 100,000.00		$ 100,000.00
					DISCOUNTED BID		**$ 2,176,268.50**		**$ 2,184,081.00**		**$ 2,225,556.00**
					Discounted BID Ranking No.		**1**		**2**		**3**
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Mobilization, Max. $125,000	lump sum	1	$ 125,000.00	$ 125,000.00	$125,000.00	$ 125,000.00	$125,000.00	$ 125,000.00	$125,000.00	$ 125,000.00
2	Remove Tree (8" - 18")	each	5	$ 250.00	$ 1,250.00	$350.00	$ 1,750.00	$275.00	$ 1,375.00	$300.00	$ 1,500.00
3	Remove Tree (19" - 36")	each	2	$ 1,000.00	$ 2,000.00	$1,200.00	$ 2,400.00	$995.00	$ 1,990.00	$1,450.00	$ 2,900.00
4	Remove Stump (8" - 18")	each	1	$ 150.00	$ 150.00	$100.00	$ 100.00	$275.00	$ 275.00	$200.50	$ 200.50
5	Remove HMA Pavement, 2"	sq yd	1,000	$ 2.00	$ 2,000.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00
6	Remove HMA Pavement, 0- 3"	sq yd	1,000	$ 2.00	$ 2,000.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00
7	Remove HMA Pavement, 1-1/2"	sq yd	35,400	$ 2.00	$ 70,800.00	$0.91	$ 32,214.00	$0.91	$ 32,214.00	$0.91	$ 32,214.00
8	Remove HMA Pavement, 3"	sq yd	17,200	$ 3.00	$ 51,600.00	$1.48	$ 25,456.00	$1.48	$ 25,456.00	$1.48	$ 25,456.00
9	Remove Concrete Pavement, 4"	sq yd	1,000	$ 10.00	$ 10,000.00	$4.00	$ 4,000.00	$1.00	$ 1,000.00	$7.00	$ 7,000.00
10	Rubblized Pavt	sq yd	1,000	$ 5.00	$ 5,000.00	$0.50	$ 500.00	$0.50	$ 500.00	$7.00	$ 7,000.00
11	Remove pavement, full depth	sq yd	5,300	$ 10.00	$ 53,000.00	$5.00	$ 26,500.00	$3.90	$ 20,670.00	$9.00	$ 47,700.00
12	Remove concrete curb & gutter, including driveway & alley returns	lin ft	14,600	$ 10.00	$ 146,000.00	$9.20	$ 134,320.00	$8.50	$ 124,100.00	$7.50	$ 109,500.00
13	Saw cut cold joint HMA pavement	lin ft	1,000	$ 1.50	$ 1,500.00	$2.00	$ 2,000.00	$0.15	$ 150.00	$4.50	$ 4,500.00
14	Remove concrete sidewalk	sq ft	30,000	$ 1.75	$ 52,500.00	$2.00	$ 60,000.00	$3.75	$ 112,500.00	$1.98	$ 59,400.00
15	Remove concrete driveway & approach	sq ft	32,000	$ 2.00	$ 64,000.00	$1.75	$ 56,000.00	$2.25	$ 72,000.00	$2.40	$ 76,800.00
16	Remove alley approach	sq ft	1,100	$ 2.00	$ 2,200.00	$2.00	$ 2,200.00	$3.50	$ 3,850.00	$2.40	$ 2,640.00
17	Adjust manhole or valve chamber casting	each	110	$ 400.00	$ 44,000.00	$675.00	$ 74,250.00	$1,000.00	$ 110,000.00	$716.00	$ 78,760.00
18	Furnish manhole or valve chamber casting	each	110	$ 600.00	$ 66,000.00	$350.00	$ 38,500.00	$240.00	$ 26,400.00	$370.00	$ 40,700.00
19	Adjust oversize manhole casting to grade	each	10	$ 1,150.00	$ 11,500.00	$800.00	$ 8,000.00	$1,000.00	$ 10,000.00	$948.00	$ 9,480.00
20	Furnish oversize manhole casting	each	10	$ 1,500.00	$ 15,000.00	$950.00	$ 9,500.00	$645.00	$ 6,450.00	$985.00	$ 9,850.00
21	Adjust catch basin casting to grade	each	110	$ 300.00	$ 33,000.00	$300.00	$ 33,000.00	$325.00	$ 35,750.00	$362.50	$ 39,875.00
22	Furnish catch basin casting, per Detail S-3 or S-4	each	110	$ 850.00	$ 93,500.00	$525.00	$ 57,750.00	$415.00	$ 45,650.00	$500.00	$ 55,000.00
23	Adjust valve box to grade	each	30	$ 450.00	$ 13,500.00	$450.00	$ 13,500.00	$770.00	$ 23,100.00	$713.00	$ 21,390.00
24	Furnish valve box	each	30	$ 200.00	$ 6,000.00	$200.00	$ 6,000.00	$125.00	$ 3,750.00	$194.00	$ 5,820.00
25	Adjust curb box to grade	each	5	$ 150.00	$ 750.00	$50.00	$ 250.00	$100.00	$ 500.00	$150.00	$ 750.00
26	Furnish curb box	each	5	$ 200.00	$ 1,000.00	$80.00	$ 400.00	$80.00	$ 400.00	$80.00	$ 400.00
27	Rebuild existing manhole, valve chamber or catch basin	vert ft	50	$ 200.00	$ 10,000.00	$100.00	$ 5,000.00	$175.00	$ 8,750.00	$140.00	$ 7,000.00
28	Abandon valve chamber and place valve box, per Detail P-23A	each	5	$ 1,200.00	$ 6,000.00	$800.00	$ 4,000.00	$450.00	$ 2,250.00	$1,010.00	$ 5,050.00
29	Speed Hump	Each	10	$ 450.00	$ 4,500.00	$4,500.00	$ 45,000.00	$4,500.00	$ 45,000.00	$4,500.00	$ 45,000.00
30	HMA LSVP (leveling course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	1,900	$ 90.00	$ 171,000.00	$75.23	$ 142,937.00	$75.23	$ 142,937.00	$75.30	$ 143,070.00
31	HMA LSVP (top course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	4,300	$ 90.00	$ 387,000.00	$76.07	$ 327,101.00	$76.07	$ 327,101.00	$76.10	$ 327,230.00
32	HMA 4E3 (leveling course, 85-100) @ 2205#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	180	$ 100.00	$ 18,000.00	$89.12	$ 16,041.60	$89.12	$ 16,041.60	$89.20	$ 16,056.00
33	HMA 5E3 (top course, 85-100) @ 220#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	590	$ 100.00	$ 59,000.00	$91.51	$ 53,990.90	$91.51	$ 53,990.90	$91.60	$ 54,044.00
34	Comb. Curb & gutter per Detail P-5C	lin ft	14,600	$ 16.00	$ 233,600.00	$11.25	$ 164,250.00	$12.00	$ 175,200.00	$11.25	$ 164,250.00
35	4" concrete sidewalk, including ramps	sq ft	25,000	$ 3.00	$ 75,000.00	$2.90	$ 72,500.00	$2.85	$ 71,250.00	$2.90	$ 72,500.00
36	6" concrete sidewalk, including ramps	sq ft	6,500	$ 4.75	$ 30,875.00	$3.85	$ 25,025.00	$4.00	$ 26,000.00	$3.85	$ 25,025.00
37	7" concrete sidewalk	sq ft	400	$ 7.50	$ 3,000.00	$3.85	$ 1,540.00	$4.50	$ 1,800.00	$3.85	$ 1,540.00
38	6" concrete driveway and approach	sq ft	32,000	$ 4.00	$ 128,000.00	$3.55	$ 113,600.00	$3.75	$ 120,000.00	$3.55	$ 113,600.00
39	7" concrete alley approach	sq ft	1,100	$ 10.00	$ 11,000.00	$3.85	$ 4,235.00	$4.50	$ 4,950.00	$3.85	$ 4,235.00
40	Clean & remove manhole, valve chamber or catch basin, per Detail P-23B	each	5	$ 650.00	$ 3,250.00	$300.00	$ 1,500.00	$415.00	$ 2,075.00	$437.00	$ 2,185.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-2 Bidtab (Awarding a Contract for

Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-2				ENGINEER'S ESTIMATE		LODESTAR CONSTRUCTION INC		DIVERSCO CONSTRUCTION CO INC		WYOMING EXCAVATORS INC	
File No. 20038	Original Bid Amount (TOTAL)				$ 2,941,440.00		$ 2,276,268.50		$ 2,284,081.00		$ 2,325,556.00
					Allowable Discount Points		5.0		5.0		5.0
					Allowable Discount Amount		$ 100,000.00		$ 100,000.00		$ 100,000.00
					DISCOUNTED BID		$ 2,176,268.50		$ 2,184,081.00		$ 2,225,556.00
					Discounted BID Ranking No.	1		2		3	
41	Protect catch basin in Contractor's work area	each	350	$ 125.00	$ 43,750.00	$75.00	$ 26,250.00	$15.00	$ 5,250.00	$85.00	$ 29,750.00
42	Cast Iron Detectable Warning Plate	sq ft	1,200	$ 35.00	$ 42,000.00	$27.00	$ 32,400.00	$30.00	$ 36,000.00	$27.00	$ 32,400.00
43	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	380	$ 4.00	$ 1,520.00	$5.95	$ 2,261.00	$5.95	$ 2,261.00	$6.00	$ 2,280.00
44	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	lin ft	60	$ 7.00	$ 420.00	$12.95	$ 777.00	$12.95	$ 777.00	$13.00	$ 780.00
45	Thermoplastic pavement marking, ("Only")	each	5	$ 300.00	$ 1,500.00	$165.00	$ 825.00	$165.00	$ 825.00	$165.00	$ 825.00
46	Thermoplastic pavement marking, (Lt Turn Arrow Sym)	each	5	$ 300.00	$ 1,500.00	$165.00	$ 825.00	$165.00	$ 825.00	$165.00	$ 825.00
47	Thermoplastic pavement marking, ("R/R" Sym)	each	5	$ 500.00	$ 2,500.00	$200.00	$ 1,000.00	$200.00	$ 1,000.00	$200.00	$ 1,000.00
48	Thermoplastic pavement marking, (Bicycle Sym)	each	5	$ 300.00	$ 1,500.00	$120.00	$ 600.00	$120.00	$ 600.00	$120.00	$ 600.00
49	Catch basin, per Detail S-4	each	10	$ 3,300.00	$ 33,000.00	$2,500.00	$ 25,000.00	$3,375.00	$ 33,750.00	$3,250.00	$ 32,500.00
50	10" or 12" basin connections, C76 CL III	lin ft	200	$ 60.00	$ 12,000.00	$60.00	$ 12,000.00	$28.00	$ 5,600.00	$69.50	$ 13,900.00
51	Temporary bituminous pavement	ton	100	$ 75.00	$ 7,500.00	$80.00	$ 8,000.00	$15.00	$ 1,500.00	$100.00	$ 10,000.00
52	Manhole Channel Protection	each	210	$ 100.00	$ 21,000.00	$20.00	$ 4,200.00	$4.00	$ 840.00	$110.00	$ 23,100.00
53	Traffic Sign	each	100	$ 105.00	$ 10,500.00	$75.00	$ 7,500.00	$75.00	$ 7,500.00	$75.00	$ 7,500.00
54	Preserve Section and 1/4 Section Corners	each	3	$ 500.00	$ 1,500.00	$425.00	$ 1,275.00	$250.00	$ 750.00	$500.00	$ 1,500.00
55	Edge trim asphalt	lin ft	1,000	$ 2.00	$ 2,000.00	$2.00	$ 2,000.00	$1.00	$ 1,000.00	$2.50	$ 2,500.00
56	Maintaining traffic (estimated at 180 days)	lump sum	1	$ 180,000.00	$ 180,000.00	$165,000.00	$ 165,000.00	$107,775.00	$ 107,775.00	$95,504.00	$ 95,504.00
57	Detour Signing (estimated at 180 days)	lump sum	1	$ 50,000.00	$ 50,000.00	$1.00	$ 1.00	$1.00	$ 1.00	$1.50	$ 1.50
58	Gravel, 21AA, modified, 6"	sq yd	4,800	$ 10.00	$ 48,000.00	$8.00	$ 38,400.00	$16.00	$ 76,800.00	$11.50	$ 55,200.00
59	Traffic detector loop	each	5	$ 1,785.00	$ 8,925.00	$1,200.00	$ 6,000.00	$1,850.00	$ 9,250.00	$1,800.00	$ 9,000.00
60	Infiltration Basin	each	5	$ 10,000.00	$ 50,000.00	$3,700.00	$ 18,500.00	$3,800.00	$ 19,000.00	$3,500.00	$ 17,500.00
61	Turf Establishment	sq yd	14,010	$ 5.00	$ 70,050.00	$7.00	$ 98,070.00	$4.50	$ 63,045.00	$7.00	$ 98,070.00
62	Underground Sprinkling, Identify, Protect and Restore	lump sum	1	$ 10,000.00	$ 10,000.00	$1,500.00	$ 1,500.00	$1,500.00	$ 1,500.00	$2,000.00	$ 2,000.00
63	Hand patching	ton	250	$ 150.00	$ 37,500.00	$80.00	$ 20,000.00	$102.53	$ 25,632.50	$78.00	$ 19,500.00
64	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, White	lin ft	100	$ 2.00	$ 200.00	$1.75	$ 175.00	$1.75	$ 175.00	$1.80	$ 180.00
65	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, Yellow	lin ft	100	$ 2.00	$ 200.00	$1.75	$ 175.00	$1.75	$ 175.00	$1.80	$ 180.00
66	Install and Maintain Portable Changeable Message Signs (2)	months	6	$ 1,500.00	$ 9,000.00	$500.00	$ 3,000.00	$500.00	$ 3,000.00	$500.00	$ 3,000.00
67	Temporary Gravel Pavement	cu yd	200	$ 25.00	$ 5,000.00	$17.00	$ 3,400.00	$10.00	$ 2,000.00	$16.00	$ 3,200.00
68	Turf Watering	each	100	$ 250.00	$ 25,000.00	$100.00	$ 10,000.00	$15.00	$ 1,500.00	$150.00	$ 15,000.00
69	Weed Control	each	100	$ 250.00	$ 25,000.00	$100.00	$ 10,000.00	$85.00	$ 8,500.00	$150.00	$ 15,000.00
70	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	lin ft	200	$ 3.00	$ 600.00	$2.95	$ 590.00	$2.95	$ 590.00	$3.00	$ 600.00
71	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	1,000	$ 5.00	$ 5,000.00	$5.95	$ 5,950.00	$5.95	$ 5,950.00	$6.00	$ 6,000.00
72	Recessing Pavement Markings, Transv	lin ft	500	$ 3.00	$ 1,500.00	$2.95	$ 1,475.00	$2.95	$ 1,475.00	$3.00	$ 1,500.00
73	Rotomill HMA Pavement, 2" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$1.00	$ 1,000.00	$1.00	$ 1,000.00
74	Rotomill HMA Pavement, 0-3" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$1.00	$ 1,000.00	$1.00	$ 1,000.00
75	Rotomill HMA Pavement, 1-1/2" (City trucking)	sq yd	31,500	$ 2.00	$ 63,000.00	$0.42	$ 13,230.00	$0.42	$ 13,230.00	$0.45	$ 14,175.00
76	Rotomill HMA Pavement, 3" (City trucking)	sq yd	14,300	$ 3.00	$ 42,900.00	$0.50	$ 7,150.00	$0.50	$ 7,150.00	$0.50	$ 7,150.00
77	Remove HMA Pavement, 2" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00
78	Remove HMA Pavement, 0-3" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00	$1.65	$ 1,650.00
79	Remove HMA Pavement, 1-1/2" (Deliver to City)	sq yd	31,500	$ 2.00	$ 63,000.00	$0.91	$ 28,665.00	$0.91	$ 28,665.00	$0.91	$ 28,665.00
80	Remove HMA Pavement, 3" (Deliver to City)	sq yd	14,300	$ 3.00	$ 42,900.00	$1.48	$ 21,164.00	$1.48	$ 21,164.00	$1.50	$ 21,450.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-2 Bidtab (Awarding a Contract for

Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-2				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC	
File No. 20038	Original Bid Amount (TOTAL)				$ 2,941,440.00		$ 2,409,939.00		$ 2,750,381.50
					Allowable Discount Points		5.0		4.0
					Allowable Discount Amount		$ 100,000.00		$ 100,000.00
					DISCOUNTED BID		$ 2,309,939.00		$ 2,650,381.50
					Discounted BID Ranking No.	4		5	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization, Max. $125,000	lump sum	1	$ 125,000.00	$ 125,000.00	$116,000.00	$ 116,000.00	$125,000.00	$ 125,000.00
2	Remove Tree (8" - 18")	each	5	$ 250.00	$ 1,250.00	$350.00	$ 1,750.00	$450.00	$ 2,250.00
3	Remove Tree (19" - 36")	each	2	$ 1,000.00	$ 2,000.00	$1,100.00	$ 2,200.00	$950.00	$ 1,900.00
4	Remove Stump (8" - 18")	each	1	$ 150.00	$ 150.00	$150.00	$ 150.00	$250.00	$ 250.00
5	Remove HMA Pavement, 2"	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$2.00	$ 2,000.00
6	Remove HMA Pavement, 0- 3"	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$2.00	$ 2,000.00
7	Remove HMA Pavement, 1-1/2"	sq yd	35,400	$ 2.00	$ 70,800.00	$0.60	$ 21,240.00	$1.26	$ 44,604.00
8	Remove HMA Pavement, 3"	sq yd	17,200	$ 3.00	$ 51,600.00	$0.60	$ 10,320.00	$1.83	$ 31,476.00
9	Remove Concrete Pavement, 4"	sq yd	1,000	$ 10.00	$ 10,000.00	$2.50	$ 2,500.00	$6.75	$ 6,750.00
10	Rubblized Pavt	sq yd	1,000	$ 5.00	$ 5,000.00	$2.00	$ 2,000.00	$6.00	$ 6,000.00
11	Remove pavement, full depth	sq yd	5,300	$ 10.00	$ 53,000.00	$4.50	$ 23,850.00	$12.20	$ 64,660.00
12	Remove concrete curb & gutter, including driveway & alley returns	lin ft	14,600	$ 10.00	$ 146,000.00	$8.00	$ 116,800.00	$10.10	$ 147,460.00
13	Saw cut cold joint HMA pavement	lin ft	1,000	$ 1.50	$ 1,500.00	$2.00	$ 2,000.00	$3.85	$ 3,850.00
14	Remove concrete sidewalk	sq ft	30,000	$ 1.75	$ 52,500.00	$2.00	$ 60,000.00	$1.45	$ 43,500.00
15	Remove concrete driveway & approach	sq ft	32,000	$ 2.00	$ 64,000.00	$2.50	$ 80,000.00	$1.25	$ 40,000.00
16	Remove alley approach	sq ft	1,100	$ 2.00	$ 2,200.00	$2.70	$ 2,970.00	$1.70	$ 1,870.00
17	Adjust manhole or valve chamber casting	each	110	$ 400.00	$ 44,000.00	$625.00	$ 68,750.00	$650.00	$ 71,500.00
18	Furnish manhole or valve chamber casting	each	110	$ 600.00	$ 66,000.00	$400.00	$ 44,000.00	$390.00	$ 42,900.00
19	Adjust oversize manhole casting to grade	each	10	$ 1,150.00	$ 11,500.00	$900.00	$ 9,000.00	$950.00	$ 9,500.00
20	Furnish oversize manhole casting	each	10	$ 1,500.00	$ 15,000.00	$1,050.00	$ 10,500.00	$1,000.00	$ 10,000.00
21	Adjust catch basin casting to grade	each	110	$ 300.00	$ 33,000.00	$490.00	$ 53,900.00	$350.00	$ 38,500.00
22	Furnish catch basin casting, per Detail S-3 or S-4	each	110	$ 850.00	$ 93,500.00	$600.00	$ 66,000.00	$600.00	$ 66,000.00
23	Adjust valve box to grade	each	30	$ 450.00	$ 13,500.00	$475.00	$ 14,250.00	$500.00	$ 15,000.00
24	Furnish valve box	each	30	$ 200.00	$ 6,000.00	$200.00	$ 6,000.00	$250.00	$ 7,500.00
25	Adjust curb box to grade	each	5	$ 150.00	$ 750.00	$200.00	$ 1,000.00	$250.00	$ 1,250.00
26	Furnish curb box	each	5	$ 200.00	$ 1,000.00	$100.00	$ 500.00	$100.00	$ 500.00
27	Rebuild existing manhole, valve chamber or catch basin	vert ft	50	$ 200.00	$ 10,000.00	$175.00	$ 8,750.00	$375.00	$ 18,750.00
28	Abandon valve chamber and place valve box, per Detail P-23A	each	5	$ 1,200.00	$ 6,000.00	$1,050.00	$ 5,250.00	$1,250.00	$ 6,250.00
29	Speed Hump	Each	10	$ 450.00	$ 4,500.00	$2,125.00	$ 21,250.00	$4,500.00	$ 45,000.00
30	HMA LSVP (leveling course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	1,900	$ 90.00	$ 171,000.00	$89.00	$ 169,100.00	$75.23	$ 142,937.00
31	HMA LSVP (top course, 85-100) @ 165#/sq yd (1-1/2") including bond coat @ 0.1 gal/sq yd	ton	4,300	$ 90.00	$ 387,000.00	$89.00	$ 382,700.00	$76.07	$ 327,101.00
32	HMA 4E3 (leveling course, 85-100) @ 2205#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	180	$ 100.00	$ 18,000.00	$116.00	$ 20,880.00	$89.12	$ 16,041.60
33	HMA 5E3 (top course, 85-100) @ 220#/sq yd (2") including bond coat @ 0.1 gal/sq yd	ton	590	$ 100.00	$ 59,000.00	$91.00	$ 53,690.00	$91.51	$ 53,990.90
34	Comb. Curb & gutter per Detail P-5C	lin ft	14,600	$ 16.00	$ 233,600.00	$12.50	$ 182,500.00	$16.50	$ 240,900.00
35	4" concrete sidewalk, including ramps	sq ft	25,000	$ 3.00	$ 75,000.00	$3.15	$ 78,750.00	$3.65	$ 91,250.00
36	6" concrete sidewalk, including ramps	sq ft	6,500	$ 4.75	$ 30,875.00	$4.35	$ 28,275.00	$4.80	$ 31,200.00
37	7" concrete sidewalk	sq ft	400	$ 7.50	$ 3,000.00	$4.90	$ 1,960.00	$5.40	$ 2,160.00
38	6" concrete driveway and approach	sq ft	32,000	$ 4.00	$ 128,000.00	$4.05	$ 129,600.00	$4.55	$ 145,600.00
39	7" concrete alley approach	sq ft	1,100	$ 10.00	$ 11,000.00	$4.90	$ 5,390.00	$5.40	$ 5,940.00
40	Clean & remove manhole, valve chamber or catch basin, per Detail P-23B	each	5	$ 650.00	$ 3,250.00	$500.00	$ 2,500.00	$300.00	$ 1,500.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-2 Bidtab (Awarding a Contract for

Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-2				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC	
File No. 20038	Original Bid Amount (TOTAL)				$ 2,941,440.00		$ 2,409,939.00		$ 2,750,381.50
					Allowable Discount Points		5.0		4.0
					Allowable Discount Amount		$ 100,000.00		$ 100,000.00
					DISCOUNTED BID		$ 2,309,939.00		$ 2,650,381.50
					Discounted BID Ranking No.		4		5
41	Protect catch basin in Contractor's work area	each	350	$ 125.00	$ 43,750.00	$50.00	$ 17,500.00	$130.00	$ 45,500.00
42	Cast Iron Detectable Warning Plate	sq ft	1,200	$ 35.00	$ 42,000.00	$27.00	$ 32,400.00	$30.00	$ 36,000.00
43	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	380	$ 4.00	$ 1,520.00	$5.95	$ 2,261.00	$5.95	$ 2,261.00
44	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	lin ft	60	$ 7.00	$ 420.00	$12.95	$ 777.00	$12.95	$ 777.00
45	Thermoplastic pavement marking, ("Only")	each	5	$ 300.00	$ 1,500.00	$165.00	$ 825.00	$165.00	$ 825.00
46	Thermoplastic pavement marking, (Lt Turn Arrow Sym)	each	5	$ 300.00	$ 1,500.00	$165.00	$ 825.00	$165.00	$ 825.00
47	Thermoplastic pavement marking, ("R/R" Sym)	each	5	$ 500.00	$ 2,500.00	$200.00	$ 1,000.00	$200.00	$ 1,000.00
48	Thermoplastic pavement marking, (Bicycle Sym)	each	5	$ 300.00	$ 1,500.00	$120.00	$ 600.00	$120.00	$ 600.00
49	Catch basin, per Detail S-4	each	10	$ 3,300.00	$ 33,000.00	$3,900.00	$ 39,000.00	$3,000.00	$ 30,000.00
50	10" or 12" basin connections, C76 CL III	lin ft	200	$ 60.00	$ 12,000.00	$61.00	$ 12,200.00	$105.00	$ 21,000.00
51	Temporary bituminous pavement	ton	100	$ 75.00	$ 7,500.00	$84.00	$ 8,400.00	$125.00	$ 12,500.00
52	Manhole Channel Protection	each	210	$ 100.00	$ 21,000.00	$10.00	$ 2,100.00	$175.00	$ 36,750.00
53	Traffic Sign	each	100	$ 105.00	$ 10,500.00	$75.00	$ 7,500.00	$250.00	$ 25,000.00
54	Preserve Section and 1/4 Section Corners	each	3	$ 500.00	$ 1,500.00	$600.00	$ 1,800.00	$1,000.00	$ 3,000.00
55	Edge trim asphalt	lin ft	1,000	$ 2.00	$ 2,000.00	$1.50	$ 1,500.00	$2.50	$ 2,500.00
56	Maintaining traffic (estimated at 180 days)	lump sum	1	$ 180,000.00	$ 180,000.00	$139,250.00	$ 139,250.00	$162,085.00	$ 162,085.00
57	Detour Signing (estimated at 180 days)	lump sum	1	$ 50,000.00	$ 50,000.00	$1.00	$ 1.00	$22,000.00	$ 22,000.00
58	Gravel, 21AA, modified, 6"	sq yd	4,800	$ 10.00	$ 48,000.00	$6.00	$ 28,800.00	$11.75	$ 56,400.00
59	Traffic detector loop	each	5	$ 1,785.00	$ 8,925.00	$2,050.00	$ 10,250.00	$4,000.00	$ 20,000.00
60	Infiltration Basin	each	5	$ 10,000.00	$ 50,000.00	$2,800.00	$ 14,000.00	$4,250.00	$ 21,250.00
61	Turf Establishment	sq yd	14,010	$ 5.00	$ 70,050.00	$8.00	$ 112,080.00	$9.15	$ 128,191.50
62	Underground Sprinkling, Identify, Protect and Restore	lump sum	1	$ 10,000.00	$ 10,000.00	$2,700.00	$ 2,700.00	$5,000.00	$ 5,000.00
63	Hand patching	ton	250	$ 150.00	$ 37,500.00	$110.00	$ 27,500.00	$77.53	$ 19,382.50
64	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, White	lin ft	100	$ 2.00	$ 200.00	$1.75	$ 175.00	$1.75	$ 175.00
65	Pavt Mrkg, Wet Retriflec, Polyurea, 4 inch, Yellow	lin ft	100	$ 2.00	$ 200.00	$1.75	$ 175.00	$1.75	$ 175.00
66	Install and Maintain Portable Changeable Message Signs (2)	months	6	$ 1,500.00	$ 9,000.00	$500.00	$ 3,000.00	$2,560.00	$ 15,360.00
67	Temporary Gravel Pavement	cu yd	200	$ 25.00	$ 5,000.00	$22.00	$ 4,400.00	$32.50	$ 6,500.00
68	Turf Watering	each	100	$ 250.00	$ 25,000.00	$50.00	$ 5,000.00	$185.00	$ 18,500.00
69	Weed Control	each	100	$ 250.00	$ 25,000.00	$50.00	$ 5,000.00	$250.00	$ 25,000.00
70	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	lin ft	200	$ 3.00	$ 600.00	$2.95	$ 590.00	$2.95	$ 590.00
71	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	lin ft	1,000	$ 5.00	$ 5,000.00	$5.95	$ 5,950.00	$5.95	$ 5,950.00
72	Recessing Pavement Markings, Transv	lin ft	500	$ 3.00	$ 1,500.00	$2.95	$ 1,475.00	$2.95	$ 1,475.00
73	Rotomill HMA Pavement, 2" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$1.35	$ 1,350.00
74	Rotomill HMA Pavement, 0-3" (City trucking)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.00	$ 1,000.00	$1.35	$ 1,350.00
75	Rotomill HMA Pavement, 1-1/2" (City trucking)	sq yd	31,500	$ 2.00	$ 63,000.00	$1.00	$ 31,500.00	$0.77	$ 24,255.00
76	Rotomill HMA Pavement, 3" (City trucking)	sq yd	14,300	$ 3.00	$ 42,900.00	$1.00	$ 14,300.00	$0.85	$ 12,155.00
77	Remove HMA Pavement, 2" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.50	$ 1,500.00	$2.00	$ 2,000.00
78	Remove HMA Pavement, 0-3" (Deliver to City)	sq yd	1,000	$ 2.00	$ 2,000.00	$1.50	$ 1,500.00	$2.00	$ 2,000.00
79	Remove HMA Pavement, 1-1/2" (Deliver to City)	sq yd	31,500	$ 2.00	$ 63,000.00	$1.35	$ 42,525.00	$1.26	$ 39,690.00
80	Remove HMA Pavement, 3" (Deliver to City)	sq yd	14,300	$ 3.00	$ 42,900.00	$1.35	$ 19,305.00	$1.83	$ 26,169.00

Attachment: CD Rotomilling/Resurfacing Contract 2020-2 Bidtab (Awarding a Contract for

EBO - Construction Worksheet

Rotomilling/Resurfacing of Streets at VARIOUS LOCATIONS - Contract 2020-2, File No. 20038										
	LODESTAR CONSTRUCTION INC		**DIVERSCO CONSTRUCTION CO INC**		**WYOMING EXCAVATORS INC**		**NAGEL CONSTRUCTION INC**		**KAMMINGA & ROODVOETS INC**	
Original Bid Amounts (Total)		**$2,276,268.50**		**$2,284,081.00**		**$2,325,556.00**		**$2,409,939.00**		**$2,750,381.50**
Prosperous Economy (A)	MLBE- L&O CONSTRUCTION LLC	$413,550	MLBE- DURAN CONTRACTORS INC	$428,850	MLBE- L&O CONSTRUCTION LLC	$413,550	MLBE- DURAN CONTRACTORS INC	$415,025	MLBE- DURAN CONTRACTORS INC	$296,950
							LODESTAR CONSTRUCTION INC	$28,600		
Total Micro-LBE Participation	18.17%	$ 413,550	18.78%	$ 428,850	17.78%	$ 413,550	18.41%	$ 443,625	10.80%	$ 296,950
Micro-LBE Discount Points		5.0		5.0		4.0		5.0		3.0
SUMMARY:										
Prosperous Economy (A)		5.0		5.0		4.0		5.0		3.0
Social Equity (B)										
Prosperous Economy - Annual (C)										
Enriched Lives (D)				1.0		2.0				
Clean Environment (E)				1.0		1.0				1.0
TOTAL DISCOUNT POINTS		5.0		7.0		7.0		5.0		4.0
Allowable Discount Points		5.0		5.0		5.0		5.0		4.0
Discount Amount	$	113,813.43	$	159,885.67	$	162,788.92	$	120,496.95	$	110,015.26
Allowable Discount Amount	$	100,000.00	$	100,000.00	$	100,000.00	$	100,000.00	$	100,000.00
DISCOUNTED BID	**$**	**2,176,268.50**	**$**	**2,184,081.00**	**$**	**2,225,556.00**	**$**	**2,309,939.00**	**$**	**2,650,381.50**
Discounted BID Ranking		**1**		**2**		**3**		**4**		**5**

Attachment: CD Rotomilling/Resurfacing Contract 2020-2 Bidtab (Awarding a Contract for Rotomilling/Resurfacing Contract 2020-2)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Katerberg-Verhage, Inc. for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks in the amount of $540,085 with total amount not-to-exceed $760,000**

This project consists of miscellaneous site demolition, repaving, pedestrian bridge repair and installation, trail clean-up and improvements, new playground equipment, new lighting, new site amenities and new landscaping.

The Grand Rapids Yes! Parks millage was passed in 2013 and this project will utilize millage funds for repairs and improvements to Aman, Burton Woods, Caulfield and Kensington Parks.

Bids were received on August 11, 2020 for this project. The engineer's estimate, prepared by Progressive AE, Inc. (Progressive), is $520,967 for the base bid with an Alternate A1-1 and A1-2 cost of $24,750 for additional gravel and pavement restoration at Aman park. Katerberg-Verhage, Inc. (Katerberg) submitted a bid of $526,150 (low discounted bid is $515,627) with $13,935 for Alternates A1-1 and A1-2, for a total amount of $540,085. Katerberg will be utilizing 5.28% Micro Local Business Enterprise participation and will be subcontracting a total amount of $110,695. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to Katerberg in the amount of $540,085 with total expenditures not to exceed $760,000. This amount includes the costs of the construction contract, previously authorized design phase services by Progressive, construction phase services including inspection by Progressive, administration, and an approximate twelve percent allowance for contingencies. Progressive will provide the construction phase services including inspection pursuant to their existing term contract with the City.

The Parks Advisory Board has approved this project and the expenditure of millage funds.

This project is being financed by the Parks Millage Fund and is in accordance with the Parks Millage Investment Guidelines adopted by the City Commission on September 24, 2013 (Proceeding No. 82778).

cc: Patti Caudill

Reviewed by O.D.I.

#19042

SUMMARY OF ESTIMATED COSTS

for

Improvements to Aman, Burton Woods, Caulfield and Kensington Parks

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
Parks Millage Fund	$760,000	$0	$760,000
Total Project Sources	$760,000	$0	$760,000

Breakdown of Project Uses

Construction Contract	$540,085
Previously Authorized Design Phase Services by Progressive	90,539
Construction Phase Services Including Inspection by Progressive	28,690
Administration	15,000
Sub-Total	$674,314
Contingencies (12%)	85,686
Total Project Uses	$760,000

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Katerberg-Verhage, Inc. and authorizing expenditures in connection with Improvements to Aman, Burton Woods, Caulfield and Kensington Parks.

WHEREAS, bids were received on August 11, 2020 for the following project:

Improvements to Aman, Burton Woods, Caulfield and Kensington Parks
(hereinafter referred to as the "Project")

and Katerberg-Verhage, Inc. (Katerberg) submitted a bid including Alternates A1-1 and A1-2 of $540,085 for which the engineer's estimate including Alternates A1-1 and A1-2, prepared by Progressive AE, Inc (Progressive), is $545,717; therefore

RESOLVED:

1. That the bid of Katerberg be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $760,000 which includes the costs of the construction contract, previously authorized design phase services by Progressive, construction phase services including inspection by Progressive, administration, and contingencies. Said amount of $760,000 to be charged to the applicable Parks Millage Codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Karie M Enriquez

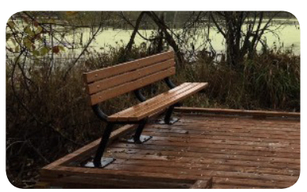
Improved Park Entrance and Amenities

Added Vegetative Buffer
-Seeded Woodland Understory Mix

Optional Natural Playground Area
-Made from recycled tree clearing materials

Improved Trails and Pathways
-Selective Tree Clearing/ Trimming
-Removal of Invasive Plant Species

Updated Site Amenities Throughout Park
-Benches & Litter Receptacles



Remove Fence - North & East Side

Improved Park Entrances and Amenities
-Added Signage and Wayfinding
-Park History and Education Signage
-Pet Waste Stations

Added Vegetative Buffer
-Seeded Woodland Understory Mix

Existing Secondary Trails

Native Plant Identification & Signage

Improved Park Entrance and Amenities
-Remove Fence at Entry Point

Added Vegetative Buffer

0 80

Burton Woods Park Improvements - Concept

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Attachment: Burton Woods Concept Plan (Awarding a contract for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks)

INCLUDES:

C. Custom Bench/Sillas Personalizadas
D. Bench/Sillas
E. Water Fountain/Fuente de agua
F. Pet waste/Basura para mascotas
G. Trash Receptacle/Bote de basura
H. Lighting/Luces

CAULFIELD PARK UPDATES

Attachment: Caulfield Concept Plan (Awarding a contract for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks)

Improved Park Entrance
-Clear Entry to Make More Visible

Improved Trails
-Selective Tree Clearing/ Trimming

New Picnic Area
-New Grills and Tables on Concrete Pads

Improved Athletic Field Drainage

Improved Semi-Permanent Restroom Facility
-Added Screening Fence Around Porta Johns
-Added Site Amenities

Updated Site Amenities Throughout Park
-Benches and Litter Receptacles
-New Bike Loops

Improved Playground
-Connected to and Accessible by Pathway
-New Oodle Swing and Spring Toys

Added Park Entrance
-Pathway to Dorchester Ave

New Path and Walkway
-Natural, Chips & Fines or Crushed Stone

Kensington Park Improvements - Concept

Parks and Recreation
CITY OF GRAND RAPIDS

NOT TO SCALE

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Attachment: Kensington Park Concept Plan 10.17.19 (Awarding a contract for Improvements to Aman, Burton Woods, Caulfield and

Reviewed by PM: KME

Reviewed by BM: AMG

						Bids Received:	8/11/2020		
						at:	11:00 AM	at the City Engineer's Office	
Improvements to AMAN, BURTON WOODS, CAULFIELD, and KENSINGTON PARKS				**ENGINEER'S ESTIMATE**		**KATERBERG VERHAGE INC**		**WYOMING EXCAVATORS INC**	
File No. 19042	**Original Base Bid Amount (TOTAL)**				**$ 520,967.00**		**$ 526,150.00**		**$ 569,395.00**
					Allowable Discount Points		2.0		5.0
					Allowable Discount Amount		$ 10,523.00		$ 28,469.75
					DISCOUNTED BID		**$ 515,627.00**		**$ 540,925.25**
					Discounted Base BID Ranking No.	**1**		**2**	
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Improvements to Aman Park	lump sum	1	$ 115,559.00	$ 115,559.00	$ 147,110.00	$ 147,110.00	$ 141,102.00	$ 141,102.00
2	Improvements to Burton Woods Park	lump sum	1	$ 59,764.00	$ 59,764.00	$ 42,720.00	$ 42,720.00	$ 63,494.00	$ 63,494.00
3	Improvements to Caulfield Park	lump sum	1	$ 112,829.00	$ 112,829.00	$ 96,360.00	$ 96,360.00	$ 102,994.00	$ 102,994.00
4	Improvements to Kensington Park	lump sum	1	$ 232,815.00	$ 232,815.00	$ 239,960.00	$ 239,960.00	$ 261,805.00	$ 261,805.00
	ALTERNATES NOT INCLUDED IN BASE BID								
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
A1-1	Remove pavement and supplement with 3" MDOT 21AA	lump sum	1	$ 10,350.00	$ 10,350.00	$ 10.00	$ 10.00	$ 4,250.00	$ 4,250.00
A1-2	Remove pavement and pave over entire drive width	lump sum	1	$ 14,400.00	$ 14,400.00	$ 13,925.00	$ 13,925.00	$ 44,800.00	$ 44,800.00
A2-1	Asphalt Pathway at Burton Woods Park	lump sum	1	$ 32,700.00	$ 32,700.00	$ 48,635.00	$ 48,635.00	$ 24,001.00	$ 24,001.00

Attachment: CD Aman, Burton Woods, Caulfield and Kensington Parks Bidtab (Awarding a contract for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks)

EBO - Construction Worksheet

Improvements to AMAN, BURTON WOODS, CAULFIELD, and KENSINGTON PARKS, File No. 19042				
	KATERBERG VERHAGE INC		WYOMING EXCAVATORS INC	
Original Bid Amounts (Total)		**$526,150.00**		**$569,395.00**
Prosperous Economy (A)	MLBE- L&O CONSTRUCTION LLC	$27,790	MLBE- L&O CONSTRUCTION LLC	$30,290
Total Micro-LBE Participation	5.28%	$ 27,790	5.32%	$ 30,290
Micro-LBE Discount Points	2.0		2.0	
SUMMARY:				
Prosperous Economy (A)	2.0		2.0	
Social Equity (B)				
Prosperous Economy - Annual (C)				
Enriched Lives (D)			2.0	
Clean Environment (E)			1.0	
TOTAL DISCOUNT POINTS	2.0		5.0	
Allowable Discount Points	2.0		5.0	
Discount Amount	$	10,523.00	$	28,469.75
Allowable Discount Amount	$	10,523.00	$	28,469.75
DISCOUNTED BID	**$**	**515,627.00**	**$**	**540,925.25**
Discounted BID Ranking	**1**		**2**	

Attachment: CD Aman, Burton Woods, Caulfield and Kensington Parks Bidtab (Awarding a contract for Improvements to Aman, Burton Woods, Caulfield and Kensington Parks)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Mall City Mechanical for Monroe Fire Station HVAC Improvements in the amount of $155,000 with total amount not-to-exceed $210,560**

This project consists of the replacement of various Heating Ventilation and Air Conditioning (HVAC) equipment for the Grand Rapids Fire Department (GRFD) Monroe Fire Station.

The Monroe Fire Station was originally constructed in the late 1980's, about the same time as the Leonard and Burton Fire Stations, which were both updated in 2018. The Monroe Station is currently operating on original HVAC equipment and has suffered some catastrophic failures of the equipment over the last several years. The overall scope of this project includes replacement of the water heater, boiler, air handling unit, air cooled condensing unit, ductwork, and HVAC controls.

Bids were received on July 16, 2020 for this project. The engineer's estimate, prepared by AECOM Great Lakes, Inc. (AECOM), is $191,250 and Mall City Mechanical, Inc. (MCM) submitted a bid of $155,000 (low discounted bid same as bid). MCM will not be utilizing any Micro Local Business Enterprise participation but will be subcontracting an amount of $13,278. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to MCM in the amount of $155,000 with total expenditures not to exceed $210,560. This amount includes the costs of the construction contract, previously authorized design phase services by AECOM, construction phase services including inspection by AECOM, administration, and an approximate twelve percent allowance for contingencies. AECOM will provide the construction phase services including inspection pursuant to their existing term contract with the City.

This project is being financed by the Capital Improvement Fund (Facilities). A budget request in the Capital Improvement Fund (Facilities) is necessary to finance this project and will be presented to the Fiscal Committee for consideration and approval at a future date.

cc: Patti Caudill
Tricia Chapman
Steve Prins
Jon Ackley-Jelinek
Brad Brown
Todd Wright
Gary Riemer

Reviewed by O.D.I.

#19062

SUMMARY OF ESTIMATED COSTS

for

Replacement of HVAC Components at Monroe Fire Station

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
Capital Improvement Fund (Facilities)	$155,595	$54,965	$210,560
Total Project Sources	$155,595	$54,965	$210,560

Breakdown of Project Uses

Construction Contract	$155,000
Previously Authorized Design Phase Services by AECOM	15,500
Construction Phase Services Including Inspection by AECOM	5,500
Administration	12,000
Sub-Total	$188,000
Contingencies (12%)	22,560
Total Project Uses	$210,560

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Mall City Mechanical, Inc. and authorizing expenditures in connection with Replacement of HVAC Components at Monroe Fire Station.

WHEREAS, bids were received on July 16, 2020 for the following project:

Replacement of HVAC Components at Monroe Fire Station
(hereinafter referred to as the "Project")

and Mall City Mechanical, Inc. (MCM) submitted a bid of $155,000 for which the engineer's estimate, prepared by AECOM Great Lakes Inc. (AECOM), is $191,250; therefore

RESOLVED:

1. That the bid of MCM be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $210,560 which includes the costs of the construction contract, previously authorized design phase services by AECOM, construction phase services including inspection by AECOM, administration, and contingencies. Said amount of $210,560 to be charged to the applicable Capital Improvement Fund (Facilities) codes.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Dustin Kuzee and Kristin Pfauth

						Bids Received:	7/16/2020		
						at:	11:00 AM	at the City Engineer's Office	
Replacement of HVAC Components at MONROE AVENUE FIRE STATION				**ENGINEER'S ESTIMATE**		**MALL CITY MECHANICAL INC**		**HURST INC dba HURST MECHANICAL**	
File No. 19062	**Original Bid Amount (TOTAL)**				**$ 191,250.00**		**$ 155,000.00**		**$ 170,893.00**
	Allowable Discount Points						0.8		0.8
	Allowable Discount Amount						$ 1,162.50		$ 1,281.70
	DISCOUNTED BID						**$ 153,837.50**		**$ 169,611.30**
	Discounted BID Ranking No.					**1**		**2**	
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Base Bid - Replacement of Monroe Station Air Handler, Condenser, Boiler System, and DDC controls	lump sum	1	$ 191,250.00	$ 191,250.00	$ 155,000.00	$ 155,000.00	$ 170,893.00	$ 170,893.00

Attachment: CD Monroe Fire Station HVAC Improvements Bidtab (Awarding a contract for Monroe Fire

EBO - Construction Worksheet

Replacement of HVAC Components at MONROE AVENUE FIRE STATION, File No. 19062				
	MALL CITY MECHANICAL INC		**HURST INC dba HURST MECHANICAL**	
Original Bid Amounts (Total)		**$155,000.00**		**$170,893.00**
Prosperous Economy (A)	MLBE-		MLBE-	
	N/A		N/A	
Total Micro-LBE Participation	0.00%	$ -	0.00%	$ -
Micro-LBE Discount Points		0.0		0.0
SUMMARY:				
Prosperous Economy (A)		0.8		0.8
Social Equity (B)				
Prosperous Economy - Annual (C)				
Enriched Lives (D)				
Clean Environment (E)				
TOTAL DISCOUNT POINTS		0.8		0.8
Allowable Discount Points		0.8		0.8
Discount Amount	$	1,162.50	$	1,281.70
Allowable Discount Amount	$	1,162.50	$	1,281.70
DISCOUNTED BID	**$**	**153,837.50**	**$**	**169,611.30**
Discounted BID Ranking		**1**		**2**

Attachment: CD Monroe Fire Station HVAC Improvements Bidtab (Awarding a contract for Monroe Fire Station HVAC Improvements)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Michigan Air Products for Various Fire Stations Vehicle Exhaust Systems Replacement in the amount of $326,000 with total amount not-to-exceed $411,660**

This project consists of the replacement of the vehicle exhaust systems at all of the Grand Rapids Fire Department (GRFD) stations.

GRFD has secured a Federal Emergency Management Agency (FEMA) grant to assist with the replacement of the vehicle exhaust systems installed in each of their stations. The existing systems are not currently operational as a result of the manufacturer going out of business resulting in not being able to order replacement parts or services. The scope of work for this project includes the removal and disposal of the existing systems along with the installation of a new turnkey system in its place. This work will be spread out over all eleven stations as well as portable units at the LaGrave Annex and Coldbrook Training Center.

Bids were received on July 9, 2020 for this project. The engineer's estimate, prepared by Integrated Architecture Corporation (IA), is $336,000 and MAPINC, LTD dba Michigan Air Products (MAP) submitted a bid of $326,000 (low discounted bid same as bid). MAP will not be utilizing any Micro Local Business Enterprise participation but will be subcontracting an amount of $90,700. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to MAP in the amount of $326,000 with total expenditures not to exceed $411,660. This amount includes the costs of the construction contract, previously authorized design phase services by IA, construction phase services including inspection by IA, administration, and an approximate twelve percent allowance for contingencies. IA will provide the construction phase services including inspection pursuant to their existing term contract with the City.

This project is being financed by the FEMA Grant - Exhaust Removal-Wellness Training FY20.

cc: Patti Caudill
Brad Brown
Todd Wright
Steve Prins
Jon Ackley-Jelinek
Gary Riemer

Reviewed by O.D.I.

#20007

SUMMARY OF ESTIMATED COSTS

for

Replacement of Vehicle Exhaust Systems at Various Fire Stations

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
FEMA Grant - Exhaust Removal-Wellness Training FY20	$411,660	$0	$411,660
Total Project Sources	$411,660	$0	$411,660

Breakdown of Project Uses

Construction Contract	$326,000
Previously Authorized Design Phase Services by IA	13,300
Construction Phase Services Including Inspection by IA	12,750
Administration	15,500
Sub-Total	$367,550
Contingencies (12%)	44,110
Total Project Uses	$411,660

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Michigan Air Products and authorizing expenditures in connection with Replacement of Vehicle Exhaust Systems at Various Fire Stations.

WHEREAS, bids were received on July 9, 2020 for the following project:

Replacement of Vehicle Exhaust Systems at Various Fire Stations
(hereinafter referred to as the "Project")

and MAPINC, LTD dba Michigan Air Products (MAP) submitted a bid of $326,000 for which the engineer's estimate, prepared by Integrated Architecture Corporation (IA), is $336,000; therefore

RESOLVED:

1. That the bid of MAP be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.

2. That total expenditures for the Project be authorized in an amount not to exceed $411,660 which includes the costs of the construction contract, previously authorized design phase services by IA, construction phase services including inspection by IA, administration, and contingencies. Said amount of $411,660 to be charged to the applicable codes currently defined as follows: $411,660 to Code No. 2732-336-7000-9760-F19AFG2-2202.

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with the Project.

Prepared by Dustin Kuzee

Reviewed by PM: DLK

Reviewed by BM: MG

						Bids Received:	7/9/2020						
						at:	11:00 a.m.	at the City Engineer's Office					
Replacement of Vehicle Exhaust Systems at VARIOUS FIRE STATIONS				**ENGINEER'S ESTIMATE**		**MICHIGAN AIR PRODUCTS**		**HASTINGS AIR ENERGY CONTROL**		**ROSSMAN ENTERPRISES INC DBA CLEAN AIR CONCEPTS**			
File No. 20007	**Original Bid Amount (TOTAL)**				**$ 336,000.00**		**$ 326,000.00**		**$ 397,000.00**		**$ 408,593.00**		
	Allowable Discount Points								0.8		0.8		
	Allowable Discount Amount								$ 2,977.50		$ 3,064.45		
	DISCOUNTED BID						**$ 326,000.00**		**$ 394,022.50**		**$ 405,528.55**		
	Discounted BID Ranking No.						**1**		**2**		**3**		
Item Number	**Item Description**	**Unit**	**Quantity**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**		
1	City of Grand Rapids Fire Stations Exhaust Systems (All locations)	lump sum	1	$ 336,000.00	$ 336,000.00	$ 326,000.00	$ 326,000.00	$ 397,000.00	$ 397,000.00	$ 408,593.00	$ 408,593.00		

Attachment: CD Various Fire Stations Vehical Exhaust Systems Replacement Bidtab (Awarding a contract

EBO - Construction Worksheet

Replacement of Vehicle Exhaust Systems at VARIOUS FIRE STATIONS, File No. 20007

	MICHIGAN AIR PRODUCTS		HASTINGS AIR ENERGY CONTROL		ROSSMAN ENTERPRISES INC DBA CLEAN AIR CONCEPTS	
Original Bid Amounts (Total)	**$326,000.00**		**$397,000.00**		**$408,593.00**	
Prosperous Economy (A)	MLBE-		MLBE-		MLBE-	
	N/A		N/A		N/A	
Total Micro-LBE Participation	0.00%	$ -	0.00%	$ -	0.00%	$ -
Micro-LBE Discount Points	0.0		0.0		0.0	
SUMMARY:						
Prosperous Economy (A)	0.0		0.8		0.8	
Social Equity (B)						
Prosperous Economy - Annual (C)						
Enriched Lives (D)						
Clean Environment (E)						
TOTAL DISCOUNT POINTS			0.8		0.8	
Allowable Discount Points			0.8		0.8	
Discount Amount			$ 2,977.50		$ 3,064.45	
Allowable Discount Amount			$ 2,977.50		$ 3,064.45	
DISCOUNTED BID	**$ 326,000.00**		**$ 394,022.50**		**$ 405,528.55**	
Discounted BID Ranking	**1**		**2**		**3**	

Attachment: CD Various Fire Stations Vehical Exhaust Systems Replacement Bidtab (Awarding a contract

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Eric DeLong, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering Department

SUBJECT: **Resolution awarding a contract with Lodestar Construction, Inc. for Reconstruction of Arlington Street in the amount of $342,625.00 with total project cost not to exceed $504,000.00**

This project consists of Water Main Replacement in Arlington Street from Plainfield Avenue to Pasadena Drive and Water Main in Pasadena Drive from Arlington Street to Hollywood Street, involving the replacement of an existing six-inch water main, installation of new six-inch water main in Pasadena, replacement of existing water services, minor storm sewer upgrades, Americans with Disabilities Act (ADA) compliant sidewalk ramp installation, and sidewalk replacement. The approximately 95-year-old water main has required several repairs in recent years and its overall rating further highlights its poor condition and need for replacement. The goal of the project was also to connect water main on Arlington Street to water main on Hollywood Street in an effort to produce better water quality and redundancy. The pavement outside of the water main work will also be fully reconstructed as the road condition is rated as very poor.

Bids were received on August 11, 2020 for this project. The engineer's estimate is $413,650.00 and Lodestar Construction, Inc. (Lodestar) submitted a bid of $342,625.00 (low discounted bid is $334,059.38). Lodestar will be utilizing 8.03% Micro Local Business Enterprise participation and will be subcontracting a total amount of $92,055.00. Reference the attached Equal Business Opportunity – Construction Worksheet regarding the applicable bid discounts for this project.

The attached resolution provides for the award of the construction contract for this project to Lodestar in the amount of $342,625.00 with total expenditures not to exceed $504,000.00. This amount includes the costs of the construction contract, public information program, traffic safety and street lighting force account work, testing, engineering/inspection/administration, previously authorized services by Professional Service Industries, Inc. (PSI), and an approximate twelve percent allowance for contingencies. The overall design and construction engineering/inspection will be

performed by the City of Grand Rapids. PSI provided design phase services for soil boring.

This project is being financed by the Water System, and Vital Streets Funds. A budget request in the Water System Fund is necessary to fund a portion of project costs and will be presented to the Fiscal Committee for consideration and approval at a future meeting.

cc: James Hurt
Molly Clarin
Jeff Dood
David Harran
Wayne Jernberg
Patti Caudill

Reviewed by O.D.I.

#20002

SUMMARY OF ESTIMATED COSTS

for

Water Main Replacement in Arlington Street from Plainfield Avenue to Pasadena Drive and Water Main in Pasadena Drive from Arlington Street to Hollywood Street

Project Funding Source(s)

	Currently Approved	Budget Request(s)	Revised Project Estimate
Water System Fund	$150,000.00	$49,150.00	$199,150.00
Vital Streets Fund*	304,850.00	0.00	304,850.00
Total Project Sources	$454,850.00	$49,150.00	$504,000.00

*Vital Streets Fund is currently appropriated in Major and Local Street and Capital Funds. This project will use currently appropriated funds until the Major and Local Street Funds Maintenance of Effort obligation to the Vital Streets Program has been fulfilled. It may be necessary to bring a budget request in the future.

Breakdown of Project Uses

Construction Contract	$342,625.00
Public Information Program	5,000.00
Traffic Safety and Street Lighting Force Account Work	700.00
Testing	10,000.00
Engineering/Inspection/Administration	90,000.00
Previously Authorized Services by PSI	1,686.21
Sub-Total	$450,011.21
Contingencies (12%)	53,988.79
Total Project Uses	$504,000.00

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution awarding a contract to Lodestar Construction, Inc. and authorizing expenditures in connection with the Water Main Replacement in Arlington Street from Plainfield Avenue to Pasadena Drive and Water Main in Pasadena Drive from Arlington Street to Hollywood Street.

WHEREAS, bids were received on August 11, 2020 for the following project:

Water Main Replacement in Arlington Street from Plainfield Avenue to Pasadena Drive and Water Main in Pasadena Drive from Arlington Street to Hollywood Street (hereinafter referred to as the "Project")

and Lodestar Construction, Inc. (Lodestar) submitted a bid of $342,625.00 for which the engineer's estimate is $413,650.00; therefore

RESOLVED:

1. That the bid of Lodestar be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City; and

2. That total expenditures for the Project be authorized in an amount not to exceed $504,000.00 which includes the costs of the construction contract, public information program, traffic safety and street lighting force account work, testing, engineering/inspection/administration, previously authorized services by Professional Service Industries, Inc. (PSI), and an approximate twelve percent allowance for contingencies. Said amount of $504,000.00 to be charged to the applicable codes currently defined as follows: $304,850 to the applicable Vital Streets Codes and $199,150 to the applicable Water System Codes; and

3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or designee requests in connection with the Project.

Prepared by Daniel Siminski

CORRECT IN FORM

DEPARTMENT OF LAW

Reviewed by PM: DJS

Reviewed by BM: [signature]

Bids Received: 8/11/2020
at: 11:00 AM at the City Engineer's Office

Water Main Replacement in ARLINGTON STREET from Plainfield Avenue to Pasadena Drive and Water Main in PASADENA DRIVE from Arlington Street to Hollywood Street

File No. 20002

	ENGINEER'S ESTIMATE	LODESTAR CONSTRUCTION INC	WYOMING EXCAVATORS INC	DYKEMA EXCAVATORS INC
Original Bid Amount (TOTAL)	**$ 413,650.00**	**$ 342,625.00**	**$ 401,826.00**	**$ 410,587.50**
Allowable Discount Points		2.5	5.0	2.0
Allowable Discount Amount		$ 8,565.63	$ 20,091.30	$ 8,211.75
DISCOUNTED BID		**$ 334,059.38**	**$ 381,734.70**	**$ 402,375.75**
Discounted BID Ranking No.		1	2	3

Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization, Max. $20,000	lump sum	1	$ 20,000.00	$ 20,000.00	$ 11,000.00	$ 11,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00
2	4" Concrete Sidewalk, including ramps	sq ft	1,050	$ 3.25	$ 3,412.50	$ 3.00	$ 3,150.00	$ 3.00	$ 3,150.00	$ 3.50	$ 3,675.00
3	6" Concrete sidewalk, including ramps	sq ft	550	$ 4.25	$ 2,337.50	$ 4.10	$ 2,255.00	$ 4.50	$ 2,475.00	$ 4.60	$ 2,530.00
4	6" Concrete driveway and approach	sq ft	1,100	$ 4.25	$ 4,675.00	$ 3.85	$ 4,235.00	$ 4.00	$ 4,400.00	$ 4.35	$ 4,785.00
5	Maintaining traffic, (estimated 49 days)	lump sum	1	$ 12,000.00	$ 12,000.00	$ 6,875.00	$ 6,875.00	$ 8,791.00	$ 8,791.00	$ 8,500.00	$ 8,500.00
6	12" Basin Connection C76 Cl III	lin ft	165	$ 56.00	$ 9,240.00	$ 50.00	$ 8,250.00	$ 65.00	$ 10,725.00	$ 56.00	$ 9,240.00
7	6" Water Main	lin ft	850	$ 68.00	$ 57,800.00	$ 68.00	$ 57,800.00	$ 80.00	$ 68,000.00	$ 65.60	$ 55,760.00
8	1" Water Service	lin ft	230	$ 40.00	$ 9,200.00	$ 35.00	$ 8,050.00	$ 40.00	$ 9,200.00	$ 22.25	$ 5,117.50
9	2" Water Service	lin ft	30	$ 75.00	$ 2,250.00	$ 40.00	$ 1,200.00	$ 157.00	$ 4,710.00	$ 29.00	$ 870.00
10	Curb Stop and box on 1" water service	each	6	$ 450.00	$ 2,700.00	$ 350.00	$ 2,100.00	$ 514.00	$ 3,084.00	$ 660.00	$ 3,960.00
11	Curb Stop and box on 2" water service	each	1	$ 800.00	$ 800.00	$ 650.00	$ 650.00	$ 658.00	$ 658.00	$ 1,001.00	$ 1,001.00
12	Tap for 1" water service, including corporation stop	each	6	$ 250.00	$ 1,500.00	$ 325.00	$ 1,950.00	$ 330.00	$ 1,980.00	$ 456.00	$ 2,736.00
13	Tap for 2" water service, including corporation stop and collar	each	1	$ 800.00	$ 800.00	$ 650.00	$ 650.00	$ 605.00	$ 605.00	$ 810.00	$ 810.00
14	6" Valve and box	each	10	$ 1,500.00	$ 15,000.00	$ 1,000.00	$ 10,000.00	$ 1,199.00	$ 11,990.00	$ 1,110.00	$ 11,100.00
15	5" Hydrant	each	4	$ 3,000.00	$ 12,000.00	$ 2,200.00	$ 8,800.00	$ 2,393.00	$ 9,572.00	$ 3,050.00	$ 12,200.00
16	6" x 6" x 6" Tee	each	6	$ 500.00	$ 3,000.00	$ 275.00	$ 1,650.00	$ 610.00	$ 3,660.00	$ 415.00	$ 2,490.00
17	6" Sleeve	each	6	$ 900.00	$ 5,400.00	$ 2,000.00	$ 12,000.00	$ 642.00	$ 3,852.00	$ 1,370.00	$ 8,220.00
18	6" 11.25 Degree Bend	each	2	$ 400.00	$ 800.00	$ 155.00	$ 310.00	$ 385.00	$ 770.00	$ 305.00	$ 610.00
19	6" 22.5 Degree Bend	each	4	$ 400.00	$ 1,600.00	$ 155.00	$ 620.00	$ 383.00	$ 1,532.00	$ 305.00	$ 1,220.00
20	6" 45 Degree Bend	each	14	$ 400.00	$ 5,600.00	$ 180.00	$ 2,520.00	$ 377.00	$ 5,278.00	$ 312.00	$ 4,368.00
21	6" 90 Degree Bend	each	1	$ 400.00	$ 400.00	$ 175.00	$ 175.00	$ 387.00	$ 387.00	$ 330.00	$ 330.00
22	Hydrant Extension	vert ft	1	$ 500.00	$ 500.00	$ 400.00	$ 400.00	$ 573.00	$ 573.00	$ 650.00	$ 650.00
23	Catch basin, per Detail S-4	each	3	$ 3,000.00	$ 9,000.00	$ 3,000.00	$ 9,000.00	$ 2,877.00	$ 8,631.00	$ 3,200.00	$ 9,600.00
24	Remove concrete curb and gutter, including driveway and alley returns	lin ft	1,100	$ 4.00	$ 4,400.00	$ 2.00	$ 2,200.00	$ 3.50	$ 3,850.00	$ 5.00	$ 5,500.00
25	Remove concrete sidewalk, driveway, and approach	sq ft	2,200	$ 1.00	$ 2,200.00	$ 1.00	$ 2,200.00	$ 1.50	$ 3,300.00	$ 2.00	$ 4,400.00
26	Adjust manhole or valve chamber casting to grade	each	7	$ 750.00	$ 5,250.00	$ 725.00	$ 5,075.00	$ 594.00	$ 4,158.00	$ 600.00	$ 4,200.00
27	Furnish manhole or valve chamber casting	each	7	$ 400.00	$ 2,800.00	$ 350.00	$ 2,450.00	$ 380.00	$ 2,660.00	$ 650.00	$ 4,550.00
28	Adjust catch basin casting to grade	each	5	$ 600.00	$ 3,000.00	$ 200.00	$ 1,000.00	$ 389.00	$ 1,945.00	$ 400.00	$ 2,000.00
29	Furnish catch basin casting per Detail S-3	each	5	$ 600.00	$ 3,000.00	$ 350.00	$ 1,750.00	$ 385.00	$ 1,925.00	$ 850.00	$ 4,250.00
30	Rebuild existing manhole, valve chamber or catch basin	vert ft	5	$ 200.00	$ 1,000.00	$ 200.00	$ 1,000.00	$ 173.00	$ 865.00	$ 500.00	$ 2,500.00
31	Remove fire hydrant	each	1	$ 400.00	$ 400.00	$ 275.00	$ 275.00	$ 324.00	$ 324.00	$ 1,800.00	$ 1,800.00
32	6" Subbase Underdrain	lin ft	800	$ 8.00	$ 6,400.00	$ 6.00	$ 4,800.00	$ 7.00	$ 5,600.00	$ 7.00	$ 5,600.00
33	Hand Patching	ton	1	$ 250.00	$ 250.00	$ 80.00	$ 80.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00
34	Remove Pavement, Full Depth	sq yd	2,600	$ 3.00	$ 7,800.00	$ 1.30	$ 3,380.00	$ 1.50	$ 3,900.00	$ 3.00	$ 7,800.00
35	Abandon and Fill Underground Utility, 12" Dia.	lin ft	50	$ 10.00	$ 500.00	$ 7.00	$ 350.00	$ 14.00	$ 700.00	$ 80.00	$ 4,000.00
36	Clean and Remove Manhole, Valve Chamber, or Catch Basin per Detail 23B	each	4	$ 400.00	$ 1,600.00	$ 400.00	$ 1,600.00	$ 378.00	$ 1,512.00	$ 1,000.00	$ 4,000.00
37	Remove Bituminous Pavement, Full Depth, Outside Roadway	sq yd	20	$ 12.00	$ 240.00	$ 5.00	$ 100.00	$ 11.00	$ 220.00	$ 20.00	$ 400.00
38	Subgrade Undercutting	cu yd	300	$ 20.00	$ 6,000.00	$ 17.00	$ 5,100.00	$ 18.00	$ 5,400.00	$ 20.00	$ 6,000.00
39	Sand Sub-base (C.I.P.)	cu yd	1,000	$ 15.00	$ 15,000.00	$ 5.00	$ 5,000.00	$ 15.00	$ 15,000.00	$ 10.00	$ 10,000.00
40	Combined curb and gutter (18" pan), per Detail P-5	lin ft	1,200	$ 12.00	$ 14,400.00	$ 11.00	$ 13,200.00	$ 11.00	$ 13,200.00	$ 12.00	$ 14,400.00
41	Roadway Grading	sta	8	$ 4,000.00	$ 32,000.00	$ 2,500.00	$ 20,000.00	$ 3,324.00	$ 26,592.00	$ 2,500.00	$ 20,000.00
42	Aggregate Base (21AA-Mod), 6" (CIP)	sq yd	3,000	$ 10.00	$ 30,000.00	$ 11.00	$ 33,000.00	$ 12.00	$ 36,000.00	$ 11.00	$ 33,000.00
43	HMA, LVSP	ton	600	$ 95.00	$ 57,000.00	$ 97.00	$ 58,200.00	$ 97.00	$ 58,200.00	$ 97.00	$ 58,200.00
44	Cast Iron Detectable Warning Plate	sq ft	150	$ 32.00	$ 4,800.00	$ 31.10	$ 4,665.00	$ 31.50	$ 4,725.00	$ 31.60	$ 4,740.00
45	Traffic Sign, Removal and Salvage	each	5	$ 75.00	$ 375.00	$ 75.00	$ 375.00	$ 54.00	$ 270.00	$ 50.00	$ 250.00

Attachment: CD Reconstruction of Arlington Street Bidtab (Awarding a contract for Reconstruction of

Water Main Replacement in ARLINGTON STREET from Plainfield Avenue to Pasadena Drive and Water Main in PASADENA DRIVE from Arlington Street to Hollywood Street				ENGINEER'S ESTIMATE		LODESTAR CONSTRUCTION INC		WYOMING EXCAVATORS INC		DYKEMA EXCAVATORS INC	
File No. 20002	Original Bid Amount (TOTAL)				$ 413,650.00		$ 342,625.00		$ 401,826.00		$ 410,587.50
	Allowable Discount Points						2.5		5.0		2.0
	Allowable Discount Amount						$ 8,565.63		$ 20,091.30		$ 8,211.75
	DISCOUNTED BID						$ 334,059.38		$ 381,734.70		$ 402,375.75
	Discounted BID Ranking No.					1		2		3	
46	Temporary Gravel Pavement	cu yd	60	$ 20.00	$ 1,200.00	$ 17.00	$ 1,020.00	$ 17.00	$ 1,020.00	$ 40.00	$ 2,400.00
47	Temporary HMA Pavement	ton	20	$ 100.00	$ 2,000.00	$ 80.00	$ 1,600.00	$ 100.00	$ 2,000.00	$ 110.00	$ 2,200.00
48	Turf Establishment	sq yd	600	$ 8.00	$ 4,800.00	$ 8.00	$ 4,800.00	$ 8.00	$ 4,800.00	$ 6.00	$ 3,600.00
49	Turf Watering	each	16	$ 450.00	$ 7,200.00	$ 100.00	$ 1,600.00	$ 350.00	$ 5,600.00	$ 200.00	$ 3,200.00
50	Weed Control	each	4	$ 500.00	$ 2,000.00	$ 100.00	$ 400.00	$ 350.00	$ 1,400.00	$ 500.00	$ 2,000.00
51	Plumbing Allowance	dollars	1,500	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00
52	Soil Erosion and Sedimentation Control	lump sum	1	$ 4,000.00	$ 4,000.00	$ 1,500.00	$ 1,500.00	$ 1,080.00	$ 1,080.00	$ 7,500.00	$ 7,500.00
53	Storm Water Operator's Inspections	each	25	$ 50.00	$ 1,250.00	$ 50.00	$ 1,250.00	$ 44.00	$ 1,100.00	$ 50.00	$ 1,250.00
54	Preconstruction Documentation	lump sum	1	$ 3,000.00	$ 3,000.00	$ 2,500.00	$ 2,500.00	$ 1,029.00	$ 1,029.00	$ 5,000.00	$ 5,000.00
55	Contaminated Material, Storage, Handling and Disposal	dollars	2,500	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00
56	Dust Control	lump sum	1	$ 1,500.00	$ 1,500.00	$ 1,400.00	$ 1,400.00	$ 540.00	$ 540.00	$ 2,500.00	$ 2,500.00
57	Protect Tree	each	9	$ 75.00	$ 675.00	$ 50.00	$ 450.00	$ 103.00	$ 927.00	$ 200.00	$ 1,800.00
58	Sulfur Application	sq ft	600	$ 0.50	$ 300.00	$ 0.20	$ 120.00	$ 0.50	$ 300.00	$ 1.00	$ 600.00
59	Root Pruning	lump sum	1	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 972.00	$ 972.00	$ 2,500.00	$ 2,500.00
60	Core and Seal 12" Sewer into Sewer or Manhole	each	3	$ 600.00	$ 1,800.00	$ 350.00	$ 1,050.00	$ 648.00	$ 1,944.00	$ 1,200.00	$ 3,600.00
61	Video Sewer	lin ft	165	$ 3.00	$ 495.00	$ 3.00	$ 495.00	$ 3.00	$ 495.00	$ 5.00	$ 825.00

Attachment: CD Reconstruction of Arlington Street Bidtab (Awarding a contract for Reconstruction of

Water Main Replacement in ARLINGTON STREET from Plainfield Avenue to Pasadena Drive and Water Main in PASADENA DRIVE from Arlington Street to Hollywood Street				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC		MONTGOMERY EXCAVATING LLC	
File No. 20002	Original Bid Amount (TOTAL)				$ 413,650.00		$ 433,180.00		$ 504,850.50		$ 567,430.00
	Allowable Discount Points						2.0		5.0		1.5
	Allowable Discount Amount						$ 8,663.60		$ 25,242.53		$ 8,511.45
	DISCOUNTED BID						$ 424,516.40		$ 479,607.98		$ 558,918.55
	Discounted BID Ranking No.					4		5		6	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization, Max. $20,000	lump sum	1	$ 20,000.00	$ 20,000.00	$ 19,000.00	$ 19,000.00	$ 20,000.00	$ 20,000.00	$ 19,750.00	$ 19,750.00
2	4" Concrete Sidewalk, including ramps	sq ft	1,050	$ 3.25	$ 3,412.50	$ 3.00	$ 3,150.00	$ 4.60	$ 4,830.00	$ 3.50	$ 3,675.00
3	6" Concrete sidewalk, including ramps	sq ft	550	$ 4.25	$ 2,337.50	$ 4.10	$ 2,255.00	$ 6.10	$ 3,355.00	$ 4.50	$ 2,475.00
4	6" Concrete driveway and approach	sq ft	1,100	$ 4.25	$ 4,675.00	$ 3.85	$ 4,235.00	$ 5.80	$ 6,380.00	$ 4.50	$ 4,950.00
5	Maintaining traffic, (estimated 49 days)	lump sum	1	$ 12,000.00	$ 12,000.00	$ 9,000.00	$ 9,000.00	$ 38,780.00	$ 38,780.00	$ 8,000.00	$ 8,000.00
6	12" Basin Connection C76 Cl III	lin ft	165	$ 56.00	$ 9,240.00	$ 57.00	$ 9,405.00	$ 85.00	$ 14,025.00	$ 55.00	$ 9,075.00
7	6" Water Main	lin ft	850	$ 68.00	$ 57,800.00	$ 86.00	$ 73,100.00	$ 113.80	$ 96,730.00	$ 172.00	$ 146,200.00
8	1" Water Service	lin ft	230	$ 40.00	$ 9,200.00	$ 43.50	$ 10,005.00	$ 62.00	$ 14,260.00	$ 39.00	$ 8,970.00
9	2" Water Service	lin ft	30	$ 75.00	$ 2,250.00	$ 51.00	$ 1,530.00	$ 77.00	$ 2,310.00	$ 55.00	$ 1,650.00
10	Curb Stop and box on 1" water service	each	6	$ 450.00	$ 2,700.00	$ 400.00	$ 2,400.00	$ 450.00	$ 2,700.00	$ 500.00	$ 3,000.00
11	Curb Stop and box on 2" water service	each	1	$ 800.00	$ 800.00	$ 675.00	$ 675.00	$ 750.00	$ 750.00	$ 850.00	$ 850.00
12	Tap for 1" water service, including corporation stop	each	6	$ 250.00	$ 1,500.00	$ 195.00	$ 1,170.00	$ 315.00	$ 1,890.00	$ 300.00	$ 1,800.00
13	Tap for 2" water service, including corporation stop and collar	each	1	$ 800.00	$ 800.00	$ 400.00	$ 400.00	$ 610.00	$ 610.00	$ 750.00	$ 750.00
14	6" Valve and box	each	10	$ 1,500.00	$ 15,000.00	$ 1,550.00	$ 15,500.00	$ 1,250.00	$ 12,500.00	$ 1,215.00	$ 12,150.00
15	5" Hydrant	each	4	$ 3,000.00	$ 12,000.00	$ 3,050.00	$ 12,200.00	$ 2,200.00	$ 8,800.00	$ 3,250.00	$ 13,000.00
16	6" x 6" x 6" Tee	each	6	$ 500.00	$ 3,000.00	$ 650.00	$ 3,900.00	$ 535.00	$ 3,210.00	$ 500.00	$ 3,000.00
17	6" Sleeve	each	6	$ 900.00	$ 5,400.00	$ 630.00	$ 3,780.00	$ 1,160.00	$ 6,960.00	$ 500.00	$ 3,000.00
18	6" 11.25 Degree Bend	each	2	$ 400.00	$ 800.00	$ 365.00	$ 730.00	$ 425.00	$ 850.00	$ 325.00	$ 650.00
19	6" 22.5 Degree Bend	each	4	$ 400.00	$ 1,600.00	$ 365.00	$ 1,460.00	$ 675.00	$ 2,700.00	$ 325.00	$ 1,300.00
20	6" 45 Degree Bend	each	14	$ 400.00	$ 5,600.00	$ 370.00	$ 5,180.00	$ 785.00	$ 10,990.00	$ 350.00	$ 4,900.00
21	6" 90 Degree Bend	each	1	$ 400.00	$ 400.00	$ 370.00	$ 370.00	$ 435.00	$ 435.00	$ 400.00	$ 400.00
22	Hydrant Extension	vert ft	1	$ 500.00	$ 500.00	$ 550.00	$ 550.00	$ 455.00	$ 455.00	$ 650.00	$ 650.00
23	Catch basin, per Detail S-4	each	3	$ 3,000.00	$ 9,000.00	$ 3,800.00	$ 11,400.00	$ 2,500.00	$ 7,500.00	$ 2,750.00	$ 8,250.00
24	Remove concrete curb and gutter, including driveway and alley returns	lin ft	1,100	$ 4.00	$ 4,400.00	$ 3.75	$ 4,125.00	$ 4.50	$ 4,950.00	$ 5.00	$ 5,500.00
25	Remove concrete sidewalk, driveway, and approach	sq ft	2,200	$ 1.00	$ 2,200.00	$ 0.80	$ 1,760.00	$ 1.00	$ 2,200.00	$ 1.00	$ 2,200.00
26	Adjust manhole or valve chamber casting to grade	each	7	$ 750.00	$ 5,250.00	$ 750.00	$ 5,250.00	$ 625.00	$ 4,375.00	$ 750.00	$ 5,250.00
27	Furnish manhole or valve chamber casting	each	7	$ 400.00	$ 2,800.00	$ 500.00	$ 3,500.00	$ 385.00	$ 2,695.00	$ 600.00	$ 4,200.00
28	Adjust catch basin casting to grade	each	5	$ 600.00	$ 3,000.00	$ 600.00	$ 3,000.00	$ 305.00	$ 1,525.00	$ 400.00	$ 2,000.00
29	Furnish catch basin casting per Detail S-3	each	5	$ 600.00	$ 3,000.00	$ 700.00	$ 3,500.00	$ 370.00	$ 1,850.00	$ 700.00	$ 3,500.00
30	Rebuild existing manhole, valve chamber or catch basin	vert ft	5	$ 200.00	$ 1,000.00	$ 300.00	$ 1,500.00	$ 415.00	$ 2,075.00	$ 500.00	$ 2,500.00
31	Remove fire hydrant	each	1	$ 400.00	$ 400.00	$ 350.00	$ 350.00	$ 275.00	$ 275.00	$ 1,000.00	$ 1,000.00
32	6" Subbase Underdrain	lin ft	800	$ 8.00	$ 6,400.00	$ 7.00	$ 5,600.00	$ 7.30	$ 5,840.00	$ 8.00	$ 6,400.00
33	Hand Patching	ton	1	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 500.00	$ 500.00
34	Remove Pavement, Full Depth	sq yd	2,600	$ 3.00	$ 7,800.00	$ 3.50	$ 9,100.00	$ 1.50	$ 3,900.00	$ 23.60	$ 61,360.00
35	Abandon and Fill Underground Utility, 12" Dia.	lin ft	50	$ 10.00	$ 500.00	$ 12.00	$ 600.00	$ 8.00	$ 400.00	$ 20.00	$ 1,000.00
36	Clean and Remove Manhole, Valve Chamber, or Catch Basin per Detail 23B	each	4	$ 400.00	$ 1,600.00	$ 300.00	$ 1,200.00	$ 225.00	$ 900.00	$ 1,000.00	$ 4,000.00
37	Remove Bituminous Pavement, Full Depth, Outside Roadway	sq yd	20	$ 12.00	$ 240.00	$ 4.00	$ 80.00	$ 11.40	$ 228.00	$ 20.00	$ 400.00
38	Subgrade Undercutting	cu yd	300	$ 20.00	$ 6,000.00	$ 22.00	$ 6,600.00	$ 18.20	$ 5,460.00	$ 10.00	$ 3,000.00
39	Sand Sub-base (C.I.P.)	cu yd	1,000	$ 15.00	$ 15,000.00	$ 14.60	$ 14,600.00	$ 9.15	$ 9,150.00	$ 12.50	$ 12,500.00
40	Combined curb and gutter (18" pan), per Detail P-5	lin ft	1,200	$ 12.00	$ 14,400.00	$ 11.00	$ 13,200.00	$ 16.10	$ 19,320.00	$ 12.25	$ 14,700.00
41	Roadway Grading	sta	8	$ 4,000.00	$ 32,000.00	$ 4,325.00	$ 34,600.00	$ 5,500.00	$ 44,000.00	$ 3,950.00	$ 31,600.00
42	Aggregate Base (21AA-Mod), 6" (CIP)	sq yd	3,000	$ 10.00	$ 30,000.00	$ 11.00	$ 33,000.00	$ 10.00	$ 30,000.00	$ 8.50	$ 25,500.00
43	HMA, LVSP	ton	600	$ 95.00	$ 57,000.00	$ 97.00	$ 58,200.00	$ 97.00	$ 58,200.00	$ 125.00	$ 75,000.00
44	Cast Iron Detectable Warning Plate	sq ft	150	$ 32.00	$ 4,800.00	$ 32.00	$ 4,800.00	$ 35.00	$ 5,250.00	$ 34.50	$ 5,175.00
45	Traffic Sign, Removal and Salvage	each	5	$ 75.00	$ 375.00	$ 20.00	$ 100.00	$ 25.00	$ 125.00	$ 125.00	$ 625.00

Attachment: CD Reconstruction of Arlington Street Bidtab (Awarding a contract for Reconstruction of

Water Main Replacement in ARLINGTON STREET from Plainfield Avenue to Pasadena Drive and Water Main in PASADENA DRIVE from Arlington Street to Hollywood Street				ENGINEER'S ESTIMATE		NAGEL CONSTRUCTION INC		KAMMINGA & ROODVOETS INC		MONTGOMERY EXCAVATING LLC	
File No. 20002	Original Bid Amount (TOTAL)				$ 413,650.00		$ 433,180.00		$ 504,850.50		$ 567,430.00
	Allowable Discount Points						2.0		5.0		1.5
	Allowable Discount Amount						$ 8,663.60		$ 25,242.53		$ 8,511.45
	DISCOUNTED BID						$ 424,516.40		$ 479,607.98		$ 558,918.55
	Discounted BID Ranking No.					4		5		6	
46	Temporary Gravel Pavement	cu yd	60	$ 20.00	$ 1,200.00	$ 45.00	$ 2,700.00	$ 32.00	$ 1,920.00	$ 35.00	$ 2,100.00
47	Temporary HMA Pavement	ton	20	$ 100.00	$ 2,000.00	$ 110.00	$ 2,200.00	$ 100.00	$ 2,000.00	$ 70.00	$ 1,400.00
48	Turf Establishment	sq yd	600	$ 8.00	$ 4,800.00	$ 9.00	$ 5,400.00	$ 9.40	$ 5,640.00	$ 5.75	$ 3,450.00
49	Turf Watering	each	16	$ 450.00	$ 7,200.00	$ 300.00	$ 4,800.00	$ 175.00	$ 2,800.00	$ 300.00	$ 4,800.00
50	Weed Control	each	4	$ 500.00	$ 2,000.00	$ 300.00	$ 1,200.00	$ 500.00	$ 2,000.00	$ 500.00	$ 2,000.00
51	Plumbing Allowance	dollars	1,500	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00	$ 1.00	$ 1,500.00
52	Soil Erosion and Sedimentation Control	lump sum	1	$ 4,000.00	$ 4,000.00	$ 7,500.00	$ 7,500.00	$ 10,000.00	$ 10,000.00	$ 6,850.00	$ 6,850.00
53	Storm Water Operator's Inspections	each	25	$ 50.00	$ 1,250.00	$ 50.00	$ 1,250.00	$ 43.50	$ 1,087.50	$ 150.00	$ 3,750.00
54	Preconstruction Documentation	lump sum	1	$ 3,000.00	$ 3,000.00	$ 4,000.00	$ 4,000.00	$ 3,500.00	$ 3,500.00	$ 5,000.00	$ 5,000.00
55	Contaminated Material, Storage, Handling and Disposal	dollars	2,500	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00	$ 1.00	$ 2,500.00
56	Dust Control	lump sum	1	$ 1,500.00	$ 1,500.00	$ 800.00	$ 800.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
57	Protect Tree	each	9	$ 75.00	$ 675.00	$ 50.00	$ 450.00	$ 100.00	$ 900.00	$ 200.00	$ 1,800.00
58	Sulfur Application	sq ft	600	$ 0.50	$ 300.00	$ 0.40	$ 240.00	$ 0.40	$ 240.00	$ 1.00	$ 600.00
59	Root Pruning	lump sum	1	$ 1,000.00	$ 1,000.00	$ 50.00	$ 50.00	$ 750.00	$ 750.00	$ 500.00	$ 500.00
60	Core and Seal 12" Sewer into Sewer or Manhole	each	3	$ 600.00	$ 1,800.00	$ 650.00	$ 1,950.00	$ 900.00	$ 2,700.00	$ 500.00	$ 1,500.00
61	Video Sewer	lin ft	165	$ 3.00	$ 495.00	$ 2.00	$ 330.00	$ 5.00	$ 825.00	$ 5.00	$ 825.00

Attachment: CD Reconstruction of Arlington Street Bidtab (Awarding a contract for Reconstruction of

EBO - Construction Worksheet

Water Main Replacement in ARLINGTON STREET from Plainfield Avenue to Pasadena Drive and Water Main in PASADENA DRIVE from Arlington Street to Hollywood Street, File No. 20002						
	LODESTAR CONSTRUCTION INC		**WYOMING EXCAVATORS INC**		**DYKEMA EXCAVATORS INC**	
Original Bid Amounts (Total)		**$342,625.00**		**$401,826.00**		**$410,587.50**
Prosperous Economy (A)	MLBE-L&O CONSTRUCTION LLC	$27,505	MLBE-L&O CONSTRUCTION LLC	$27,505	MLBE-L&O CONSTRUCTION LLC	$27,505
Total Micro-LBE Participation	8.03%	$ 27,505	6.85%	$ 27,505	6.70%	$ 27,505
Micro-LBE Discount Points	2.5		2.0		2.0	
SUMMARY:						
Prosperous Economy (A)	2.5		2.0		2.0	
Social Equity (B)						
Prosperous Economy - Annual (C)						
Enriched Lives (D)			2.0			
Clean Environment (E)			1.0			
TOTAL DISCOUNT POINTS	2.5		5.0		2.0	
Allowable Discount Points	2.5		5.0		2.0	
Discount Amount	$	8,565.63	$	20,091.30	$	8,211.75
Allowable Discount Amount	$	8,565.63	$	20,091.30	$	8,211.75
DISCOUNTED BID	**$**	**334,059.38**	**$**	**381,734.70**	**$**	**402,375.75**
Discounted BID Ranking	**1**		**2**		**3**	

Attachment: CD Reconstruction of Arlington Street Bidta b (Awarding a contract for Reconstruction of Arlington Street)

EBO - Construction Worksheet

Water Main Replacement in ARLINGTC Street to Hollywood Street, File No. 2						
	NAGEL CONSTRUCTION INC		**KAMMINGA & ROODVOETS INC**		**MONTGOMERY EXCAVATING LLC**	
Original Bid Amounts (Total)		**$433,180.00**		**$504,850.50**		**$567,430.00**
Prosperous Economy (A)	MLBE- L&O CONSTRUCTION LLC	$27,505	MLBE- M&K CONSTRUCTION SUPPLY LLC	$76,000	MLBE- L&O CONSTRUCTION LLC	$27,505
Total Micro-LBE Participation	6.35%	$ 27,505	15.05%	$ 76,000	4.85%	$ 27,505
Micro-LBE Discount Points	2.0		4.0		1.5	
SUMMARY:						
Prosperous Economy (A)	2.0		4.0		1.5	
Social Equity (B)						
Prosperous Economy - Annual (C)						
Enriched Lives (D)						
Clean Environment (E)			1.0			
TOTAL DISCOUNT POINTS	2.0		5.0		1.5	
Allowable Discount Points	2.0		5.0		1.5	
Discount Amount	$	8,663.60	$	25,242.53	$	8,511.45
Allowable Discount Amount	$	8,663.60	$	25,242.53	$	8,511.45
DISCOUNTED BID	**$**	**424,516.40**	**$**	**479,607.98**	**$**	**558,918.55**
Discounted BID Ranking	**4**		**5**		**6**	

Attachment: CD Reconstruction of Arlington Street Bidta b (Awarding a contract for Reconstruction of Arlington Street)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Joel H. Hondorp, City Clerk
City Clerk's Office

SUBJECT: **Resolution approving polling locations and fixing election inspector pay for the November 3, 2020 General Election**

Michigan Election Law stipulates that the abolishment or moving of any polling locations must be decided by a City Commission no less than 60 days before the election. MCL 168.662. Title 3, Section 8 of the Grand Rapids City Charter states that the City Commission shall designate polling locations at least 20 days before the election.

The Clerk's Office mailed renewal contracts to non-public building polling locations, i.e. churches, retirement communities. There were certain entities that no longer wanted to serve as polling locations, have construction projects or subject to COVID-19 situation. As the Clerk's Office was made aware of the situation, new polling locations were sought. The following changes need to be approved by the City Commission:
Ward 2 Precinct 36 from Pilgrim Manor to GRPS University (Temporary)
Ward 2 Precinct 42 from Vista Springs to Riverside Middle School (Temporary)

Voters in the affected precincts will receive new voter information cards alerting them of their new polling location or a postcard if it is a temporary change.

Due to uncertainties of COVID-19 and social distancing, certain precincts may need to be moved to other polling locations. The City currently uses polling locations that hold multiple precincts. The City Clerk may need to move polling locations due to unforeseen issues. The City Clerk will notify the public if such a move needs to be made.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution approving the Polling Locations and fixing Election Inspector pay for the November 3, 2020 General Election.

WHEREAS:

1. A General Election is scheduled for November 3, 2020 for the purposes of voting for candidates for various Federal, State and County offices, judicial positions and proposals.

2. Michigan Election Law stipulates that no less than 60 days before an election the City Commission may establish, abolish or move a polling location, under certain circumstances. Michigan Election Law also stipulates that upon the approval of the City Commission by resolution, the clerk may specify additional locations and hours that the clerk will be available to issue and receive absent voter ballots; and

3. Title III Section 8 of the City Charter states that at least twenty days prior to any election, the City Commission shall designate one place of voting in each precinct and shall appoint and fix the compensation of the inspectors of election. The City Commission shall have the authority to reduce the number of inspectors for any city election; therefore

RESOLVED:

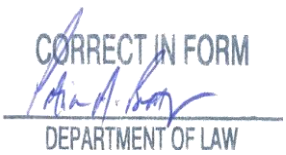
1. That the City Commission approves the list of polling locations as provided by the Clerk's Office, and

2. That the City Commission approves the following additional location and times for issuing and receiving of Absentee Ballots:

   A. Election Central, 201 Market Avenue
   B. Sunday October 11, 12:00 pm to 5:00 p.m. at XXXXXX
   C. Sunday October 25, 12:00 pm to 5:00 p.m. at City Hall, 300 Monroe and

3. That the City Commission fixes the compensation for Election Inspectors at $200/day for Precinct Chairperson, $180/day for E-Pollbook Inspector, and $165/day for all other Election Inspectors.

Prepared by Joel H. Hondorp



CITY OF GRAND RAPIDS PRECINCT DIRECTORY-NOVEMBER 2020

ALL PRECINCTS ARE ACCESSIBLE

FIRST WARD – 23 PCTS

1. **Kent County Recycling & Education Center**
   977 Wealthy SW
2. **Sibley Elementary School**
   947 Sibley NW
3. **Brookside Elementary School**
   2505 Madison SE
4. **Garfield Park Gym**
   2111 Madison SE
5. **Sibley Elementary School**
   947 Sibley NW
6. **Marsh Ridge Senior Community**
   470 Marsh Ridge NW
   (Community Center)
8. **Shawmut Hills Elementary School**
   2550 Burritt NW
9. **LaGrave Christian Reformed Church**
   107 LaGrave SE
   (West entrance from parking lot)
10. **First Evangelical Covenant Church**
    1933 Tremont NW
11. **Faith United Methodist Church**
    2600 – 7th St NW
12. **Stocking Elementary School**
    863 – 7th St NW
13. **St. Mary's Catholic Church**
    420 – 2nd St NW (Activities Center)
14. **Harrison Park Elementary School**
    1440 Davis Ave. NW
15. **Cesar E Chavez Elementary School**
    1205 Grandville SW
16. **Burton Elementary School**
    2133 Buchanan SW
17. **Seventh Reformed Church**
    950 Leonard NW
18. **New Hope Baptist Church**
    130 Delaware SW
19. **Sts. Peter & Paul School**
    1430 Quarry NW (Webster St. entrance)
20. **St. Paul's Anglican Catholic Church**
    2560 Lake Michigan Dr. NW
21. **Highland Hills Baptist Church**
    1415 Northrup NW
22. **GRCC – M-Tec**
    622 Godfrey SW
23. **Unity Church of Grand Rapids**
    1711 Walker NW
24. **Buchanan Elementary School**
    1775 Buchanan SW

CITY OF GRAND RAPIDS

Joel H. Hondorp, City Clerk
August 2020

SECOND WARD – 26 PCTS

25. **Congress Elementary School**
    940 Baldwin SE
26. **Kent Hills Elementary School**
    1445 Emerald NE
27. **St. Isidore Parish Center**
    625 Spring NE
28. **Kent Hills Elementary School**
    1445 Emerald NE
29. **East Leonard Elementary School**
    410 Barnett NE
30. **Encounter Church**
    1736 Lyon NE
31. **Palmer Elementary School**
    309 Palmer NE
32. **4th Reformed Church**
    1226 Union NE(Back entrance)
33. **Aquinas College-Alksnis Building**
    1700 Fulton St E
34. **Leonard Terrace Apartments**
    1315 Leonard NE
35. **Northlawn United Methodist Church**
    1157 Northlawn NE
36. **GRPS University**
    1400 Fuller NE
37. **Aberdeen Elementary School**
    928 Aberdeen NE
38. **Coit Arts Academy**
    617 Coit NE (Livingston Ave. ent.)
39. **Westminster Presbyterian Church**
    47 Jefferson SE (south entrance)
40. **Trinity Methodist Church**
    1100 Lake Dr SE
41. **North Park School**
    3375 Cheney NE
42. **Riverside Middle School**
    265 Eleanor NE
43. **Faith Lutheran Church**
    2740 Fuller NE
44. **Faith Lutheran Church**
    2740 Fuller NE
45. **Beckwith Hills Christian Reformed Church**
    2100 Chelsea NE (Fellowship Room)
46. **Yankee Clipper Library**
    2025 Leonard NE (lower level)
47. **Holy Trinity Greek Orthodox Church**
    330 Lakeside Dr NE
48. **St. Isidore Parish Center**
    625 Spring NE
49. **Ransom Tower Apartments**
    50 Ransom NE (Barclay Ave. ent.)
50. **Westminster Presbyterian Church**
    47 Jefferson SE (south entrance)

THIRD WARD – 27 PCTS

51. **Grand Rapids International Fellowship**
    3765 Kalamazoo SE
52. **Sigsbee/S.E. Academic Center**
    1250 Sigsbee S
53. **Woodlawn CRC Ministry Center**
    3190 Burton SE
54. **Our Savior Lutheran Church**
    2900 Burton SE
55. **Shawnee Park Christian Reformed Church**
    2255 Tecumseh Dr SE
56. **Brookside Christian Reformed Church**
    3600 Kalamazoo SE
57. **Plymouth Congregational Church**
    4010 Kalamazoo SE
58. **Brookside Christian Reformed Church**
    3600 Kalamazoo SE
59. **Mulick Park Elementary School**
    1761 Rosewood SE
60. **Martin Luther King Jr. Leadership Academy**
    645 Logan SE
61. **Calvin Christian Reformed Church**
    700 Ethel SE
62. **Boston Square Church**
    1803 Kalamazoo SE
63. **Dickinson Elementary School**
    448 Dickinson SE
64. **CrossWay Community Church**
    3950 Burton SE
65. **Ken-O-Sha Elementary School**
    1353 Van Auken SE
66. **First Christian Reformed Church**
    650 Bates SE (Franklin St. entrance)
67. **Oakdale Park Christian Reformed Church**
    961 Temple SE (Butler Ave. entrance)
68. **East Congregational United Church of Chri**
    1005 Giddings SE (basement)
69. **Our Savior Lutheran Church**
    2900 Burton SE
70. **Dickinson Elementary School**
    448 Dickinson SE
71. **Fuller Avenue Christian Reformed Church**
    1239 Fuller SE
72. **Seymour Christian Reformed Church**
    840 Alger SE (south entrance)
73. **Seymour Christian Reformed Church**
    840 Alger SE (south entrance)
74. **Seymour Christian Reformed Church**
    840 Alger SE (south entrance)
75. **Adams Park Apartments**
    1440 Fuller SE
76. **Eastern Avenue Christian Reformed Churc**
    514 Eastern SE (Logan St. entrance)
77. **Plymouth Heights Christian Ref. Church**
    1800 Plymouth SE

Attachment: Precinct Directory for November 2020 (Designation of Polling Locations and Fixing Inspector Pay)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: John M Globensky, City Treasurer
City of Grand Rapids Treasurer's Office

SUBJECT: **Resolution to amend City Commission Policy 400-01 titled "Statement of Investment Policies, Procedures, and Objectives" for Certificates of Deposit**

The Treasurer's Office annually reviews the Investment Policy and consults with its various industry partners and counterparties. It was determined that a minor technical change was in order.

The Federal Deposit Insurance Corporation (FDIC) and National Credit Union Administration (NCUA) provide insurance for bank and credit union deposits up to $250,000 per beneficial owner. Given the size of the City's investment portfolio, the City may face a dilemma between placing relatively small deposits with multiple depository institutions on one hand or having larger uninsured deposits with fewer institutions.

As a solution to this issue, financial products are available in which an initial deposit in excess of $250,000 is then redeposited among a number of other unrelated institutions. Since each of those depository institutions carries its own insurance with a $250,000 coverage limit, this allows larger deposits to be fully insured.

The existing policy enumerates the Certificate of Deposit Account Registry Service (CDARS) as an authorized and suitable investment for surplus funds. CDARS is a specific service provided by Promontory Interfinancial Network. Competing products and services have become available which employ similar strategies. This amendment will allow the Treasurer's Office to utilize those products and services in addition to CDARS.

The policy changes are as follows:

1. Subsection VII.A.5. Existing language is replaced with,

"Deposits and Certificates of Deposit. Savings accounts or deposit accounts in financial institutions as defined in MCL 129.16, 'Depositories for Public Money,' that are eligible to be a depository of funds for the State of Michigan, and Certificates of Deposit that comply with MCL 129.91 subsections (2), (5), or (6) as amended. Certificates of deposit must have a maturity date not exceeding three years from the date of settlement. Certificates of Deposit, savings accounts or other deposit accounts exceeding the federally insured amount may be acquired only from financial institutions having a rating of 3 stars or better by Bauer Financial."

2. Subsection VII.A.6, "Certificate of Deposit Account Registry Service (CDARS)," is struck as redundant.

3. Subsection VII.A.7 and following subsections are renumbered accordingly.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution authorizing the adoption of revisions to the City's investment policy for operating cash, which updates the sections on Allowable Investments and Diversification.

WHEREAS, the Committee of the Whole approved City Commission Policy 400-01 on July 9, 2019 which updated guidelines for the investment of City operating cash, and City staff now recommends modifications which provide greater flexibility without impairing the policy goals;

RESOLVED, that the attached City Commission investment policy 400-01 is adopted as amended.

Prepared by John M Globensky and Levi Boldt

CITY COMMISSION POLICY

NUMBER: **400-01** **1 of 27**

GRAND RAPIDS MICHIGAN			HISTORY	
	NUMBER:	400-01	**FILE #**	**DATE**
	DATE:	08/25/2020	52034	09/26/89
	FILE NUMBER:		58222	10/05/93
	DEPARTMENT:	Treasurer	66609	11/09/99
			77590	09/16/08
			84989	09/22/15
			86656	04/11/17
			88104	09/11/18
			88336	11/27/18
			88914	06/11/19
			88974	07/09/19

SUBJECT: Statement of Investment Policies, Procedures and Objectives

PURPOSE: The purpose of this Investment Policy (the Policy) is to establish the investment objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, safekeeping and custodial procedures necessary for the prudent management of City Funds.

POLICY:

STATEMENT OF INVESTMENT POLICIES, PROCEDURES AND OBJECTIVES

Funds of the City of Grand Rapids shall be invested in accordance with State of Michigan Public Act 20 of 1943, as amended by Act 196 of 1997; being Sections 129.91 through 129.93 of the Michigan Compiled Laws, Act No. 367 of the Public Acts of 1982 and in accordance with the objectives and procedures set forth in the policies and any written administrative procedures. Funds for the perpetual care and maintenance of City Cemeteries shall be invested in accordance with State of Michigan Public Act 422 of 2014; being Sections 128.3 and 128.4 of the Michigan Compiled Laws.

This Statement of Investment Policies, Procedures and Objectives ("Statement") is issued by the City Commission (Commission) of the City of Grand Rapids, Michigan.

The purpose of this Investment Policy (the Policy) is to establish the investment objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, safekeeping and custodial procedures necessary for the prudent management of City Funds.

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CITY COMMISSION POLICY

This Policy has been adopted by Resolution of the City Commission of the City of Grand Rapids and replaces all previous Investment Policies or Resolutions pertaining to the City's cash and investment management program.

I. Policy

It is the policy of the City of Grand Rapids (the City) to prudently manage its investment portfolio in a manner which will ensure the preservation of principal while providing the best investment return with maximum security while meeting the daily cash flow demands of the City and conforming to all state statutes and local ordinances governing the investment of public funds.

II. Scope

The investment policy applies to all financial assets held by the City of Grand Rapids, except pension funds, deferred compensation funds, and special purpose funds for which investment authority has been explicitly granted elsewhere by the City.

III. Standard of Care

The City Treasurer and external Investment Manager/s have a fiduciary duty to ensure that the City's funds are maintained, invested and accounted for with care, diligence, fidelity and sound business judgment in accordance with this Investment Policy.

A. Delegation of Authority

1. City Commission / Fiscal Committee

Authority to manage the City's investment program is detailed in Title VI section 5 (Compiler's Paragraph 91) of the City Charter, and Section 1.801 et. seq. of the ordinance code, and this City's Statement of Investment Policies, Procedures and Objectives. The City Treasurer and his/her designees, shall manage the investment program according to the provisions of the City's banking agreements and contracts, investment authorization statements, and other documents required which have been authorized by the City Commission, Fiscal Committee, and approved as to form by the City Attorney.

2. City Treasurer

The City Treasurer is responsible for the entire program including individual funds managed by contractual Investment Manager/s and the assets not managed by the

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Investment Manager/s, daily management responsibility for the investment program is vested in the City Treasurer, subject to the guidelines approved by the City Commission. The City Treasurer shall establish procedures for the operation of the Investment Program consistent with this Investment Policy. Such procedures must include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under terms of this Policy and procedures established by the City Treasurer. Such procedures should also include reference to segregation of duties, custody and accounting controls. The City Treasurer shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate officials and/or authorized Investment Managers.

3. Vendors

The City may engage providers of various investment services to implement and manage the portfolio:

a. Investment Manager(s)

The City may utilize the services of external authorized Investment Manager(s). The Investment Manager(s) are authorized to manage a portion of the City's assets on a discretionary basis within the Investment Policy guidelines and Michigan State statutes.

b. Investment Advisor

From time to time, the City of Grand Rapids may retain an independent investment consultant to assist the City Treasurer in the implementation of the Investment Policy as conditions warrant. Specific tasks for the investment advisor may include:

i. Assisting in development and periodic revisions to the Investment Policy;

ii. Preparing and presenting quarterly reports to the Fiscal Committee that evaluate investment performance, including the calculation of investment results and analysis of the performance of each investment manager relative to the agreed performance benchmark(s);

iii. Managing compliance with Michigan PA 20 and this investment policy document;

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iv. Conduct investment manager searches as needed.

c. Independent Third Party Reviewer(s)

The portfolio shall be reviewed semi-annually by a third party firm independent of the City Treasurer and investment service provider/s for material compliance with this Policy.

B. Prudence

In managing its investment portfolio, the City Treasurer, and or the City's authorized Investment Managers shall avoid any transaction that might impair public confidence. The standard of prudence to be used by any persons performing the investment functions shall be the "prudent person" standard, which states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

Note: This would exclude investments such as gold and other commodities that do not guarantee cash flow, but rather only the hope of making a return on an investment if another person were willing to pay more for the asset.

Professional due diligence shall be exercised in every transaction. This shall be the standard for professional responsibility and shall be applied in the context of managing the overall portfolio.

The City's overall investment program shall be designed and managed in such a fashion to be worthy of the public trust. The City recognizes that no investment is totally free of risk and that the investment activities of the City are a matter of public record. Accordingly, the City Commission, City Manager, City Treasurer, and other city staff recognizes that occasional measured losses are inevitable in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that this Investment Policy has been followed and that the sale of a security prior to maturity is in the best long-term interest of the City.

The City Treasurer, Investment Advisor, and/or the City's authorized Investment Manager(s), acting in accordance with State Laws and local ordinances, this Policy, written procedures as may be established, and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk or market price

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changes, provided that deviations from expectations are reported in a timely manner to the City Fiscal Committee, and appropriate action is taken to control adverse developments.

C. Ethics and Conflict of Interest

City Officers, employees, and authorized Investment Managers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the Investment Program, or which could impair or create the appearance of impairment of their ability to make impartial investment decisions. The Treasurer, Investment Officer and/or authorized Investment Managers shall disclose to the Commission, Fiscal Committee, any material financial interests in financial institutions that conduct business with the City, and they shall further disclose any large personal financial investment positions that could be related to the performance of the City's portfolio. The Treasurer, Investment Officer and/or authorized Investment Manager shall subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchases and sales.

IV. Objectives

The policy of the City is to invest the public funds in a manner, which will provide maximum security while meeting the cash flow demands of the City and that will provide the highest investment return while being in full compliance with all State laws and local ordinances governing the investment of public funds. The following investment objectives, in order of priority, shall be applied in the management of the City's funds:

A. Safety

Safety of principal is the foremost objective of the City of Grand Rapids investment program. Investments of the City shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. (To attain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio). The objective will be to mitigate risk.

Investments shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio by diversifying holdings and maturities to mitigate both credit risk and interest rate risk as follows:

1. Credit Risk

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The City shall minimize credit risk, the risk of loss due to the default of the security issuer or backer, by:

a. Limiting investments to the safest types of securities;

b. Using only financial institutions and brokers meeting pre-established criteria;

c. Diversifying the portfolio so that potential losses on individual securities will be minimized;

d. Maintaining current credit ratings on each rated investment;

e. Holding all securities in the name of the City of Grand Rapids.

2. Default Risk

The event in which agencies, municipalities, companies or individuals will be unable to make the required payments on their debt obligations. Lenders and investors are exposed to default risk in virtually all forms of credit extensions. To mitigate the impact of default risk, lenders often charge rates of return that correspond the debtor's level of default risk. The higher the risk, the higher the required return, and vice versa. The City seeks to mitigate default risk by following Public Act 20 and focusing on our primary investment objective of safety.

3. Interest Rate Risk

The City shall minimize the risk that the market value of the securities in the portfolio will fall due to changes in general interest rates by investing operating funds primarily in short-term securities or investment pools and structuring the maturities of the portfolio to meet the cash requirements of ongoing operations, thereby mitigating the need to liquidate securities at a loss prior to maturity.

The objective of the Treasurer, in conjunction with the City's authorized Investment Manager(s), shall be to control risks and diversify investments regarding specific security types or individual financial institutions. Investments shall be limited to those types of securities as set forth in Section VII of this policy statement.

B. Liquidity

The investment portfolio of the City will remain sufficiently liquid to enable the City to meet all operating requirements that may be reasonably anticipated. The City Treasurer

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along with the Comptroller and Fiscal Services will develop and maintain financial reports that project the City's cash surpluses and shortages. These reports will aid the City Treasurer to maintain sufficient liquidity while investing surplus funds to earn investment returns.

Investments will not be purchased with a due date that exceeds the date when funds are estimated to be required. Investments with maturity dates exceeding one year will be noted in a Fiscal Committee report to the City Commission with the details as to why funds have been invested to the maturity chosen. Monies invested in "pooled" arrangements allowed under MCLA 129.114 must be placed in funds with an average maturity of under 90 days or have the ability to liquidate "pooled" investments as an "on demand" withdrawal. The Treasurer shall insure the investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated.

C. Return on Investment

The investment portfolio shall be designed with the objective of attaining an appropriate rate of return relative to the City's investment risk constraints and cash flow requirements.

The City's investment portfolio shall be designed with the objective of attaining a benchmark rate of return throughout the budgetary and economic cycles, commensurate with the City's investment risk constraints and cash flow characteristics of the portfolio. The Treasurer's Office will strive to maximize the yield the City receives on its investment while maintaining the two higher priority objectives of protection of principal and liquidity. Investments will be made by selecting the security/securities that offers the City the greatest return while meeting the overall policy objectives and adhering to Public Act 20.

Bond proceeds and other funds subject to federal arbitrage rebate requirements may be invested with the objective to maximize the protection of principal while attempting to obtain a return greater or equal to the debt's bond yield. Alternatively, funds may be invested in tax exempt securities to avoid the rebate requirements and associated costs thereof.

D. Maintain Public Trust

All City participants in the investment process shall seek to act responsibly as custodians of the public trust. The City's Investment Officers (City Treasurer, Deputy City Treasurer, and Investment Analyst) shall recognize the investment portfolio is subject to public

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review and evaluation. In addition, the overall investment program shall be designed and managed with a degree of professionalism worthy of public trust. The City's Investment Officers shall avoid any transaction that might knowingly impair public confidence in the City of Grand Rapids' ability to govern effectively.

E. Encourage Community Lending, Banking, and Employment Practices

Excluding the contracted Investment Manager/s, bank investment options will be evaluated with regard to the efforts made by each financial institution in meeting certain community needs as defined by a four tier bonus basis points system. The City Treasurer will establish the specific total number of bonus points to be awarded in his/her annual report to the City Commission. The criteria and distribution whereby bonus basis points are awarded shall be as follows:

1. Community Reinvestment Act (CRA) rating of "outstanding" will provide for 40% of the total basis points to be awarded.

2. Financial institutions that show their commitment to the City Commission's Sustainability Plan by employing Grand Rapids residents and/or residents of the General Target Area (GTA) shall be eligible for up to 20% of the total bonus basis points awarded based on criteria outlined in the Administrative Guidelines for the Investment Policy.

3. Financial institutions shall be eligible for up to 20% of the total bonus basis points awarded for engaging in the following practices:

   a. Participating in activities to discourage predatory lending;

   b. Making residential and commercial loans within the GTA;

   c. Establishing a physical presence within the GTA.

   d. Other innovative programs undertaken within the City of Grand Rapids may be eligible for up to 20% bonus basis points if they involve community education, community partnerships, or community investments with community-based agencies or non-profit organizations that serve low- or moderate-income households.

V. Pooling of Cash and Investments

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Except for cash in certain restricted and special accounts, the Treasurer and/or the City's authorized Investment Manager(s) may pool the cash of various funds into one investment portfolio to maximize investment earnings. Investment income, gains, and losses shall be allocated to the various funds based upon their respective participation and in accordance with generally accepted accounting principles. Investment income is allocated on an average daily balance method by fund over the life of the investment.

VI. Authorized Financial Institutions and Broker/Dealers

The City Treasurer shall maintain a listing of financial institutions, investment managers and broker/dealers authorized to provide investment services. No public deposit shall be made except in a qualified public depository as established by approved City Commission resolution. The authorized listing of institutions, managers, approved depositories and/or broker/dealers shall be reviewed annually.

In addition, each authorized Investment Manager shall prepare a list of authorized financial institutions that shall be approved by resolution of the City of Grand Rapids City Commission on an annual basis to provide depository services.

Investment Manager(s) will be selected and presented to the Fiscal Committee for approval to enter into a contract for services. The Investment Consultant will provide an analytical review of potential candidates based on a search of qualified candidates. The Investment Manager/s will be authorized to provide services based of their expertise in public cash management. Approved Investment Manager/s and the firms they represent shall be licensed to do business in the State of Michigan and as such are subject to statutes of the State of Michigan as well as the City's Investment Policy.

Third party investment reviewer shall be selected based upon their knowledge, skill, training, and experience to determine material compliance with this Investment Policy. Reviewers may include, but are not limited to: an Investment Adviser registered with either the State of Michigan or the Securities and Exchange Commission under the Investment Advisers Act of 1940, a certified public accountant, a holder of the Chartered Financial Analyst (CFA) or Certified Investment Management Analyst (CIMA) designations.

No public deposit shall be made except in a qualified public depository as established by State law. An annual analysis of the financial condition, registration, professional institution/bank rating and Community Reinvestment Act rating of qualified bidders will be conducted by the City's authorized Investment Manager/s. Information indicating a material reduction in ratings, standards or a material loss or prospective loss of capital on existing investments must be shared with the City Commission, in writing immediately.

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It shall be the policy of the Investment Officers to conduct security transactions only with authorized institutions and firms.

A. Financial Institutions

1. All depository institutions (Commercial Banks, Savings & Loans and Credit Unions), utilized by the City of Grand Rapids shall maintain an office within the State of Michigan and meet the following requirements and financial criteria:

2. Must be federally regulated and insured

3. Must show a net profit on three of their last four annual financial statements and an aggregate profit over the four-year period. In the event that the City Treasurer deems that sufficient capital exists, the profitability standard may be waived and amounts may be invested up to 1/10th of the capital (excluding borrowing, loan losses, and goodwill) of the financial institution.

4. Must have capital (excluding borrowing, loan losses, and goodwill) and/or insurance that exceeds by at least two times the amount the City has invested with the financial institution.

5. Have received and read the City's Investment Policy.

6. Have filed with the City an "Acknowledgement of Receipt of the Statement of Investment Policies, Procedures and Objectives of the City of Grand Rapids and Agreement to Comply" (Appendix A).

7. Have submitted and continue to submit audited annual financial statements (or have financial statements accessible electronically).

B. Broker / Dealers

Each authorized Investment Manager shall utilize the Investment Manager's list of broker/dealers when executing transactions on behalf of the City. Each Investment Manager's approved list of broker/dealers shall be provided to the City on an annual basis. If any changes are made to an Investment Manager's approved list of broker/dealers, the Investment Manager shall notify the City of such changes. Changes shall be reflected in the subsequent report submitted to the City Commission.

Broker/Dealers must be licensed in the State of Michigan and meet at least one (1) of the following criteria:

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1. Be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within its holding company structure; or

2. Report voluntarily to the Federal Reserve Bank of New York; or

3. Qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

C. Investment Manager(s)

Pursuant to MCL 129.96, PA 20 of 1943, the City Treasurer shall provide each authorized Investment Manager with a copy of the City's Investment Policy and the Investment Manager shall provide written certification of both of the following:

1. Acknowledgment that the Investment Manager has received the Investment Policy;

2. Agreement that the Investment Manager shall conduct investment transactions in accordance with the Investment Policy guidelines.

VII. Authorized and Suitable Investments

A. Authorized Investments

Investments for the City shall be made in accordance with Michigan State statutes: 1943 Public Act 20 as amended, MCL 129.91 et seq, the Surplus Funds Investment Pool Act, P. A. 367 of 1982, MCL 129.111 et seq.

The City has further restricted the types of securities and transactions eligible for investment by the Investment Officers or authorized City Investment Manager(s) as follows:

1. U.S. Treasury Obligations.

Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States, which may include Treasury Bills, Treasury Notes, and Treasury Bonds (does not include collateralized mortgage obligations)

2. Federal Instrumentality Securities

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Debentures, discount notes, step-up and callable securities, mortgage pass-throughs, Collateralized Mortgage Obligations (CMO's), Real Estate Mortgage Investment Conduits, and other obligations which are explicitly guaranteed as to timely repayment of principal by the United States. Such instrumentalities include, but are not limited to, Ginnie Mae (GNMA), Small Business Administration (SBA), and Private Export Funding Corporation (PEFCO).

3. Government Sponsored Entity ("Agency") Securities

   Debentures, discount notes, step-up and callable securities, mortgage pass-throughs, Collateralized Mortgage Obligations (CMO's), Real Estate Mortgage Investment Conduits, and other obligations issued by entities chartered by the United States such as Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), and Federal Home Loan Banks (FHLB). Agency obligations are not explicitly guaranteed as to repayment of principal by the United States.

4. Repurchase Agreements

   Agreements with a termination date of 90 days or less collateralized by U.S. Treasury Obligations and Federal Instrumentality Securities listed in A, and B, and C above with maturities not exceeding ten years. For the purpose of this section, the term "collateral" shall mean "purchased securities" under the terms of the City's approved Master Repurchase Agreement.

   a. The collateral shall have an original minimum market value (including accrued interest) of 102 percent of the dollar value of the transaction. If collateralized value drops below 101 percent, it will immediately be restored to 102 percent.

   b. Collateral shall be held by the City's custodian bank as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

   c. Repurchase agreements shall be entered into only with primary dealers reporting to the Federal Reserve Bank of New York or with firms that have a primary dealer within their holding company structure, that have executed an approved Master Repurchase Agreement with the City.

5. Deposits and Certificates of Deposit

   Savings accounts or deposit accounts in financial institutions as defined in MCL 129.16, "Depositories for Public Money," that are eligible to be a depository of funds

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for the State of Michigan, and depository accounts that comply with MCL 129.91 subsections (2), (5), or (6) as amended. Certificates of deposit must have a maturity date not exceeding three years from the date of settlement. Certificates of Deposit, savings accounts or other deposit accounts exceeding the federally insured amount may be acquired only from financial institutions having a rating of 3 stars or better by Bauer Financial.

6. Michigan Municipal Securities

   Obligations of the State of Michigan or any of its subdivisions that are rated at least A or the equivalent at the time of purchase by at least one nationally recognized statistics rating organization. A political subdivision would include State of Michigan agencies, counties, cities, villages, and townships. The City has invested in municipal bonds from various school districts and county bond issues. Not more than 50% of the portfolio may be invested in municipal securities, with no more than 5% held in any one issuer other than the State of Michigan at the time of purchase.

7. Prime Commercial Paper

   Commercial paper with an original maturity of 270 days or less from the date of trade settlement. Not more than 25% of the City's total portfolio may be invested in commercial paper with no more than 5% held in any one issuer at the time of purchase. Investments in commercial paper must mature not more than 270 days after the date of purchase and are restricted to those which, at the time of purchase:

   a. Are rated within the highest classification established by not less than two nationally recognized statistical rating organizations, or

   b. Are rated within the highest classification established by at least one nationally recognized statistical rating organization, and

      i. Are rated within the two highest classifications established by at least one other nationally recognized statistical rating organization, and

      ii. Long-term debt by issued by the same issuer is rated by at least one nationally recognized statistical rating organization A1 (Moody's), A+ (Standard & Poors), or A+ (Fitch) or better by two nationally recognized ratings agencies as at least A-1 by Standard and Poor's, P-1 by Moody's, or F1 by Fitch.

8. Eligible Bankers Acceptances

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Maturities must not exceed 180 days from the date of trade settlement, rated at least A-1 by Standard & Poor's, P-1 by Moody's, or F1 by Fitch at the time of purchase, issued by a state or nationally chartered bank which has combined capital and surplus of at least $250 million, whose deposits are insured by the FDIC, and whose senior long-term debt is rated, at the time of purchase, A+ by Standard and Poor's, A1 by Moody's, or A+ by Fitch. Not more than 25% of the City's total portfolio may be invested in eligible bankers acceptances with no more than 5% held in any one issuer at the time of purchase.

9. Mutual Funds

Investment companies registered under the Investment Company Act of 1940 which carry are "no-load" sales (carry no sales commissions on either purchase or redemption of shares or 12b-1 marketing and distribution fees.

a. Money Market Funds

Investments in money market mutual funds composed of investment vehicles that are legal for direct investment by local governments in Michigan; have a constant net asset value per share of $1.00; and have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940. Not more than 25% of the City's total portfolio may be invested in money market mutual funds at any one time.

b. This section applies to funds for the perpetual care and maintenance of City cemeteries only.

i. Mutual funds must be registered under the Investment Company Act of 1940 and which are "no-load" (i.e., no commission or fee shall be charged on purchases or sales of shares).

ii. Not more than 60% of perpetual care and maintenance fund balance may be invested in equities. Not more than 40% of the equity position may be invested in any one sub-asset class (determined by market capitalization and industry).

iii. Mutual Funds must be rated in the top two tiers by a nationally recognized mutual fund rating agency, (i.e. Morningstar, Lipper, or similar)

10. Investment Pools

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Organized under the Surplus Funds Investment Pool Act, 1982 PA 367, MCL 129.111 to 129.118 that are “no-load”; have a constant net asset value per share of $1.00; limit assets of the fund to securities authorized in MCL 129.91 as legal investments for municipalities; and are rated either AAA by Standard and Poor’s, AAA by Moody’s or AAA/V1+ by Fitch. Not more than 25% of the City’s total portfolio may be invested in investment pools at any one time.

11. Joint Inter-local Investment Ventures

Organized under the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA7, MCL 124.501 to 124.512 that are “no-load”; have a constant net asset value per share of $1.00; limit assets of the fund to securities authorized in MCL 129.91 as legal investments for municipalities and are rated either AAA by Standard and Poor’s, Aaa by Moody’s or AAA/V1+ by Fitch. Not more than 25% of the City’s total portfolio may be invested in investment pools at any one time.

12. Local Government Investment Pools

Organized under Section 4 of Public Act 121 of 1985, the Local Government Investment Pool Act. Not more than 25% of the City’s total portfolio may be invested in these pools at any one time.

13. Open End Investment Companies (“Mutual Funds”)

This section applies to funds for the perpetual care and maintenance of City cemeteries only.

a. Mutual funds must be registered under the Investment Company Act of 1940 and which are "no-load" (i.e., no commission or fee shall be charged on purchases or sales of shares).

b. Not more than 60% of perpetual care and maintenance fund balance may be invested in equities. Not more than 40% of the equity position may be invested in any one sub-asset class (determined by market capitalization and industry).

c. Mutual Funds must be rated in the top two tiers by a nationally recognized mutual fund rating agency, (i.e. Morningstar, Lipper, or similar)

B. Investments and Transactions Not Authorized

Attachment: Investment Policy Amendment 08-25-20 - Attachment 1 (Investment Policy Amendment: 08-25-20)

CITY COMMISSION POLICY

In accordance with the position of the Michigan Department of Treasury issued as 1998-3, certain types of investments are determined by the City Commissioners to not be suitable investments for the surplus funds of the City. At all times the Prudent Investor Rule shall apply. The following list of expressly prohibited investments is not intended to be exhaustive:

1. CATS - Certificates of Accrual on Treasury Securities;
2. COUGRs - Certificates on Government Receipts;
3. ETRs - Easy Growth Treasury Receipts;
4. TBRs - Treasury Bond Receipts;
5. TIGRs - Treasury Investment Growth Receipts;
6. TRs – Treasury Receipts, the generic form of zero coupons issued by a group of dealers, including Propriety/Government-Guaranteed Receipts;
7. ZCTOs - Zero Coupon Treasury Obligations;
8. CMOs and REMICs - Collateralized Mortgage Obligations and Real Estate Mortgage Investment Conduits not issued by federal instrumentalities or government-sponsored enterprises.
9. Raw Commodities or commodity futures;
10. Collectibles;
11. Foreign currencies or currency futures;
12. Debt instruments issued by any foreign countries or political subdivisions thereof;
13. Cryptocurrency, digital currencies, alternative currencies and virtual currencies;
14. Derivatives;
15. Direct investment in real or personal property;

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16. Securities wholly or partially exempt from income or other taxes levied by the United States made at yields not otherwise comparable securities without such exemption at the time the investment decision is made.

17. Any security or obligation issued, guaranteed, or backed by the faith and credit of the City of Grand Rapids or any component unit thereof.

C. Certain transactions are expressly prohibited. This list is not intended to be exhaustive:

1. Cross trading, a practice wherein buy and sell orders for the same security are executed from one client directly to another client without recording the transaction via an industry-recognized exchange.

2. Purchase of any security on margin.

3. Short selling.

4. Investment manager fee or compensation structures which provide additional incentives for investment performance, whether in absolute terms or relative to some designated benchmark.

D. Ratings Downgrade

Securities that have been downgraded to a level that is below the minimum ratings described herein shall be immediately reported to the City's Fiscal Committee. Such securities may be held to maturity or sold at the City Treasurer's discretion.

E. Competitive Transactions

Each investment transaction outside of the Investment Manager/s scope of work shall be competitively transacted with authorized financial institutions, brokers, and dealers.

The Treasurer's Office will attempt to competitively bid all investments outside of the Investment Manager/s scope of work. Winning bids will be awarded to the institutions in a timely manner with the best interest rate quote as adjusted for any bonus basis points awarded pursuant to the provision of Section IV.E of the policy objectives. Tie bids will be awarded to the financial institution having the greatest number of bonus basis points if said award is not prevented by other considerations. The Treasurer's Office may establish other risk-return parameters to break tie bids and award bids to other than the high bid in recognition of the desire to ensure portfolio diversification and protection of principal

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CITY COMMISSION POLICY

VIII. Maximum Maturities

To the extent possible, the City Treasurer shall match expected cash flow from investments with anticipated cash flow needs. In accord with the primary portfolio objectives of safety and liquidity, the weighted average life of the total portfolio shall not exceed seven years.

IX. Diversification

It is the policy of the City of Grand Rapids to maintain a diversified investment portfolio. Investments shall be diversified by security type and institution. Assets held in the common cash fund and other investment funds will be diversified to eliminate the risk of loss resulting from an over concentration of assets in a specific maturity, individual financial institution(s) or a specific class of securities. Diversification strategies will be determined and revised by the City Treasurer and/or the City's authorized Investment Manager(s) from time to time to meet diversification objectives (to reduce overall portfolio risks while attaining market average rates of return).

Instrument	Maximum % by Instrument	Maximum % by Issuer
U.S. Treasury Obligations	100%	100%
Federal Instrumentality Securities	100%	100%
Government Sponsored Entity ("Agency") Securities	50%	30%
Repurchase Agreements	25%	5%
Certificates of Deposit	25%	5%
Certificate of Deposit Account Registry Service (CDARS)	100%	100%
Michigan Municipal Securities	50%	50% / 5%*
* Securities issued by the State of Michigan are limited to a maximum of 50%; securities issued by political subdivisions are limited to a maximum of 5%.		
Prime Commercial Paper	25%	5%
Eligible Bankers Acceptances	25%	5%
Money Market Mutual Funds	25%	25%
Investment Pools	25%	25%
Joint Inter-local Investment Ventures	25%	25%
Local Government Investment Pools	25%	25%

X. Safekeeping and Custody; Third-Party Custodial Agreements

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All securities purchased by the City under this section shall be properly designated as an asset of the City and held in safekeeping by a third party custodial bank chartered by the United States Government or the State of Michigan.

The City shall execute third party custodial agreement(s) with its bank(s) and depository institution(s). Such agreements will include details as to responsibilities of each party, notification and reporting requirements, and safekeeping and transactions costs.

All security transactions, including repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis.

Title to all purchased securities shall be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking and commercial practices. All deliverable investments purchased by the City shall be delivered by book entry and shall be held in third-party safekeeping by a City approved custodian bank or the Depository Trust Company (DTC).

XI. Internal Controls and Accounting

The City Treasurer shall establish a system of internal controls, designed to prevent losses of public funds arising from fraud, employee error, and misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by employees and officers of the City.

The City maintains its records on the basis of funds, each of which is considered a separate accounting entity. All investment transactions shall be recorded in the various funds of the City in accordance with Generally Accepted Accounting Principles as promulgated by the Governmental Accounting Standards Board.

The City in accordance with State Law shall establish a process for an annual review by an independent external auditor as part of the City's yearly audit and CAFR reporting. This review shall examine the system of internal controls to assure that the established policies and procedures are being complied with and may result in recommendations to change operating procedures to improve internal control.

XII. Reporting

The City Treasurer shall submit a quarterly report to the Fiscal Committee that provides the description, a listing of original cost, carrying value and market value of each security held in the portfolio, earnings for the period and annualized yield.

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Investment Manager(s) shall submit a quarterly performance report that provides the description, listing of original cost, carrying value and market value of each security held in the portfolio, performance results, including earnings, yield, and maturity of each security and the average maturity of the total portfolio.

Independent Third Party Reviewer shall submit a semi-annual report attesting to the material portfolio compliance with this Policy.

XIII. Investment Performance

The cash management portfolio shall be designed with the objective of regularly meeting or exceeding a selected performance benchmark, which may include the average return on one-year U.S. Treasuries, a bank investment pool, or the average rate of Fed funds. These indices are considered benchmarks for lower risk investment transactions and therefore comprise a minimum standard for the portfolio's rate of return.

XIV. Investment Policy Adoption

The City of Grand Rapids investment policy shall be adopted by resolution of the City Commission. The policy shall be reviewed annually by the City Treasurer and Finance Director or authorized designee(s). Any modifications made to the investment policy must be approved by City Commission.

XV. Savings Clause

In the event any state or federal legislation or regulation should further restrict instruments or institutions authorized by this policy, such restrictions shall be deemed to be immediately incorporated in this policy. If new legislation or regulation should liberalize the permitted instruments or institutions, such changes shall be available and included in this policy only after written notification to the City Commission.

XVI. Glossary

In order to facilitate a thorough understanding of this investment policy, a glossary of related investment terminology has been incorporated herein.

GLOSSARY

In order to facilitate a thorough understanding of this investment policy, a glossary of related investment terminology has been incorporated as part of this policy.

Attachment: Investment Policy Amendment 08-25-20 - Attachment 1 (Investment Policy Amendment: 08-25-20)

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ASKED: The price at which securities are offered.

BANKER'S ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMMERCIAL PAPER: Short-term obligations with maturities ranging from 2 to 270 days issued by banks, corporations, and other borrowers to investors with temporarily idle cash.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR): The official annual report for the governmental entity. It is prepared in conformance with the principles and standards for financial reporting as set forth by the Governmental Accounting Standards Board (GSAB). It contains three sections: Introductory, Financial and Statistical. It discusses the financial results for the year, provides information on budgetary performance, and includes information on the financial condition of the City.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions; buying and selling for his/her own account.

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DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT (DVP): There are two methods of delivery of securities: Delivery Versus Payment and delivery Versus Receipt. Delivery Versus Payment is delivery of securities with the exchange of money for the securities. Delivery Versus Receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) Financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently temporarily set at up to $250,000 (scheduled to expire and return to $100,000 per deposit after December 31, 2013.

FEDERAL FUNDS RATE: The rate of interest at which Fed Funds are traded. The Federal Reserve through open-market operations currently pegs this rate.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLB's is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development

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(HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporations purchased include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Commission and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Commission of Governors in Washington, D.C., 12 regional banks and about 7,500 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by FHA, VA or FmHA mortgages. The term "passthrough" is often used to describe Ginnie Maes.

INVESTMENT: Investments shall be defined as debt obligations and shall not include Certificate of Deposits which should be considered deposits. This is the same definition as used by GASB in their Pronouncement Number 40 for disclosure purposes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without substantial loss of value. In the money market, a security is said to be liquid if the spread between the bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase – reverse repurchase agreement that establishes each

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party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

MUTUAL FUNDS: A fund operated by an Investment Company that raises money from shareholders and invests it in stocks, bonds, options, futures, currencies, or money market securities. These funds offer investors the advantages of diversification and professional management.

NATIONAL ASSOCIATION OF SECURITY DEALERS: Nonprofit organization formed under the joint sponsorship of the Investment Bankers Conference and the Securities and Exchange Commission with the basic purpose to (1) standardize practices in the field, (2) establish high moral and ethical standards in securities trading, (3) provide a representative body to consult with the government and investors on matters of common interest, and (4) establish a disciplinary body capable of enforcing the above provisions.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See ASKED and BID.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) – registered securities broker-dealers, banks, and a few unregulated firms.

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PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state – the so-called legal list. In other states the trustee may invest in a security if it is one that would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond, the current income return.

REPURCHASE AGREEMENT (RP or REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. (Usually U.S. Government securities) The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him/her for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, and derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

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CITY COMMISSION POLICY

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than ten years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to ten years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b**) NET YIELD or YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

Glossary Source: APT US&C

Attachment: Investment Policy Amendment 08-25-20 - Attachment 1 (Investment Policy Amendment: 08-25-20)

CITY COMMISSION POLICY

Appendix A

Acknowledgement Of Receipt Of The Statement of Investment Policies, Procedures and Objectives Of The City Of Grand Rapids And Agreement To Comply

Per Section 129.96 of Michigan's Act 20 of 1943, before executing an investment transaction on behalf of the City of Grand Rapids, a financial intermediary, broker, or dealer shall be provided with a copy of the City's investment policy and shall do both of the following:

A. Acknowledge receipt of the investment policy.

B. Agree to comply with the terms of the investment policy regarding the buying or selling of securities.

Per Section 129.96 of Michigan's Act 20 of 1943, I certify that I have received the investment policy of the City dated June 11, 2019, as amended. Furthermore, I agree to comply with the terms of the investment policy regarding the buying and selling of securities.

By: _____

Title: _____

Date: _____

Attachment: Investment Policy Amendment 08-25-20 - Attachment 1 (Investment Policy Amendment: 08-25-20)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Evette Pittman, Special Events Supervisor
Office of Special Events

SUBJECT: **Resolution adopting an amended City Commission Policy 1100-05 to recognize Grand Rapids Juneteenth Freedom Festival Dundunba as a City-Sponsored Event**

Special events are classified into three major categories: City-Sponsored Events, City Co-Sponsored Community Events, and Non-Sponsored Permitted Commercial Events. Currently there are five events on four nationally observed dates approved by City Commission as City-Sponsored Events: Veterans' Day, 4th of July, Hollyhock Lane Parade (on July 4), Memorial Day, and National Night Out. As City-Sponsored Events, all city costs (fees and charges) associated with city services are waived. Pursuant to guidelines set forth in the Special Events Rules and Regulations, the City Manager is authorized to waive fees and costs associated with City-Sponsored events, and to allocate city resources as the Manager may deem necessary.

Juneteenth is a celebration of the day in 1865 when slaves were informed that slavery was abolished in the United States. Many advocates and allies believe Juneteenth is as deserving of recognition as Independence Day given the uneven distribution of "freedom" over the course of American history. Additional history is contained in Attachment B.

The City of Grand Rapids has taken the necessary step of recognizing Juneteenth by way of a City Proclamation and recommends endorsement of the Grand Rapids Juneteenth Freedom Festival Dundunba celebration as a City-Sponsored Event.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution adopting an amended City Commission policy 1100-05 in order to recognize the Grand Rapids Juneteenth Freedom Festival Dundunba event as a City-Sponsored Event.

1. Special events are classified into three major categories: City-Sponsored Events, City Co-Sponsored Community Events, and Non-Sponsored Permitted Commercial Events; and

2. City-Sponsored Events are patriotic, state, and nationally observed holidays that provide an opportunity for residents to observe and celebrate locally; and

3. Juneteenth is recognized as a holiday in 46 states, including Michigan, and has been celebrated in Grand Rapids since the early 1990s; and

4. The Grand Rapids Juneteenth Freedom Festival Dundunba event is an annual community celebration grounded in tradition, hope, restoration, and renewal that recognizes the ongoing African and African American contributions to the Grand Rapids community and beyond; and

5. The City of Grand Rapids has taken the necessary step of recognizing Juneteenth by way of a City Proclamation and recommends endorsement of the Grand Rapids Juneteenth Freedom Festival Dundunba celebration as a City-Sponsored Event; therefore

RESOLVED:

That the attached amended City Commission Policy 1100-05 (Attachment A) recognizing the Grand Rapids Juneteenth Freedom Festival Dundunba as a City-Sponsored Event is hereby adopted by the City Commission, effective immediately.

Prepared by Evette Pittman

CITY COMMISSION POLICY

GRAND RAPIDS MICHIGAN	NUMBER: 1100-05	HISTORY FILE #	DATE
	DATE: December 13, 1988	71226	5/20/03
		72229	3/02/04
	FILE NUMBER: 50789	83360	04/15/14
			05/23/17
	DEPARTMENT: Special Events		08/11/20

SUBJECT: **SPECIAL EVENTS**

PURPOSE: To establish a consistent general approach for City involvement in special events, including fundamental parameters for sponsorship and co-sponsorship; and to establish general requirements for the conducting of special events held within the City.

POLICY:

I. GENERAL CONSIDERATIONS

The City of Grand Rapids recognizes special events as valuable to the community. Special Events are seen to further community and economic development goals, foster intercultural understanding, provide educational experiences, and enrich community quality of life. For citizens and community organizations, special events build pride, commitment, and involvement in our neighborhoods and downtown.

The City's roles in relation to special events are to: demonstrate belief in the value of special events through the provision of services; demonstrate cooperation with community event organizers; protect public health, safety and welfare; and further the City's overall goals and objectives. Given the City's necessary role in the protection of public health, safety and welfare, and given the finite nature of City resources, certain constraints will necessarily apply to the conducting of Special Events.

The City Manager is authorized to promulgate Rules and Regulations consistent with this Policy and the Grand Rapids City Code as necessary for the effective implementation of this Policy in order to accomplish the planning, preparation and execution of Special Events sponsored, co-sponsored or otherwise permitted by the City.

II. DEFINITION OF A SPECIAL EVENT

A special event is defined as an activity or series of activities, specific to an identifiable time and place, most often produced in conjunction with community organizations, held on public, generally City-owned property which requires City services to ensure safety and coordination, and generally occurring once per year.

Attachment: Attachment A 1100-05 CC Policy 08-11-20 (Grand Rapids Juneteenth Freedom Festival Dundunba)

CITY COMMISSION POLICY

III. CATEGORIZATION OF SPECIAL EVENTS

Special events are classified into three major categories: City-Sponsored Events, City Co-Sponsored Community Events, and Non-Sponsored Permitted Commercial Events.

A. City-Sponsored Events

City-Sponsored events shall provide an opportunity for residents to observe the following National holidays through these events: Veterans' Day Parade, 4th of July Celebration, and Memorial Day Parade. City-Sponsored events shall also include National Night Out neighborhood events, Hollyhock Lane Parade, and Grand Rapids Juneteenth Freedom Festival Dundunba. Pursuant to guidelines set forth in the Special Events Rules and Regulations, the City Manager is authorized to waive fees and costs associated with City-Sponsored events, and to allocate City resources as the Manager may deem necessary.

B. City Co-Sponsored Community Events

Events eligible for City Co-Sponsorship Community status shall be limited to those free and open to the community, organized by a not for profit, and shall be determined from time to time by resolution of the City Commission pursuant to the criteria set forth in the Special Events Rules and Regulations. Co-Sponsorship of any event is not guaranteed from year to year and may be withdrawn, based on resources available, or other factors. By engaging in co-sponsorship of a Special Event, the City shall endeavor to support events of significant economic and social value to the community, foster productive relationships with community groups, and engage in activities that serve the public interest. Pursuant to the Special Events Rules and Regulations, and to the extent permitted by applicable law, City support for City Co-sponsored Community events may include but shall not be limited to:

- Direct financial support, as authorized by the City Commission.
- Reduced or waived fees.
- Reduced or waived billing for labor costs associated with City services provided in conjunction with the event.
- Coordination of vendor services with assistance from the City's Purchasing Department.

C. Non-Sponsored Permitted Commercial Events

The City shall not provide financial support for Non-Sponsored Permitted Commercial events and shall be reimbursed for all costs associated with such Special Events, including but not limited to labor expenses, supplies, materials, and permit fees.

Attachment: Attachment A 1100-05 CC Policy 08-11-20 (Grand Rapids Juneteenth Freedom Festival Dundunba)

IV. GENERAL REQUIREMENTS FOR THE CONDUCTING OF SPECIAL EVENTS

Permit Required. No Special Event shall be conducted within the City of Grand Rapids on City-owned property or in the public right-of-way, unless a Special Event Permit has been issued.

Compliance Required. All Special Events shall be conducted in compliance with this Policy, the Special Events Rules and Regulations, the City of Grand Rapids Code of Ordinances, and all other applicable law.

Permits Subject to Revocation or Denial. The City Manager is authorized to revoke any permit issued, or deny any subsequent Special Event Permit Application filed by any applicant who fails to comply with this Policy, the Special Events Rules and Regulations, the City of Grand Rapids Code of Ordinances, or any other applicable law.

Cancellation. In the event of inclement weather or any condition deemed to endanger the health, safety or welfare of any member of the public, the City Manager, Special Events Supervisor, Grand Rapids Fire Department and/or the Grand Rapids Police Department may cancel or suspend any Special Event at any time. All event sponsors shall promptly comply with any such Order of Cancellation or Suspension.

Attachment: Attachment A 1100-05 CC Policy 08-11-20 (Grand Rapids Juneteenth Freedom Festival Dundunba)

Grand Rapids Juneteenth

Special events are classified into three major categories: City-Sponsored Events, City Co-Sponsored Community Events, and Non-Sponsored Permitted Commercial Events. Currently there are five events on four nationally observed dates approved by City Commission as City-Sponsored Events: Veterans' Day, 4th of July, Hollyhock Lane Parade (on July 4), Memorial Day, and National Night Out. As City-Sponsored Events, all City costs (fees and charges) associated with City services are waived. Pursuant to guidelines set forth in the Special Events Rules and Regulations, the City Manager is authorized to waive fees and costs associated with City-Sponsored events, and to allocate City resources as the Manager may deem necessary.

There is a common misconception among Americans that Abraham Lincoln freed the slaves with a stroke of his pen, yet the Emancipation Proclamation, which went into effect on Jan. 1, 1863, did not immediately free most enslaved people. Two and a half years later, on June 19, 1865, Union soldiers sailed into Galveston, Texas, announced the end of the Civil War, and read aloud a general order freeing the quarter-million slaves residing in the state. None of them had any idea that they were technically freed more than two years before. This was truly a day of mass emancipation that has become known as Juneteenth.

The earliest recorded celebration occurred downtown Grand Rapids at Ah-Nab-Awen Park. This celebration was led by the late Robert LaDue, Officer Percy Brown Sr., Taalib El Amin, Ms. Mary Edmonds, and Willie June Davis. These individuals set the tone for Juneteenth and after their deaths, Kent County Commissioner Robert S. Womack partnered with Ms. Jewellynne Richardson, who had returned to Grand Rapids in 2008 after living in Atlanta, Georgia, for 15 years studying Traditional West African Culture and Black American Urban Engagement. Ms. Richardson is a Grand Rapidian and continues to engage with the descendants of the original organizers.

In 2017, Ms. Richardson launched the West Michigan Jewels of Africa, a three-generational family-owned educational entertainment group that has hosted the Grand Rapids Juneteenth Freedom Festival Dundunba celebration held at Dickinson Park for the last several years.

Many advocates and allies believe Juneteenth is as deserving of recognition as Independence Day given the uneven distribution of "freedom" over the course of American history. The City of Grand Rapids has taken the necessary step of recognizing Juneteenth by way of a City Proclamation and recommends endorsement of the Grand Rapids Juneteenth Freedom Festival Dundunba celebration as a City-Sponsored Event.

Attachment: Attachment B Grand Rapids Juneteenth (Grand Rapids Juneteenth Freedom Festival Dundunba)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jeremiah Gracia, Economic Development Director
Economic Development Department

SUBJECT: **Resolution approving the Boston Square Together Initial Voluntary Equitable Development and Community Partnership Agreement**

Amplify GR has been actively engaged in discussions with The Boston Square Neighborhood Association, Oakdale Neighbors, The City of Grand Rapids, and other community and non-profit stakeholders to move forward with the initial phases of the Boston Square Together project. As a group, these partners recognize and explicitly identify the importance and need to be intentionally committed to ensuring racial, cultural and economic diversity, and minimize displacement in all aspects of the project. On July 21, 2020, a preliminary draft of what is now called the *Boston Square Together Initial Voluntary Equitable Development and Community Partnership Agreement* (the "Agreement") was presented to the Community Development Committee of the City Commission. The attached resolution would approve the final Agreement and authorizes the Mayor to sign the Agreement on behalf of the City.

The Boston Square Together (BST) project is intended to take place on a nearly 10-acre site in the Boston Square business district, and occur over multiple years and multiple phases. The conceptual site plan for the overall project was presented to the Planning Commission in January 2020, and following a public hearing, was recommended to the City Commission for consideration. The City Commission held a public hearing on the rezoning on August 11, 2020, and will consider approval of the conceptual site plan and rezoning on August 25, 2020.

Amplify has been engaged in further defining the scope and phases of the project, and working with community stakeholders including an oversight committee, the Boston Square Neighborhood Association, Oakdale Neighbors and the City to define the process by which the various phases of the project will contribute to achieving the goals that have been collectively established for the project.

Although many individuals and organizations have been involved in the process, the Boston Square Neighborhood Association, Oakdale Neighbors, Amplify GR and its development partners, and the City (the "Parties") are prepared to make joint commitments to each other by entering into the Agreement that would define joint goals, establish the partnership and identify the roles and responsibilities of each party as it relates to the multi-phase Boston Square Together project.

The Agreement sets out the goals, understandings, and the roles and responsibilities of each party, and is the initial agreement that establishes the framework under which the project will occur over time. The goals included in the Agreement relate to housing, community spaces and infrastructure, and economic opportunity, and are specifically defined below. Since being introduced to the City Commission in July, modifications and additions to further improve the Agreement have resulted from the ongoing discussions of the Parties, and are shown below in **bold**.

<u>Housing</u>

- **A minimum of** 40 owner occupied units at the project site within 16 years of when the units are constructed, a minimum of 50% of which would be affordable at 120% of AMI
- This includes 20 town homes (owner occupied) affordable at 120% of AMI
- 230-250 newly constructed rental units, at least 50% of which will be affordable at 60% AMI or below for a minimum 30 years
- 50 new home-ownership opportunities via expanded down payment assistance investments in the surrounding area (Census Tracts 35, 36 and 37) by 2026, targeting low to moderate-income households.
- 50 homes renovated in the same census tracts by 2026, targeting low to moderate-income homeowners.
- **Continue to explore potential opportunities with neighboring partners and property owners that would *prioritize* additional homeownership and address other housing needs consistent with the BST vision statement and goals of the Agreement.**

<u>Economic Opportunity</u>

- A minimum of 30,000 square feet of commercial space suitable for local business-ownership opportunities **with a goal of 50% of business owners representing traditionally under-represented populations.**
- A minimum of 30% of the overall construction costs sourced from 49507-based or Kent County based Minority-owned, Women-owned and/or Section 3 firms
- Prioritizing recruitment and hiring of residents of 49507 by working with contractors, subcontractors and other community partners
- **Amplify GR will a create a fund of a minimum of $500,000 in below-market rate business loans to support new business start-up costs within the project boundaries. The Parties will collaborate to design a fund with the goal of creating sustainable access to capital that helps build equity over time.**

- **The Parties will develop financial and technical support partnerships and programming to support the BST vision and business creation by neighborhood residents.**

Community spaces and infrastructure

- Construction of a community greenspace (i.e. public park) in the approximate location depicted on the site plan
- Constructing a 10-12,000 square foot early learning center, with a priority to maximize the number of children from the neighborhood
- An indoor community building that is accessible for local residents and organizations
- Extend Evergreen Street between Kalamazoo and Fuller
- Modify Ramona Street from two-way to one-way

As subsequent phases of the project occur, future project-specific agreements will be entered into which define the portions of the goals that will be achieved in each phase, subject to each party fulfilling their commitments, and will establish metrics that will be used to evaluate applications for financial assistance. These agreements will take the form of a Voluntary Equitable Development Agreement, which was a policy approved by the City Commission as part of the Housing NOW! initiatives.

The project aligns with strategies in both the City's Strategic Plan and the Equitable Economic Development and Mobility Strategic Plan, and with the City Commission Policy on Voluntary Equitable Development Agreements. In particular, the project's goals are to create economic prosperity through contracting, employment and business ownership; to increase the amount of private investment dollars spent with MBEs and WBEs, to increase access to capital in the Neighborhoods of Focus, to facilitate increased housing supply and affordable housing supply, with affordability across the income spectrum; to reduce barriers to homeownership; to support, leverage and promote home repair and home safety services in existing housing supply; to leverage partnerships and neighborhood leadership to gather and lift up resident voice in decision making; to expand parks and active open spaces in park deficient neighborhoods. Ongoing reporting and accountability to all of these objectives will take place as the project progresses over the next several years.

Pending various approvals including both financing and land-use, the early phases of the development would include construction of an early childhood education facility in partnership with IFF, a Community Development Finance Institution, and potentially the Early Learning Neighborhood Collaborative (ELNC), and construction of a mixed-income housing project (identified as F3 and F4 on the attached conceptual site plan which was recommended by the Planning Commission). Buildings F3 and F4 will still require final site plan approval from the Planning Commission, and are contingent upon funding from the Low-Income Housing Tax Credit program. The development group intends to apply for LIHTC funding in the October 2020 funding round.

The City intends to partner with the parties to the Agreement in an ongoing way on the project in its various phases, including through traditional economic and community development programs, infrastructure investments, park planning, fundraising and development, and by evaluating and seeking opportunities for grant funding that would contribute to the overall vision for the project. The City will also have a role as an active participant in community involvement efforts going forward.

JG/jk

cc: Victor Williams – Boston Square Neighborhood Association
Kenneth Hoskins – Oakdale Neighbors
Jon Ippel – Amplify GR
Latesha Lipscomb – Amplify GR
Connie Bohatch
Erin Banchoff
David Marquardt
Josh Naramore
Rick DeVries
Kristin Turkelson
Elizabeth Zeller
Jessica Solis

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution approving the Boston Square Together Initial Voluntary Equitable Development and Community Partnership Agreement.

WHEREAS:

1. Amplify Grand Rapids (AGR) is proposing a multi-phased comprehensive community and economic development project known as the Boston Square Together project (the "Project") to be located in the Boston Square neighborhood of the City of Grand Rapids; and

2. The Project will have significant impact on the surrounding community; and

3. AGR, along with the City of Grand Rapids, Oakdale Neighbors and the Boston Square Neighborhood Association (the "Parties") wish to ensure that the impact to the community results in positive outcomes that will actively work to reverse the historic disparities that currently exist which have been created and perpetuated by systemic and structural racism; and

4. The Parties believe that working together in partnership with mutual accountability will provide the greatest likelihood of achieving the desired outcomes for community greenspace and City infrastructure, economic opportunity and housing for all; and

5. In order to define the desired outcomes as well as set forth the roles and responsibilities of each organization, the Parties have collaborated to create the Initial Voluntary Equitable Development and Community Partnership Agreement; therefore

RESOLVED:

1. That the Initial Voluntary Equitable Development and Community Partnership Agreement (the "Agreement") is approved as attached hereto; and

2. That the City commits to fulfilling its obligations to the Parties as defined in the Agreement, and to actively seeking additional opportunities to partner with the community to reverse the disparities and create opportunity for residents, businesses and visitors to the Boston Square neighborhood, and

3. That the Mayor is authorized to execute the Agreement on behalf of the City after approval as to form by the City Attorney.

Prepared by Jonathan Klooster

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

Boston Square Together Initial Voluntary Equitable Development and Community Partnership Agreement

Introduction of the Partners

The entities defined below (collectively the "Parties"), contemplated to be Signatories as project partners:

A. Amplify GR (AGR),

B. Boston Square Neighborhood Association and Oakdale Neighbors (collectively referred to as "Neighborhood Organizations," except in cases where separate provisions may apply to one of the organizations),

C. City of Grand Rapids (City).

Date

This Community Partnership Agreement is dated as of _____, 2020.

Overview

The purpose of this Initial Voluntary Equitable Development and Community Partnership Agreement ("**CPA**") is to detail the objectives and roles of the Parties, who collectively agree to advance a vision and plan for investment in a 10-acre redevelopment area referred to as Boston Square Together (see Exhibit "A")(the "Project"). The Project will advance equitable and inclusive outcomes in the areas of health, housing affordability, education, and economic opportunity for those residing in the Boston Square Neighborhood in the city of Grand Rapids, Michigan. For the purposes of the CPA, the Boston Square Neighborhood is defined as the area contained within Hall Street, Giddings Avenue, Burton Street and Eastern Avenue ("Neighborhood," see Exhibit "B").

This CPA is the culmination of sustained engagement by a dedicated group of Neighborhood residents and organizations focused on shared objectives. These objectives are now reflected as the Boston Square Together Project Principles (see Exhibit "C")(the "Project Principles"). This CPA is the outcome of the Project Principles, the Boston Square Together plan, and a collective appreciation by all Parties listed in this document to achieve more equitable outcomes in the Neighborhood. The CPA was developed with an independent consultant who facilitated 6 two-hour review sessions with a resident oversight committee and Amplify GR ("AGR"), and 4 meetings with leaders of the Boston Square Neighborhood Association and Oakdale Neighbors (collectively referred to as the "Neighborhood Organizations"). In addition, a vision subcommittee was developed to create a shared vision statement for this Project. Here is the resulting vision statement for Boston Square Together, developed by and for Boston Square neighbors:

Boston Square is a community focused on families, neighbors, and the commitment to our deep roots in cultural, racial, and socioeconomic diversity. These qualities are embedded in the vision for Boston Square Together, a project that will bring growth to our Neighborhood.

We collectively aspire to provide added quality of life to current and future residents and their families through accessible and inclusive opportunities in housing, education, health and well-being, employment, and business ownership.

Boston Square Together partners are committed to growing and developing our community in a holistic direction that is informed by residents and influenced by shared power among multiple parties with a common purpose. The Boston Square Together Project will deliver equitable outcomes for families and neighbors today and for future generations.

This shared vision builds upon the input and planning represented in the 2009 Boston Square Area Specific Plan, the 2019 City of Grand Rapids Strategic Plan, the 2019 Southtown Business Area Specific Plan, the 2019 City of Grand Rapids Equitable Economic Development and Mobility Plan, input from a Neighborhood advisory committee and three public engagement meetings that incorporated the feedback from hundreds of Boston Square-area residents, business-owners, city stakeholders and elected officials.

To achieve this collective vision, the Parties agree that no one entity can achieve this Neighborhood vision alone and that substantive contributions from all Parties are required for the vision to be implemented. The Parties are collectively committed to the core value of ensuring racial, social- and economic-diversity in the Neighborhood reflective of the 2020 demographics in the 49507-zip code. Our collective intent is to reflect this commitment in each section of this Community Partnership Agreement.

I. Additional Background

This CPA has resulted from a voluntary collaborative process among AGR, Neighborhood Organizations, various implementation partners, the City of Grand Rapids, and other interested organizations and persons, rather than any process required by any law, ordinance or policy.

A. In particular, the Parties have collectively committed to uplifting and maintaining the cultural and economically diverse and socially conscious community in the Neighborhood.

B. The Parties further recognize that over 30% of families in the Boston Square-area live below the federal poverty level. To ensure that the Neighborhood remains an economically-diverse community and combat against raising housing costs across Grand Rapids, the Parties are committed to achieving a level of housing affordability described in the Housing section below, integrated with the necessary programmatic components that ensure all residents have access to the necessary resources to thrive.

C. The Parties agree upon community engagement principles including: (i) listening to and understanding one another's expressed goals and concerns, as well as underlying emotions regarding the Neighborhood (ii) respecting each of the Parties, their representatives and the

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

people residing and working in the Neighborhood, and (iii) trusting each Party and its representatives to be communicating with one another and acting in good faith.

D. The Parties have discussed and have reached informal consensus around the BSQ plan and programmatic principles documented by the Boston Square Together report (Exhibit "B" "Plan") and the rezoning request recommended for approval by the Planning Commission in January 2020.

E. The Parties recognize that due to the complexity of the Boston Square Together vision, it will require multiple forms of partnerships and a series of investments from multiple sources over time to achieve the collective vision described herein, including on and off-site housing affordability programs, community infrastructure and environmental remediation. All implementation partners will be asked to sign a Project specific Memorandum of Understanding (MOU) capturing the applicable content of this CPA along with the specific good faith objectives and data sharing requirements of the Project.

F. This CPA will take full effect on a project-by-project basis pending successful investments, local government participation, and benchmarks.

II. Understandings

The Parties will mutually work together in partnership to advance a collective Neighborhood vision called Boston Square Together, further defined by the shared understandings described below.

A. The Parties will collectively work to achieve the following objectives memorialized under this CPA:

a. Community Spaces and City Infrastructure

i. Exercise good faith efforts to ensure racial, cultural and economic diversity in community spaces and city infrastructure in the Boston Square Together plan.

ii. Construct a community green space in the approximate location depicted in the Boston Square Together vision and incorporate other smaller green spaces and walking trails within the site plan to promote multi-modal and accessible transportation in accordance with planning and zoning requirements.

iii. Construct a 10,000-12,000 square foot Early Learning Center subject to Special Land Use and other required approvals. Detailed commitments to maximize the number of children from the Neighborhood will be identified in the MOU with the Early Learning Center implementation partner.

iv. Create/renovate an indoor community building that is accessible for local residents' use of spaces for health, education, arts & culture, civic engagement, recreation, and/or technology, subject to Special Land Use and other required approvals.

v. Construct an extension of Evergreen Street built to City Standards through the site between Kalamazoo Avenue and Fuller Avenue subject to mutually agreed

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upon participation by the City in the cost of the extension and as permitted by law.

vi. Modify Ramona Street from a two-way street to a one-way street to allow for west-bound traveling only subject to mutually agreed upon participation by the City in the cost of the modification and as permitted by law.

b. Economic Opportunities

i. The Parties are collectively committed to exercising good faith efforts to ensure racial, cultural and economic diversity in employment and entrepreneurship opportunities in the Boston Square Together plan.

ii. In multiple phases of construction within the Boston Square Together Project, a minimum of 30,000 square feet of commercial space will be created that is suitable for local business-ownership opportunities, with a goal of 50% of business owners representing traditionally under-represented populations, subject to all planning and zoning and other required approvals.

1. AGR will work with existing businesses to provide relocation options in Boston Square or elsewhere in Grand Rapids, subject to mutually agreed upon written terms.

2. AGR will create a fund of a minimum $500,000.00 in business loans to support new business start-up costs within the Project boundaries. AGR will work with the applicable implementation partners to ensure that the loan terms are more favorable to the business-owners than traditional business loans, including below-market interest rates. AGR will collaborate with the other Parties and subject-matter experts to optimize the design of the fund prior to its launch. The Parties will collaborate to design a fund with the goal of creating sustainable access to capital that helps build local equity over time. Subject matter experts could include banks, community development financial institutions, business owners, or entrepreneurship support organizations.

3. Parties will develop financial and technical support partnerships and programming that supports the vision for BSQ Together, and business creation by Neighborhood residents, and businesses within the broader Boston Square business district.

iii. AGR and its implementation partners will adopt an aspirational goal that a *minimum* of 30% of the overall cost of construction will be sourced by 49507-based or Kent County-based Minority, Women-owned, and/or Section 3 firms. Implementation partners will work with the Neighborhood Organizations and other interested parties to examine ways to further increase the percentage and maximize positive, local economic impact. Progress on this goal will be reviewed

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

on a bi-annual basis with the implementation partners and signatories of this CPA during the construction phases of the BSQ Together Project.

iv. Neighborhood Employment – the Parties and the implementation partners will work with contractors, subcontractors, the City, and other community partners to prioritize recruitment and hiring of residents in 49507 for jobs connected with the Boston Square Together Project.

c. Housing for All

i. The Parties are collectively committed to making good faith efforts to ensure racial, cultural and economic diversity in homeownership and rental choices in the Boston Square Together plan as permitted by law.

ii. Rental Affordability: Commit to the goal of a minimum of 50% of newly constructed rental units (currently projected as 230-250 units in total) classified as affordable for those households at or below the 60% Area Median Income (AMI) level with rent equal to 30% of net income at that income level for a minimum of 30 years according to the standards of the Michigan State Housing Development Authority MSHDA Standards. Subject to necessary approvals and as permitted by law, a portion of the units will be allocated to households making 50%, 40%, and 30% AMI or less.

iii. Homeownership:

1. The Parties commit to a goal of expanded homeownership opportunities via a newly created or expanded program such as a down payment assistance program to 50+ low to moderate-income households by the year 2026, as permitted by law. The program would be made available within Census Tracts 35, 36, and 37.
2. The Parties commit to a goal of renovating an additional 50+ owner-occupied homes for households making 100% AMI or lower by 2026 in Census Tracts 35, 36, and 37.
3. The Parties commit to the goal of creating a minimum of 40 units of homeownership on the BSQ Together site within 16 years of when a unit is constructed. A minimum of 50% of these units will be subsidized for affordable home ownership opportunities for those making up to 120% AMI, as permitted by law.
4. Up to 8 townhouse units will be permitted to have attached Accessory Dwelling Units, subject to planning and zoning approvals and as permitted by law.
5. The Neighborhood has informally set a long-term goal of increasing the percentage of owner-occupied homes to 60% in the Neighborhood.
6. The Parties commit to continuing to explore potential opportunities with neighboring partners and property owners that would *prioritize*

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additional home ownership and also address other housing needs consistent with the Boston Square Together Vision Statement and the goals defined in this Agreement.

7. The Parties will continue to work on community defined outcomes consistent with the Boston Square Together Vision Statement and the goals defined in this Agreement.

III. Roles and Responsibilities

A. Neighborhood Organizations – Boston Square Neighborhood Association and Oakdale Neighbors

a. Meet quarterly and develop a shared calendar for the purposes of shared communication, education, planning and coordination on Neighborhood events and opportunities.

b. Develop engagement metrics on information sharing that both organizations can track and report on annually including:

i. The number of opportunities marketed through brochures/flyers delivered

ii. The number of inquiries via email/phone/website, and impressions on social media and website

iii. Participation numbers for each Neighborhood events

c. Support capacity building efforts and promote opportunities for resident leadership development. Examples may include but are not limited to certifications, credentialing and degreed program opportunities, community advisory board training and placement, financial literacy, entrepreneurship, homeownership, grant funded projects to support Neighborhood safety, beautification and improvement, and succession planning to ensure multigenerational leadership and continuity of long term commitment to the BSQ development and betterment of the Neighborhood.

d. Promote program, education and training opportunities with community partners that benefit residents. Examples may include but are not limited to parent and family support, social-emotional support, cultural competency, anti-racism training, community/police relations, new resident training, and referrals to employment opportunities.

e. Work in partnership with the Parties to provide education, information and referrals to experts for residents interested in home ownership opportunities.

f. Support advocacy efforts that promote engagement, visibility and action on issues in BSQ and the nearby neighborhoods (voter registration, participation in the 2020 census, engagement in Neighborhood, city and county meetings)

B. Amplify GR (AGR)

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

a. Coordination, fundraising and implementation of the various development projects described herein.
b. Development and fundraising for homeownership and business development programs described herein.
c. Ensure the various implementation partners develop projects and programs in a manner consistent with the Project Principles and BSQ Vision Statement.
d. Work in partnership with the Parties to provide education, information and referrals to experts for residents interested in home ownership opportunities
e. Facilitate shared evaluation processes and Annual Reporting on Project goals as detailed in Section IV of this CPA.
f. Host an annual collaborative improvement planning and listening session regarding what we have learned with BSQ implementation partners and those who have signed this CPA.
g. Commit to ensuring AGR stays informed and influenced by the priorities of the Boston Square residents and stakeholders through continued engagement with residents, Neighborhood Organizations and neighborhood advisory committees.

C. City

a. Increase collaboration and community engagement with local and state partners committed to investing in, supporting and mentoring minority owned businesses and increasing equitable outcomes in 49507 and within Census Tracts 35, 36, and 37.
b. Increase investments and partnerships designed to remove barriers in 49507 and within Census Tracts 35, 36, and 37 as permitted by law.
c. Investments will include but not limited to lead abatement, homeownership/ repairs, pollution remediation, green space and improving city infrastructure through paved alleys, parking mobility and street lighting, subject to applicable laws.
d. Commit to increasing leadership opportunities by appointing neighbors who live or work in the Neighborhood to serve on committees and actively addressing barriers that limit access to participation in accordance with City policy and procedure relating to appointments and as permitted by law.
e. Increase financial partnerships that achieve community goals including the establishment of brownfield districts, Neighborhood Enterprise Zones (NEZ), community infrastructure and green space, and other forms of performance-based investments into the community programs and projects described herein as permitted by law and consistent with City policy.
f. Leverage available grant dollars for the purpose of implementing projects in Boston Square consistent with the Boston Square Together plan, City of Grand Rapids Vital Street and Parks plans, as well as Housing and Urban Development (HUD) HOME

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

Funds, neighborhood match funds and Community Development Block Grant (CDBG) funds.

g. Support and advocate for additional support from State or Federal Government as determined to be available and appropriate for the projects.

IV. Reporting

This IMOU is intended to establish goals, define roles and responsibilities, and memorialize the Parties' intentions for implementing the overall vision, which will occur over multiple individual projects over time.

A. Prior to seeking either site plan approval or any financial investments or performance-based incentives from the City, the Parties will meet and reach shared understandings related to, at a minimum:
   a. The necessary approval processes and anticipated timeline for the current phase of the overall project;
   b. Evaluation of progress toward goals for any portion of the Project that has been approved or is in process or has been completed;
   c. Specific goals, metrics and accountability measures related to the Understandings section above for phase of work being discussed; and
   d. Changes or modifications to any aspect of the Project from what was originally anticipated;
   e. All as permitted by law and in accordance with City policy and procedure and subject to planning and zoning and other required approvals.

B. Upon completion of the Project, or any unique portion thereof, AGR will provide a report to the Parties outlining, at a minimum, outcomes related to the established goals, and all metrics which were previously agreed to.

C. In addition to the requirements above, AGR will provide annual reports during the duration of the City's investments into the housing programs described herein, including an update specific to the housing goals described in B.c.iii above. The report will contain, at a minimum:
   a. Number of new homeowners resulting from the Parties' programs (a) on the Project site and (b) within the surrounding neighborhoods.

   b. Number of owner-occupied units renovated in Census Tracts 35, 36, and 37, including demographics of the owners, as permitted by law.

V. Miscellaneous

A. Enforceable Rights. The Parties recognize that the concepts and plans outlined in this CPA are general and aspirational in nature and subject to future modifications and requirements, including legal requirements, as the Project progresses. However,

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

as certain aspects of the Project become tangible and start to occur, the specific principles in this CPA with respect to only those aspects may become enforceable upon the Parties as reflected in related written agreements.

B. Non-binding. The Parties acknowledge that this CPA constitutes a statement of their mutual intentions in connection with the Project contemplated herein, and therefore does not constitute a binding agreement upon any Party. The Parties understand that this CPA is voluntary and based on a shared vision to improve quality of life in the Neighborhood. The Parties agree that this CPA does not create any legal right, property interest or legal standing to any individual, group of individuals, or any non-governmental entity to initiate or pursue legal action against any Party or to enforce any provision of this CPA. However, certain principles in this CPA may become binding upon and enforceable against the Parties as specific aspects of the Project occur and are reflected in related enforceable agreements, as provided herein.

C. Amendment. No modification, rescission, waiver, or amendment of any provision of this CPA shall be made except by a written agreement executed by all Parties. Additionally, the Parties recognize that various provisions of this CPA will enviably require modifications, and to that end, the Parties agree to work together in good faith to amend such provisions and accommodate necessary modifications due to changes in circumstance.

D. Duration. Unless earlier terminated by written agreement executed by all Parties, this initial CPA shall remain in effect commencing on the date set forth above and continuing for a period of 15 years. Prior to the expiration of this agreement, Parties may elect to extend or modify the agreement through mutual consent. Parties agree to a spirit of collaboration that includes an annual review of this CPA.

E. Unforeseen Challenges: If a Party later determines that, in good faith, a provision within this document cannot be met, the Parties will meet to identify ways to support, identify other partners, or develop a revised strategy to overcome the unforeseen challenge. The Parties agree that their continued engagement in regular communication and meetings is essential to maintaining their collaboration and improving the resulting Project.

The Parties (in alphabetical order) are authorized to sign this Community Partnership Agreement and intend it to be effective as of the date first written above.

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Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

AMPLIFY GR

By:_____

_____

Boston Square Neighborhood Association

By:_____

_____

Oakdale Neighbors

By:_____

_____

CITY OF GRAND RAPIDS

By:_____

_____

Rosalynn Bliss, Mayor

Attest:_____

_____

Joel Hondorp , City Clerk

Approved as to form:

_____

_____

Anita Hitchcock, City Attorney

Approved by City Commission Proceeding No. _____, adopted _____, 2020

DRAFT

Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

EXHIBIT A

BSQT Plan

Exhibit B

Neighborhood Boundaries

Map highlighting: Hall/Giddings/Burton/Eastern

Exhibit C

Project Principles

GRAPIDS 60855-320 396029v1

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Attachment: 8.13.20 FINAL Boston Square Agreement (Resolution approving the Boston Square Together Initial VEDA and CPA)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jeremiah Gracia, Economic Development Director
Economic Development Department

SUBJECT: **Resolution setting criteria for the State Land Bank to market and sell Grand Rapids properties and for demonstration projects**

On October 8, 2019, (Proceeding 89277) the City Commission authorized execution of a Land Banking Agreement (the "Agreement") between the City of Grand Rapids and the State Land Bank Authority (SLB). The resolution also authorized the transfer of six City-owned properties to the SLB and allocated $70,000 to pay the SLB for annual holding and maintenance costs for the properties. The Agreement defines the roles and responsibilities of each party related to properties owned by the SLB in Grand Rapids and the process by which the properties will be maintained and sold. The attached resolution directs City staff to work with the SLB to make the properties owned by the SLB available to non-profit housing organizations for purchase.

On June 2, 2020, (Proceeding 89904) the City Commission approved Amendment One to the Agreement which added the initial list of 61 properties that would be subject to the Agreement. Six of the properties were transferred by the City pursuant to the original approval, and the remaining 55 were transferred from the Kent County Land Bank Authority to the SLB as its successor entity under a separate agreement. One property has been sold and therefore up to 60 lots remain subject to the Agreement.

These 60 properties are all vacant lots and generally have the size and access necessary to be built upon under the current zoning ordinance. The SLB has completed initial inspection and cleanup of the properties and is now doing routine maintenance. For the months of April, May and June, the cost of maintenance billed to the City was $12,600 which included some non-routine costs associated with the initial cleanup. At this point, we believe the assumptions used to estimate the annual costs will hold and the budgeted expenditures will be enough to maintain the properties in compliance with City codes and ordinances. The term of the City's agreement with the SLB is through December 31, 2020; however, the contract will renew automatically unless either party provides 60 days-notice to terminate.

Housing Next, as the City's contracted housing practice leader, has presented its findings from the Housing Needs Analysis completed by Bowen National Research as well as initial draft of implementation recommendations that the City could take to begin addressing the needs identified in the report. At this time, further prioritization and resource development is necessary to fully define the City's approach for its housing initiatives. That work is commencing collaboratively with various City departments and Housing Next.

We recommend starting now by offering these properties to non-profit developers to create housing units and by considering demonstration projects as opportunities exist. Based on (a) the demand for housing, (b) the land resource that these properties represent, and (c) the existing work of non-profit organizations in Grand Rapids, Housing Next has recommended making the properties immediately available through the SLB to non-profits organizations. Prior to authorizing the sale of any property, the requesting non-profit would be required to demonstrate the capacity and financial resources to undertake their proposed project and would need to define how the project would be facilitated to provide affordable housing. This could include projects funded through the HOME Investment Partnership program administered by Community Development, development that would place a property in a Community Land Trust, or other initiatives that would meet the need for affordable or missing middle housing defined in the Bowen report. Staff's evaluations of projects would be consistent with the process that has historically been utilized to evaluate projects proposed on tax-foreclosed properties. Any proposed project outside of those parameters would require consideration by the City Commission.

If approved, up to 60 properties will be listed for sale on the SLB website and will be available for purchase by non-profit entities which demonstrate one or more of the following:

- Rehabilitation for 80% AMI homeownership
- Rehabilitation for 60% AMI rental
- Placement of the property in a Community Land Trust
- Rehabilitation for emergency or transitional housing under an existing organization's program

These sales would be only to one of the following non-profit organizations:

- Habitat for Humanity of Kent County
- Inner City Christian Federation
- LINC Up
- Next Step of West Michigan
- Wellhouse
- Dwelling Place
- New Development Corporation
- Genesis Non-profit Housing Corporation
- 3-11 Youth Housing

The properties would be offered for sale through the SLB's well-defined process, which includes submitting an application that defines the proposed project and requires information needed to determine the feasibility of the project. The sale price of the property would be determined based on the greater of the City's costs incurred related to the property, or a value (on a per square foot basis) agreed to by the City and the SLB based on information contained in appraisals to be completed by the SLB. Taking this approach will continue to maintain a cost neutral program for the City and be consistent with the programs the City implements with tax foreclosed properties and previous agreements with the Kent County Land Bank Authority.

In addition to making the properties available to non-profit organizations, Housing Next intends to evaluate the properties subject to the Agreement and determine whether there may be opportunities to undertake demonstration projects. A demonstration project would be one that could be built within the parameters of the existing zoning ordinance and could demonstrate a financial model for either incrementally more dense development or missing-middle housing construction in the City. This work would be done in collaboration with City staff as part of the continued scope of work with Housing Next; however, any demonstration projects would be brought to the Economic Development Project Team for review and City Commission for approval prior to proceeding.

Economic Development Office staff and Ryan Kilpatrick, Executive Director of Housing Next, will be available to answer questions at the Committee of the Whole meeting on August 25.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution directing the State Land Bank to list all properties owned by the State Land Bank and subject to the Land Banking Agreement between the City and the State Land Bank, for sale to nonprofit organizations for the public purpose of providing affordable housing.

WHEREAS:

1. The City and the State Land Bank (SLB) have entered into a Land Banking Agreement (the "Agreement") as of October 8, 2019; and

2. The Agreement defines the goals to be achieved and the process by which property will be managed and sold; and

3. The City desires to work collaboratively with the SLB and nonprofit organizations for the public purpose of providing affordable housing; therefore

RESOLVED:

1. That the City authorizes the SLB to list and sell properties that are subject to the Agreement (the "Properties") for sale to nonprofit organizations that have demonstrated success developing affordable housing under a defined program; and

2. That prior to the transfer of any of the Properties, the applying nonprofit organization shall be required to demonstrate programmatic and financial capacity to undertake the project to the satisfaction of the City and SLB; and

3. That proceeds from the sale of any of the Properties that is payable to the City under the terms of the Agreement will be deposited in the Property Management Fund.

Prepared by Jonathan Klooster and Ryan Kilpatrick

MW

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Jeremiah Gracia, Economic Development Director
Economic Development Department

SUBJECT: **Resolution approving acquisition of the seven tax foreclosed properties from the Kent County Treasurer and authorizing expenditures not to exceed $200,458.17.**

Included in this memo is an update on the 2019 tax foreclosed properties, and the proposed process for the 2020 tax foreclosed properties. Attached is a resolution (a) approving the acquisition of seven (7) Kent County tax foreclosed properties (the "Property"), (b) declaring the acquisition of the Property to be for public purposes, and (c) authorizing the transfer of the Property to the State Land Bank Authority (SLB) under the terms and conditions of the Land Banking Agreement (the "Agreement") between the City of Grand Rapids and the SLB approved by the City Commission in October 2019.

2019 Tax Foreclosure Update

In 2019, the City Commission approved the acquisition of five tax foreclosed properties in the City of Grand Rapids. Staff has worked throughout the year with non-profit partners to facilitate transfer and redevelopment of the properties. The properties and projects' status updates are contained in the table below.

Address	Disposition	Status
1019 Crosby NW	Sold on July 7, 2020	Sold to New Development Corporation for HOME funded renovation for affordable homeownership.
632 Crescent NE	Sold on July 28, 2020	Sold to Next Step of West Michigan for renovation and use by Mel Trotter for transitional housing.
922 Benjamin SE	City retains ownership	LINC Up plans acquisition and commencement of rehab within 60 days.
333 Brown SE	Sold on July 28, 2020	Sold to Next Step of West Michigan for renovation and use by Mel Trotter for transitional housing.
921 Hazen SE	City retains ownership	Staff continues to work with LINC Up as they develop financial model for renovation.

Currently, 922 Benjamin SE and 921 Hazen SE are the only properties owned by the City or the SLB that have existing homes on them, and LINC Up intends to complete acquisition and commence construction on both of these properties by October 2020.

2020 Tax Foreclosure Proposal

The Kent County Treasurer has foreclosed on nine (9) properties in the City of Grand Rapids in 2020. The date of foreclosure was delayed from April to July due to Governor Whitmer's executive order. Of these properties, two (2) are vacant commercial lots, and seven (7) are residential. Of the residential lots, all have existing homes, five (5) of which are vacant.

Staff recommends the acquisition of the two commercial lots, and the five vacant residential properties described in the attached resolution.

Staff is further recommending that the City work with the SLB and non-profit housing development partners to rehabilitate the residential properties. The commercial properties will be evaluated for opportunities in connection with relevant stakeholders, including Corridor Improvement Authorities (Southtown and South Division-Grandville) and neighborhood associations. Recommendations regarding those properties will be reviewed with the Economic Development Project Team.

The cost of the City's acquisition includes costs payable for past due taxes, fines and fees, as well as amounts owed for property related services and unpaid summer property taxes, the total amount of which is $200,458.17 as detailed below. Economic Development has budgeted $200,000 for fiscal year 2021 for the acquisition of tax foreclosed properties, and recoups the expenditures through the property sales.

Payment For:	**Amount:**
Acquisition from Kent County	$150,380.26
Due to City Treasurer	$35,572.14
Summer Property Taxes	$14,505.77
Total Acquisition Costs:	**$200,458.17**

Subsequent to the City's acquisition, the Property would be transferred to the SLB pursuant to the Agreement. The Agreement describes the services to be provided; specifically, the SLB will undertake expedited quiet title as necessary, which will extinguish any remaining interest in the properties and provide good and marketable title to subsequent purchasers. In addition, the SLB will provide access for the City to enter the properties for purposes of evaluating condition and estimating rehabilitation costs and conduct routine maintenance of the properties. Additional costs could be incurred for emergency stabilization of properties including roof repairs, boarding and securing, or excess trash removal. The cost for those services has been approved and budgeted for Fiscal Year 2021.

Once transferred to the SLB, the properties will be listed for sale on the SLB website and will be available for purchase by non-profit entities which demonstrate one or more of the following:

- Rehabilitation for 80% AMI homeownership
- Rehabilitation for 60% AMI rental
- Placement of the property in a Community Land Trust
- Rehabilitation for emergency or transitional housing under an existing organization's program

These sales would be only to one of the following non-profit organizations:

- Habitat for Humanity of Kent County
- Inner City Christian Federation
- LINC Up
- Next Step of West Michigan
- Wellhouse
- Dwelling Place
- New Development Corporation
- Genesis Non-profit Housing Corporation
- 3-11 Youth Housing

Staff recommends approval of the attached resolution which approves and authorizes acquisition of the Property, authorizes the subsequent transfer of the Property to the SLB. Subsequent conveyances to the non-profit partners for the purposes listed above would not need to return to the City Commission for authorization pursuant to the Agreement and the action taken by the City Commission on June 2, 2020. Sales to other entities which staff believe can meet the criteria listed above would return to the City Commission for approval. Updates on progress with these properties will be provided to the Economic Development Project Team.

It should be noted that legislation to allow the City to establish a local landbank has been introduced in the Michigan Legislature. On May 28, 2020, Representative David LaGrand introduced HB 5822 to allow a city that has a population of 70,000 or more that is located in a county without a county land bank to establish a land bank. The City has indicated support for the legislation and requested that a hearing be held on the bill this fall.

KLW/jk

Attachments

cc: Roberta Cahill
Connie Bohatch
Erin Banchoff
Scott Baker

Eric Jordan

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution approving the acquisition of seven tax foreclosed properties from the Kent County Treasurer, declaring the acquisition to be for a public purpose, approving the transfer of the properties to the State Land Bank Authority, and approving expenditures for the same.

WHEREAS, the City wishes to fulfil the public purpose of providing affordable housing by facilitating the rehabilitation of tax foreclosed homes; therefore

RESOLVED:

1. That the Grand Rapids City Commission has determined the acquisition by the City of Grand Rapids of seven Kent County 2020 tax foreclosed properties constitutes a public purpose in connection with its obligation to provide for the health, safety and welfare of the community; and

2. That staff is authorized to take all actions necessary to acquire from the Kent County Treasurer the property located in the City and legally described as (the "Property"):

609 Lincoln Ave NW, Parcel No. 41-13-23-411-007 ($12,352.52)
LOT 38 & S 43.28 FT OF LOT 36* HARRISON S ADDITION* ALSO LOT 317 OF PANFIL S ASSESSOR S PLAT NO. 20

1014 South Division Ave, Parcel No. 41-14-31-351-012 ($7,881.54)
LOT 616* DORAN S ASSESSOR S PLAT NO 19* OF LOTS 13, 14 & 15 OF A CAMPAU S SUBDIVISION OF THE W 1/2 OF THE SW 1/4 SEC 31 T7N R11W

546 Neland Ave SE, Parcel No. 41-14-32-133-002 ($10,551.81)
N 44.36 FT OF S 1/2 OF LOT 29 BLK 1* BARCLAY & STEVENS ADDITION

614 Stolpe St SW, Parcel No. 41-17-01-152-009 ($12,039.85)
LOT 32* VANDER STOLPE S THIRD ADDITION

1350 Grandville Ave SW, Parcel No. 41-17-01-152-049 ($67,500.44)
LOTS 67 & 68 * VANDER STOLPE'S THIRD ADDITION

641 High St SW, Parcel No. 41- ($35,228.16)
LOT 9* VANDER STOLPE S SECOND ADDITION

108 Withey St SE, Parcel No. 41- ($5,033.32)
PART OF LOTS 11, 12 & 13 COM AT NE COR SD LOT 11 TH S 129 FT W 42 FT N 100.5 FT TH NE LY 28.54 FT TO S LINE WITHEY ST TH E 40.67 FT TO BEG* WOODSIDE ADDITION

3. That the acquisition costs of $150,380.26 due to the Kent County Treasurer for all taxes, fines and fees paid by the Kent County Treasurer shall be paid from the Property Management Fund; and

4. That payment of other outstanding property related taxes, fines and fees totaling not more than $50,077.91 will be paid from the Property Management Fund; and

5. That the Property shall subsequently be conveyed to the State Land Bank Authority for the consideration of $1.00 subject to the terms and conditions of the Land Banking Agreement between the State Land Bank Authority and the City to assist the City in accomplishing the public purpose; and

6. That upon approval as to form by the City Attorney, the Mayor is authorized to sign one or more Quit Claim Deeds conveying the Property to the State Land Bank Authority.

Prepared by Jonathan Klooster

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Kristin Turkelson, Planning Director
Design, Development, and Community Engagement

SUBJECT: **Resolution to consider Zoning Ordinance text amendments relative to land use regulations for medical and recreational marihuana facilities; and other amendments meant to clarify and correct previously adopted language**

OVERVIEW
The attached resolution would set September 15, 2020 as the date to hold a public hearing on zoning text amendments that would act upon the recommendations outlined in the "deliberative-track" discussion and as further described below.

BACKGROUND
On July 21, 2020 Committee of the Whole meeting, City Commission discussed zoning text amendments, commonly referred to as the "deliberative-track", which would provide additional land use regulations relative to the cannabis industry. This discussion was a follow-up to amendments made at the July 7, 2020 meeting which provided land use regulations for certain recreational marijuana license types. The July 7 amendments are commonly referred to as the "fast-track" amendments.

The "deliberative-track" approach generally addressed the following:

1. Modify or eliminate current sensitive uses.
2. Modify or eliminate current separation distances.
3. Modify or eliminate current waiver requirements.
4. Allow microbusinesses.
5. Determine whether to permit designated consumption establishments.
6. Determine whether to permit marijuana events.
7. Determine whether to provide a path for the seven (7) approved provisioning centers that cannot convert under the "fast-track" ordinance.

In addition to the above, the City Commission asked whether "youth centers" should be a defined sensitive use within the ordinance and therefore separated from a marijuana

facility. In accordance with the Michigan Zoning Enabling Act the Planning Commission had to consider this issue and provide a recommendation before an amendment could be considered for adoption by the City Commission.

On August 13, the Planning Commission held a public hearing to consider a text amendment that would define youth centers within the Zoning Ordinance and establish a youth center as a sensitive use, thereby requiring the use be separated from a new marijuana facility. A summary of that meeting and the Planning Commission's recommendation is further described below.

Following the City Commission's July 21 discussion and the August 13 Planning Commission hearing a zoning text amendment has been prepared for City Commission consideration, which has been submitted with this agenda item, and is summarized as follows:

Sensitive Uses / Separation Distances / Waivers

Relative to sensitive uses, separation distances and waivers, the proposed ordinance amendment can be summarized as follows:

Issue	**Proposed amendment**
Sensitive Use	-No changes to existing sensitive uses
Separation Distance	-No change to current uses -For microbusinesses - reduce facility separation distances and separation distances from residential zone districts
Waiver	-Eliminate waiver process -Allow approved waivers (for provisioning centers) to "transfer" to a recreational marijuana facility application with Planning Commission consideration and approval.

The attached ordinance amendment does not add youth centers as a sensitive use. If the Commission desires to add youth centers as a sensitive use and require a 1,000 foot separation distance between any new marijuana facility and a youth center, then the Commission would need to amend the proposed amendment. If youth centers are added then a use definition should also be incorporated.

Staff has prepared an alternate version of the ordinance amendment that includes the addition of youth centers. It is an attachment to this agenda item and intended to assist the Commission in this deliberation. If the Commission desires to add youth centers to the ordinance an amended resolution would be needed.

The proposed ordinance amendment pertaining to separation distance requirements for microbusinesses and the sensitive use waiver changes are described in subsequent sections of this memo.

Planning Director/Commission Recommendation
The Planning Director supports the proposed ordinance amendment.

The proposed ordinance amendment does not include the addition of youth centers as a sensitive land use. For reasons stated by the Planning Commission (summarized below) and factors noted in the Planning Commission staff report, the Planning Director does not support the addition of youth centers as a new sensitive use.

At their August 13, 2020 Planning Commission meeting, a hearing was held to consider a proposed text amendment to add youth centers as a defined sensitive use (relative to marijuana land use regulations). After careful consideration, the Planning Commission does not recommend that this additional sensitive use be added. In general, their recommendation was supported by:

- It is not clear how many youth centers exist within the City and therefore the City is unable to ascertain the impact of this sensitive use on the number of potentially eligible parcels for a marijuana use.
- Uses that could be impacted by the geographic proximity of a proposed marijuana use will be considered as part of the Special Land Use standards
- If an existing (approved) marijuana business is located within the separation distance from the new sensitive use this will result in the creation of nonconforming marijuana uses and limit the ability for an existing marijuana business to expand (although note noted by the Planning Commission, a nonconforming use status also impacts the ability for the business to finance certain businesses activities including construction loans and loan refinancing).
- If an existing (approved) marijuana business is located within the separation distance from the new sensitive use this will limit the businesses ability to add a recreational license thereby jeopardizing the sustainability of an existing business
- Inability to definitively identify a youth center despite the proposed definition (from the staff report: K-12 schools, childcare centers and substance use disorder facilities all require state licensure. Residential zone districts are established by the City's official zoning map and publicly owned parks and playgrounds are identified by the Parks and Recreation Master Plan. Religious Institutions are slightly more challenging, but identifiable from their tax-exempt status, required land use approvals and building permit occupancy states. Conversely, youth centers do not require a state license to operate and, historically, the City has not issued land use or building permits with an associated youth center designation. Therefore, it would be difficult to retroactively assign a youth center land use designation to an existing use processed under different regulations and considerations).

Microbusinesses

The microbusiness license type authorizes a single vertically integrated facility that includes cultivation of up to 150 plants, processing and packaging, and retail sales at a single location. All three operations must be conducted for a microbusiness operation. While the MMFLA restricted growers to locations only zoned for industrial or agricultural uses, MRTMA does not have similar restrictions; a microbusiness could potentially locate within a mixed-use commercial area. However, it is worth considering that a microbusiness might have the same potential land use impacts as a grower, processor or retailer specifically related to odor, traffic and parking.

An individual holding a microbusiness license cannot also hold any ownership interest in a grower, processor, retailer, safety compliance facility, or secure transporter. MRTMA requires that only residents of the State of Michigan (as of the date of filing a State application) may be granted a microbusiness license, until December 6, 2021.

The attached ordinance amendment would permit marijuana microbusinesses to operate in all mixed-use commercial and industrial zone districts, subject to certain separation distance requirements described in the table below:

Review process	**Land use considerations**	**Estimated number of eligible parcels**
Director review in SD-IT Zone District	• 1000' from defined sensitive uses and residential zone districts. • No separation distances from other facilities.	172 Parcels
Director review in TCC and C Zone Districts	• 1,000 feet from defined sensitive uses and residential zone districts. • 500’ separation distance from another facility.	241 Parcels
Director review in TOD and TBA Zone Districts when at least 500 feet from residential zone district	• 1000' from defined sensitive uses. • 1000’ separation distance from another facility.	48 Parcels
Special land use in TOD and TBA zone district when less than 500 feet from residential zone district	• 1000' from defined sensitive uses. • 1000’ separation distance from another facility.	43 Parcels

Planning Director Recommendation
The Planning Director supports the proposed ordinance amendment.

Determine whether to provide a path for the seven (7) approved provisioning centers that cannot convert under the “fast-track” ordinance.

In the zoning ordinance text amendment adopted on July 7, commonly referred to as the “fast-track” ordinance amendment, sensitive use waivers granted to Provisioning Centers do not “transfer” with an application to add a recreational marijuana retail license. In addition, no new recreational retail facility could apply for a sensitive use waiver. Those two intentional decisions resulted in seven (7) approved provisioning

centers that cannot apply for a recreational retail use type because those facilities required sensitive use waivers.

The decision to not allow new recreational retailers to apply for sensitive use waivers was informed largely by the City's objective to support equitable access to the recreational marijuana industry. In addition, the state statute limiting state license applications of retailers to current medical marijuana licensees in Michigan until December 6, 2021. After that date, individuals that did not have the capitalization requirements needed for medical marijuana licenses or were disproportionately affected by the War on Drugs will have a greater ability to seek a recreational marijuana license from the State of Michigan. It may be appropriate to increase land availability for marijuana uses at that time, rather than now.

The attached ordinance amendment would provide a path for Provisioning Centers that have established land use rights as of September 29, 2020 to request consideration by the Planning Commission to allow the sensitive use waiver to also apply to the recreational marijuana license type as part of the Special Land Use consideration.

Planning Director Recommendation
The Planning Director supports the proposed ordinance amendment.

CITY COMMISSION ACTION
The attached resolution schedules a public hearing on September 15, 2020, with September 29, 2020, established as the date for the City Commission to consideration of the zoning ordinance text amendment.

Please forward the attached resolution for consideration at the next scheduled City Commission meeting.

Should City Commission desire to add youth centers as a sensitive use then the proposed resolution must be amended. A draft ordinance with youth centers has been attached to this agenda item and could be substituted if desired.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution setting the date for a public hearing and consideration of an ordinance amending the Zoning Ordinance (Chapter 61 of the City Code) relative to marihuana; adding recreational marihuana land uses and modifying some requirements for medical marihuana land uses; establishing a process for the review of approved medical facilities seeking to convert to or introduce a recreational component; and other amendments meant to clarify and correct previously adopted language.

WHEREAS:

1. Subsequent to the City Commission's adoption of several Zoning Ordinance text amendments relative to regulations pertaining to medical and recreational marihuana land uses, a number of additional amendments relative to sensitive uses, sensitive use waivers, and certain recreational marihuana uses were desired for further discussion; and

2. The City Commission had determined that additional discussion was needed on land use regulations for retail marijuana uses, sensitive uses, the existing waiver requirements and such discussion needed to take place after establishment of a comprehensive social equity policy intended to uplift members of the community who have been negatively impacted by the War on Drugs and related factors; and

3. Additional discussion on the above regulations occurred on July 21, 2020, at which time a policy consensus was achieved; and

4. Further discussion centered around whether "Youth Centers" should be a defined sensitive use within the ordinance and therefore separated from a marijuana facility, and

5. The Planning Commission held a public hearing on August 13, 2020 to consider a Zoning Ordinance amendment to consider adding a Youth Center as a sensitive use within the land use regulations for Marihuana Facilities.

RESOLVED:

1. That the City Commission hereby schedules a public hearing to take public testimony on the following amendments to Chapter 61 of Title V of the Code of the City of Grand Rapids on September 15, 2020 at 7:00 p.m. or soon thereafter; and

2. That the City Commission hereby directs the City Clerk to publish notice of the public hearing to be held at 300 Monroe Avenue NW, Grand Rapids, MI or remotely, in a newspaper of general circulation, with notifications of a remote meeting posted at the following address: https://www.grandrapidsmi.gov/Government/Meetings/Notices; and

3. In accordance with Title V, Section 10(b) [Compiler's Paragraph 60(b)] of the Charter of the City of Grand Rapids, that the attached Summary of the Ordinance be published in the official City Commission Proceedings and in a newspaper of general circulation in the City, in lieu of publishing the full text of the Ordinance, and

4. That the amendments be considered for adoption and immediate effect by the City Commission at its meeting of September 29, 2020.

SUMMARY OF ORDINANCE 2020 –
AN ORDINANCE TO AMEND CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

These amendments are intended to refine the approved regulatory approach for licensed marihuana facilities, as permitted by Public Acts 281-283, including microbusinesses and retail marihuana facilities.

Major changes that are proposed within the amendments include:

1. Allow medical or recreational marijuana microbusinesses.

2. Allow medical provisioning centers that obtained a sensitive use waiver to seek Planning Commission consideration in the “transfer” of that waiver when requesting consideration to add a marihuana retail use to the same facility.

3. Other amendments meant to clarify and correct previously adopted language.

The proposed Zoning Ordinance text and map amendments are available at the City’s website at https://tinyurl.com/recmarijuanaamendments or examined in person at the Planning Department, 3rd Floor, 1120 Monroe Avenue NW, Grand Rapids, Michigan 49503, during business hours until 4 p.m. the day of the public hearing. The Planning Department may be contacted at (616)456-4100 or planning@grcity.us.

AN ORDINANCE TO AMEND CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

ORDINANCE NO. 2020-__

FOR IMMEDIATE EFFECT

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Title V, Chapter 61, Table 5.9.19.D. of the Code of the City of Grand Rapids be amended to add a row entitled Microbusiness, to read as follows:

Table 5.9.19.D. Approval Procedures for Marihuana Facilities

Table 5.9.19.D. Approval Procedures for Marihuana Facilities				
License Type	**Description**	**Criteria**	**Review Procedure**	**GNP Required**
"Microbusiness	New or expansion	TCC, C	DR	No
		TBA, TOD (when at least 500' from a residential zone district)	DR	Yes
		TBA, TOD (when less than 500' from a residential zone district)	SLU	Yes
		IT	DR	No"

Section 2. That Title V, Chapter 61, Section 5.9.19.E.3. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

E. Separation Distances and Waivers.

3. "Applicability. The location and co-location of authorized facilities shall be determined as follows:

   a. The following minimum-distancing regulations shall apply to marihuana provisioning centers and retailers, except for provisioning centers or retailers co-located in an IT-District, pursuant to 5.9.19.E.4. A provisioning center or retailer shall not be located within:

      i. 1,000 feet of a child care center, or a school;

      ii. 1,000 feet of a publicly owned park or playground;

      iii. 1,000 feet of a religious institution;

iv. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

v. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

vi. 2,000 feet of another provisioning center or retailer location; and

vii. 1,000 feet of another marihuana facility location, other than a provisioning center or retailer.

b. The following minimum-distancing regulations shall apply to marihuana processors, marihuana growers, and marihuana provisioning centers or retailers co-located in an IT-District pursuant to 5.9.19.E.4. A facility shall not be located within:

i. 1,000 feet of a child care center, or a school;

ii. 1,000 feet of a publicly owned park or playground;

iii. 1,000 feet of a religious institution;

iv. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

v. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located; and

vi. 1,000 feet of another facility location (see 5.9.19.E.4.a.).

c. The following minimum-distancing regulations shall apply to marihuana microbusinesses:

i. 1,000 feet of a child care center, or a school;

ii. 1,000 feet of a publicly owned park or playground;

iii. 1,000 feet of a religious institution;

iv. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

v. 500 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

vi. When located in a TCC or C Zone District facility must be 500 feet of another marihuana facility location; and

vii. When located in a TOD or TBA Zone District facility must 1,000 feet of another marihuana facility location."

Section 3. That Title V, Chapter 61, Section 5.9.19.E.6. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

E. Separation Distances and Waivers.

6. "Sensitive Use Waiver. Waivers granted by the Planning Commission for a medical marihuana land use are applicable only to that land use, except that any sensitive use waiver granted before September 29, 2020 for a marijuana provisioning center may be applied to the consideration of a marijuana retail use at the same location as part of the Planning Commission Special Land Use consideration and in accordance with the standards of Section 5.12.09."

Section 4. That Title V, Chapter 61, Sections 5.9.19.F.2. and 3. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

F. Co-Location and Stacked Licenses.

2. "In Mixed-Use Commercial Zone Districts co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities.

3. In the IT Industrial-Transportation District, co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities and GFA requirements in this Chapter. Retailers or provisioning centers may be co-located with a grower or processor as long as the retail GFA is not more than twenty-five (25%) of the combined GFA."

Prepared by Elizabeth Zeller

Zoning Ordinance Text Amendment – Youth Center

Ms. Turkelson explained that the City Commission had a discussion on the deliberative elements associated with the Recreational Marijuana Land Use discussion. The question before the Planning Commission today is whether or not Youth Centers should be a defined Sensitive Use within the Ordinance and therefore separate from a marijuana facility. Prior to the July 21 meeting, the City Commission received several letters/correspondences requesting such action. Those letters were included in the Planning Commission's packet for background on how some members of the community feel about this.

Ms. Turkelson explained that in order to define a Youth Center as a Sensitive Use two steps have to be taken. The first is to consider a definition and then second, to apply it to the Land Use regulations of Article 9. Ms. Turkelson further explained that a Youth Center is a permitted land use in the City Center Zone District and Special Land Use in all other Commercial Zone Districts. However, the Ordinance never included a definition of Youth Center. Ms. Turkelson couldn't recall a time when they have applied land use approval to a Youth Center. More traditionally they have used the definition or use regulations of Social Service Club, Social Service Facilities and Community Centers whereby a component of those programs or operations tend to serve the youth. Ms. Turkelson reviewed those definitions in an effort to consider independently regulating Youth Centers. The definition being proposed for consideration is: *A government or nonprofit facility that offers programs and services primarily to persons under 18 years of age and is used for said programs and services for more than five (5) hours per day each day the facility is open. Programs and services may include, but are not limited to, social, training, cultural, or advisory services and activities and includes private youth membership organizations or clubs and social service teenage club facilities. A Youth Center does not include childcare centers, educational uses, religious institutions, or parks and playgrounds.* Ms. Turkelson explained that the definition is trying to get between what is an ancillary support service, such as a religious institution might offer, and a more traditional boys and girls club type facility; trying to distinguish between the primary and secondary use.

Ms. Turkelson recalled that in 2017 they engaged in quite a bit of research on appropriate and common sensitive land uses to be buffered from marijuana facilities, which is how they arrived at the sensitive uses identified currently. It wasn't common, although there are several ordinances around the country that do buffer Youth Centers as a sensitive use. If the Ordinance is amended, a Youth Center would become a defined Sensitive Use and, similar to a childcare and/or educational facility, a marijuana facility would have to be at least 1,000 ft. from the Sensitive Use. The separation distance would not be eligible for a waiver.

Ms. Turkelson noted that when looking back at the Sensitive Uses that are currently defined in the Ordinance it is important to be able to definitively classify the Sensitive Use. K-12 schools, childcare facilities and substance use disorder facilities all require State licensing. That link helps identify whether it is a legally established land use and one that warrants the separation distance. Residential districts are established by the City's official Zoning map and the publicly owned park and playground sensitive uses are identified using the City's Parks and Recreation Master Plan. Religious Institutions were slightly more challenging but they are identifiable based on their tax-exempt status, the required land use approvals, and building permit/occupancy

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permit. Conversely, Youth Centers do not require a State license to operate and historically there haven't been any land use or building permit approvals associated with a Youth Center designation. Therefore, it would be difficult to retroactively assign a Youth Center land use designation to an existing use that was processed under different considerations. Ms. Turkelson clarified the reason for bringing that to the Commission's attention. Many times staff is asked just what that means; how many are there, how many parcels would that make ineligible for a marijuana use, etc. Unfortunately, Ms. Turkelson doesn't have the ability to provide that detail. It would be necessary to do it on a case by case basis. When a new application for a marijuana facility came in, staff would work with the applicant and they would be responsible for helping to identify all of the uses within 1,000 ft. Staff would then be able to go back and determine whether a particular use meets the definition of Youth Center and whether it was a legally established use. Ms. Turkelson feels that is a layer of complexity for the Planning Commission's consideration.

Ms. Turkelson suggested that another complexity is primary vs. ancillary use. If a Religious Institution has a Youth Center component, does that Youth Center component or program require it to be buffered? Therefore, the Planning Commission should consider whether there is a desire to buffer Youth Centers that are primary uses and whether they should be buffered when they are an ancillary use.

Ms. Joseph recalled from the presentation that at this point they don't know how many parcels in the City would be classified as a Youth Center.

Ms. Turkelson agreed.

Ms. Behler recalled from the packet that there were four or five letters supporting the addition of Youth Centers as a Sensitive Use. She asked if there were others/additional community feedback.

Ms. Turkelson replied that one of the packet items was labeled "letters to City Commission". Her understanding was that one of the individuals speaking before the City Commission represented a broader group. She noted that a letter from the West Michigan Cannabis Guild and a letter from Mr. Bartley were also submitted today. The Cannabis Guild expressed concern relative to adding Youth Centers as a Sensitive Use and concern about what problem that would solve. Mr. Bartley suggested that the Planning Commission delay a decision until there is a better understanding of how many facilities exist, where they are, and how many eligible parcels would be impacted by that. Ms. Turkelson clarified for Ms. Behler that her recollection was that one of the letters submitted was signed by a group of individuals.

Ms. Behler feels that if public sentiment is the impetus for this conversation it is important to understand what *a lot of the community* thinks about this. She wishes to be clear about what staff's interpretation of *a lot of the community* is based on the packet and letters that have come in. She asked if this consideration will involve a public hearing at the City Commission level.

Ms. Turkelson clarified that today's hearing is a public hearing and she believes the City Commission is also planning to have a public hearing that would include this potential amendment, as well as others.

Mr. Van Strien asked if the City Commission either supports or rejects the Planning Commission's recommendations and if they ever alter the text.

Ms. Turkelson clarified that they do have the ability to alter the text. She recalled that the Planning Commission made a recommendation to the City Commission in January related to Sensitive Uses but the Planning Commission didn't discuss considering Youth Centers as a Sensitive Use. Because the City Commission didn't have a recommendation on Youth Centers, it was not within their authority.

Mr. Rozeboom referred to the suggested definition noting that it specifically says *government or non-profit*. He recalled a problem with that related to psychological services. The Ordinance said government and non-profit and when there was a for-profit involved, they didn't know how to apply it. He asked if including *government or non-profit* is important in this case.

Ms. Turkelson replied that that was intentionally included. Based on the communication received thus far, if for-profit facilities were added then it calls into question whether places such as trampoline parks, etc. would be eligible for consideration as a Sensitive Use. Therefore, based on the information, it seemed to make sense that it was either a non-profit or governmental agency.

Mr. Van Strien opened the public hearing and invited comment from callers and Webex attendees; there was no public comment.

Mr. Van Strien began the discussion. He is fine with trying to define what a Youth Center is and including that definition in the Ordinance. However, he is not inclined to add another Sensitive Use to the Ordinance.

Ms. Behler agreed with Mr. Van Strien. This feels like a policy decision and the Planning Commission isn't a policy body. As they go down the path of adding a Sensitive Use, particularly if it is based on input from the community, she feels that is what the elected officials are for. She would not be in favor of this text amendment. As a retreating argument, she would suggest postponing for additional information. Ms. Behler again stated that she doesn't see this as within the scope of their responsibility.

Ms. Joseph agreed.

Dr. Wallace also agreed.

Ms. Joseph added that it is their job, as a body, to consider each case within the context of the neighborhood. It feels like adding this as a Sensitive Use, to automatically require the buffer, negates the Special Land Use process as a valid avenue for voicing concern about the context of the neighborhood.

Mr. Van Strien pointed out however that they are quasi-legislative and they do recommend text changes to the City Commission. They don't have the final stamp but they do guide it.

Ms. Turkelson agreed. She feels making a recommendation on this amendment is entirely within the Planning Commission's scope. The Planning Commission is being asked to consider whether this is an appropriate definition of a land use, whether there is a desire to incorporate it in the Ordinance, and whether the Planning Commission recommends defining a Youth Center as a Sensitive Use, whether it should be a waivable Sensitive Use, whether it should have a 1,000 ft. separation distance or some other number as a separation distance.

Mr. Van Strien clarified that while he does believe it is within their purview, he doesn't feel they should consider this for addition to the Sensitive Use list. In fact, he feels that by defining Youth Center it creates a new category and Youth Centers may find it more difficult to operate within the City. There might be additional hoops they need to jump through to open where they might otherwise fall within an allowable land use. Mr. Van Strien again stated that he would be amenable to defining Youth Center and including it in the Ordinance but is definitely not in favor of adding it to the list of Sensitive Uses.

Ms. Joseph clarified that her agreement was with the idea of trying to define Youth Center but she would not agree to making it a Sensitive Use.

Mr. Treur indicated that he is also comfortable with defining the use. Where he struggles with it is that the definition makes it seem very much like a school and a school is a Sensitive Land Use. He is trying to figure out how to reconcile that if they don't add it as a Sensitive Use.

Mr. Van Strien argued that a school is pretty clear cut and easy to understand whereas this is not. He would prefer not making any recommendation on this matter or recommend that it not be included in the Ordinance at all. That seems to be the simplest way to address it.

Mr. Greenwald stated that he has no problem accepting the definition proposed. He is not in favor of making a recommendation that Youth Center be added as a Sensitive Use.

Mr. Rozeboom indicated that another thing that makes him uncomfortable is the piecemeal approach to the whole sensitive land use question. They've spent numerous hours trying to determine what was sensitive or not and now here is another being proposed. It is out of context, at least as far as timing. It works better if they are all addressed at once.

Mr. Van Strien stated that it feels like an attack on a specific industry for a specific purpose also.

Ms. Turkelson recalled that there was a significant discussion in 2017 about Sensitive Uses. In addition to providing mitigation of potential impacts on certain uses that were deemed more sensitive, it was also being done to control the number of parcels that could be utilized/address the concentration of marijuana facilities within the City. As it is, there really aren't any parcels eligible for retail marijuana facilities. Therefore, she isn't sure, at this point, how successful or impactful adding this to the Ordinance would be unless more eligible land were added to the

mix. They are also between application processes so it is a challenging time to add a Sensitive Use. However, that doesn't minimize the importance of the consideration.

Mr. Van Strien requested advice on how to proceed. Is it necessary to recommend denial or can they simply forego making a recommendation?

Ms. Turkelson replied that the Planning Commission needs to make a recommendation, when ready. The recommendation could be to not define and/or include as a Sensitive Use.

Mr. Van Strien pointed out that if they make a recommendation then it is on the table. He would prefer it not be on the table because their recommendations are just that and the opposite decision could be made.

Ms. Joseph asked if they could potentially postpone to get more information as to the level of impact this could have on the City.

Ms. Turkelson replied that if that is information needed to make an informed decision then yes, the Planning Commission could direct staff to provide additional information. Ms. Turkelson requested advice from Ms. Beebe as to whether the Planning Commission can forego making a recommendation.

Ms. Beebe expressed her understanding of the discussion; the Planning Commission is not interested in adding Youth Center to the Sensitive Use list and, therefore, it is difficult to recommend a definition for something they don't want in the first place. She realizes that there have been some letters submitted on the topic but she doesn't know that the City Commission has had the policy discussion in public yet. She also understands that there is a City Commissioner that has been advocating for this addition. Ms. Beebe asked if the City Commission has had an actual public discussion on this matter.

Ms. Turkelson replied that they did. There were at least two Commissioners that asked for input during the deliberative discussion on July 21. She clarified that the addition of Youth Center wasn't specifically on the agenda.

Ms. Beebe advised that the most efficient way she perceives this happening is for the City Commission to have this on an agenda where people are notified that it will be discussed and given an opportunity to weigh in. If the City Commission then decides to move forward with it, they would send it to the Planning Commission for the definition because at that point they will have decided that they do want a policy in place, adding it as a Sensitive Land Use.

Ms. Turkelson explained that, based on the July 21st discussion, she understood that the City Commission desired the Planning Commission's input on this matter and that they would consider that matter at their August 25th meeting.

Ms. Beebe advised then that if the Planning Commission recommends not adding Youth Center as a Sensitive Land Use it will go forward to the City Commission and they can discuss it. If

they decide they would like to amend the Ordinance they can do so and the Planning Commission will again have to weigh in on the definition.

Ms. Turkelson clarified that her understanding of the matter before the Planning Commission today was to get the Planning Commission's input on this matter, including the definition.

Ms. Beebe expressed her understanding of what she's heard from the Planning Commission; they are not in favor.

Mr. Van Strien agreed. The Planning Commission needs to know what their next step is if that is their preference. He clarified that it is a two-step consideration for the Planning Commission. In order for it to be added as a Sensitive Use it needed to be defined, which is the first step. Staff drafted a definition at the request of City Commissioners. At this point he understands that the role of the Planning Commission is to make a recommendation of denial.

Ms. Turkelson recalled that Ms. Joseph had alternatively offered to consider a motion to table until more information is available.

Mr. Van Strien asked Ms. Joseph what information she desires to aid in her decision.

Ms. Joseph clarified that she doesn't necessarily need additional information. She had simply offered it as a suggestion because it seemed that they had limited ability to actually make the final decision.

Ms. Beebe asked Ms. Turkelson if the City Commission has already decided that Youth Center will be added as a Sensitive Land Use and they just want the Planning Commission to define it.

Ms. Turkelson replied no. The City Commission was interested in asking the Planning Commission's input on whether a Youth Center should be a Sensitive Land Use and, if so, what regulations should apply. Her understanding was that staff would present it to the Planning Commission for input and the Planning Commission would send forth their recommendation for consideration.

Ms. Joseph **MOVED, NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Commission deny the proposed Text Amendments to the Zoning Ordinance, for the following reasons:**

1. **The proposed amendments are not consistent with the purpose and intent of the Master Plan and Zoning Ordinance because the specific proposed uses are not considered by the City's Master Plan and the specificity of this definition may cause confusion over actual designation of a Youth Center.**
2. **The proposed amendments will not enhance the functionality or character of the future development in the City because the addition of this use may create some issues with whether existing uses fall within this definition and may be difficult to properly verify by the City. Adding Youth Centers as a Sensitive Use will reduce opportunities for local residents and those in the minority community to enter into the cannabis business.**

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3. **The proposed amendments will not protect the health, safety, and general welfare of the public because appropriate regulations already exist that may be used to protect this use; no evidence has been provided that indicates that this use needs to be included as a Sensitive Use; existing legal consequences for marijuana facilities selling to minors are already significant.**
4. **The proposed amendments are not needed to correct errors or omissions in the original text because appropriate regulations already exist that may be used to protect this use and existing regulations were based on significant research and analysis.**
5. **The proposed amendments will not address a community need in physical or economic conditions or development practices because this amendment may encourage existing uses to alter their uses to match this definition solely as a tactic to prevent the establishment of a marijuana facility and the amendment will further restrict locations for a growing industry that is providing jobs in the community.**
6. **The proposed amendments will result in the creation of significant nonconformities in the City because the inclusion of this definition may be an issue should additional Youth Centers be established; monitoring of the use would be difficult should it change to a use that no longer meets the definition; and it is not definitively known how many Youth Centers matching this definition already exist or where they are located.**

SUPPORTED by Mr. Greenwald.

Ms. Behler indicated that her understanding of the recommendation they were going to make was that they didn't want the new Sensitive Use vs. they didn't want to define the use. In the first finding it states that the specificity of the definition may cause confusion. She doesn't feel they necessarily had a discussion on how confusing the definition could be. She suggested either eliminating that or to provide more clarity.

Ms. Joseph replied that she didn't include in unintentionally. She agreed however that they didn't discuss it in detail. In thinking about the complexities of defining Youth Center, figuring out where they are, and what qualifies and what doesn't, she chose to include that in the recommendation to deny. Ms. Joseph indicated she would be open to amending it if others had feelings similar to Ms. Behler.

Ms. Behler again stated that she doesn't feel it is their decision. They should be clear on what they are recommending to the City Commission; that there is no desire for another Sensitive Use. There should be a record about why they feel the definition is confusing and they don't have a record of that. They have four or five letters from those wanting the addition and Ms. Turkelson's very thorough explanation of what data they do have. She would rather just address the addition of the Sensitive Use and, if the City Commission decides they want to add it, then it could be sent back for them to consider the definition.

Ms. Turkelson offered an explanation. The motion says *the proposed text amendments.* The proposed text amendments include both the definition and the regulatory criteria of being a Sensitive Use and being 1,000 ft. from a marijuana facility. Her thought regarding the specificity of the definition is that it speaks to the challenges of if a religious institution also has a youth ministry, is that youth ministry a Youth Center or is it an ancillary use associated with the

religious institution. That is where the definitions begin to get layered, which is in part why that concern was raised.

Mr. Treur noted that a religious institution is already a Sensitive Land Use.

Ms. Joseph agreed. However, if they have their youth ministry in a separate building it doesn't require a buffer, at this point, from marijuana uses.

Ms. Turkelson agreed. There could be a number of scenarios. It could be a ministry that isn't located at the same facility as the place of worship. The definition of a religious institution is very clear; a place of worship. It isn't the pastor's home or the fellowship hall, even though they may be owned by the church. It is conceivable that a Youth Center is either in the basement of a religious institution or located in an ancillary building on an adjacent parcel or down the street. There is also the layer of if they are both in one building and there are technically two Sensitive Uses within the building. Ms. Turkelson felt it would be helpful if the findings address both aspects; the definition and the regulations.

Ms. Joseph indicated she would not be amending the motion.

Mr. Greenwald again offered his support. **MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.** (Note: Dr. Brame was not present for this agenda item)

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ARTICLE 9 USE REGULATIONS

Section 5.9.01. Purpose and Intent.
Section 5.9.02. Applicability.
Section 5.9.03. Accessory Dwelling Unit (ADU).
Section 5.9.04. Adult Foster Care and Adult Day Care.
Section 5.9.05. Alcohol Sales and Consumption.
Section 5.9.06. Attached Single-Family and Two-Family Dwellings.
Section 5.9.07. Auditorium, Theatre and Banquet Hall.
Section 5.9.08. Bed and Breakfast.
Section 5.9.09. Child Care Center.
Section 5.9.10. Drive-In or Drive-Through Facility.
Section 5.9.11. Electrical Substations and Private Utilities.
Section 5.9.12. Live Entertainment.
Section 5.9.13. Helistops and Heliports.
Section 5.9.14. Home Occupations.
Section 5.9.15. Mobile Food Vending.
Section 5.9.16. Live-Work Unit.
Section 5.9.17. Manufactured Housing Community.
Section 5.9.18. Materials Recovery, Recycling, Equipment Wrecking and Salvage.
Section 5.9.19. Marihuana Facilities.
Section 5.9.20. Multiple-Family Dwellings.
Section 5.9.21. Mineral Extraction.
Section 5.9.22. Outdoor Activities (Excluding Vehicle Sale/Lease or Rental).
Section 5.9.23. Outdoor Recreation Fields.
Section 5.9.24. Outdoor Seating Areas.
Section 5.9.25. Overhead Walkways or Other Connections.
Section 5.9.26. Parking Structures.
Section 5.9.27. Recycling Collection Stations.
Section 5.9.28. Regulated Uses.
Section 5.9.29. Residential Rehabilitation Facility.
Section 5.9.30. Rooming and Boarding House.
Section 5.9.31. Self-Storage Facilities.
Section 5.9.32. Single Room Occupancy (SRO).
Section 5.9.33. Social or Service Clubs; Motorcycle Clubs.
Section 5.9.34. Social Service Facilities.
Section 5.9.35. Temporary Structures and Uses.
Section 5.9.36. Transitional or Emergency Shelter.
Section 5.9.37. Reserved.
Section 5.9.38. Vehicle Fuel Stations.
Section 5.9.39. Vehicle Sales/Leasing and Rental.
Section 5.9.40. Vehicle Service or Repair.
Section 5.9.41. Wireless Communication Facilities.
Section 5.9.42. Zoo.

Sec. 5.9.01. Purpose and Intent.

A. It is recognized by this Chapter that certain unique uses cannot easily be evaluated in the same manner as other uses because of their potential to adversely affect public health, safety and welfare; establish a public nuisance; conflict with the character of a neighborhood; impair

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the social and economic well-being of neighboring properties; impair the general development of an area; or operate in a manner contrary to the purpose and intent of this Chapter.

B. However, when properly regulated, these uses can make a positive contribution to the economic vitality of the city. Therefore, it is the purpose of this Article to impose reasonable regulations upon certain uses to provide an adequate approval process while moderating their potential adverse effects on surrounding and neighboring properties.

Sec. 5.9.02. Applicability.

A. Use Regulations and Approval Process of Table 5.9.02.

1. Director Review. All uses shall be in accordance with the provisions of Section 5.12.16.

2. Counter Reviews. All uses listed shall be in accordance with the provisions of Section 5.12.16.

3. Qualified Review. All uses listed shall be in accordance with the provisions of Section 5.12.16.D.

4. Special Land Uses. All uses listed shall be in accordance with the provisions of Section 5.12.09. Unless otherwise stated within this Article, the Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.12.E. are substantially met.

B. Summary of Use Regulations.

1. Table 5.9.02. shows the principal and accessory uses subject to regulations of this Article in addition to those listed in the Use Tables of the applicable Zone District, and the approval process for those uses within each Zone District.

2. Districts. The following Zone Districts and abbreviations shall apply for Table 5.9.02.

a. LDR - Low-Density Residential

b. MDR - Mixed-Density Residential

c. NOS - Neighborhood Office Service

d. CC - City Center

e. TCC - Transitional City Center

f. TBA - Traditional Business Area

g. TOD - Transit-Oriented Development

h. C - Commercial

i. OS - Open Space

j. IT - Industrial Transportation

k. – Not applicable

Table 5.9.02. Use Regulations and Approval Process						
Use		Section	Counter Review	Director Review	Qualified Review	Special Land Use
Accessory dwelling units		5.9.03.	—	CC, TCC, TBA, TOD, C, NOS	LDR, MDR	—
Adult day care center		5.9.04.	—	CC, TCC	—	LDR, MDR, TBA, TOD, C, NOS
Adult foster care	Adult foster care family home	5.9.04.	LDR, MDR, CC, TCC, TBA, TOD, C, NOS	—	—	—
	Adult foster care small group	5.9.04.	—	CC, TCC	—	LDR, MDR, TBA, TOD, C, NOS
	Adult foster care large group	5.9.04.	—	CC, TCC	—	LDR, MDR, TBA, TOD, C, NOS
Alcohol sales, consumption, and production		5.9.05.	—	Table 5.9.05.B.	—	Table 5.9.05.B.
Auditorium, theatre and banquet hall		5.9.07.	—	CC	—	TCC, TBA, TOD, C, NOS, IC
Bed and breakfast		5.9.08.	—	CC, TCC, TBA, TOD, C, NOS, MDR	—	LDR
Child care centers		5.9.09.	—	CC, TCC, TBA, C	—	LDR, MDR, TOD, NOS
Drive-in or drive-through facilities		5.9.10.	—	—	—	All Uses: CC, TCC, TBA, TOD, C, PRD NOS: Banks, Credit Unions, and Financial Services Offices
Electrical substations and private utilities		5.9.11.	—	CC, TCC, TBA, TOD, C, NOS, IT, LDR, MDR	—	—
Entertainment, live		5.9.12.	—	CC	—	TCC, TBA, TOD, C, OS
Helistops and heliports		5.9.13.	—	—	—	Helistops Only: CC, TCC. Both: IT.
Home occupations		5.9.14. Chapter 116	LDR, MDR, CC, TCC, TBA, TOD, C, NOS	—	—	—
Live-work units		5.9.16.	CC, TCC	TBA, TOD, C, NOS	—	LDR, MDR

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Table 5.9.02. Use Regulations and Approval Process						
Use		Section	Counter Review	Director Review	Qualified Review	Special Land Use
Manufactured housing community		5.9.17.	—	LDR, MDR	—	—
Marihuana Facilities		5.9.19		See Table 5.9.19.D.		See Table 5.9.19.D.
Materials recovery, recycling, wrecking and salvage		5.9.18.	—	—	—	OS, IT, TCC
Mobile Food Vending		5.9.15.	—	NOS, IT	CC, TCC, TBA, TOD, C	—
Multiple-family dwellings		5.9.20.	MDR	CC, TCC, TBA, TOD, C, NOS, IC	—	LDR
Mineral extraction		5.9.21.	—	IT	—	LDR, MDR, OS
Outdoor activities (excluding vehicle sales)		5.9.22.	—	CC, TCC, TBA, TOD, C	—	
Outdoor recreational fields		5.9.23.	—	CC, OS	—	TCC, TBA, TOD, C, NOS, IC
Outdoor seating areas	On or adjacent to public sidewalk	5.9.24.	—	CC, TCC, TBA, TOD, C	—	—
	Rooftop, side and rear yard	5.9.24.	—	—	—	CC, TCC, TBA, TOD, C
Overhead walkways or other connections		5.9.25.	—	—	—	CC, TCC, TOD
Parking structures		5.9.26.	—	CC, TCC, TOD, IT	—	TBA, C
Recycling collection stations		5.9.27.	—	CC, TCC, TBA, TOD, C	—	LDR, MDR, NOS
Regulated uses		5.9.28.	—	IT	—	
Residential rehabilitation facility		5.9.29.	—	CC, TCC	—	LDR, MDR, TBA, TOD, C, NOS
Rooming and boarding house		5.9.30.	—	CC, TCC	—	LDR, MDR, TBA, TOD, C, NOS
Self-storage facilities		5.9.31.	—	IT	—	CC, TCC, C
Single room occupancy		5.9.32.	—	CC, TCC, TBA, TOD, C, NOS	—	MDR
Social or service clubs, motorcycle clubs		5.9.33.	—	CC	—	TCC, TBA, TOD, C, NOS
Social service facilities		5.9.34.	—	CC, TCC, TBA, C	—	LDR, MDR, TOD, NOS
Temporary structures and uses		5.9.35.	LDR, MDR, CC, TCC, TBA, TOD, C, NOS	—	—	—

Table 5.9.02. Use Regulations and Approval Process						
Use		Section	Counter Review	Director Review	Qualified Review	Special Land Use
Transitional or emergency shelter		5.9.36.	—	CC, TCC	—	MDR, TBA, TOD, C, NOS
Vehicle fuel stations (without vehicle repair)		5.9.38.	—	C, IT	—	CC, TCC, TBA
Vehicle sales or rental	New vehicles	5.9.39.	—	C	—	—
	Used vehicles		—	—	—	C
Vehicle service or repair		5.9.40.	—	C, IT	—	CC, TCC, TBA
Wireless communications facilities	Co-located antennas	5.9.41.	—	LDR, MDR, CC, TCC, TBA, TOD, C, NOS, IT, IC, OS	—	—
	Freestanding towers		—	—	—	C, IC, IT
Zoo		5.9.42.	See Section 5.7.05.F of Special District - Institutional Campus.			

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Sec. 5.9.19. Marihuana Facilities.

A. Purpose. The concentration of any one use within a smaller geographic area can be burdensome for reasons of excessive parking needs and/or traffic congestion where there is high demand and can limit the type and variety of businesses that might otherwise exist if there is an oversaturation. The City of Grand Rapids Master Plan describes the desire for mixed-use commercial zone districts and encourages a variety of land uses. It the intent of these provisions to ensure that quality of life is not impaired, neighborhood character is preserved, commercial retail viability and variety is enhanced and encouraged, or the stability of industrial areas is maintained.

B. Applicability. Any land use that requires a license from the Department of Licensing and Regulatory Affairs (LARA) in the administration of Michigan Medical Marihuana Facilities Licensing Act (MMFLA), Michigan Regulation and Taxation of Marihuana Act (MRTMA) or other state law providing for the sale, transport, testing, growing, distribution, and processing of marihuana or any other activity involving a marihuana-related use shall require review and approval as specified in Table 5.9.19.D. Any facility not specifically authorized in Table 5.9.19.D is prohibited. Provisions of this section do not apply to the medical use of marihuana in compliance with the Michigan Medical Marihuana Act (MMMA).

C. The Planning Commission is prohibited from waiving any portion of this Section, except as specifically authorized by Section 5.9.19.E.6. At the Director's discretion, any Director Review application may be forwarded to the Planning Commission for Special Land Use approval if the Director deems that the application could benefit from a review by the Commission.

D. Approval Procedures for Marihuana Facilities.

1. License Type. Marihuana facilities are permitted in accordance with the approval procedures described in Table 5.9.19.D. Licensed facilities may be co-located on the same parcel as allowed by Section G.2. and each license type shall be separately subject to the approval procedures described below.

2. Conversion. Conversion between license types is permitted in accordance with the approval procedures described in Table 5.9.19.D.

Attachment: ARTICLE 9 USE REGULATION REDLINE (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

Table 5.9.19.D. Approval Procedures for Marihuana Facilities						
License Type		**Description**		**Criteria**	**Review Procedure**	**GNP Required**
Provisioning Center (Medical) or Retailer (Recreational)		New or expansion		IT (co-located accessory use only, under 5,000 sq. ft.)	DR	No
				IT (co-located accessory use only, 5,000 sq. ft. or more)	SLU	No
				TCC, TBA, TOD, C, NOS, PRD	SLU	Yes
Microbusiness		New or expansion		TCC, C	DR	No
				TBA, TOD (when at least 500' from a residential zone district)	DR	Yes
				TBA, TOD (when less than 500' from a residential zone district)	SLU	Yes
				IT	DR	No
Grower (Medical or Recreational)	Any Class	New or expansion		TCC	SLU	Yes
				IT	DR	No
Processor (Medical or Recreational)		New		IT, TCC, TBA, C, TOD, PRD: Under 15,000 sq. ft. GFA	DR	IT: No
						Other zones: Yes
				IT, TCC, C: 15,000 sq. ft. or more GFA	SLU	Yes
		Expansion	Minor	Under 20% GFA increase	DR, after initial approval	No
			Major	20% GFA increase or more	Same as New	No
Secure Transporter (Medical or Recreational)		New or expansion		IT	DR	No
				TCC	SLU	No
Safety Compliance Facility (Medical or Recreational)		New or expansion		CC, TCC, TOD, C, NOS, IT, or TBA upper floor	DR	No
				TBA ground floor	SLU	No
(SLU = Special Land Uses; DR = Director Review; GNP = Good Neighbor Plan)						

3. Considerations.

   a. During the approval process regulations for these facilities must take into consideration the use type and type of activities, hours of operation, excessive use of police resources which could reasonably be anticipated to be generated by the proposed establishment, both outside and inside, with particular emphasis upon noise, calls for service, trespass enforcement, parking, vehicular use by patrons, and vandalism and the secondary effects resulting from these uses. More specifically, these may include the hours of operation of the proposed establishment will have upon neighboring properties, with attention to the effects of noise, odors, litter, loitering, parking, and glare from exterior lighting or headlights on nearby residential properties.

   b. A marihuana facility is not eligible for a state operating license until the Planning Director or Planning Commission grants approval using the defined process, as described in Table 5.9.19.D. and in Article 12, Section 5.12.09. The City Clerk will grant final authorization for the facility upon receipt of the signed resolution of approval.

E. Separation Distances and Waivers.

1. Purpose.

   a. Marihuana businesses have demonstrated a strong demand for storefront spaces and other business locations. It has been observed that without separation distances between these facilities and certain other land uses marihuana facilities can tend to concentrate in clusters. It is further recognized that these uses which, because of their very nature, have serious objectionable operational characteristics, particularly when concentrated under certain circumstances.

   b. Special regulations of marihuana facilities have been deemed necessary to limit the intensity and density of this use, and to recognize that separation distances are necessary from certain uses as described in this Section. Medical and recreational marihuana land uses are considered to be not equivalent in land use impacts to nearby sensitive land uses.

2. Separation Distance Measurements. The distances described in this subsection shall be computed by measuring a straight line from the nearest property line of the parcel used for the purposes stated in this subsection to the nearest property line of the parcel used as a marihuana facility.

3. Applicability. The location and co-location of authorized facilities shall be determined as follows:

   a. The following minimum-distancing regulations shall apply to marihuana provisioning centers and retailers, except for provisioning centers or retailers co-located in an IT-District, pursuant to 5.9.19.E.4. A provisioning center or retailer shall not be located within:

      i. 1,000 feet of a child care center, or a school;

      ~~i.~~ ii. 1,000 feet of a youth center;

~~ii.~~iii. 1,000 feet of a publicly owned park or playground;

~~iii.~~iv. 1,000 feet of a religious institution;

~~iv.~~v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

~~v.~~vi. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

~~vi.~~vii. 2,000 feet of another provisioning center or retailer location; and

~~vii.~~viii. 1,000 feet of another marihuana facility location, other than a provisioning center or retailer.

b. The following minimum-distancing regulations shall apply to marihuana processors, marihuana growers, and marihuana provisioning centers or retailers co-located in an IT-District pursuant to 5.9.19.E.4. A facility shall not be located within:

i. 1,000 feet of a child care center, or a school;

~~i.~~ii. 1,000 feet of a youth center;

~~ii.~~iii. 1,000 feet of a publicly owned park or playground;

~~iii.~~iv. 1,000 feet of a religious institution;

~~iv.~~v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

~~v.~~vi. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located; and

~~vi.~~vii. 1,000 feet of another facility location (see 5.9.19.E.4.a.).

c. The following minimum-distancing regulations shall apply to marihuana microbusinesses:

i. 1,000 feet of a child care center, or a school;

ii. 1,000 feet of a youth center;

iii. 1,000 feet of a publicly owned park or playground;

iv. 1,000 feet of a religious institution;

v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

vi. 500 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

vii. When located in a TCC or C Zone District facility must be 500 feet of another marihuana facility location; and

viii. When located in a TOD or TBA Zone District facility must 1,000 feet of another marihuana facility location.

4. For the purpose of determining a separation distance described in this section the following definitions shall apply:

   a. A marihuana facility is defined as a location at which the proposed land use has been approved and is effective pursuant to this section. This does not include Secure Transporters or Safety Compliance Facilities.

   b. School is defined as any building, playing field, or property used for school purposes to impart instruction to children in grades kindergarten through 12, when provided by a public, private, denominational, or parochial school, except those buildings used primarily for adult education or college extension courses.

5. An application seeking land use approval at a location does not foreclose the filing or consideration of an application for another location located within a minimum distance requirement outlined in this section. However, once land use approval has been granted to a marihuana facility no other application within the applicable minimum distance requirement shall be considered.

~~6.~~ Sensitive Use Waiver. Waivers granted by the Planning Commission for a medical marihuana land use are applicable only to that land use, except that any sensitive use waiver granted before September 29, 2020 for a marijuana provisioning center may be applied to the consideration of a marijuana retail use at the same location as part of the Planning Commission Special Land Use consideration and in accordance with the standards of Section 5.12.09. ~~The required separation distances between a proposed marihuana facility location and sensitive uses cannot be waived except as allowed in this Section.~~

~~a. Waivers of required separation distances as allowed by this Section are limited to the following marihuana uses:~~

~~i. Provisioning Center (medical)~~

~~ii. Grower of any class (medical or recreational)~~

~~iii. Processor (medical or recreational)~~

~~b. Sensitive uses that may be considered eligible for a separation distance waiver are only as follows: publicly owned park or playground, religious institution, or a licensed Substance Use Disorder Program.~~

~~c. The application shall provide evidence that all eligible sensitive uses within 1,000 feet of the proposed marihuana facility location have been notified by the applicant of the intent to seek a waiver from the separation distance requirements. Failure to satisfy this requirement may be grounds to deny a proposed separation distance waiver.~~

~~d. If an eligible sensitive land use files a written objection with the Planning Department, the Planning Commission may waive the required separation distance, but shall consider the objection at a public hearing, in addition to the standards provided in subsection (e).~~

~~e. If an objection is not filed by an eligible sensitive land use, the Planning Commission may waive the required separation distance in accordance with the standards provided in subsection (e).~~

~~f. The Planning Commission shall consider whether the proposed distance waiver, if granted, will impair quality of life, damage neighborhood character, discourage commercial retail viability and variety, harm the stability of industrial areas, or have any particularly detrimental effects on the sensitive land use at issue, and whether one or more of the following conditions exist which will reduce potential detrimental impacts if the waiver is granted.~~

~~i. Exceptional topographic or environmental conditions such as steep slope(s) or a significant amount of mature vegetation; or a fixed and unmovable natural or unnatural barrier, such as a river or similar environmental body, freeway or similar roadway, or extensive berm or wall that cannot be crossed; or~~

~~ii. The orientation of the sensitive use and/or location of its primary entrance(s) that increases the practical distance of the sensitive use from the proposed facility.~~

~~g. Waivers previously granted by the Planning Commission for a medical marihuana land use are applicable only to that land use. For addition of, or conversion to, a recreational marihuana land use, any applicable separation distance waivers must be considered and granted by the Planning Commission. The same applies to approved recreational marihuana land uses seeking to add, or convert to, a medical marihuana land use.~~

F. Co-Location and Stacked Licenses. There may be only one (1) state operating license per parcel, except co-location and stacked grower licenses are permitted as permitted in 2. and 3. below.

1. Once the initial license has been approved the application of separation distance requirements is not applicable. A facility with a stacked grower license counts as a single grower for the purposes of facility separation distance requirements.

2. In Mixed-Use Commercial Zone Districts co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities~~, as shown in Table 5.6.06.B., a provisioning center or retailer and processor may be allowed in combination~~.

~~2.~~3. In the IT Industrial-Transportation District, co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, ~~to~~ all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities and GFA requirements in this

Chapter. Retailers or provisioning centers may be co-located with a grower or processor as long as the retail GFA is not more than twenty-five (25%) of the combined GFA.

G. Application Requirements. Each application shall be accompanied by a detailed site plan and any information necessary to describe the proposed use or change of use. Each request shall be considered a new application, including those for class change, stacking, expansion, transfers or other modifications that require Director Review or Special Land Use. If more than one (1) use is being requested for a parcel at the same time (e.g. co-location) only one (1) application shall be processed. Only one (1) application shall be processed per parcel at a time; once and application is submitted, any other applications for the same parcel will be rejected until the first application is decided. The following shall be submitted as part of an application in addition to the requirements of Section 5.12.09. All items must be satisfactorily completed for an application to be considered eligible for review.

1. Verification. A signed statement by the applicant indicating the proposed facility type, including if the proposed facility type involves stacked licenses or co-location and the number of licenses.

2. Consent. A notarized statement by the property owner that acknowledges use of the property for a marihuana facility and agreement to indemnify, defend and hold harmless the City, its officers, elected officials, employees, and insurers, against all liability, claims or demands arising out of, or in connection to, the operation of a marihuana facility. Written consent shall also include approval of the owner and operator for the City to inspect the facility at any time during normal business hours to ensure compliance with applicable laws and regulations.

3. LARA. A copy of official paperwork issued by LARA as follows:

   a. For grower, processor, and provisioning center applications: paperwork indicating that the applicant has successfully completed the prequalification step of the application for the state operating license associated with the proposed land use.

   b. For secure transporter and safety compliance facility applications: paperwork indicating that the applicant has successfully completed the prequalification step of the application for the state operating license associated with the proposed land use, or proof that the applicant has filed such application for the prequalification step with LARA, including all necessary application fees.

   c. For all marihuana facility applications: required LARA marihuana facility plans and security plans shall be submitted. Copies of all documents submitted to LARA in connection with the initial license application, subsequent renewal applications, or investigations conducted by LARA shall be made available upon request when such information is necessary and reasonably related to the application review.

4. Proof of Insurance. Evidence of a valid and effective policy for general liability insurance within minimum limits of $1,000,000 per occurrence and a $2,000,000 aggregate limit issued from a company licensed to do business in Michigan having an AM Best rating of at least B++ shall be produced that includes the name/s of the insured, effective and expiration dates, and policy number. The City of Grand Rapids and its officials and

employees shall be named as additional insureds. The City shall be notified of any cancellation, expiration, reduction in coverage, or other policy changes within five (5) business days of the event.

5. Building Elevations. Existing and proposed building elevations shall be provided, including building materials, window calculations, descriptions of glass to be used, and other pertinent information that describes building construction or structural alterations.

6. Site Plan. Existing and proposed site changes must be submitted that demonstrate compliance with this Chapter.

7. Sign and Lighting Plan. A sign plan for the exterior of the building and any interior signs that will be visible to the public from the public right-of-way shall be submitted with sizes, lighting, and locations. All lighting fixtures visible to the public shall be identified by location, type, and intensity.

8. Radius. A map, drawn to scale, containing all child care centers, schools, publicly owned parks or playgrounds, religious institutions, Substance Use Disorder Programs, Residential Districts, and any marihuana facilities within one-thousand (1,000) feet of the proposed location.

9. Crime Prevention Through Environmental Design (CPTED) Plan. The plan shall address surveillance methods, access control strategies, territorial reinforcement, maintenance, and target hardening; including the experience of customers, employees, and neighbors (residents, offices, businesses, etc.). The GRPD shall review the CPTED Plan prior to acceptance of the application and shall approve the Plan prior to the Planning Commission public hearing.

10. Operations and Management Plan. An operations and management plan shall be submitted. The O&M plan should describe security measures in the facility; this may include the movement of the product, methods of storage, cash handling, etc. See also Section 5.9.19.H.

11. Good Neighbor Plan (GNP). A GNP shall be submitted in accordance with the requirements of Section 5.12.06.D.and Table 5.9.19.D. An updated GNP may be required for expansion requests and applications for Director Review.

12. Marihuana Industry Voluntary Equitable Development Agreement (MIVEDA). A MIVEDA may be voluntarily offered and submitted as part of the application. If submitted as part of an application, the terms offered in the MIVEDA will be required and implemented into the final approval of the project. The contents of the agreement shall be developed within the framework of City Commission policy.

H. Operations. Marihuana facilities must be operated in compliance with all applicable state laws, LARA rules, all conditions of the facility's state operating licenses, and all applicable city ordinances. In addition, such facilities shall comply with the following regulations:

1. Use. Where located in a Mixed-Use Commercial Zone District, the use shall contribute to the vibrancy and walkability of the district. Uses shall be presented as being for retail purposes, unless ground-floor office use is permitted with administrative approval.

Attachment: ARTICLE 9 USE REGULATION REDLINE (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

2. Facility Exterior. The exterior appearance of a facility must be compatible with surrounding businesses and any descriptions of desired future character, as described in the Master Plan or an Area-Specific Plan.
    a. No marihuana or equipment used in the growing, production, sale, processing, or transport of marihuana can be placed or stored outside of an enclosed building. This section does not prohibit the placement or storage of motor vehicles outside of an enclosed building so long as money or marihuana is not left in an unattended vehicle.
    b. Site and building lighting shall be sufficient for safety and security, but not cause excessive glare or be designed so as to be construed as advertising with the intent to attract attention. Outdoor lighting will comply with Section 5.2.19.
    c. Drive-through facilities and mobile facilities are prohibited.
3. Interior of Facility. A facility will not be designed to attract attention, limit the life of the structure in which the facility is located, or create a nuisance.
    a. Interior construction and design of a facility will not impede the future use of a building for other uses as permitted in the assigned zone district.
    b. Neither marihuana nor marihuana-infused products may be directly visible from the exterior of the facility.
    c. Interior security measures shall not be visible from the public right-of-way (e.g. security shutters, bars, or other methods) during operating business hours.
    d. Interior walls between waiting rooms and display areas shall be forty percent (40%) clear glass if the separation wall is thirty (30) feet or less away from the inside of the exterior building wall for the purposes of maintaining an active storefront.
    e. Interior lighting shall not be so bright so as to create a nuisance to neighboring property owners or passersby.
    f. Provisioning centers and retailers may not be open to customers between the hours of 9:00 p.m. and 9:00 a.m. The main entry of the business establishment will be wheelchair accessible.
    g. The separation of plant resin by butane extraction or another method that utilizes a substance with a flashpoint below one hundred degrees (100°) Fahrenheit shall only be allowed in the IT Industrial-Transportation Zone District.
    h. Ventilation, by-product and waste disposal, and water management (supply and disposal) for the facility will not produce contamination of air, water, or soil; or reduce the expected life of the building due to heat and mold; or create other hazards that may negatively impact the structure and/or surrounding properties.
    i. Air contaminants must be controlled and eliminated by the following methods:
        i. The building must be equipped with an activated air scrubbing and carbon filtration system that eliminates all air contaminants prior to leaving the building. Fan(s) must be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three (3). The filter(s) shall be rated for the applicable CFM.

ii. Air scrubbing and filtration system must be maintained in working order and must be in use at all times. Filters must be changed per manufacturers' recommendation to ensure optimal performance.

iii. Negative air pressure must be maintained inside the building.

iv. Doors and windows must remain closed, except for the minimum time length needed to allow people to ingress or egress the building.

v. An Administrative Departure may be granted for an alternative odor control system, in accordance with the Michigan Mechanical Code, if a mechanical engineer licensed in the State of Michigan submits a report that sufficiently demonstrates the alternative system will be equal to or better than the air scrubbing and carbon filtration system otherwise required.

vi. For purposes of this section, "air contaminants" means stationary local sources producing air-borne particulates, heat, odors, fumes, spray, vapors, smoke or gases in such quantities as to be irritating or injurious to health.

I. Annual fee. A licensee must pay a registration fee of five-thousand dollars ($5,000), for each license used within the city to help defray administrative, compliance monitoring and enforcement costs. The holder of stacked or co-located licenses must pay a separate fee in the amount of five-thousand dollars ($5,000) for each license. The initial annual registration fee(s) must be paid when the application for City approval is submitted. In each subsequent year, registration fees are due on the date of the City license approval. Fees assessed for marihuana land use approvals or licensing in addition to, not in lieu of, any licensing, land use or other permitting requirements of any law, state regulatory agency, or by City ordinance.

J. Violations.

1. A marihuana facility shall not be granted a state operating license until the findings and approvals of this Section are completed.

2. Civil infraction. It is unlawful to disobey, neglect, or refuse to comply with any provision of this Chapter. A violation is a municipal civil infraction. Each day the violation continues shall be a separate offense. Notwithstanding any other provision of this ordinance to the contrary, violators shall be subject to fines as determined by the City Commission.

3. Failure to comply with the requirements of this Section shall be considered a violation and may jeopardize the Director or Special Land Use approval and/or license.

4. Consumption. It shall be a violation of this Chapter for smoking, inhalation, or other consumption of marihuana, or for a person to knowingly allow this behavior to take place on or within the premises of any facility. All of the following will give rise to the rebuttable presumption that a person allowed the consumption of marihuana on or within the premises:

a. The person had control over the premises or the portion of the premises where the marihuana was consumed;

b. The person knew or reasonably should have known that the marihuana was consumed; and

Attachment: ARTICLE 9 USE REGULATION REDLINE (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

c. The person failed to take corrective action.

K. Loss of State Operating License. If at any time an authorized facility violates this Chapter or any other applicable City ordinance, the City Commission may request that LARA revoke or refrain from renewing the facility's state operating license.

1. Revocation of Special Land Use approval. Any approval granted for a facility may be revoked or suspended for any of the following reasons:

a. Revocation or suspension of the licensee's authorization to operate by LARA.

b. A finding by LARA that a rule or regulation has been violated by the licensee. After an automatic revocation of a Special Land Use approval, a new Special Land Use application shall be required for a facility to commence operation at the same location.

2. Failure to obtain state license. In addition to the requirements stated in 5.12.09.H.(2) or 5.12.16.B.(6), whichever is applicable, if the applicant fails to obtain the necessary license from LARA within the one (1) year approval period or any extension, the Director or Special Land Use approval shall expire.

3. Cessation of operations. Cessation of operations for one (1) year, including failure to maintain state licenses necessary to engage in the approved land use is cause for revocation of the Director or Special Land Use approval.

L. Rights. The operation of a licensed marihuana facility is a revocable privilege and not a right, in conformance with applicable state law. Nothing in this Chapter is to be construed to grant a property right for an individual or business entity to engage in the use, distribution, cultivation, production, possession, transportation or sale of marihuana as a commercial enterprise. Any individual or business entity which purports to have engaged in these activities either prior to or after the enactment of this amendment without obtaining the required authorization is deemed to be an illegally established use and is not entitled to nonconforming use status. Nothing in this Chapter may be held or construed to grant a vested right, license, permit or privilege to continued operations within the City.

M. State Law. Nothing in this Chapter shall be construed in such a manner as to conflict with the MMMA, MMFLA, MRTMA, or other applicable state marihuana law or rules.

N. Federal Law.

1. Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marihuana not in strict compliance with that Act and the General Rules.

2. Also, since Federal law is not affected by that Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law. The Michigan Acts do not protect users, caregivers or the owners of properties on which the use of marihuana is occurring from Federal prosecution, or from having their property seized by Federal authorities under the Federal Controlled Substances Act.

O. Receipt of Applications. The Planning Department shall accept complete applications for any recreational marihuana land use that requires a license from LARA in the administration of MRTMA beginning on October 20, 2020. Applications for medical-only marihuana land uses shall be accepted on a continuous basis.

ARTICLE 16 DEFINITIONS

Section 5.16.01 Rules of Construction and Organization
Section 5.16.02 Definitions

Sec. 5.16.02. - Definitions.

X. Definitions—X.—Z.

YARD
An open space that lies between the nearest property line and the principal main building or structure and which is unoccupied and unobstructed from the ground upward except as permitted by this Chapter. The term "yard" shall only be used in relation to a lot on which a main building or structure has been placed.

1. FRONT YARD. An open space extending the full width of the lot, between the front lot line and the main building.

2. REAR YARD. An open space extending the full width of the lot, between the rear lot line and the main building.

3. SIDE YARD. An open space between the main building and the side lot line, extending from the front lot line to the rear lot line.

YOUTH CENTER
A government or nonprofit facility that offers programs and services primarily to persons under 18 years of age and is used for said programs and services for more than five (5) hours per day each day the facility is open. Programs and services may include, but are not limited to, social, training, cultural, or advisory services and activities and includes private youth membership organizations or clubs and social service teenage club facilities. A Youth Center does not include childcare centers, educational uses, religious institutions, or parks and playgrounds.

ZONE DISTRICT
An area within a Neighborhood Classification in which certain Permitted Uses and Special Land Uses are allowed and development requirements must be met.

ZONING ACT
The Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, or any successor acts.

ZONING MAP
The official map upon which the boundaries of various zoning districts are drawn and which is part of this Chapter.

Attachment: ARTICLE 16 DEFINITIONS REDLINE (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

SUMMARY OF ORDINANCE 2020 –
AN ORDINANCE TO AMEND CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

These amendments are intended to refine the approved regulatory approach for licensed marihuana facilities, as permitted by Public Acts 281-283, including microbusinesses and retail marihuana facilities.

Major changes that are proposed within the amendments include:

1. Allow medical or recreational marijuana microbusinesses.

2. Allow medical provisioning centers that obtained a sensitive use waiver to seek Planning Commission consideration in the "transfer" of that waiver when requesting consideration to add a marihuana retail use to the same facility.

3. Add a definition of a Youth Center and identify Youth Centers as a sensitive use to be separated from a new marihuana facility.

4. Other amendments meant to clarify and correct previously adopted language.

The proposed Zoning Ordinance text and map amendments are available at the City's website at https://tinyurl.com/recmarijuanaamendments or examined in person at the Planning Department, 3rd Floor, 1120 Monroe Avenue NW, Grand Rapids, Michigan 49503, during business hours until 4 p.m. the day of the public hearing. The Planning Department may be contacted at (616)456-4100 or planning@grcity.us.

DRAFT

Attachment: 12363_draft ord with youth centers (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

AN ORDINANCE TO AMEND CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

ORDINANCE NO. 2020-__

FOR IMMEDIATE EFFECT

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Title V, Chapter 61, Table 5.9.19.D. of the Code of the City of Grand Rapids be amended to add a row entitled Microbusiness, to read as follows:

Table 5.9.19.D. Approval Procedures for Marihuana Facilities

Table 5.9.19.D. Approval Procedures for Marihuana Facilities				
License Type	**Description**	**Criteria**	**Review Procedure**	**GNP Required**
"Microbusiness	New or expansion	TCC, C	DR	No
		TBA, TOD (when at least 500' from a residential zone district)	DR	Yes
		TBA, TOD (when less than 500' from a residential zone district)	SLU	Yes
		IT	DR	No"

Section 2. That Title V, Chapter 61, Section 5.9.19.E.3. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

E. Separation Distances and Waivers.

3. "Applicability. The location and co-location of authorized facilities shall be determined as follows:

   a. The following minimum-distancing regulations shall apply to marihuana provisioning centers and retailers, except for provisioning centers or retailers co-located in an IT-District, pursuant to 5.9.19.E.4. A provisioning center or retailer shall not be located within:

      i. 1,000 feet of a child care center, or a school;

      ii. 1,000 feet of a youth center;

      iii. 1,000 feet of a publicly owned park or playground;

DRAFT

Attachment: 12363_draft ord with youth centers (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

iv. 1,000 feet of a religious institution;

v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

vi. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

vii. 2,000 feet of another provisioning center or retailer location; and

viii. 1,000 feet of another marihuana facility location, other than a provisioning center or retailer.

b. The following minimum-distancing regulations shall apply to marihuana processors, marihuana growers, and marihuana provisioning centers or retailers co-located in an IT-District pursuant to 5.9.19.E.4. A facility shall not be located within:

i. 1,000 feet of a child care center, or a school;

ii. 1,000 feet of a youth center;

iii. 1,000 feet of a publicly owned park or playground;

iv. 1,000 feet of a religious institution;

v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

vi. 1,000 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located; and

vii. 1,000 feet of another facility location (see 5.9.19.E.4.a.).

c. The following minimum-distancing regulations shall apply to marihuana microbusinesses:

i. 1,000 feet of a child care center, or a school;

ii. 1,000 feet of a youth center;

DRAFT

iii. 1,000 feet of a publicly owned park or playground;

iv. 1,000 feet of a religious institution;

v. 1,000 feet of a Substance Use Disorder Program licensed by the State of Michigan;

vi. 500 feet of a Residential Zone District, as defined in this Chapter, as measured along the primary street frontage on which the use is located;

vii. When located in a TCC or C Zone District facility must be 500 feet of another marihuana facility location; and

viii. When located in a TOD or TBA Zone District facility must 1,000 feet of another marihuana facility location."

Section 3. That Title V, Chapter 61, Section 5.9.19.E.6. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

E. Separation Distances and Waivers.

6. "Sensitive Use Waiver. Waivers granted by the Planning Commission for a medical marihuana land use are applicable only to that land use, except that any sensitive use waiver granted before September 29, 2020 for a marijuana provisioning center may be applied to the consideration of a marijuana retail use at the same location as part of the Planning Commission Special Land Use consideration and in accordance with the standards of Section 5.12.09."

Section 4. That Title V, Chapter 61, Sections 5.9.19.F.2. and 3. of the Code of the City of Grand Rapids be amended in its entirety to read as follows:

F. Co-Location and Stacked Licenses.

2. "In Mixed-Use Commercial Zone Districts co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities.

3. In the IT Industrial-Transportation District, co-location is allowed if each license is for a separate use (other than stacked grower licenses), subject to Table 5.9.19.D, all applicable state laws, rules and regulations concerning co-location, including but not limited to, LARA requirements for the separation of facilities and GFA requirements in this Chapter. Retailers or provisioning centers may be co-

DRAFT

Attachment: 12363_draft ord with youth centers (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

located with a grower or processor as long as the retail GFA is not more than twenty-five (25%) of the combined GFA."

Section 5. That Title V, Chapter 61, Section 5.16.02. of the Code of the City of Grand Rapids be amended to add YOUTH CENTER to the definitions in Subsection X., to read as follows:

X. Definitions—X.—Z.

"YOUTH CENTER
A government or nonprofit facility that offers programs and services primarily to persons under 18 years of age and is used for said programs and services for more than five (5) hours per day each day the facility is open. Programs and services may include, but are not limited to, social, training, cultural, or advisory services and activities and includes private youth membership organizations or clubs and social service teenage club facilities. A Youth Center does not include childcare centers, educational uses, religious institutions, or parks and playgrounds."

DRAFT

Attachment: 12363_draft ord with youth centers (Zoning Ordinance Text Amendments - Recreational Marijuana "Deliberative" Ordinance)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Committee of the Whole
LIAISON: Mark Washington, City Manager

FROM: Louis T. Canfield, Acting Assistant Director
Design, Development, and Community Engagement

SUBJECT: **Resolution recommending approval by the Michigan Liquor Control Commission of a Social District Permit application pursuant to Public Act 124 of 2020**

The COVID-19 pandemic has caused unprecedented economic disruption worldwide and within our local business community. While nearly all businesses have been negatively impacted, restaurants and bars have been especially hard-hit. These businesses, which have been key contributors to the vitality of downtown and neighborhood business districts, were unable to offer on-premise dining while the Governor's "Stay Home, Stay Safe" order was in effect.

On July 1, 2020, the Governor signed House Bill 5781, which was given immediate effect as Public Act 124 of 2020 and empowers local communities to designate "Social Districts" containing "Commons Areas" where purchasers may consume alcoholic beverages sold by multiple qualified Michigan Liquor Control Commission (MLCC) licensees who obtain an MLCC Social District Permit. (Note: this concept is distinct from, but may overlap with, the City's Social Zones.)

PA 124 specifies a 2-step process before a qualified licensee may use a Social District Permit:

1. City Commission designation of a Social District containing Commons Areas
2. City Commission recommendation of Social District Permit applications followed by MLCC issuance of Social District Permits

The City Commission designated multiple Social Districts at its regular meeting on July 21, 2020.

The attached resolution recommends approval by MLCC of a Social District Permit application from Northern United Brewing Company, LLC; 428 Bridge St. NW.

City staff will be available to answer your questions about the proposed resolution at the City Commission meeting on August 25, 2020. Thank you for your consideration of this request.

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution recommending approval by the Michigan Liquor Control Commission of a Social District Permit application pursuant to Public Act 124.

WHEREAS:

1. The COVID-19 pandemic has caused unprecedented economic disruption worldwide and within our local business community; and

2. Restaurants and bars, which have been key contributors to the vitality of downtown and neighborhood business districts have been, and will continue to be, hard-hit by the economic impacts of the pandemic; and

3. Increasing the availability of outdoor dining space will help downtown and neighborhood business districts to recover; and

4. Public Act 124 of 2020 empowers the City Commission to designate Social Districts with Commons Areas where purchasers may consume alcoholic beverages sold by multiple qualified Michigan Liquor Control Commission licensees who obtain Social District Permits; and

5. The City Commission has designated Social Districts containing Commons Areas within the City of Grand Rapids; and

6. The City Commission has received a request from a qualified licensee to recommend approval of their Social District Permit application by the Michigan Liquor Control Commission; and

7. The licensed premises of the licensee are contiguous to the Commons Areas within the designated Social Districts; and

8. The City Commission desires to recommend approval of the Social District Permit application; therefore

RESOLVED:

1. That the Social District Permit application from Northern United Brewing Company, LLC; 428 Bridge St. NW is recommended by the City Commission for consideration and approval by the Michigan Liquor Control Commission; and

2. That the City Clerk is authorized and directed to provide the applicant with a certification of this action in the form specified by the Michigan Liquor Control Commission.

Prepared by Louis T. Canfield

CORRECT IN FORM
DEPARTMENT OF LAW

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Scott Saindon, Acting Deputy Chief Financial Officer
Fiscal Services Department

SUBJECT: **Ordinance amending Section 1 of the Budget Ordinance 2020-15 for Fiscal Year 2021 (Amendment No. 04)**

1. **Planning Department - Administrative Analyst II**
The Planning Department is requesting to add one (1) Administrative Analyst II position to the City's permanent personnel roster. The department is also requesting a corresponding $98,000 increase in estimated revenue and appropriations which will fund the position for the remainder of the fiscal year. The position would serve as the City's "Cannabis Manager", responsible for coordinating the cannabis-related activities of various City departments, including employees and boards/commissions that work with the cannabis industry. The additional revenues are based upon revised timing of land use fee payments. During the FY2021 budget preparation process in January, it was anticipated that fees for staff-approved land use applications would be paid during FY2020; the timing of these payments is now known to be in FY2021. In FY2021, the partial-year cost of the position will be funded with up-front revenue from cannabis land use (Director Review and Planning Commission Special Land Use) application fees. In FY2022 and beyond, the cost of the position will be offset by recurring annual cannabis license revenue that will be collected by the City Clerk's Office - an amount that is sufficient to cover the cost of a range of City services related to the cannabis industry. The total annual budgetary impact is approximately $130,000 at C-step using FY2021 rates (see Attachment A).

   Approval would authorize one (1) Administrative Analyst II position added to the permanent personnel roster of the ***General Operating Fund - Planning Department (1010)***; it would further authorize an increase of $98,000 in Estimated Revenue and Appropriations of the ***General Operating Fund - Planning Department (1010)*** with no effect on Fund Balance.

2. **Community Development Dept. - FY2021 CHIP Lead Hazard Control Grant**
The Community Development Department has received a $1.0M grant award from

the Michigan Department of Health and Human Services (MDHHS) for the FY2021 Medicaid CHIP Community Development Lead Hazard Control program. The program is limited to households with CHIP-enrolled children under age six who have a high elevated blood lead level (EBLL). Funds will be used to identify and abate lead paint and water hazards in housing units located in Kent County that are occupied by lead poisoned children. Acceptance of this grant was approved by the City Commission on August 11, 2020 (Proceeding No. 90096). This request is to recognize and appropriate the grant award. No local match is required (see Attachment B).

Approval would authorize an increase of $1,000,000 in Estimated Revenue and Appropriations of the ***Lead Hazard Control/Reduction Fund (2735)*** with no effect on Fund Balance.

3. **Community Development Dept. - Administrative Analyst II**
The Community Development Department is requesting to add (1) Administrative Analyst II position to the City's permanent personnel roster. The position would serve as the City's "Homelessness Coordinator", responsible for coordinating activities of the Homelessness Outreach Team, interfacing with the Coalition to End Homelessness and working toward sustainable, evidence based solutions. The total estimated cost for this position for the remainder of FY2021 is $115,000. No increase in FY2021 appropriations is required, as the position would be supported and sustained through various grant administration funds. Going forward, this position will continue to be covered through Community Development Program grants. The total annual budgetary impact is approximately $130,000 at C-step using FY2021 rates (see Attachment C).

Approval would authorize one (1) Administrative Analyst II position added to the permanent personnel roster of the ***Community Development Program Fund (2733).***

CONTINGENT BALANCE:

If the Commission approves Budget Ordinance Amendment #21-04 there will be a balance of **$1,726,059** remaining in the General Operating Fund's Contingent Account.

Beginning Contingent Balance	$1,726,059
Changes requested:	
	(0)
Ending Contingent Balance	$1,726,059

YOUR FISCAL COMMITTEE recommends adoption of the following amendment to the Budget Ordinance for Fiscal Year ending June 30, 2021.

ORDINANCE NO. 2021-___

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That the following constitutes amended additions to the designated line items of Section 1 of Ordinance 2020-15, the Budget of the City of Grand Rapids for Fiscal Year 2021, as amended.

Prepared by Keith Heyboer

CORRECT IN FORM
DEPARTMENT OF LAW

BA21-04

General Operating Fund	
Previously Approved Resources	146,976,038.00
Other	98,000.00
From (To) Fund Balance	-
Total Amended Resources	147,074,038.00
Previously Approved Appropriations	146,976,038.00
Planning	98,000.00
Total Amended Appropriations	147,074,038.00
Lead Hazard Control/Reduction Fund	
Previously Approved Resources	6,154,155.84
Other	1,000,000.00
From (To) Fund Balance	-
Total Amended Resources	7,154,155.84
Previously Approved Appropriations	6,154,155.84
Requested Changes	1,000,000.00
Total Amended Appropriations	7,154,155.84

Attachment: BA 21-04 NUMBERS PAGE (Proposed Modification for FY21 Budget Ordinance Amendment #04)

BA21-04 Attachment A

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 18, 2020

TO: Mark Washington, City Manager

COMMITTEE LIAISON: Fiscal Committee
Molly Clarin, Chief Financial Officer

FROM: Kristin Turkelson, Planning Director

SUBJECT: **Request for Budget Amendment – Administrative Analyst II**

The Design & Development Department (Planning) is requesting the addition of an Administrative Analyst II position to the departmental roster for FY 2021, and a corresponding $98,000 increase in appropriations and revenues. The position would serve as the City's "Cannabis Manager," responsible for coordinating the cannabis-related activities of various City departments, including employees and boards/commissions that work with the cannabis industry. The additional revenues are based upon revised timing of land use fee payments. During the FY 2021 budget preparation process in January, it was anticipated that fees for staff-approved land use applications would be paid during FY 2020; the timing of these payments is now known to be in FY 2021.

The impact of the new cannabis industry on planning/zoning review workload has been substantial and is expected to continue for the foreseeable future. A local regulatory framework for medical cannabis was developed in 2019. A similar framework for recreational cannabis was recently approved by the City Commission, with a significant social equity component. Implementation will continue to impact the Department in a number of ways, including:

- Increased number of Planning Commission cases
- Increased number of Board of Zoning Appeals cases for interpretations and appeals
- More industry and community phone calls/counter questions/emails
- Interdepartmental coordination across a wide range of City functions and services
- Monitoring activities for Marihuana Industry Voluntary Equitable Development Agreement (MIVEDA) and Cannabis Industry Social Equity Voluntary Agreement (CISEVA) compliance

Planning Department staff has spent a significant amount of time researching best practices for cannabis regulations. The research efforts included a fact-finding trip to Denver and Aurora Colorado to meet with city officials and industry leaders/experts to understand how the cannabis industry has impacted their communities and learn what they felt was working and not working. Through our research we have learned that a "Cannabis Manager" position would be helpful to ensure the proper administration of the City's codes, coordinate relevant

Attachment: 20-0811 BA Cannabis Manager Admin Analyst II_Rev Aug 18_Attach A [Revision 1] (Proposed Modification for FY21 Budget

inspections (i.e. police, fire, building, public heath, etc.), streamline communications, and create a single point of contact for the industry and community. The Cities of Denver, Aurora, Sacramento, Los Angeles, Oakland, Portland and the State of Washington have created similar positions and there is agreement that the position facilitates a positive and collaborative relationship with the cannabis industry and protects the general health, safety and welfare of the community.

An Administrative Analyst II position is requested to serve as the City's "Cannabis Manager" whose responsibilities will include:

- Coordinate administration and enforcement of City codes and policies, including license and land use approvals.
- Plan, organize and direct the activities of the Planning Department related to recommending, administering and implementing medical and adult use cannabis policies.
- Develop and maintain effective working relationships with internal and external stakeholders, with a clear understanding of the City's mission and how it may coincide with and differ from stakeholder expectations.
- Develop and implement policies and procedures for the systematic application of City ordinances.
- Prepare and present reports to City Commission and committees as needed.
- Collaborate, monitor, and oversee compliance with local, state and federal offices by coordinating regulatory and policy efforts, communicating, evaluating and implementing best practices, and establishing collaborative relationships with state and federal agencies as well as external stakeholders and the community.
- Coordinate weekly interdepartmental workgroup meetings to check in on current issues and determine appropriate action steps.
- Track and enforce Good Neighbor Plans and MIVEDA/CISEVA social equity commitments.
- Perform annual inspections of all licensed facilities within the city to determine compliance with local ordinances and conditions of approval.
- Lead and participate in internal meetings, statewide agency and external stakeholder workgroups.
- Develop performance measures for the Department to achieve stated objectives.
- Oversee enforcement activities related to CPTED and sign ordinances.
- Oversee all business licensing approvals for the Planning Department.

As of the drafting of this memo there are forty-five (45) approved marijuana facilities within the City of Grand Rapids. That number likely will fluctuate based on market demand but could increase as new recreational license types are permitted by code and as new land becomes available as a result of zoning district changes. Every facility will require annual licensing and/or monitoring activities to verify compliance with state and local cannabis regulations, environmental sustainability requirements, MIVEDA/CISEVA social equity commitments, Good Neighbor Plan commitments and CPTED ordinance requirements. Per policy, compliance with certain requirements must be confirmed through ongoing quarterly reporting. Additionally, many facilities will require multiple licenses due to co-location and/or stacking of multiple establishment types (e.g., grower co-located with processor). In light of the robust regulatory framework under which the cannabis industry will operate, it will be

Attachment: 20-0811 BA Cannabis Manager Admin Analyst II_Rev Aug 18_Attach A [Revision 1] (Proposed Modification for FY21 Budget

important that the City has the resources needed to achieve necessary cross-departmental coordination, effective administration of applicable policies and codes, and the desired outcomes of the social equity policies.

In FY 2021, the partial-year cost of the position will be funded with up-front revenue from cannabis land use (Director Review and Planning Commission Special Land Use) application fees. In FY 2022 and beyond, the cost of the position will be offset by recurring annual cannabis license revenue that will be collected by the City Clerk's Office – an amount that is sufficient to cover the cost of a range of City services related to the cannabis industry.

Approval would authorize a $98,000 increase in Planning Department (701) appropriations with an offsetting increase in revenues.

Sources/Appropriations	**Description**	**Amount (From)/To**
General Operating Fund (1010)	Planning (701)	
1010-701-2550-6260	Service Fees-General	($98,000)
1010-701-2550-7020	Full Time Employees	$98,000

Thank you for your consideration of this request.

cc: Eric DeLong, Louis Canfield, Brooke Hovenkamp, Scott Saindon, Keith Heyboer

Attachment: 20-0811 BA Cannabis Manager Admin Analyst II_Rev Aug 18_Attach A [Revision 1] (Proposed Modification for FY21 Budget

BA21-04 Attachment B

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Chief Financial Officer

FROM: Connie M. Bohatch, Managing Director
Community Development Department

SUBJECT: **Budget Amendment Request – FY 2021 CHIP Lead Hazard Control Grant**

With the next budget ordinance amendment, please increase budgeted revenues and appropriations by $1,000,000 to account for a grant award from the Michigan Department of Health and Human Services (MDHHS) for the Medicaid CHIP Community Development Lead Hazard Control Program – 2021 (City Commission Proceeding No. 90096). This will have no effect on Fund 2735 fund balance.

Accounting detail to accomplish this amendment is as follows:

Sources/Appropriations	Codes	Amount (From)/To
CHIP Lead Hazard Control Grant	2735-694-7000-5024-C21ADMN	(317,453)
CHIP Lead Hazard Control Grant	2735-694-7000-5024-C21KCHD	(242,547)
CHIP Lead Hazard Control Grant	2735-694-7000-5024-C21ABMT	(440,000)
		($1,000,000)
Personnel/Operating	2735-694-7000-7020-C21ADMN	161,440
Tenant Relocation	2735-694-7000-8620-C21ADMN	55,000
Travel/Mileage	2735-694-7000-8610-C21ADMN	1,013
Contractual Services	2735-694-7000-8010-C21ADMN	100,000
Rehabilitation Grants	2735-694-7000-8050-C21ABMT	440,000
Contractual Services	2735-694-7000-8010-C21KCHD	242,547
		$1,000,000

08072020pes1004

Attachment: 20-0825 BA Community Development CHIP Grant_Attach B (Proposed Modification for FY21 Budget Ordinance Amendment #04)

BA21-04 Attachment C

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

COMMITTEE: Fiscal Committee
LIAISON: Molly Clarin, Interim Chief Financial Officer

FROM: Connie M. Bohatch, Managing Director
Community Development Department

SUBJECT: **Budget Amendment Request – FY 2021 Community Development Department Staff Addition**

The Community Development Department requests a budget amendment to add one (1) Administrative Analyst II position to the Community Development Program Fund (2733) permanent personnel roster. This position would serve as the City's Homelessness Coordinator that would lead the City's efforts in this important work, coordinate activities of the Homeless Outreach Team, interface with the Coalition to End Homelessnes and work toward sustainable, evidence-based solutions.

The estimated wages, fringe, and overhead cost for the remainder of FY 2021 is $115,000. No increase is required in FY 2021 appropriations. The position would be supported through various grant administration funds. This includes the recent CARES Act supplemental grant awards, such as the Emergency Solutions Grants – Coronavirus (ESG-CV) funds to prevent, prepare for, and respond to COVID-19 among individuals and families who are homeless or receiving homeless assistance and mitigate impact of COVID-19.

The Community Development Department traditionally has been engaged in homelessness issues. In more recent years, this role has been limited due to significantly reduced staffing levels. Current staffing does not support the focused attention required to address growing community concern about health and safety of our unsheltered residents, impacts on our business community, and direct and effective coordination of City services with community service providers. This position will focus on City service coordination and prevention measures, including collaboration with community services and planning efforts to support organization-wide objectives and ensure better outcomes.

The need for a Homelessness Coordinator was discussed during deliberations on the FY2021 Fiscal Plan. The Homeless Outreach Team pilot has proven the efficacy of deeper and more deliberate City involvement that this position would provide.

Thank you for your consideration of this request.

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Attachment: 20-0825 BA Comm Dev Homelessness Coordinator Admin Analyst II_Attach C (Proposed Modification for FY21 Budget Ordinance

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Kristin Turkelson, Planning Director
Design, Development, and Community Engagement

SUBJECT: **Consideration of an ordinance rezoning 1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE to SD-PRD (Special Districts– Planned Redevelopment District) to facilitate a mixed-use development**

On July 21, 2020 the City Commission established August 25, 2020 as the date to consider an ordinance rezoning 1150 Adams St SE; 1435, 1451 Fuller Avenue SE; and 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Avenue SE from TN-LDR (Traditional Neighborhood-Low Density Residential) and TN-TBA (Traditional Neighborhood-Traditional Business Area) to SD-PRD (Special District-Planned Redevelopment District) to facilitate a mixed-use commercial and affordable housing development. Associated with the rezoning are a site condominium and preliminary (conceptual) site plan, with each phase returning to the Planning Commission for Final Site Plan Review approval.

The City Commission held a public hearing on the matter on August 11, 2020, at which time several people spoke in favor of the project and expressed support for the addition of new affordable housing opportunities, economic opportunities, engagement and an appreciation for the terms of the Community Partnership Agreement.

Background
The proposed PRD is part of a larger development plan for the Boston Square Business District which will include redevelopment of property on the west side of Kalamazoo Avenue between Evergreen Street and Cottage Grove Street, and the southerly third of the block on which the development site is located, bounded by Ramona Street to the south. Planning for the larger project, known as Boston Square Together, included the neighborhood stakeholders of Oakdale Neighbors, Amplify GR and the Boston Square Neighborhood Association.

The property is 7.11 acres in area, bounded by Adams Street to the north, Fuller Avenue to the east, and Kalamazoo Avenue to the west. Existing buildings and uses include a former school building (1150 Adams Street), low-density residential (1428-1448 Kalamazoo Avenue), commercial/light-industrial (1460 and 1480 Kalamazoo

Avenue; 1435 and 1451 Fuller Avenue). The grade is generally consistent across the development site, except on the former school property at 1150 Adams Street, on which a hill falls +/-15 feet behind the school building.

The proposed PRD will terminate at the proposed extension of Evergreen Street, which will be constructed by the applicant in association with this development. When complete, all existing buildings on the subject properties will have been demolished.

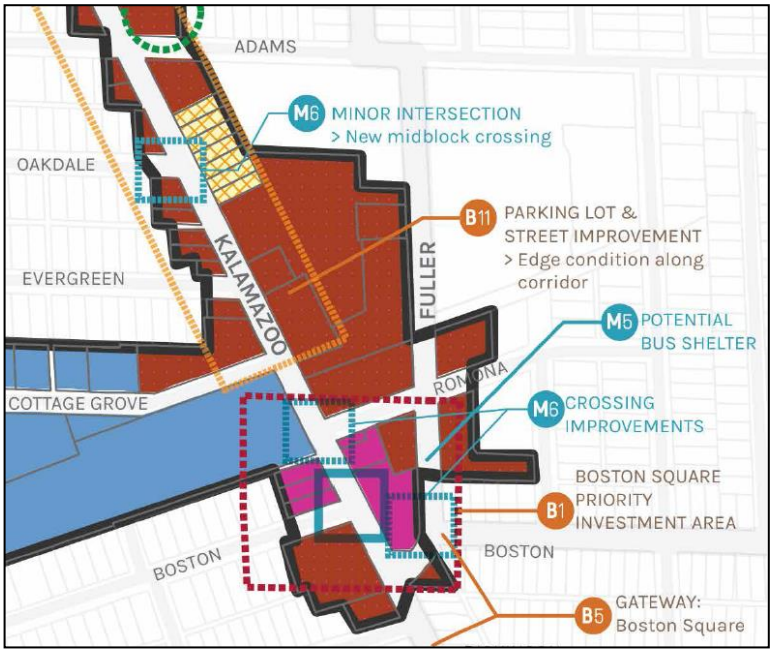
Master Plan and Area Specific Plans

With the exception of the former school property at the corner of Adams and Fuller, the *Southtown Business* Area Specific Plan, adopted by the City Commission on December 3, 2019, includes these properties.

The Future Land Use Map designates the bulk of these properties as "TBA Transition," with the single-family residential homes on Kalamazoo Avenue designated as "LDR Transition."

According to the Southtown BASP, the **TBA Transition Areas** are intended to act as a transition between the core TBA areas and the adjacent residential areas. In order to provide greater flexibility in the kinds of business-supportive uses allowed along the corridor, TBA Transition area should allow a broader range of uses, such as professional services, office uses, maker- spaces, live-work units, and potentially other uses, by right. Ground floor housing is not preferred in TBA Transition areas but may be supported if conforming to the goals and vision of the BASP and adequately addresses displacement and equity concerns. Building height is preferred at three-stories or less.

LDR Transition areas are currently zoned as Low Density Residential (LDR). While the desire is for these areas to remain as single-family housing in order to prevent displacement, if redeveloped, the preference is for medium density housing in townhouse or similarly scaled attached housing style of no more than two-and-a-half stories tall. It is recommended that live-work style units be permitted within the LDR Transition zone as a means of providing additional business growth opportunities.



During the Planning Commission's consideration of the project, the Commission evaluated the project against the recommendations of the BASP. The Commission acknowledged that there were some discrepancies, but went on to recognize that many of the Plan's goals and strategies, including mixed-use housing, affordable housing, limiting displacement of existing businesses, the need for additional greenspace and access to enhanced public gathering spaces were being provided and thus the Planning Commission determined that the project met the BASP.

Project Overview

The project will consist of phased development of nine buildings and will incorporate up to 270 residential dwelling units, commercial uses, shared recreational space, and surface parking lots.

All buildings will be at least five-foot from all lot lines. While also meeting the five-foot PRD setback requirement, the proposed setbacks also reflect the Required Building Lines of the surrounding Zone Districts and the use of the building.

Greenspace and tree canopy will be subject to the TN-MDR Zone District requirements for multiple family use.

Signs for the commercial portions of Buildings F1, F2, and F3 will be subject to the requirements of the TN-TBA Zone District and the remainder of the project shall be subject to the residential sign requirements, unless a Planned Sign Program is separately approved by the Planning Commission.

Commercial Uses

Commercial uses will be located on the ground floor of Buildings F1, F2 and F3 along Kalamazoo Avenue. The commercial portions will be subject to the TN-TBA (Traditional Neighborhood-Traditional Business Area) Zone District use regulations, with health clubs and ground-floor office uses permitted. Restaurant uses, including alcohol service, would operate until midnight, with outdoor seating available until 10 p.m. Sunday to Thursday, and 11:00 p.m. Friday and Saturday. The mixed-use portions of these buildings will be designed to meet the building elements (building transparency, materials, etc.) requirements of the TN-TBA Zone District.

Commercial Buildings	
Building Identifier	Floor Area (square feet)
F1	6,890
F2	6,890
F3	4,800 100 (restaurant)

The use regulations are generally consistent with the recommendations of the Southtown BASP for the TBA Transition Area to allow a broader range of uses by-right.

The area identified as the LDR Transition in the Southtown BASP is proposed for development as ground floor commercial with residential above, which does not comport with the recommendation for residential in this area, as well as the preference for no high-density multiple family housing.

Residential Uses

Four buildings will be designated as having family apartments, three of which are mixed-use buildings with ground floor commercial space fronting Kalamazoo. Two apartment buildings will be dedicated for senior residents. Three buildings will contain market-rate townhome style (attached single-family) for-sale units.

The final dwelling unit count has not been determined but based on the unit ranges provided for the three housing types, 182 to 270 dwelling units are proposed. Building heights range from three to four stories and 44 feet to 56 feet in height. The townhome buildings will be two and three stories.

Residential Buildings					
Dwelling Unit Type	**Building Identifier**	**# Dwelling Units**	**Height**	**Stories**	**Floor Area (square feet)**
Family Apartments	F1, F2, F3	140-180	44’ minimum - 56’ maximum	3 and 4 (three stories at Kalamazoo)	189,700 – 232,900 (including structured parking)
	F4			4	
Senior Apartments	S1, S2	55-70	44’ minimum - 56’ maximum	4	77,800 – 96,000 (including structured parking)
Townhomes (market rate)	T1	8 (plus 8 in-law suites)	30’ minimum - 36’ maximum	3	40,000
	T2, T3	12	20’ minimum – 24’ maximum	2	

As proposed, townhome Building T1 may incorporate “in-law suites, or Accessory Dwelling Units (ADU’s), on the ground floor. Although the proposed arrangement of subordinate dwellings within attached single-family units was not contemplated at the time the ADU regulations were drafted, because this arrangement is not expressly permitted by the Zoning Ordinance, it cannot be approved. The proposed approval ordinance would allow accessory dwelling units in Building T1 provided that the Zoning

Ordinance is amended to allow accessory dwelling units in association with attached single-family dwelling units. It should be noted that ADU's are not counted toward density, or the total number of dwelling units.

Building elements (building transparency, materials, etc.) will be designed to meet the conditions and architectural statements included in the application and conceptual plans, which reflect the building element requirements of the TN-MDR (Traditional Neighborhood-Mixed Density Residential) Zone District.

Parking

Parking will be provided in shared surface parking lots, in enclosed garages, and in structured parking under certain buildings. Parking for the F1, F2, F3 and F4 buildings will be accommodated in a shared arrangement; the S1 and S2 buildings (the two senior residential buildings) and the T1, T2, and T3 buildings (the townhome buildings) accommodate their required parking within their buildings.

The mixed-use nature of the development, as well as the availability of on-street parking, public transit, and bicycle parking, allow reductions to the required number of parking spaces. An overall calculation was undertaken to ensure that parking for the development will be adequate. However, as each phase of development is refined and is brought forth to the Planning Commission for Final Site Plan Review, the parking requirement will be recalculated, incorporating the applicable reductions and waivers, to ensure each development phase can support its own parking demand.

Traffic Study

At the request of City Traffic Systems Engineers, a traffic study was performed to gauge impacts of the development. The project is anticipated to add 1,449 new daily trips to the surrounding roadway network, with another 1,058 new trips from other off-site development associated with this developer's master plan for the vicinity. It has been determined that the impact to off-site traffic operation would not require any off-site infrastructure improvements to accommodate the development.

The study does identify that the northbound approach to the intersection of Burton and Kalamazoo is anticipated to operate below desirable levels by 2023 (if the entire Boston Square Together master plan is built out) due to both background growth and other development in the area, some of which is part of the overall master plan but not the PRD under consideration. There is capacity at the intersection to allocate additional green time to this approach to address this deficiency in the future.

The City has a rolling Traffic Signal Optimization program that will revisit these corridors within the next two years and will be able to address the necessary adjustments to timing at this location while maintaining coordination with nearby traffic signals along Burton Street and Kalamazoo Avenue.

Project Phasing and Ownership Structure

The applicant proposes this PRD as a single entity under unified control (per the

requirements of Section 5.7.06.B.1.a.), however proposes a site condominium ownership structure. Site condominium is a form of land ownership that closely resembles the more traditional form of land subdivision but includes common ownership of some site amenities and may have a shared maintenance agreement, for example.

Section 5.12.13. of the Zoning Ordinance requires approval of a preliminary site condominium plan by the Planning Commission, which holds for up to two years, with three optional one-year extensions. A project phasing and ownership plan has been provided.

Planning Commission Recommendation
On January 11, 2018 the City of Grand Rapids Planning Commission held a public hearing on the development project. Significant public input was provided during the public hearing, both in support and expressing concern about the project. After deliberation, the Planning Commission unanimously recommended approval of the rezoning and phasing/ownership plan to the City Commission, with the condition that each phase of the project return to the Planning Commission for Final Site Plan Review, with a public hearing.

The purpose of this two stage process is to provide an opportunity for input at the earliest stages of the development process, and to permit the Planning Commission (and the City Commission, in the case of a PRD) to inform the applicant of the general suitability of the proposed project prior to incurring extensive engineering and other costs which might be necessary for final site plan approval. Final site plan approval is intended for an area that is about to undergo construction; showing more detailed plans, such as final grades, building elevations, and landscaping. The scope of the Final Site Plan Review is limited to ensuring that the project is reasonably consistent with the approved preliminary site plan and any conditions of approval.

City Commission Action
Pursuant to the approval process for rezoning to a Planned Redevelopment District, the City Commission may review the recommendation of the Planning Commission and approve, approve with conditions, or deny the application. If approved, the preliminary plans submitted with the PRD application will be considered an integral part of the amendment.

Please forward the attached ordinance for City Commission consideration.

SUMMARY OF ORDINANCE 2020 –
AN ORDINANCE TO AMEND MAP 44 OF CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS ENTITLED ZONING ORDINANCE

The City of Grand Rapids is considering a Zoning Ordinance Amendment to Map 44 of Chapter 61 of Title V of the City Code of Grand Rapids. The amendment would rezone 1150 Adams St SE; and 1428, 1432, 1436, 1440, 1444, & 1448 Kalamazoo Ave SE be from TN-LDR (Traditional Neighborhoods-Low-Density Residential), and 1435, 1451 Fuller Ave SE; 1460, 1480, & 1500 Kalamazoo Ave SE from TN-TBA (Traditional Neighborhoods-Traditional Business Area), to SD-PRD (Special Districts-Planned Redevelopment District). The rezoning is being requested to facilitate a mixed-use development of up to 270 residential units and ground floor commercial uses along Kalamazoo Avenue.

The proposed Zoning Ordinance map amendment is available at the City's website at http://grandrapidscitymi.iqm2.com/Citizens/Detail_Meeting.aspx?ID=5817 or in person at the Planning Department, 3rd Floor, 1120 Monroe Avenue NW, Grand Rapids, Michigan 49503, during business hours until 4 p.m. Monday-Friday. The Planning Department may be contacted at (616)456-4100 or planning@grcity.us.

AN ORDINANCE TO AMEND MAP 44 OF CHAPTER 61 OF TITLE V
OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE

ORDINANCE NO. 2020 - ____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map 44 of Chapter 61 of Title V of the City Code of Grand Rapids be amended to rezone 1150 Adams St SE; and 1428, 1432, 1436, 1440, 1444, & 1448 Kalamazoo Ave SE from TN-LDR (Traditional Neighborhoods-Low-Density Residential) and 1435, 1451 Fuller Ave SE; 1460, 1480, & 1500 Kalamazoo Ave SE from TN-TBA (Traditional Neighborhoods-Traditional Business Area) to SD-PRD (Special Districts-Planned Redevelopment District) to facilitate a mixed-use development.SD-PRD (Special Districts–Planned Redevelopment District) to facilitate a mixed-use development.

The properties can be described as follows:

1150 ADAMS ST SE	411805180021
1428 KALAMAZOO AVE SE	411805180003
1432 KALAMAZOO AVE SE	411805180004
1436 KALAMAZOO AVE SE	411805180005
1440 KALAMAZOO AVE SE	411805180006
1444 KALAMAZOO AVE SE	411805180007
1448 KALAMAZOO AVE SE	411805180008
1460 KALAMAZOO AVE SE	411805180014
1480 KALAMAZOO AVE SE	411805180009
1500 KALAMAZOO AVE SE	411805180010
1435 FULLER AVE SE	411805180015
1451 FULLER AVE SE	411805180022

Includes part of Lots 1 and 13, and all of Lots 2 through 12 of Block 1, Silver Creek Park Addition to the City of Grand Rapids, Kent County, Michigan, as recorded in Liber 9 of Plats, Page 7. Also includes Lots 795 through 801, Doran's Assessor's Plat No. 26, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 42 of Plats, Page 37. Also includes part of the NW 1/4 of Section 5, T6N, R11W, City of Grand Rapids, Kent County, Michigan.

Part of the North 1/2 of Section 5, T6N, R11W, City of Grand Rapids, Kent County, Michigan, described as: BEGINNING at the Northeast corner of Lot 793 of Doran's Assessor's Plat No. 26 (as recorded in Liber 42 of Plats, Page 37, Kent County records); thence N89°17'14"E 535.92 feet along the South line of Adams Street and the North line of Lot 1 of Block 1, Silver Creek Park Addition (as recorded in Liber 9 of Plats, Page 7 Kent County records) to a point which is 10 feet West of the NE corner of said Lot 1; thence S47°48'55"E 14.65 feet to a point which is 10 feet South of the NE corner of said Lot 1 on the East line of said

Lot 1; thence S04°55'04"E 583.71 feet along the East line of Lots 1 through 13 of Block 1 of said Silver Creek Park Addition to the North line of the Easterly extension of Evergreen Street; thence S89°21'56"W 425.41 feet along the said North line to the East line of Kalamazoo Avenue; thence N29°07'10"W 461.37 feet along said East line of Kalamazoo Avenue and the West line of said Doran's Assessor's Plat No. 26 to the NW corner of Lot 795 of said Doran's Assessor's Plat No. 26; thence N60°51'28"E 137.42 feet along the North line of said Lot 795 to the NE corner of said Lot 795; thence N29°14'38"W 136.92 feet along the East line of said Doran's Assessor's Plat No. 26 to the Place of Beginning.

Section 2. As provided in Section 5.12.12.F. of the Zoning Ordinance, that the following provisions are an integral part of this Ordinance:

1. That the testimony, submitted application and conceptual plans, dated 7/9/2020, and signed, dated and stamped by the Planning Director, shall constitute the approved conceptual plans, except as amended in this resolution.

2. That each phase of development shall be subject to Planning Commission Final Site Plan Review with a public hearing noticed in accordance with Section 5.12.05.B. and shall demonstrate substantial consistency with the approved conceptual plan.

3. That a parking calculation, incorporating the applicable reductions and waivers, be submitted at the time of Final Site Plan Review to ensure each development phase can support its own parking demand.

4. That commercial uses and hours shall operate according to the submitted application.

5. That accessory dwelling units in Building T1 are permitted subject to the requirements of Zoning Ordinance Section 5.9.03.G.-L. and provided that the Zoning Ordinance is amended to allow accessory dwelling units in association with attached single-family dwelling units.

6. That greenspace and tree canopy shall be subject to the TN-MDR Zone District requirements for multiple family use and shall be calculated based on the land area of the PRD.

7. That signs for the commercial portions of Buildings F1, F2, and F3 shall be subject to the requirements of the TN-TBA Zone District and the remainder of the project shall be subject to the residential sign requirements, unless a Planned Sign Program is separately approved by the Planning Commission.

8. That building elements shall meet the conditions and architectural statements included in the application and conceptual plans. Mixed-use portions of

buildings as identified in red in the plans shall meet the building element requirements of the TN-TBA Zone District; and all other buildings shall meet the building element requirements of the TN-MDR Zone District.

9. That all separate parcels included in this request shall be combined and may be subsequently divided according to ownership.

10. That no demolition is permitted until Final Site Plan approval is granted and an associated development compliance/LUDS permit is obtained, unless otherwise ordered by the Building Department.

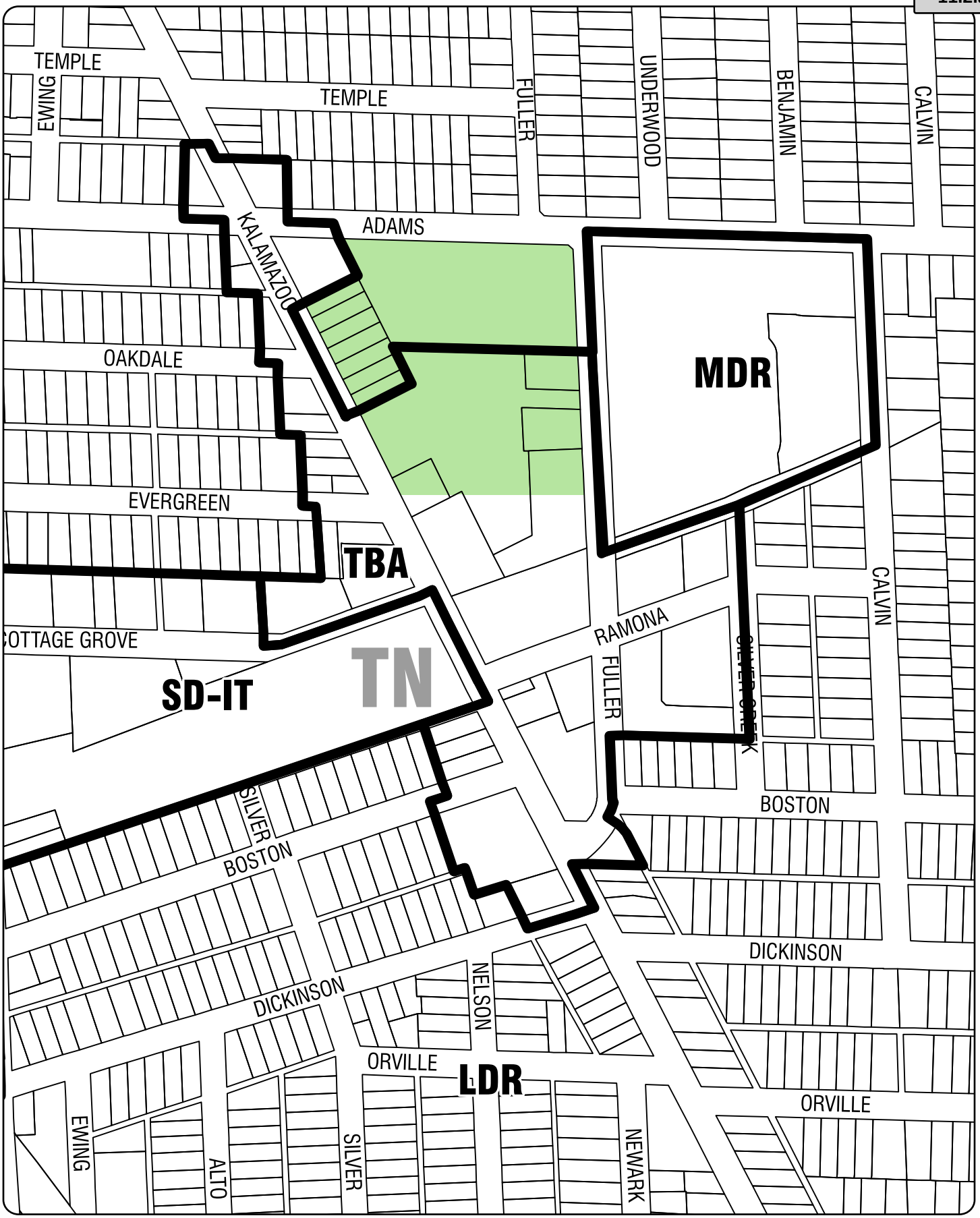
11. That this conceptual approval is for up to 270 residential dwelling units.

12. That the proposed use will comply with all other applicable City ordinances and policies and all State laws.

13. That this approval shall take effect upon City Commission approval.

Prepared by Elizabeth Zeller

CORRECT IN FORM
DEPARTMENT OF LAW



Attachment: ZONING MAP (Boston Square PRD Rezoning)

AERIAL PHOTO LOOKING NORTH

Attachment: AERIAL MAP (Boston Square PRD Rezoning)

Project Narrative

Boston Square Together (BST) is requesting a conceptual PRD approval for the approximately 7.11-acre parcel bounded by Kalamazoo Ave (west), Fuller Avenue (east), Adams Street (north), and at the south by a line that matches the north edge of the adjacent Evergreen Street right-of-way (ROW). This site represents the core of the Boston Square Neighborhood Business District. It presently houses a combination of single-family homes along Kalamazoo, commercial and storage uses along Kalamazoo and Fuller, and educational use on Adams.

In 2009 the Boston Square Neighborhood Association developed an Area Specific Plan (referred to as the BSASP). This document was created as a result of numerous community meetings that produced a planning and development document/guide, which was reviewed and approved by the City of Grand Rapids. Recently, an approved draft document was created by the Southtown Corridor Improvement Authority. Numerous community meetings resulted in the current approved draft of the Southtown Business Area Specific Plan (SBASP). While this planning effort was not specific to the Boston Square area it did, however, include our particular site area.

Boston Square Together held three specific neighborhood planning/design meetings with residents this summer and into the fall. Community input from these sessions influenced the site plan that we are presenting for consideration as our PRD. While our process was occurring simultaneous with SBASP, our discussions were very focused on this specific site and the immediate surroundings.

The proposed Boston Square Together site development plan compliments many valued components of both the BSASP and the SBASP, such as:

- The creation of new and innovative spaces for local entrepreneurship
- Increased density with affordable housing opportunities for a variety of income levels while minimizing displacement
- Creation of new green spaces and neighborhood outdoor amenities
- Enhancement of pedestrian walkability and safety with streetscape and architectural design
- Connectivity to surrounding neighborhoods
- More information can be found at www.bostonsquaregr.org.

Most of the 7.11-acre site is currently zoned TN-TBA except for six single-family residential properties at the northwest corner on Kalamazoo Avenue and an educational building at the intersection of Fuller and Adams. These properties are currently zoned TN-LDR which we propose to rezone as SD-PRD with TN-TBA underlying zoning. Through exploration of what could be, it was apparent that the current zoning was not properly aligned with the directions established with the neighborhood and the BST development. It was determined, in dialogue with the City Planning Staff, that a more flexible zoning approach, a PRD, would be the most appropriate path.

Our proposed plan will help not only reinforce and enhance the streetscape and walkability of the current edges, but also enhance and establish other pedestrian and movement pathways within the site.

Our conceptual PRD request was crafted in the following way:

- Site Planning Considerations
- Zoning / Use Considerations
- Architectural Considerations
- Project Phasing

Attachment: PROJECT NARRATIVE (Boston Square PRD Rezoning)

Site Planning Considerations

Although our PRD rezoning request is limited to the 7.11-acre site as earlier described, our dialogue with the community was not limited to the site specifically, but the broader Boston Square neighborhood. Some of the other potential components/results/directions that resulted from this critical and thoughtful community engagement are represented in our site plan for reference. Our PRD request is to be the key catalyst for this major enhancement to the Boston Square area.

Current State

This area is characterized by an assortment of uses and a collection of buildings including larger structures (formerly retail and storage), single-family homes, and educational.

There are some remnants of a more walkable existence; however, over time, this walkability was significantly affected with building locations off the street, paving, parking, and drives favoring vehicular movement, and generally a departure from more walkable principles. We sought to create a safer, more hospitable sense to the site by re-introducing some key principles of walkability:

- Streetscape enhancement: Taking care in the relationship between vehicle, pedestrian and architecture. While the site is quite deep, we have re-established this streetscape by positioning the proposed buildings along the ROWs and re-introducing a new streetscape plan consistent with the City of Grand Rapids. Our setbacks and required building lines (RBL) along proposed buildings on Kalamazoo will comply with the TN-TBA, as well as the building facades along the RBL and the minimum greenspace and tree canopy requirements. This will also be the case along what we propose as the Evergreen Street extension proposed to the south edge of our PRD request.

  Adams Street and Fuller Avenue streetscapes will follow the TN-MDR requirements for minimum setbacks and RBL from the ROW and front yard conditions. Green space and tree canopy requirements will comply with the PRD (section 5.7.06.D) requirements, which happen to be the same as the TN-TBA requirements.

- Careful choreography of internal pedestrian and vehicular movements. Some features of this planning:

  1. Introduction of a pedestrian promenade which runs east/west from Kalamazoo between our proposed buildings F1 and F2. This promenade will provide a wonderful pedestrian-only “streetscape” and be populated with landscaping and site furnishings designed to create eyes on the street.

  2. Consolidation of parking areas to retain pedestrian lanes. We have positioned primary parking areas behind the street-fronting buildings, yet integrated significant greenspace to enhance these normally vehicle-centric spaces. The primary parking area between buildings F1, S2, T1, T2, T3 and S1 will have a central greenspace and play area as its “centerpiece.” Other strategies to diminish the “impact” of parking is to use garages (T1, T2, T3 and S1) and, in some instances, tuck parking under buildings (S2, F1, F3, and F4).
     Another primary parking area supporting buildings F2, F3 and F4 is positioned away from major pedestrian movements, yet still designed with larger greenspace and landscaping. We are proposing a vehicular point of entry and parking area on Fuller Avenue for convenient drop-off and visible and accessible visitor parking for our PRD site as well as planned uses to the property just south.

  3. Site amenities. In addition to the play area reference above, another play area and community gardens are planned just east of building F2.

Attachment: PROJECT NARRATIVE (Boston Square PRD Rezoning)

Zoning / Use Considerations
Kalamazoo Avenue, the obvious more commercial corridor, will be fronted with primarily mixed-use buildings (residential over commercial) that transition to grade-level residential on their more eastward extensions. The Adams Street and Fuller Avenue frontages will be grade-level, multi-family residential with buildings T1, T2 and T3 proposed as townhouses with attached garages (rear) and S1 along Fuller Avenue as a multi-story residential building with garage parking below (under the building) accessed from a south garage entry.

Use considerations for buildings F1, F2, F3 and F4 will be following the uses of the TN-TBA zone district with the following requested permitted uses for our PRD:

- Ground floor dwelling units
- Health or athletic club, sports complex
- Ground-floor office uses including banks and general office spaces
- Educational uses are expecting outside of the PRD boundary, within the proposed Community Hub and Early Learning Center
- Anticipated hours of operation for retail and food sales would be until midnight, with outdoor seating available until 10 PM Sunday through Thursday, and 11 PM Friday and Saturday. We are additionally seeking approval for alcohol sales for indoor and outdoor consumption associated with restaurant use as part of the development. Signage will comply with the TN-TBA for the commercial uses, and with the TN-MDR requirements for the residential uses. We might apply for a Planned Sign Program in the future, if necessary.

See the attached Building, Apartment and Parking Analysis Matrix for distribution of building units, occupancy and parking counts.

Architectural Considerations
As stated earlier, the design of the site including building placement was focused on enhancement of walkability and re-establishing relationships with streets and avenues to achieve this. We also gave careful consideration to scale, massing and building design. This attention is represented in our graphics (refer to sheets 5 and 6 specifically for scale and massing proposed).

We followed the TN-TBA district most closely as we looked at the building heights and placement. While four stories are the maximum permitted, we designed buildings F1, F2 and F3 with a three-story portion along Kalamazoo Avenue and then stepped up to four stories for the building portions further away from Kalamazoo.

The more internal buildings F4 and S2 are planned as four stories, as is the building S1, which is situated directly across the street from an existing five-story building on Fuller Avenue. Final exact location of building F4 is contingent upon potential parking space needs, tied to the eventual number of units proposed.

Buildings T1, T2 and T3 will be a maximum of three stories, consistent with what is allowed in the TN- MDR district and adjacent to other two and one-half to three-story structures.

External Expression
Sheet 13 generally depicts the architectural expression for buildings F1, F2 and F3. Our plan is to be consistent with the TN-TBA district requirements for the building facades along Kalamazoo Avenue, and turning the corner along other facades associated with commercial uses. The balance of the F1, F2 and F3 buildings, along with the F4, S1 and S2 are expected to have exterior expression similar to the reference images on sheet 14.

We are excited to share more fully our well-founded vision for the Boston Square Together plan. It has been a result of hundreds of hours and tremendous vision and passion by many neighbors, community stakeholders, business owners and professionals.

Attachment: PROJECT NARRATIVE (Boston Square PRD Rezoning)

PROJECT PHASING

Please refer to sheets 15 and 16 of the Preliminary PRD Graphics Package for Project Phasing information.

Attachment: PROJECT NARRATIVE (Boston Square PRD Rezoning)

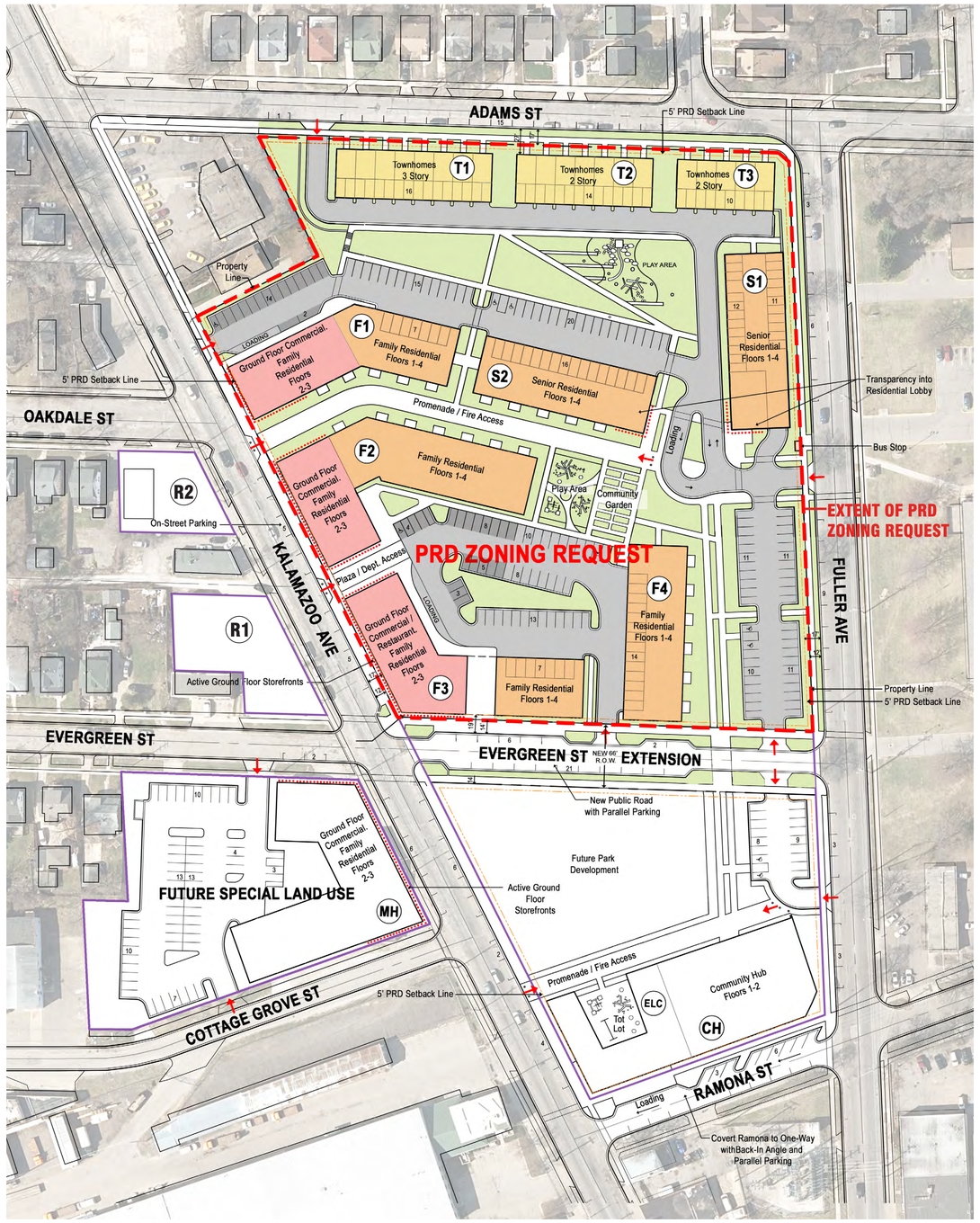
Shared Use and Easement Agreements

Each tax credit partnership will be owned by a separate single purpose entity, likely to be a Michigan Limited Partnership. Therefore, within the PRD, in the first phase of development, buildings F3 and F4 (to be financed with 4% LIHTC) will be owned by one owner; building F-2 (to be financed with 9% LIHTC) will be owned by a second owner; and in future phases buildings S-1 and S-2 (to be financed with 9% LIHTC) will be owned by a third owner; and building F-1 (to be financed with 9% LIHTC) will be owned by a fourth owner.

The developer will require that there will be Shared Use and Easement Agreements for all common area on the site that will be used jointly between the different ownership phases. These Shared Use and Easement Agreements will be recorded on title of every phase of the development. That is, for example, while the tot lot and community garden, and some of the drive aisles may be owned by the partnership that owns building F-2, the residents of buildings F-1, F-3, F-4 and S-1 and S-2 will be able to use these common elements and amenities. Each phase of development will be responsible for its pro-rata share of upkeep of the shared elements between the buildings. They will also be responsible to pay for this from its own operating budgets.

Attachment: PROJECT NARRATIVE (Boston Square PRD Rezoning)

Site Plan - Existing Conditions
No Scale



Site Plan - Proposed Site Development
No Scale

Townhomes
Apartments
Ground Floor Commercial / Residential

N

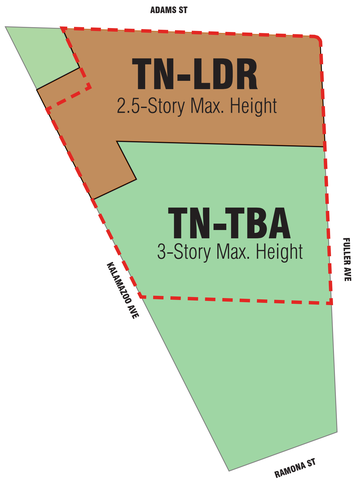
PRD REZONING - BOSTON SQUARE

Grand Rapids, Michigan

2020.07.15

NEDERVELD
BRINSHORE
AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
MNA
VIRIDIS Design Group
Integrated Architecture
NEDERVELD

Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)



PRD ZONING REQUEST

Current Zoning:
LDR + TBA

Proposed Zoning:
PRD

Property Area:
309,254 SF = 7.11 Acres

Green Space:
Existing: Ground Level Green Space Total = 101,689 SF / 2.33 AC (32.88%)
Proposed: Ground Level Green Space Total = 88, 046 SF / 3.42 AC (28.47%)

Site Plan - Ground Floor
Scale: 1"=50'-0"

Extent of PRD Zoning Request
Building Property Line
Building Transparency/Frontage
Other Development Sites (Not in PRD)

Townhomes
Apartments
Ground Floor Commercial / Residential

N

PRD REZONING - BOSTON SQUARE
Grand Rapids, Michigan
2020.07.15

BRINSHORE
AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
MNA
VIRIDIS Design Group
Integrated Architecture
NEDERVELD

Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

Site Plan - Typical Floor

Scale: 1"=50'-0"

Extent of PRD Zoning Request
Building Property Line
Building Transparency/Frontage
Other Development Sites (Not in PRD)

Townhomes
Apartments
Ground Floor Commercial / Residential

N

PRD REZONING - BOSTON SQUARE

Grand Rapids, Michigan

2020.07.15

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AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
MNA
VIRIDIS Design Group
Integrated Architecture
NEDERVELD

Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

Site Plan - Upper Floor

Scale: 1"=50'-0"

Extent of PRD Zoning Request
Building Property Line
Building Transparency/Frontage
Other Development Sites (Not in PRD)

Townhomes
Apartments
Ground Floor Commercial / Residential

N

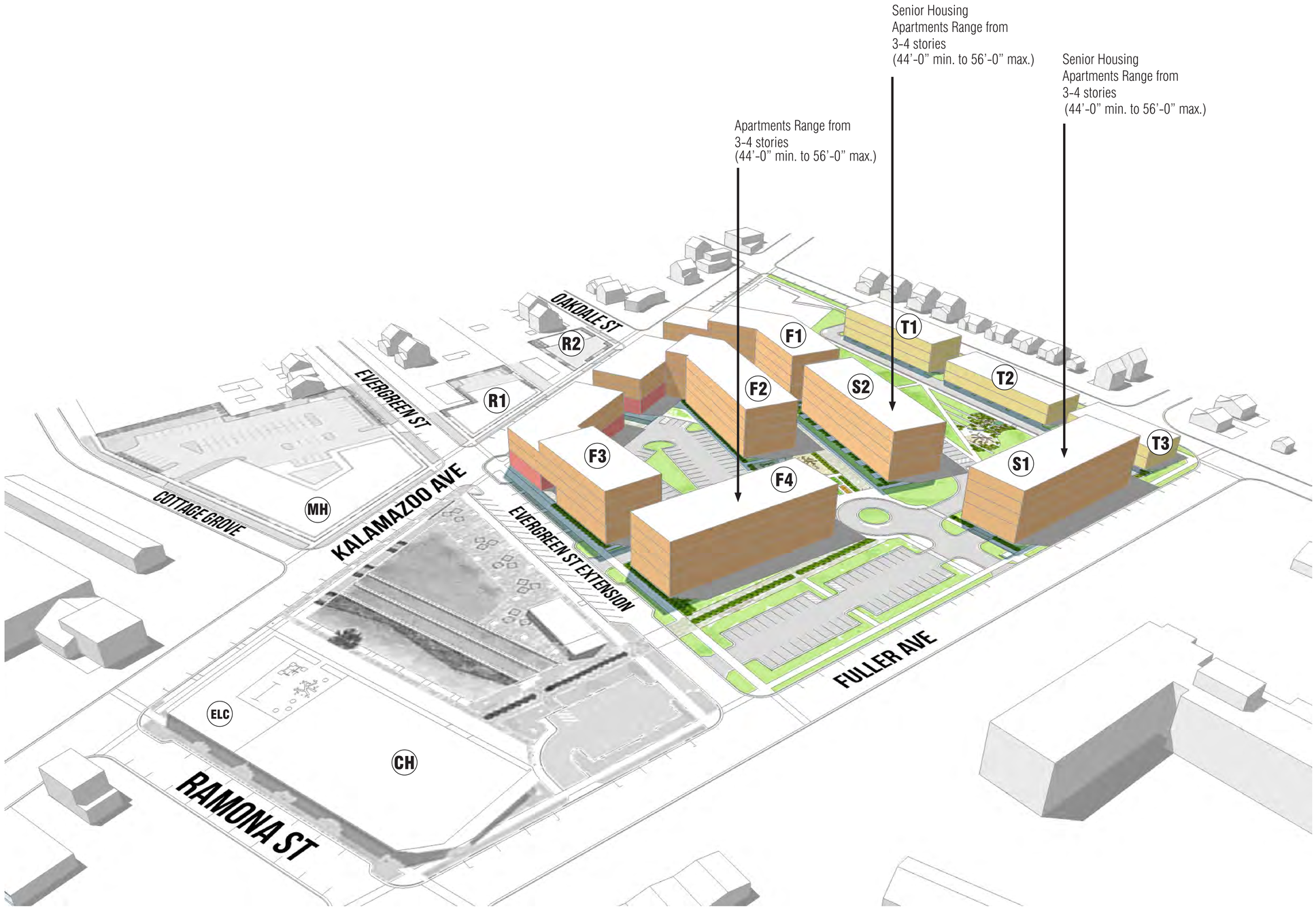
PRD REZONING - BOSTON SQUARE

Grand Rapids, Michigan

2020.07.15

BRINSHORE
AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
IVM
VIRIDIS Design Group
Integrated Architecture
NEDERVELD

Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)



Aerial Perspective Looking NW

Townhomes
Apartments
Ground Floor Commercial / Residential

N

PRD REZONING - BOSTON SQUARE

Grand Rapids, Michigan

2020.07.15

BRINSHORE
AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
MA
VIRIDIS Design Group
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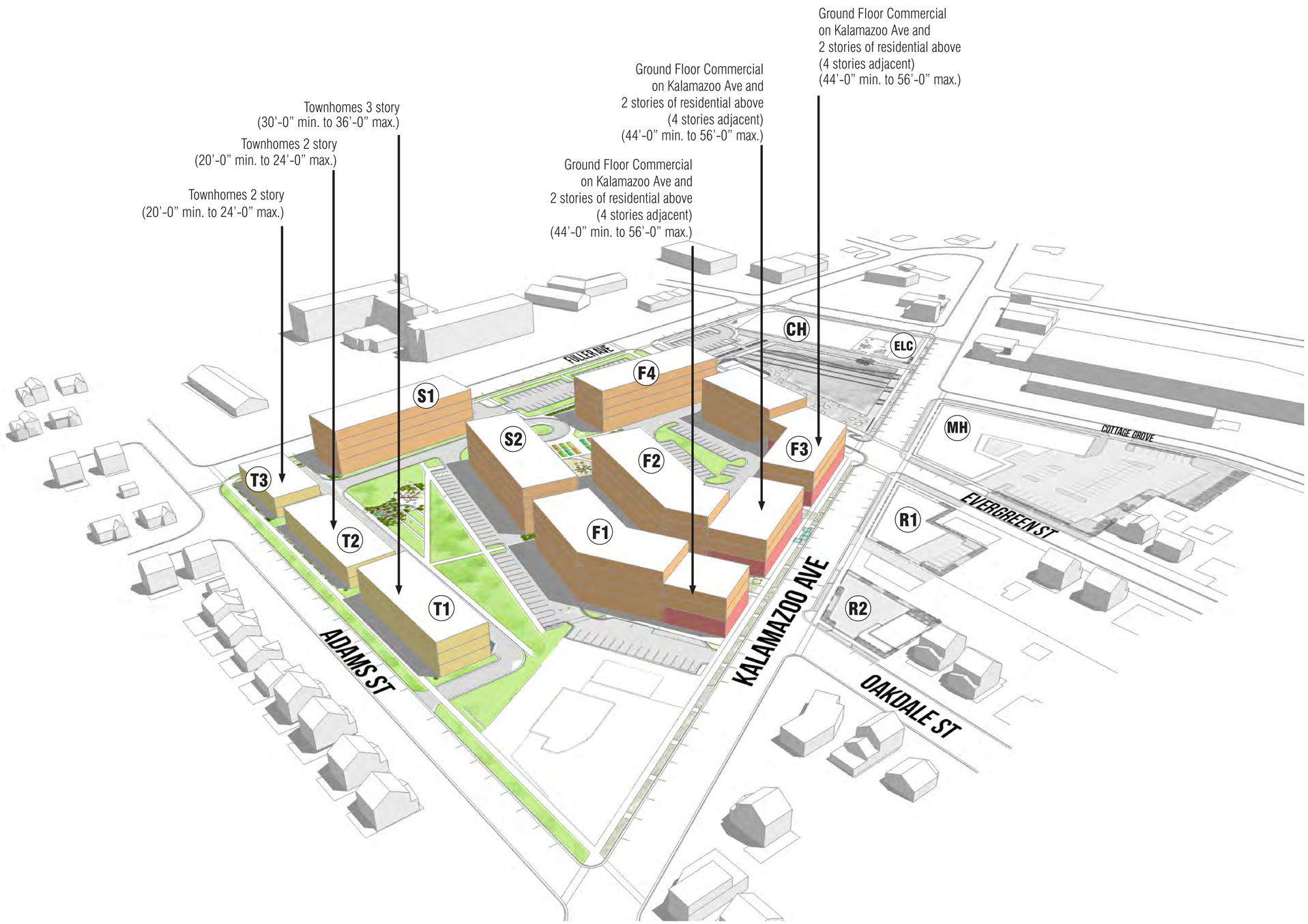
Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)



Aerial Perspective Looking SE

Townhomes
Apartments
Ground Floor Commercial / Residential

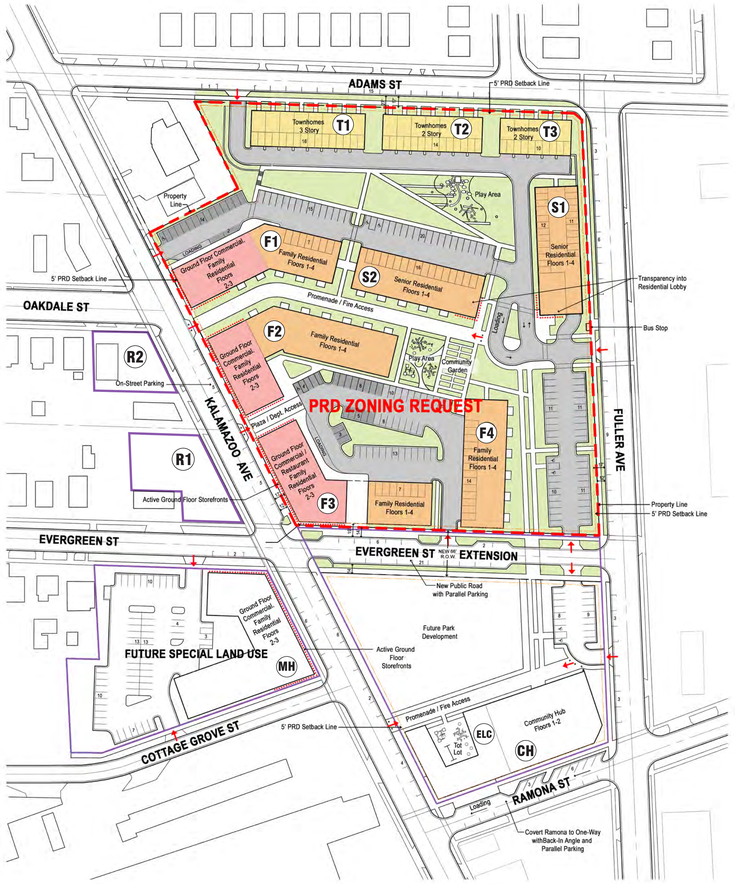
PRD REZONING - BOSTON SQUARE

Grand Rapids, Michigan

2020.07.15

BRINSHORE
AmplifyGR
ROCKFORD CONSTRUCTION
UrbanWorks
MA
VIRIDIS Design Group
Integrated Architecture
NEDERVELD

Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)



Key Plan
Not to Scale

Building Heights

Building F1
3 + 4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Commercial 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building F2
3 + 4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Commercial 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building F3
3 + 4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Commerical
Structured Parking 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building F4
4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Structured
Parking + Amenities 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building S1
4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Structured
Parking+ Amenities 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building S2
4-Stories **(44'-0" min. to 56'-0" max.)**
1st Floor Structured
Parking+ Amenities 16'-20' Floor Height
Upper Residential 10'-12' Floor Height

Building T1
3-Stories **(30'-0" min. to 36'-0" max.)**
1st Floor Garage +
Residential 10'-12' Floor Height
Upper Residential 10'-12' Floor Height

Building T2+T3
2-Stories **(20'-0" min. to 24'-0" max.)**
1st Floor Garage +
Residential 10'-12' Floor Height
Upper Residential 10'-12' Floor Height

*Building Square Feet

Total Commercial	31,442 GSF
Total Residential (excluding structured parking)	328,048 GSF
Total Structured Parking Space	18,790 GSF

*approximate numbers throughout

Parking Analysis
(Residential in Bldg.T1-T3, F1-F4 + S1-S3)

Building	Units/SF/Occupancy	@	Per Use Table	Apply 1.2 Mixed-Use Coefficient
F1				
1and 2 Bedroom Apartment	28	1.25 per Unit	35.00	29.17
3 Bedroom Apartment	9	1.5 per Unit	13.50	11.25
Commercial	6,890	2.50 per 1,000 SF	17.23	14.35
		Residential Parking Required	48.50	40.42
		Commercial Parking Required	17.23	14.35
		Total Parking Required	66.00	55.00
			Total Parking Provided	48.00
			Net Parking	-7.00
			Apply Alt Mode Transportation Waiver	4.00
			Apply On-Street District Parking Waiver	0.00
			Revised Net Parking After Waivers	**-3.00**

Building	Units/SF/Occupancy	@	Per Use Table	Apply 1.4 Mixed-Use Coefficient
F2				
1and 2 Bedroom Apartment	47	1.25 per Unit	58.75	41.96
3 Bedroom Apartment	10	1.5 per Unit	15.00	10.71
Commercial	6,890	2.50 per 1,000 SF	17.23	12.30
		Residential Parking Required	73.75	52.68
		Commercial Parking Required	17.23	12.30
		Total Parking Required	91.00	65.00
			Total Parking Provided	38.00
			Net Parking	-27.00
			Apply Alt Mode Transportation Waiver	14.00
			Apply On-Street District Parking Waiver	5.00
			Revised Net Parking After Waivers	**-8.00**

Building	Units/SF/Occupancy	@	Per Use Table	Apply 1.1 Mixed-Use Coefficient
F3				
1and 2 Bedroom Apartment	31	1.25 per Unit	38.75	35.23
3 Bedroom Apartment	7	1.5 per Unit	10.50	9.55
Commercial	4,800	2.50 per 1,000 SF	12.00	10.91
Restaurant	100	.75 per 3 Occup.	25.00	22.73
		Residential Parking Required	49.25	44.77
		Commercial Parking Required	12.00	10.91
		Restaurant Parking Required	25.00	22.73
		Total Parking Required	87.00	79.00
			Total Parking Provided	30.00
			Net Parking	-49.00
			Apply Alt Mode Transportation Waiver	25.00
			Apply On-Street District Parking Waiver	24.00
			Revised Net Parking After Waivers	**0.00**

Building	Units/SF/Occupancy	@	Per Use Table	
F4				
1and 2 Bedroom Apartment	29	1.25 per Unit	36.25	
3 Bedroom Apartment	7	1.5 per Unit	10.50	
		Residential Parking Required	47.00	
			Total Parking Provided	25.00
			Net Parking	-22.00
			Apply Alt Mode Transportation Waiver	11.00
			Apply On-Street District Parking Waiver	9.00
			Revised Net Parking After Waivers	**-2.00**

Building	Units/SF/Occupancy	@	Per Use Table	
S1				
1and 2 Bedroom Apartment	33	2 per 3 Units	22.00	
3 Bedroom Apartment	0	1.5 per Unit	0.00	
		Residential Parking Required	22.00	
			Total Parking Provided	23.00
			Net Parking	**1.00**

Building	Units/SF/Occupancy	@	Per Use Table	
S2				
1and 2 Bedroom Apartment	26	2 per 3 Units	17.33	
3 Bedroom Apartment	0	1.5 per Unit	0.00	
		Residential Parking Required	18.00	
			Total Parking Provided	26.00
			Net Parking	**8.00**

Building	Units/SF/Occupancy	@	Per Use Table	
T1				
Single Family Attached	8	2 per Unit	16.00	
		Residential Parking Required	16.00	
			Total Parking Provided	16.00
			Net Parking	**0.00**

Building	Units/SF/Occupancy	@	Per Use Table	
T2				
Single Family Attached	7	2 per Unit	14.00	
		Residential Parking Required	14.00	
			Total Parking Provided	14.00
			Net Parking	**0.00**

Building	Units/SF/Occupancy	@	Per Use Table	
T3				
Single Family Attached	5	2 per Unit	10.00	
		Residential Parking Required	10.00	
			Total Parking Provided	10.00
			Net Parking	**0.00**

SUMMARY

Total Residential Parking Required	298.5
Total Commercial Parking Required	46.45
Total Restaurant Parking Required	25
Required before Mixed-Use Coefficients Applied	371
Required after Mixed-Use Coefficients Applied	326
Total Parking Provided	230
Net Parking	-96
Apply Alt Mode of Transportation Waiver	48
Apply On-Street District Parking Waiver	52
Revised Net Parking After Waivers	**4**

Notes:
1. There are 52 on-street parking spaces directly adjacent to PRD boundary on same side of street not included in calculations
2. The mix of land uses within the PRD and outside the PRD (future Community Hub and Early Learning Center) create staggering peak periods of parking demand. If necessary, on-site parking will be shared by the creation of shared parking agreements between building ownership.

Townhomes
Apartments
Ground Floor Commercial / Residential
Commercial Parking

N

PRD REZONING - BOSTON SQUARE
Grand Rapids, Michigan
2020.07.15

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Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

Architecture – FAMILY APARTMENT BUILDINGS

The proposed development will have a mix of family apartment buildings consisting of three mixed-use buildings along Kalamazoo Avenue (labeled F1, F2 and F3) and one multi-family building on the interior of the site (labeled F4).

The proposed mixed-use buildings (F1, F2 and F3) will have ground-floor commercial with residential above along Kalamazoo, and will be fully residential from the ground floor up away from Kalamazoo. Combined, they will contain approximately 21,600 to 26,400 GSF of street level commercial, and 104 to 134 residential units.The proposed buildings are three-stories along Kalamazoo Avenue, stepping up to four-stories,creating opportunities to activate roof terraces above the commercial facing Kalamazoo. Parking for these buildings is proposed as a combination of surface parking lots and structured (tuck-under) parking.

The proposed multi-family building (F4) will contain approximately 36 to 46 units on four levels. Parking for this building is proposed as a combination of surface parking lots and structured (tuck-under) parking.

The living units for all buildings (F1, F2, F3 and F4) are a mix of one bed, two bed and three bedroom apartments. Lower level residential lobbies, amenities and community spaces are also planned.

The exterior architectural expression will be a combination of durable materials at the ground level such as masonry or exposed concrete, and a balance of masonry, concrete, cementitious, phenolic, or metal panel for the residential levels above. Mixed -use portions of buildings as identified in red in the plans shall meet the building element requirements of the TBA Zone District while the non-mixed-use portions of mixed-use buildings and fully residential buildings shall meet the building element requirements of the TN-MDR Zone District. All glazing will meet or exceed transparency requirements.

The exact masonry and panel colors are still to be determined, but will be selected to work with the overall development and neighborhood color palette.The applicant anticipates returning to the Planning Commision for Final Site Plan Review.

***Unit Counts +Area Calculations (refer to chart on the page)**

*approximate numbers throughout

Buildings F1-F4, S1+S2 Ground Floor Plans
Scale: 1"=30'-0"

FAMILY APARTMENTS

(Mixed Use / Affordable) (F1-F4) (Total Building GSF: 211,300 – 259,300)

Apartment & Structured Parking GSF: 189,700 – 232,900

Range of Apartments: 140-180

Apartment Mix:
30-50% 1BR at 650 SF +/-
30-50% 2BR at 850 SF +/-
10-20% 3BR at 1,100 SF +/-

Commercial GSF: 21,600 – 26,400

Number of Stories Each: 3-4

SENIOR APARTMENTS

(Affordable) (S1-S2) (Total Building GSF: 77,800 – 95,000 GSF)

Apartment & Structured Parking GSF: 77,800 – 95,000

Range of Apartments: 55-70

Apartment Mix:
80-90% 1BR at 650 SF +/-
10-20% 2BR at 850 SF +/-

Number of Stories Each: 3-4

TOTAL FAMILY (MIXED USE) + SENIOR APARTMENT BUILDING GSF: 289,100 – 354,300

1 BDRM
2 BDRM
3 BRDM
Ground Floor Commercial / Residential
Circulation
Common Space
Parking
Building Support

N

PRD REZONING - BOSTON SQUARE
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Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

Buildings F1-F4, S1+S2 Second Floor Plan
Scale: 1"=30'-0"

Architecture – SENIOR APARTMENT BUILDINGS

The proposed development will have two apartment buildings dedicated to seniors, one of which is situated along Fuller Avenue (labeled S1), and one on the interior of the site (labeled S2).

The proposed senior buildings (S1 and S2), combined, will contain approximately 55 to 70 residential units, and are three to four-stories in height. Parking for these buildings is proposed as a combination of surface parking lots and structured parking. The living units for both senior buildings (S1 and S2) are a mix of one bed and two bedroom apartments. Lower level residential lobbies, amenities and community spaces are also planned.

The exterior architectural expression will be a combination of durable materials at the ground level such as masonry or exposed concrete, and a balance of masonry, concrete, cementitious, phenolic, or metal panel for the residential levels above and shall meet the building element requirements of the TN-MDR Zone District.
All glazing will meet or exceed residential transparency requirements.

The exact masonry and panel colors are still to be determined, but will be selected to work with the overall development and neighborhood color palette. The applicant anticipates returning to the Planning Commission for Final Site Plan Review.

*Unit Counts + Area Calculations (refer to chart on the previous page)

*approximate numbers throughout

1 BDRM
2 BDRM
3 BRDM
Ground Floor Commercial / Residential
Circulation
Common Space
Parking
Building Support

N

PRD REZONING - BOSTON SQUARE
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Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

Buildings F1-F4, S1+S2 Third Floor Plan
Scale: 1"=30'-0"

1 BDRM
2 BDRM
3 BRDM
Ground Floor Commercial / Residential
Circulation
Common Space
Parking
Building Support

N

PRD REZONING - BOSTON SQUARE

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Buildings F1-F4, S1+S2 Fourth Floor Plan
Scale: 1"=30'-0"

1 BDRM
2 BDRM
3 BRDM
Ground Floor Commercial / Residential
Circulation
Common Space
Parking
Building Support

N

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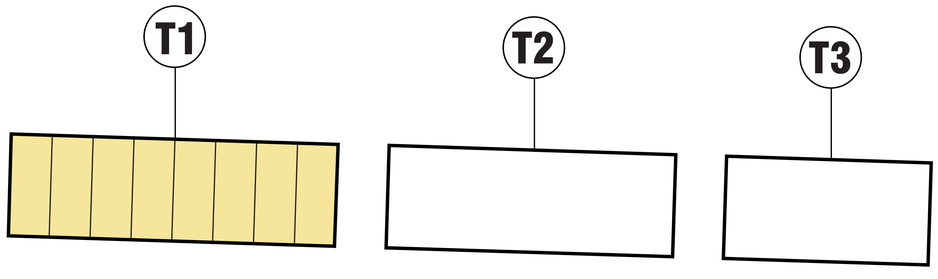
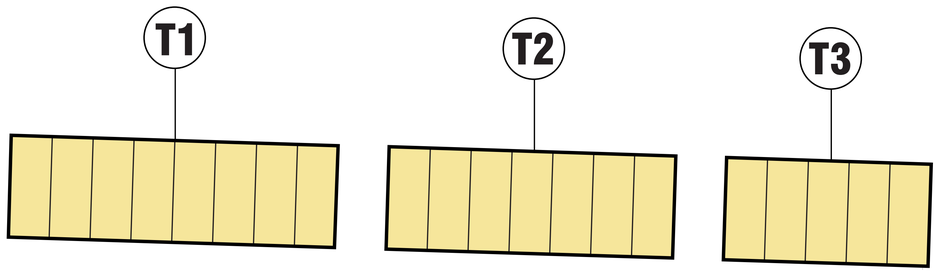
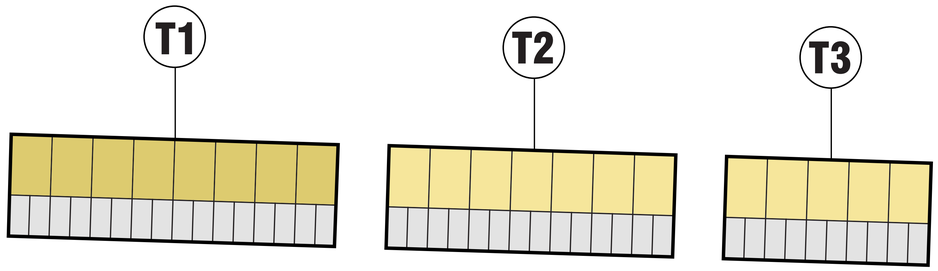


3rd Floor



2nd Floor



1st Floor

Architecture - TOWNHOMES - MARKET RATE FOR-SALE

The proposed market-rate for-sale townhomes shall consist of approximately 28 single family units in 3 buildings of attached residences. 8 residences shall be three-story, three bedroom units including a ground level accessory dwelling unit, and 12 residences shall be two-story, three bedroom units. Each unit will have two covered parking spaces.

The exterior materials will be traditional brick masonry at the street level fronting Adams Street and both east and west elevations. Hardy board siding will be utilized on portions of the east and west elevations as well as the south elevation. All glazing will meet or exceed residential transparency requirements and will be scaled to match neighborhood proportions.

The brick and siding colors will be selected to work with the overall development and neighborhood color palette.

The applicant anticipates returning to the Planning Commission for final architectural approval.

*Unit Counts

Townhomes w/out Accessory Dwelling Unit (1,000 sf ea)	12
Townhome with Accessory Dwelling Unit (1,600 sf ea)	8
Accessory Dwelling Unit (600 sf ea)	8
Total:	28 total units

*Area Calculations

Ground Level:	
Residential Accessory Dwelling Unit	4,800 sf
Residential Townhouse living space	7,200 sf
Floor 2:	
Residential Townhouse living space	20,000 sf
Floor 3:	
Residential Townhouse living space	8,000 sf
Total gross floor area:	40,000 sf

*approximate numbers throughout

Buildings T1, T2 + T3 Floor Plans
Scale: 1"=30'-0"

Townhomes
Accessory Dwelling Unit
Parking

N

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side window transparency

architectural articulation/color

massing articulation

roof terrace

varying materials

transparency at 1st floor

envisioned material options for key elevations:
fiber cement board panels/planks
glazing at ground floor commercial/common areas
metal panel
masonry
concrete

Building Elevation Precedent Imagery_Mixed-Use (Portions of Building)
Scale: NTS

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Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

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envisioned material options for key elevations:
fiber cement board panels/planks
glazing at common areas
metal panel
masonry
concrete

Building Elevation Precedent Imagery_Residential (Portions of Building)
Scale: NTS

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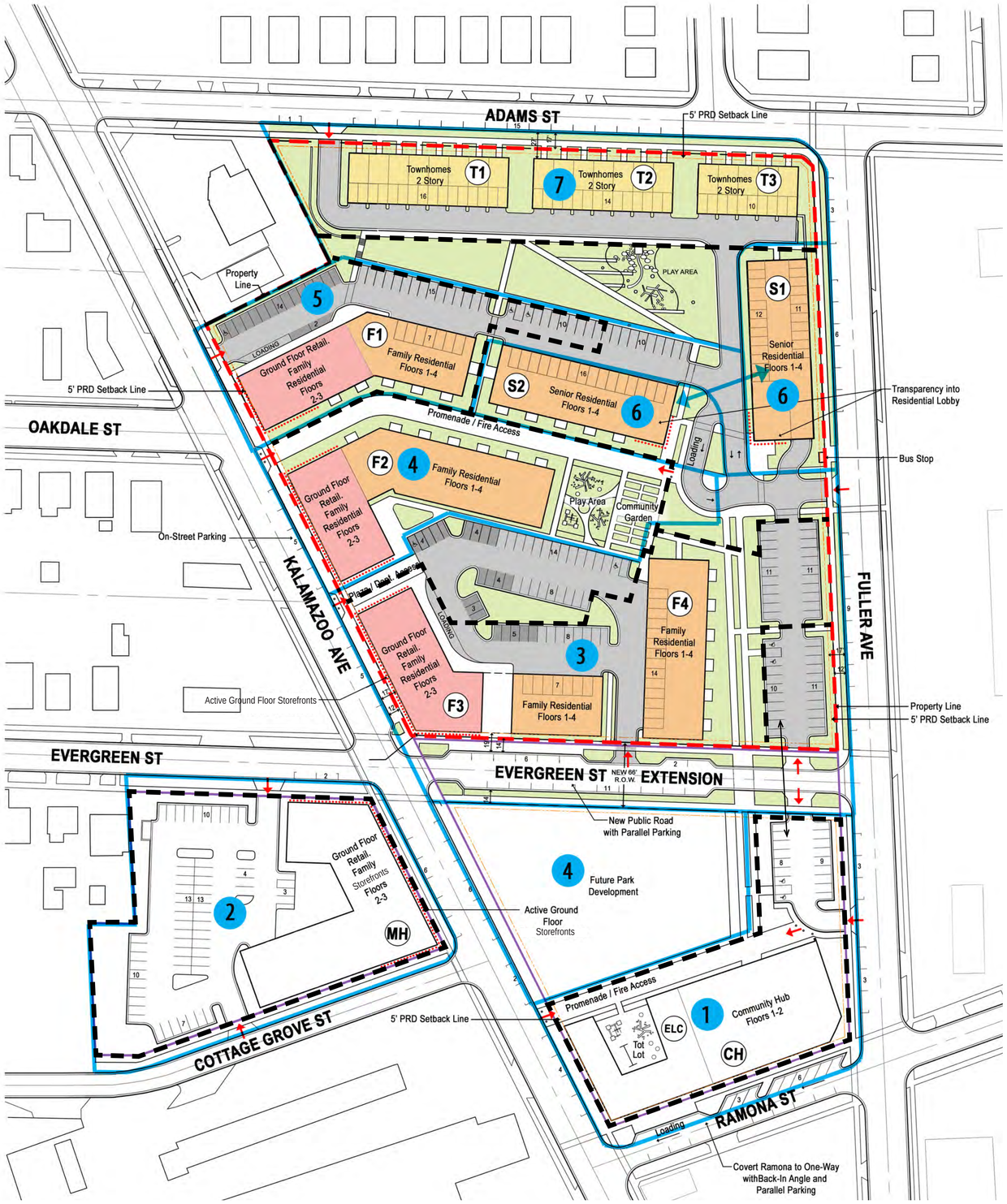

*to be finalized during Site Plan Review

PROJECT BOUNDARY

1 PROJECT PHASE

*Conceptual Construction Phasing Plan Diagram**

Scale: NTS

- Extent of PRD Zoning Request
- Lot Division Line
- Future Buildings
- Other Development Sites (Not in PRD)

- Townhomes
- Apartments
- Ground Floor Commercial / Residential

N

PRD REZONING - BOSTON SQUARE

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Attachment: BOSTON SQUARE PRD DEVELOPMENT PLANS (Boston Square PRD Rezoning)

The proposed amendments are included in the attached document, which may be approved, denied, or returned to staff by the Commission for further changes.

B. Conflict of Interest

Mr. Verhulst related that his father is the Vice President at Rockford Construction. Rockford is part of the Boston Square development team, a proposal on today's agenda.

Ms. Behler asked if he has had any direct conversations with his father related to the subject proposal.

Mr. Verhulst replied that he has not. He responded to additional questions indicating that he has no financial ties or incentives related to the project.

Motion by Ms. Behler, **supported by** Mr. Treur, **finding that Mr. Verhulst does not have a potential conflict of interest. Yeas: 7. Nays: 1 (Brame). Motion carried.** Mr. Brame explained that he is opposed merely for the sake of appearances.

Mr. Davis stated that he doesn't feel he has a conflict. However, CopperRock Construction is a partner of the West Side Collaborative. Many west side businesses were approached by the Collaborative at year end for financial support. CopperRock is a financial supporter of the non-profit. Their support is not tied to any cases and there is no ongoing relationship that he feels would impact his ability to vote one way or another. Mr. Davis stated that he has no means of financial gain tied to the presentation they will make today related to 835 Fairview.

Motion by Mr. Greenwald, **supported by** Ms. Behler, **finding that Mr. Davis does not have a conflict of interest. Motion carried unanimously.**

V. Public Hearings beginning 1:00 p.m. or soon thereafter in the Public Hearing Room, 2nd Floor

A. 1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE

Address:	**1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE**
Applicant:	Amplify GR (Jonathan Ippel)
Requesting:	**Approval for a mixed-use commercial and residential development in the Boston Square neighborhood.**
Zoning:	TN-LDR (Traditional Neighborhood – Low-Density Residential) TN-TBA (Traditional Neighborhood – Traditional Business Area)
Requirements:	Article 5 Residential Zone Districts Article 6 Mixed-Use Commercial Zone Districts 5.7.06. Special District – Planned Redevelopment District 5.10.05. Off-Street Parking: Reductions in Parking Requirements.

Attachment: PC MINUTES 1-9-20 (Boston Square PRD Rezoning)

5.12.08. Site Plan Review Standards
5.12.12. Planned Redevelopment District

Case Number: PC-PRD-2019-0199
Staff Assigned: Elizabeth Zeller ezeller@grcity.us
Type of Case: Planned Redevelopment District
Effective Date: City Commission approval

Ms. Zeller presented the request for a Planned Redevelopment District (PRD), which is a rezoning, in the Boston Square neighborhood, specifically in the heart of the business district. The properties in question are zoned both residential and commercial, which is one of the reasons they are seeking a PRD.

Ms. Zeller displayed an aerial view to provide location context. The Planning Commission is considering both the proposed PRD rezoning and conceptual review of the proposed development, with future phases to come back to the Planning Commission for final site plan review.

Ms. Zeller provided further detail. The applicant is proposing rezoning of 12 parcels. She clarified that what is highlighted on the map is actually more than what is included in the proposed rezoning. The rezoning will stop at Evergreen. The property fronting Adams and six parcels fronting Kalamazoo are currently zoned TN-LDR and the remainder is currently zoned TN-TBA. The property to be rezoned is 7.11 acres in area. Existing buildings and uses include a former school building, low-density residential, Modern Hardware, Standard Kitchens, and some industrial uses. Buildings present in the proposed rezoning area would be demolished.

Ms. Zeller explained that the subject area is addressed in the Southtown Business Area Specific Plan, with several elements specific to this site. The staff report identifies the elements of the Plan that differ from what is being proposed. Ms. Zeller deferred to the applicant to expand upon why their proposal differs from the Plan.

Ms. Zeller displayed a survey of the property in question, again noting that the property being considered ends at Evergreen. She also displayed a graphic of existing conditions as well as the site plan of the proposed development. The development would include an extension of Evergreen St. The development would incorporate ground floor commercial along Kalamazoo and turning the corner on Evergreen, as well as a bit of commercial into the development. The red designation on the site plan depicts locations of proposed ground floor commercial. The development will also include family apartments at the second floor, and above, where the red is shown. The remainder, in orange, would also be family apartments. There are two senior apartment buildings proposed as part of the development, as well as three townhouse buildings along Adams. With the exception of the townhouses, both the senior and family apartments would be rentals. The townhome dwelling units along Adams would be market rate for sale units. Ms. Zeller noted that the plan includes in-law suites/accessory dwelling units. However, the Zoning Ordinance doesn't allow accessory dwelling units within an attached single-family building/townhomes. The Ordinance requires ADUs to be on a single-family lot and either in or associated with a detached single-family residence. The Planning Commission might find this form of ADU, in association with townhomes, to be desirable. Therefore, conditions of approval to allow for that have been included in the draft resolution should the Planning Commission find that appropriate.

Attachment: PC MINUTES 1-9-20 (Boston Square PRD Rezoning)

Ms. Zeller briefly commented on signage. The Planning Commission would either assign a zone district for reference to signage or the applicant would submit for a Planned Sign Program. The applicant may seek a Planned Sign Program in the future. However, at this time, staff recommends assignment of the TBA requirements for the commercial spaces and Residential for the remainder.

The proposed project meets the density allowances of the underlying zone districts. The site layout has also been found to meet the Zoning requirements. The applicant proposes that it will meet the minimum 5' setback required for Planned Redevelopment Districts and will also, as close as possible, meet the Required Building Lines for TBA in the commercial area and MDR for the remainder. With respect to green space and site elements, the property would meet the green space requirements with approximately 30% green space currently proposed.

Ms. Zeller touched on building elements. Plans include scale and massing graphics. The development would include 2-, 3-, and 4-story buildings as depicted on the plans. The plans also reflect the estimated building heights. Exact heights are not provided because floor heights could change depending on the ultimate design. Ms. Zeller deferred to the architects to further expand upon that. The Southtown Business Area Specific Plan indicates that they desire building heights in the TBA Transition areas, which this property falls into, at three stories or less. As noted, there are some four-story buildings proposed, which is inconsistent with the desires of the Plan. Ms. Zeller added that the applicants have provided images that indicate what their designs may look like and they have also indicated what materials they would be using. In general, it comports with the Zoning requirements. They are basing it on the TBA and Residential requirements. One modification that staff might recommend the Planning Commission consider is applying the PRD material requirements for the exterior facades of the buildings. Building facades at the RBL around the perimeter of the project would require 75% brick, face brick, stone or cast stone. It is a requirement for higher quality materials along street frontages.

Ms. Zeller related that parking will be provided in shared surface lots, enclosed garages and in structured parking under certain buildings. The S1 and S2 buildings are proposed to be senior apartments and parking requirements for those buildings are met with ground floor parking being provided underneath part of the building. The townhomes off of Adams also meet the parking requirement with two parking spaces per dwelling unit provided. Ms. Zeller indicated that she performed a shared parking analysis for the remainder of the site because it is mixed-use. The applicant is proposing a range of commercial uses, generally those found in the TN-TBA zone district with the addition of office and health club. The commercial uses, plus residential uses, plus office, permits the application of the mixed-use parking coefficient. There hasn't been an opportunity to utilize that waiver very often because there hasn't been a lot of this kind of development. Shared parking can be considered to bring down the overall parking requirement. Using the mixed-use parking coefficient, there are approximately 140 spaces available to be shared among those uses making them deficient by 113 parking spaces. Other waivers are permitted, however. In this case they could apply on-street parking and transit to meet most of the requirement. Based on Ms. Zeller's calculations, they would then be approximately 5 spaces short, which could change depending on what occurs at final site plan review. Alternatively, they could incorporate the required number of parking spaces by using alternative vehicle

Attachment: PC MINUTES 1-9-20 (Boston Square PRD Rezoning)

parking or additional bike facility parking. Overall, Ms. Zeller feels that parking waivers can be granted and that the parking requirement can be met utilizing those waivers.

Ms. Zeller related that the applicant has had a traffic study completed. The City's Traffic Engineers have reviewed the study and found that the street network is sufficient to accommodate the proposed development. Ms. Zeller noted that the City has a traffic signal optimization program and every couple of years the traffic signals are reviewed. As this project is implemented, traffic signals in the area would be modified as necessary. No offsite improvements to the street network, traffic signals, deceleration lanes, etc. would be required as part of this development, other than typical things such as crosswalks.

Ms. Zeller explained that the development is intended to be implemented in phases. It would begin with the buildings to the south and continue northward, with the townhomes being included in the final phase.

A number of letters of support and opposition have been submitted and included in the Planning Commission's packet.

Ms. Zeller summarized that the consideration is for a Planned Redevelopment District involving approximately 7 acres. The underlying zoning is currently TN-LDR and TN-TBA. The Planning Commission will be making a recommendation to the City Commission for rezoning, tied to the conceptual plan, with each phase of development to return to the Planning Commission for final site plan review.

Mr. Rozeboom asked if the proposed uses are different than what are permitted in the PRD.

Ms. Zeller replied no. They have mostly tied the uses to the TBA permitted uses, which she feels is appropriate for this neighborhood. The only exceptions are a couple of uses that would generally be considered Special Land Uses, which would be the ground floor general office and the health club. They've also asked for approval of a restaurant that closes by midnight, which is something that staff can administratively approve.

Ms. Turkelson clarified that the uses are permitted but some of the uses that are proposed would typically require Special Land Use approval under the current TBA zoning. The Planning Commission is being asked to consider those uses up front/now so that they wouldn't be required to come back for Special Land Use for each tenant that would come forward.

Jon Ippel, Amplify GR, stated that they are before the Planning Commission to share a generational opportunity to try to do something special and to try to do something right. He feels that the number of people in attendance today demonstrates how serious they take this, how important it is, and how they ensure that they think through this comprehensively, as well as anticipate any unintended consequences. They don't take these things lightly. They are excited about an attempt to try do something different, to try to equalize some of the economic disparities that exist in the community, but to do it in a way that it is enhancing opportunities for all and really trying to mitigate displacement. Fundamentally, the community is concerned about things like gentrification. Part of this is to try to do something different to incorporate a very significant amount of enterprise and affordability in a way that protects the diversity of the

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neighborhood. Mr. Ippel stated that as they've journeyed through their short history as a 3-year organization they've had experiences in the community, some of which were up and others down. Fundamentally, the work they are trying to do is in partnership with the neighbors, residents, and business community in an effort to uplift their values. Today they will share the process of how they've gotten to where they are today. As stated, this is a generational opportunity. The context of this development includes a lot of other very intentional collaborations to ensure that affordability remains an important part of future investments in Boston Square. Mr. Ippel provided specific examples such as their partnership with Home Repair Services over the last two years. Renovations have been made to over 71 owner-occupied homes, all to low- and moderate-income families to position existing homeowners to thrive in place. A lot of the feedback they got is that as neighborhoods change, and as they begin to incorporate amenities that the community desperately desires, it simultaneously has the unintended consequence of rising values. On one hand there is a desire to create more generational wealth in the community but simultaneously it potentially locks out others from experiencing the gains and benefits. It is a delicate balance of trying to do both. Another example provided is that they are working with ICCF on a variety of different programs. One program they will launch this year will support new home ownership. People that are currently renting will be assisted to position them to become first time home owners. The intent is that as they do this work, they do it in a way that is allowing for incomes to rise but also to ensure that they are permanently preserving a wide channel of affordability. It is an attempt to lift up the voices of the community, to say that these are the desires of the community, that this is a place that is special, a place that is diverse socio-economically, and racially, which is one of the key attributes that people really care about the most. This project is an effort to honor that to a degree that they can. Mr. Ippel stated that they attempted to bring both a national and local perspective into the project to get a perspective of how other communities are trying to tackle some of the delicate challenges and to bring the wisdom of this community into it as well. Mr. Ippel provided the example of partnering with Architect Isaac Norris, who is based in Boston Square.

Latisha Lipscomb stated that change is the only constant. However, she firmly believes that when everyday people make a positive contribution to the facilitation of change that it enables them to build stronger neighborhoods together. It impels us to improve quality of life for all people who live, work, play and learn in the neighborhood. These are the places they call home. Through this collective design process, they have managed to do it together. Ms. Lipscomb related that she has had the honor of serving the neighbors of Boston Square as the Manager of Engagement and Relationships at Amplify GR for a few weeks so far. It has been incredibly smooth and uneventful. Ms. Lipscomb shared that she came into the process as a concerned citizen and consultant in July of 2019. She describes community engagement as her purpose because she firmly believes her work has given her the opportunity to advocate for those with historically muted voices in neighborhoods like Heartside, Roosevelt Park Grandville, as well as the MLK Park neighborhood. Ms. Lipscomb considers it a privilege to pursue her passion in neighborhoods that have traditionally been bypassed, overlooked and rarely considered for equitable investment that increases access and opportunity for all. Ms. Lipscomb stated that she welcomes the opportunity to work toward solutions that widen pathways and ensure equitable outcomes for communities that haven't seen what they deserve. Taking on change is never easy but implementing innovative, inclusionary community engagement is necessary. Ms. Lipscomb explained how the neighbors of Boston Square partnered with Amplify to work through complex

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issues to create a shared vision for the future state of their neighborhood. There are a number of familiar faces in the room that have given their time, talent, and treasure to this process. Ms. Lipscomb is confident that they are the change they have been waiting for. She explained that throughout the process they heard many things that informed the work. Because some of what is included in the plan reflects what neighbors in Boston Square have been requesting for decades, it is important to note that they began with the Boston Square Area Specific Plan. They also looked to the Southtown Business Area Specific Plan and did a comprehensive neighborhood engagement survey. All of the data, combined with the creation of a neighborhood advisory committee that thoroughly represents the unique social and economic diversity that exists in this neighborhood, led to very intentional discussions about Boston Square priorities and project principles. This past summer and fall, Amplify hosted three community open houses where neighbors, developers, and stake holders were invited to be a part of the opportunities for visioning, which inadvertently created a renewed sense of pride and ownership in the process. In the first meeting they were able to listen to feedback and input on the vision for the site. Obtaining a clearer understanding of how people want to live, rather than telling them how they need to live, was very important. They heard resoundingly from the community that there was a need for a grocery store, a food hall, and a bank. They also heard, overwhelmingly, that this neighborhood needs and deserves an early childhood development center that will position the community's children to thrive and not just survive. In the second meeting, Amplify reported back to the community on what they thought they heard. Three concepts were proposed and neighbors were asked if they got it right. Input was again received through asset mapping, dot voting, and dedicated stations where participants could ask an expert about varying concepts and design features. That input enabled them to go back to work and adjust the plan in ways that properly reflected some of the additional recommendations of participants. By meeting three they were able to share a finalized draft of the updated vision with neighbors, resulting in the proposal before the Planning Commission today. Simultaneously, Amplify hosted a dedicated Boston Square website, initiated countless e-blasts and social media posts, met and conversed with several accountability partners from the neighborhood, directly mailed neighbors within a half mile radius, and worked closely with neighbors by walking the streets and canvassing door to door in order to have grass roots conversations with as many neighbors as possible and invite them to be involved in the process. It was important to make every effort to meet the people right where they were. Because Amplify is committed to uplifting resident voice, at check-in for each engagement, participants were asked to identify their affiliation by placing a color-coded sticker on a neighborhood map. More than 250 neighbors participated in the process and approximately 75% of them were residents. The participation from Boston Square Oakdale neighbors was outstanding. Those present should be very proud of the work that has been accomplished together. This is a plan that is for neighbors, by neighbors. What is proposed today is a direct reflection of the things that neighbors said they wanted. It was inspiring to see hundreds of neighbors who live within the boundaries provide invaluable feedback and participate in engagement through Amplify's outreach initiatives. As a result, the future of this zoning request belongs to the people. Ms. Lipscomb acknowledged that this collective design process, of a magnitude like this, has certainly not been easy. It is never easy. Authentic community engagement is hard and they have traveled a bumpy road in their efforts to discover shared values and to create meaningful community together. As a collective of change agents, they have persisted, which has led them to this point where they embrace opportunities to dialogue openly about the effects of gentrification and what it means to truly be committed to preserving affordability in Boston Square. Ms. Lipscomb stated that Amplify is committed to

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ensuring that the community benefits from this development, which is why it is an equity focused design that will improve quality of life as it relates to many factors in the neighborhood such as health, education, arts, culture and technology. They are committed to an emphasis on construction contracts for minority and women owned companies in the 49507 area, committed to a high-quality early learning center, and committed to dedicated spaces for local business ownership for neighbors that may not have the startup costs associated with the rising cost of entrepreneurship. Amplify is also committed to providing affordable housing for a wide range of income levels and creating partnerships with organizations that also believe all people have a right to enjoy safe, healthy, affordable housing. While it is true that Amplify acquired six single-family homes along Kalamazoo, in hopes of using those lots for the construction of a grocery store, this request for rezoning is not about development with displacement. Three of the six houses that they acquired were vacant and some of them were inherited with a legacy of code violations. The occupied houses were sold, in some instances for double the value of the property, and residents were given the opportunity to remain in their homes for a year for free. When factors such as wealth and legacy building are considered, vs. the cyclical nature of generational poverty, Amplify was able to support and position these families to be the architects of the next chapter of their own lives. As a testament to the nature and spirit of the neighborhood, two of those families chose to relocate within the neighborhood. For the families that chose to stay, Amplify successfully widened pathways for them to benefit from community growth. As an added bonus, this plan will bring 250 units to the area at a time where there is a desperate need for more affordable housing options and home ownership opportunities citywide. Ms. Lipscomb concluded her comments stating that, regardless of the outcome today, Amplify GR looks forward to the opportunity to continue dreaming and designing with neighbors and other Boston Square stakeholders. They invite and highly encourage those present today and watching online to remain engaged in the process, to own it and see it through to the very end. This is a declaration that they are committed to finding out more about what connects us through unity, action, and authentic engagement. The request being considered today is a performance metric that can demonstrate that Amplify is attempting to do what has been asked of them. This is an opportunity to reward the hard work and creativity that everyday people have poured into this collective process with expanded possibility for their neighborhood. Change is the only constant and, starting today, the residents of this neighborhood deserve the change they can see that is reflective of their voice.

Peter Levavi, Brinshore Development, related that they are a national, mixed-income community development company. They see their job as creating comprehensive communities that are fabulous places to live and that uplift the people who are living there. They go way beyond shelter. Mr. Levavi stated that they have experience working in Norfolk, VA, Houston TX, Kansas City, Omaha and Chicago. One thing they've learned is that every project, in every city, is unique and that they shouldn't come into a city with any preconceived notions of what they will do when they get there. They have been extremely lucky to have an incredibly robust community engagement program in this case that allowed them to understand what the local neighbors want on this site. The plan before the Planning Commission is the reflection of the input they received and it will continually be refined to reflect additional input they receive from the neighbors, community, and the city. Mr. Levavi explained that the reason they propose a PRD is that they want the City to be involved in this process and help them create the best community and have input into the development. One of the things they heard the most is that people love the Boston Square area and Oakdale neighborhood because of its diversity; racial,

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ethnic and economic. One of the things they knew they had to do was propose to build affordable housing available to a wide range of incomes so that people currently in the community can remain there over the long term. Other things they heard were a desire for ownership opportunities both in housing and retail. They heard a desire for a grocery store, bank, restaurant, and other opportunities for local entrepreneurs to start businesses. They heard about the need for flexible open space for people to be able to engage in a variety of activities. They also heard that people wanted educational and cultural opportunities to be built into the neighborhood so that they didn't have to leave the neighborhood to get those. Finally, they heard that the site should be woven into the community and not be a super block with no pathways through it or connections to it. Mr. Levavi related that the project proposes four rental buildings for families and two rental buildings for seniors. What they are potentially requesting could be up to 250 mixed-income, affordable rental units. The term affordable means that they will be financed with the Low Income Housing Tax Credit program. Some of the units will be affordable to people at 30% AMI, units at 40 and 50% AMI, 60% AMI, and market rate units. They also heard that there were seniors who desire to remain in the community, which is why they felt strongly about building senior housing as part of this development. The project also includes for-sale units. Some of the for-sale units will be affordable housing and some will be straight market rate. The for-sale units include the potential for the in-law suites, or accessory dwelling unit. Mr. Levavi explained that that can actually help in two ways. They were presented the task of figuring out how people could build wealth within the community. Someone could buy a townhome and have a rental unit below that they could rent out and use as an opportunity to build wealth. Or, as they've seen in other cities where they've built these, often times there is a parent or adult child that would like to live with the family but not exactly within the family unit. The ADU would provide a location for them to be nearby but not within the main dwelling unit. The townhomes would be three-story buildings. Mr. Levavi noted that retail is present on both sides of Kalamazoo. The retail on the east side is part of the PRD but there is also retail on the west side. One of the things they will build on the west side of the street is the replacement for the existing, much loved institutions currently on the subject site. They will build a location for Modern Hardware and Standard Kitchen to relocate and they are very happy to be part of this redevelopment. The idea behind the spaces they are building for retail are to give entrepreneurs an opportunity with a low barrier of entry to get into the business world. The rents that will be charged will be heavily subsidized so that people with very low capital can start a business. Mr. Levavi provided the example of the food hall, where there will be multiple entrepreneurs with food truck-like areas within the space, allowing them to get a start very quickly. Mr. Levavi provided examples of other locations where that concept has been successful.

Open space was another desire of the community. Immediately south of the PRD they are planning on a big park that would hopefully open up the creek that currently runs through the site. When the plan was shown to the community, they became excited about the possibility of having a regional draw on the site. The space identified for the park is very flexibly designed and meant to be public. It includes a hierarchy of open spaces that range from being very private places where one might entertain family and friends to very open public spaces. The space includes tot lots, areas to walk and recreate, and community gardens. They are building health and welfare into the development in all aspects.

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Mr. Levavi commented on the infrastructure stating that the way to weave this site into the adjacent community is by building an extension of Evergreen through the site. It will break up the super block and make it much more a part of the community. They are also reducing the number of curb cuts around the site from 22 currently down to 5 resulting in a lot more on-street parking. They believe there will be 52 additional on-street parking spaces as a result of the new design. With respect to parking, Mr. Levavi stated that they will work out the parking so that the requirements of the City are met and they believe they have a great strategy to do that.

Mr. Levavi suggested that the capstone of the entire development are the neighborhood amenities. They organized the thoughts they heard from the community around the organizing principle that they call HEART; health, education, arts & culture, recreation, and technology. They will be able to take a building that is currently south of the park and turn it into a 40,000 sq. ft. community hub. It will have an early learning center and community programs including everything from tutoring programs for students after school to senior programs. It will have a public auditorium to provide a location for events. They will also have fitness centers not only in this building but throughout the site.

Mr. Levavi indicated that Ms. Zeller provided an excellent description of what the zoning request is. He wished to address the alignment with the Southtown Business and Area Specific Plan. They studied the Plan very closely and believe that they have adopted the principles of the plan meticulously. They understand the need for ground floor retail, having single-family for-sale housing across from single-family homes on Adams, and having low density on Kalamazoo so that it doesn't overwhelm the street. They have incorporated all of those ideas. However, there are a couple of areas where there is a difference between the Plan and what is proposed. There is a tradeoff and he feels they've made the right decision but also welcome input. Mr. Levavi noted that in the center of the site they've gone up to four stories. They are stepped back so that from the streets you won't see four stories; you will see three story buildings. What is gained by going a little bit higher is freeing up land for additional open space, which is how they were able to exceed the amount of open space required under the PRD. Additionally, they will be putting elevators in every building, which means there will be handicap accessibility to every apartment in the complex, something that very few developments can achieve. Another difference is that the Southtown Plan kept the houses on Kalamazoo. However, they felt strongly that, in order to honor the spirit of the plan to provide ground floor retail, it was important to remove those and replace them with buildings that do that so that they can have consolidated retail along that strip of Kalamazoo. The location of those houses is where the grocery store will go, something that the community really wanted to see. The final difference is that some of the townhomes along Adams will be three stories if they have the ground floor accessory dwelling unit.

Mr. Levavi explained the phasing of the project. They would like to submit an application to MSHDA for Low Income Housing Tax Credits, a 9% and a 4% application, to do three of the buildings initially, which would be approximately 75 units in a 4% deal and approximately 57 in a 9% deal.

At Ms. Turkelson request, Mr. Levavi clarified what the 4 and 9% distinction is. The way the State allocates tax credits, the 9% credits are extremely competitive and worth more than the 4% credits. Three to four times as many applications are filed for the 9% credits than are available. However, a large credit is given when you also apply for a 4% credit. To get the 4% credits you

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have to use tax exempt bonds to finance the construction of the property and they automatically issue the 4% credits. Mr. Levavi explained that they plan to do that with the first phase; two buildings at 4% and one building at 9%. At the same time, they would be working on getting the community hub moving and trying to build the building for Modern Hardware across the street to free up the land for the park. After that is completed, they will apply to MSHDA again for the two senior housing buildings. That would be a 9% application and the hope is that MSHDA recognizes what a great development they already have and award them the 9%. The for-sale houses would be sold throughout this time and construction of those units would begin when they hit their pre-sale requirements. The final phase would be constructing the building with the grocery store in it at the northernmost part of the site. It is ambitious to say they will complete it all in five years but that is their goal. It will obviously depend on receipt of the Low Income Housing Tax Credits. They have a lot of other financial support already lined up for the site. The City has been great to work with and the hope is that they will support some of the infrastructure needs that they have. They are looking forward to input on the plan to make it better and something that everyone can be proud of.

Mr. Davis appreciates the presentation and there are some exciting things for the Planning Commission to consider. The Commission has heard their hopes for the LIHTC funding but those funds aren't guaranteed. The Planning Commission, if amenable, would be approving a concept plan today but there is nothing binding them to affordability.

Mr. Van Strien expressed caution and asked that staff advise them on the affordability aspect. He questions whether they have the ability to take that into consideration.

Mr. Davis clarified that that is his point.

Mr. Van Strien favors the commitments but he doesn't believe they can be bound to them.

Mr. Levavi understands that they are new to the area and the Planning Commission doesn't know them. He explained that this is their mission. They are a mission driven organization. They didn't come to Grand Rapids to build anything other than mixed-income housing. Mr. Levavi stated that he has been doing this for 35 years and this is what they do and why they were selected by Amplify GR to come here and assist them in making this happen. Mr. Levavi stated that they will apply to as many rounds for MSHDA funding as it takes to build out this project. He related that he is working on a project in Chicago that they are in year fifteen on. Mr. Levavi committed to being here for the long run and they will keep coming back until this is funded. If it takes more than five years, that doesn't scare them.

Mr. Van Strien asked staff to comment. They've heard a lot about the affordability aspect in the presentation and in the correspondence received from the community. Mr. Van Strien understands that the role of the Planning Commission is to make a recommendation on the rezoning and land use to the City Commission. He asked for clarification of the Planning Commission's ability to consider affordability, price points, and rental vs. owner occupancy in their decision making. He also asked for clarification regarding the ownership entity of the project overall because there have been some questions and concerns surrounding that as well.

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Ms. Turkelson related that as part of the PRD requirements it is required that this be completed as a unified development project. It is currently under one entity for control for the development and the City will not allow for pieces of the development to be sold off without agreements being in place to tie the development and the properties together. There are shared access and utility agreements and shared parking agreements that would function very similar to deed restrictions, or a condominium association, so that the project is developed and it would not be obvious that there might be separate ownership control of different units because they are all part of one underlying entity. With respect to affordability, State laws precludes them from tying land use decisions to affordability, which is something they have discussed before. It is not legal to base any approvals upon whether or not the units are priced at a certain price point. There are certainly things that influence affordability with any project such as number of parking spaces, building material requirements, etc. The more surface parking required increases the cost of a project in general. There are things that can happen as a result of land use requirements that can affect affordability but there is no direct control that the City can have over the affordability when associated with a land use decision. There could be other decisions that the City makes, such as through economic development or Brownfield incentives, and different discussions that are allowed to take place that could also influence affordability. They can also ask what MSHDA's comments have been relative to this project, if any discussion has taken place, but it remains a bit questionable to go down that road. The State of Michigan also does not allow the Planning Commission to consider rental vs. ownership as part of a land use decision. There are different models for the way a project is developed, one example being the attached single-family being on separate lots. It is generally more conducive for the units to be under separate ownership. However, if one person purchases all of those units and then chooses to rent them out separately, that is something that is the right of the property owner. In the State of Michigan property rights are very strong, which is what would limit the ability to dictate whether a building has to be rental or provide ownership opportunities. It is always complicated and challenging because it is clearly desired by the community and City in general to encourage ownership but it wouldn't be appropriate to allow those commitments to influence land use decisions. Residential is residential.

Mr. Rozeboom asked for further information on the proposed commercial uses within the PRD. There is a standard list and a few deviations were also mentioned.

Mr. Levavi explained that they are at a theoretical stage at this point as to who the uses will be. However, what they have in mind are clothing stores, shoe stores, jewelry stores, cosmetics, prepared food, bakery, coffee shop, books, local art, toys, barber shop. It could also be offices. That is what they have in mind. They would work within what is allowed under the zoning they have. They aren't looking to do anything out of the ordinary.

Prior to opening the public comment portion of the hearing, Mr. Van Strien invited those present for other cases on today's agenda to occupy the conference room upstairs to allow an opportunity for those present for this case to be more comfortable in the space they have available. Mr. Van Strien opened the public hearing, reminding those present that they are limited to three minutes and have only one opportunity to speak on this case today. He asked that comments be relevant to the land use decisions the Planning Commission will be making today so that everyone's time is respected. If someone's comments are similar to those previously expressed by another

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speaker, he suggested those comments be referenced to move through the public comment portion of the hearing efficiently.

Pastor Kenneth Hoskins related that he is a local pastor and a former elected official having served two four-year terms on the Grand Rapids Board of Education. Pastor Hoskins stated that he is a lifelong resident of the City of Grand Rapids and has lived in the Boston Square/Oakdale neighborhood for the majority of his life. His parents' home is in the neighborhood and he and his wife continue to reside in their home on Evergreen that they purchased 30 years ago and raised their six children. Pastor Hoskins related that he is currently serving as Executive Directors of Oakdale Neighbors. Oakdale Neighbors is a Christian Community Development organization that assists in creating a neighborhood of vitality and grace by discovering and developing and connecting skills and resources of residents in the area. Pastor Hoskins noted that he has a vested interest in the area and is present today to express his support for the Boston Square Together Collaborative Plan that is being proposed. Pastor Hoskins clarified that he is speaking as a resident and as the Executive Director of Oakdale Neighbors, as well as a member of the Neighborhood Advisory Committee. He has worked very closely with Amplify GR and their partners, as well as the residents in the community, to ensure the community voice is being heard. He has had the opportunity to travel to Chicago and Atlanta to view projects similar in these goals. He had the opportunity to interview residents in both of those cities and he concluded that he feels very confident that this is a positive endeavor for those that live and work in the neighborhood, as well as the City of Grand Rapids as a whole. He looks forward to completion of the project knowing that it will make a positive impact in the short term as well as for future generations to come. Pastor Hoskins asked that the Planning Commission grant the request for rezoning regarding the Boston Square Together Collaborative Plan.

Joan Huyser-Honig related that she has lived in this neighborhood since 1982. They began by renting at 1056 Adams and have lived at 1016 Oakdale since 1985. Her husband was part of the original Boston Square Master Plan, prior to the foreclosure crisis hitting their neighborhood so hard. Ms. Huyser-Honig related that she has been involved with Oakdale Neighbors for over ten years and recently stepped down from that Board. She is also serving on the neighborhood advisory committee. Ms. Huyser-Honig expressed her strong support for this project and wishes that this kind of development had occurred in the neighborhood when they were raising their children and when their grandchildren lived in the neighborhood. Every child deserves to have a place where they can feel proud of the neighborhood they can afford to live in and that there can be services and amenities such as groceries, banks and green space. There is no place in the neighborhood that is City-owned green space and they don't have a library. This plan really represents the input of neighbors. One community meeting to the next varied significantly and neighbor's concerns were taken into account. Ms. Huyser-Honig provided the example of several people pointing out early on that the rental units were only one- and two-bedroom units. However, most that rent in the neighborhood need a three-bedroom unit. The developers responded to that. Another example is that a lot of neighbors didn't like the idea that the buildings were tall and straight up against the sidewalk. They responded and did step backs. Those are just two examples of how they listened and she appreciates that.

Misty Black Facts, Misty Black Facts Pro-Black Media Entertainment Podcast, stated that she is a pro-black advocate. Her mother has owned a home in the Boston Square community for 37 years. When speaking about cost and things that help the poor community, this is nothing but

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another project. A lot is being offered but nothing is concrete. Just like ICCF and LINC, they bought all of these properties and provided them to the low income but then the City issues fines and fees and takes all the property back. Misty stated that she never received any surveys related to this project. She asked if others have. What they are doing is trying to justify what they've done and make it seem like they care about the poor. If they cared they wouldn't have taken away the property in the first place. The people of the community don't understand the terminology, parking requirements, etc. They can't live without jobs and they don't have jobs to afford housing. She asked why they have to continue to sell for less and learn how to live poor instead of them getting it right so everyone can live. This used to be their community until the recession and they had to sell their properties at low prices and the investors bought them up. Now rent is $1,200 a month on $9.50 an hour wages. This is just another project. They are trying to make the people think they are doing something for them and she is tired of them using the black struggle as an excuse.

Mr. Van Strien advised those present to address their comments to the Commission. If not, the Commission will be forced to adjourn to prevent the disorder.

Barbara Howard stated that she is present representing Grand Rapids Homes for All. She read the letter that was submitted into the record. They are responding to the proposed development project by Amplify GR in the Boston Square Business District. As residents from every ward of the City, Grand Rapids Homes for All seeks to organize community residents to collectively engage in housing, neighborhood and development decisions to ensure all GR residents can equitably access quality, affordable housing. These convictions led them to be involved in the first round of public engagements by Amplify GR in 2017. Much anger and concern were expressed by residents over the mass accumulation of land and the potential for displacement from development. Amplify has omitted that initial community feedback from this proposal. Instead, they have only submitted community feedback from 2019. Between 2017 and 2019 they began awarding community grants to neighborhood residents and organizations, which they fear built neighborhood trust at the expense of accountability. The plans presented offer no specific price points for units, only the claim of affordable housing options for a wide range of income levels. That is read to mean that these homes will be affordable to someone, but who? Without specifying the number and size of units at each price point, based on the neighborhood area median income, there is no way to tell if the housing that Amplify plans to build will actually be affordable to existing residents of the neighborhood. Based on these concerns, Grand Rapids Homes for All has three requests. They ask that the Planning Commission suspend approval of the project until specific price points, based on AMI, are submitted for each unit in the project. They also request a health impact assessment to ensure this massive project will not negatively impact the current neighborhood by creating housing instability or aggravating other environmental or social detriments of health. They ask that Amplify GR enter into a voluntary equitable development agreement with the City and the impacted community to ensure transparency and accountability for project outcomes. While they understand the City can't require Amplify to enter into such an agreement, they believe a request from the Planning Commission would encourage Amplify to take that step in good faith. These requests are made with the hope that the Planning Commission will act to ensure that development in the neighborhoods honors the input of existing residents, brings benefits to both home owners and renters, and ultimately leads to greater equity and housing stability within the City.

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Leah Baker stated that she has been a resident of the neighborhood for approximately five years. She loves the diversity of the neighborhood, which is something to be celebrated. When Amplify first launched, she was skeptical and apprehensive. However, she has worked closely with them going forward and has never met a group of people more passionate about what they do as individuals. One of the things that excites her the most is the education piece. Having done some of the neighborhood engagement, Ms. Baker understands that some of the loudest voices have been people that don't really have much of a stake in the neighborhood to begin with. Some of the loudest voices have been people that don't live in that neighborhood. She also found that there has been a dramatic shift in the attitudes of the people since the initial launch in 2017. In particular, during the three open houses, she heard people say they felt like they were being heard. From the first meeting to the second she heard people recognize that their ideas were incorporated into the plans. It has been awesome to see that transition. Clearly, not 100% of the people are supportive but seeing how people in the neighborhood have shifted their attitude toward it is exciting. Ms. Baker is hopeful that the Planning Commission will approve their plan today.

Bob Vander Lugt related that he is one of the owners of Modern Hardware and a trustee of the trust that owns the property at 1500 Kalamazoo. Modern Hardware has been in Boston Square since 1924. Their family purchased it 50 years ago. He began working there part-time in middle school and hasn't gone away. He spends a lot of time in the community during the week. Various owners of the business have served on Boards in the community. His sister and her husband are also owners, attend Oakdale church, and they are all committed to and care about the community. Because of that, when they were first approached by Amplify GR they were skeptical. They have heard a lot of talk and gone through a lot of processes before and they had to prove themselves. That has happened. They have watched and been part of the process, attending the meetings, paying attention to what residents say at the meetings and in their store. They are very impressed, hopeful, and encourage the Planning Commission to approve the request.

Alex Markham related that she grew up in the Boston Square neighborhood. Ms. Markham stated that she has serious concerns when it comes to Amplify GR and the way they are approaching this. They have been in the space since 2017. It has been three years for a reason. They didn't have trust and didn't have it for a reason. They had to go back and lick their wounds, adjust, and come back with something that would actually work for the community, ways that they can convince people that it's not just for their own profit. They are passionate and they are passionate about money. There is a need to be honest and a need to talk about that. There are a number of things that don't conform with the Area Specific Plan. The plan exceeds height, they are deficient on parking by 113 spaces and the way they talk about addressing that is through variances. That doesn't actually address parking issues. When they went through on traffic there was no real information on that and how it will affect that area. Ms. Markham recalls walking that area going to Klingman's as a child. She doesn't feel the proper research has been done. Proposed uses, affordability, and rental vs. ownership are things they have leveraged to gain community trust yet there is no way to hold them accountable They can stand up and speak to the number of years they've been in the business and things they've done but there is nothing in place that guarantees that they're going to do this. The money they've put into the community thus far has been part of the trust tax. It's something they had to do to get people to stop fighting them the way they were fighting them before. The approach they are taking, all the

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variances they are requesting, they're not responsible, too many community members have not been aware of this process and have not been addressed the way they should have. This does not have to be approved today. The Planning Commission can pause, they can go back, and do this in a responsible way.

Tabitha Williams stated that she is present as a resident of the community that cares about the neighborhood. She is not being paid to speak. Everything sounds glamorous and of course they would beautify a neighborhood once they push residents out of it. Ms. Williams stated that you can't undo a well-cooked steak but you can cook it a little longer so why can't they wait. If this is for the community then they should get back out there and engage the community and ask them what they want. Those she heard speak in support are people of power. They need to shift the power. Put the people directly affected closer to the power. She doesn't see that today and she is not hopeful for this change. Yes, it is a good idea but can they have more time to think about this, research it and receive some facts? All she is hearing today is a lot of glamorous things for people that would no longer live here.

Whitney White related that she has lived in the community for over 25 years as a home owner on Evergreen. Her sister and aunt are also home owners invested in the community. Ms. White related that she is a member of the neighborhood advisory committee for Amplify GR. Ms. White expressed her support for the project as a resident, a young professional, a consumer and an entrepreneur. As a community, as is, the neighborhood is depressing. When you hear about the Boston Square community or the 49507 zip code you often think about the negative things; poverty, crime rates, poor performing schools, high unemployment rates, etc. In all honesty, whatever Amplify does is going to be better than what they have. When you look out the window and see all the condemned buildings, trash, etc., whatever they do will be better than what is being done now, which is nothing. The proposed plan creates opportunities that are inclusive of various people, age, socio-economic status, and persons with disability. They are creating opportunities with the childcare, employment piece, and business ownership. Ms. White applauds Amplify's efforts. In her opinion, based on the few years she has been engaged, the communication has been good. They have involved the community through the various workshops, flyers, letters, knocking on doors, and inviting the community to events where their voices could be heard. Ms. White stated she has no issue with the communication. She also feels Amplify has done their due diligence with the research and planning. They have data, numbers, and have presented them on multiple occasions. Amplify, through this project, is making the community better. She sees and feels it every day as a resident. She is one of the people that has options as to where she could live but chooses to live in the Boston Square community because of the work that Amplify is doing. Ms. White expressed her support.

Victor Williams, President of the Boston Square Neighborhood Association, related that he is a 20+ year resident of the neighborhood. The Boston Square Neighborhood Association has been working closely with Amplify GR to make sure that the voices of the Boston Square neighbors are heard. Boston Square Neighborhood Association supports new development but not gentrification. Amplify GR has been responsive to concerns by attending meetings, speaking with neighbors one on one, engaging with BSNA leadership, and allowing BSNA seats on their advisory board. At neighbors' request, Amplify GR has created an early learning neighborhood center, a business incubator, and plans to offer help to develop business ideas from Boston Square residents. Mr. Williams stated that they look forward to continue working with them to

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create opportunities for business ownership as well as a community benefit agreement. At the Association's January meeting, Boston Square Neighbors expressed continued concern about local neighbors having access to business ownership, as well as concerns about traffic, parking, and equitable hiring practices. As the project moves forward, BSNA looks forward to building a collaborative relationship with Amplify GR to ensure input of residents continue to be heard and valued throughout the project. They also hope that their City Commissioners will be helpful in supporting the BSNA as they express concerns for healthy development in the Third Ward.

Joanne King related that she is a 79-year resident of the Oakdale neighborhood. She stated that the Tuskegee Experiment was done by using a person or nurse of color, who looked like the victims, to feed them the poison. She asked that that not be forgotten. Sixty-five percent of the people that live in the 49507 area are of color. When stating that the area is diverse, it is not. It is the area that has been void of any investment by the City. Standard Kitchen is in the neighborhood, but not a part of it. How many people in the neighborhood have been employed by Standard Kitchen? The Business Area Specific Plan, which was adopted by the City on December 3, was out for public review for 42 days. In those 42 days the public had a chance to comment. If you didn't make a comment about the Plan, then why deviate from the Plan now? If the Plan is of no purpose or merit, why were all those hours and days spent coming up with the Plan? The Planning Commission told the neighborhood to go back and redo parts of the Plan. Now that it has been adopted, there should be no deviation from it. There is some deviation from the Plan in terms of rezoning for this particular project. In order to deviate from the Plan, it specifically says it should go to the Southtown CID Board in order for there to be a deviation. Before approval of the proposed project is considered, it needs to go back to the CID Board in order for them to adequately review it and determine whether it is something beneficial for the area. Ms. King recalled that there were several comments related to applying to the State for Low Income Housing Tax Credits. She isn't sure what that means. Does it mean funding is provided by the State? There are three entities that own the properties in question and those three entities are all related to DeVos and Rockford Construction. Ms. King asked that the Planning Commission keep that in mind. She stated that the canvassing that was supposedly done one by person; they never saw her.

Pastor James Jones, Oakdale Park Church, offered his support. He stated that he has been on staff at the church for 20 years. Change is always frightening and difficult. At Oakdale Park they have been through a number of changes. They had their pastor of 30 years retire. That was a serious change. Another pastor just recently retired and they are currently going through additional changes as they consider what is in store for the church. When you have plans, it doesn't mean that plans don't change. When you see what the people want you look at that and change accordingly to achieve what needs to be accomplished. Amplify has done that and he believes that what they have heard thus far will lead to them making more changes to put people at ease the best they can, to build a community and a place where people can feel safe and have growth. Pastor Jones noted that this past summer saw a number of gun related incidents in the community. A young man was killed across the street from the church and a young girl was shot within her home. He sees neighbors who are afraid to have their kids be on the street. In his 23 years in the church, that had never been the case. Children played in the parking lot, rode their bikes and played basketball. There were no kids out this past summer at certain times. Pastor Jones stated that they walked the neighborhood and spoke to neighbors. They have the same desire to have a safe place to raise their kids, give them a good education, and have a good

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daycare so they can work and feel secure about where their children are, and to have a place where they can go play, live, and call their own. There is opportunity for growth here. You can always find things to complain, argue and be disgruntled about but there is a need to come together.

Pastor Jose Quintana, St. Frances Xavier and Our Lady of Guadalupe, related that he has been at the parish for 20 years. He will not support a project that supports displacement. The reason he supports this project is that he believes it is not about that. If that were the case, they don't need that. Pastor Quintana stated that he has seen a lot in his 20 years. Before he reached his decision to support the project he wanted to be educated. He visited projects in Chicago similar to this project, as well as projects in Atlanta, South Carolina, and Orlando. There were 400 attending a conference in Orlando representing 40 states that are doing projects similar to this. Everyone that wants to move into a neighborhood, the first thing they want from the neighborhood is to have good education. Everyone wants a good education for their children. The future of a family is to have an education. Pastor Quintana stated that he is blessed to have a doctorate degree. It was not easy as a Latino in this country, first of all to learn the language. That is good education. Secondly, everyone wants to live in a neighborhood that is safe and provides jobs. If this project will help with those three things, it will result in people staying in the area and more people wanting to live in the neighborhood. Pastor Quintana stated that he didn't read or google for the information. He went to the places to see projects and talk to residents within the developments. They were very blessed and happy. If that is the plan for this development, they have his support as a Pastor.

Burl McLiechey stated that he is part of this organization and approves of it. He has been in the community for over 60 years, in the same location on Oakdale. He has seen changes within the community, which is why he feels it is important to be here and speak to the Planning Commission. The changes that were made destroyed their community. It is important that the Planning Commission realize what the community really needs. Why some of the residents are so angry is because the changes displaced all of the minority owned businesses. When he grew up there were grocery stores in the community. It was diverse and they had all types of businesses including McDonalds, Dairy Queen, three pharmacies, and four banks. The key to the community, and his concern, is education. Once education was taken out of the community, when South High School was taken out, it took the community power away. Mr. McLiechey stated that he learned how to be a professional in the community, how to run a grocery store, and how to work with community. They also had Seidman Center and knew who they could go to and trust. It's important that the Planning Commission realize the importance of growth. This is the start of the future of this area. The young people need this start that some of the middle age people haven't had. There are parts of the City where a firm hand needs to be taken, such as South Hill. There is property just sitting there that is so valuable to the community and it needs to be brought back to the people. The people investing in this project are Grand Rapids people; Rockford and DeVos. They are putting money back into the community. This city should be the greatest city in the country. The Planning Commission has the power to make that happen.

LaDonna Norman stated that she is a community advocate, a housing and policing advocate, and is also with Together We Are Safe Bridging the Gap. Ms. Norman asked that the Planning Commission hold off on the project. She was present in 2017 when they presented the project to the neighborhood at Living World Church and there were several hundred people there. It was

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chaotic. All of the data being presented now is data from a short time frame, not from the past input. It seems to be a matter of them throwing their money around, gaining trust, coming in and moving the people out. That has been the game plan. They shake hands with those that have a stake in the neighborhood but not with the regular people. They've wanted and been asking for these things for years but they were unable to get them. They can't make the banks give them loans or make someone rent a storefront. What she sees here is an entire project that has her believing that somehow it will play a role into East Grand Rapids and that it will make property value go up and continue to displace people. Ms. Norman stated that everyone throws the term affordable housing around. There is no lock on affordable housing. 300 sq. ft. for $950 a month won't accommodate her family or families to come. Ms. Norman asked to wait and do more work. She stated that she reached out to some of the people in the Boston Square area and not everyone received the memo that Amplify was here and had done all these great things in this short period of time but they did get the memo from 2017 and residents weren't as excited and enthused as they are. She asked where the people offering support for this project are when addressing the homeless crisis in Grand Rapids. She suggested getting that data first before moving the residents of this neighborhood out at a rapid rate. There is a lot of work to be done and change is good, but not in this manner. Ms. Norman again asked to wait and weigh all the options and make it beneficial for the whole community.

Pastor Idella Williams related that she has lived in the Boston Square area since 1988. When first purchasing her home, she asked the Lord where she should go. Boston Square was the answer she got because it was quiet, peaceful and you could learn a lot. Pastor Williams stated that she raised most of her children there, and her grandchildren and great grandchildren were safe. She could leave her door open and no one would come in. Pastor Williams feels that Boston Square is a good, safe community. However, when you build big places that will begin to decline. The City has taken her to court over housing code violations, put her in jail, and now they want to buy her property. They tore down her garage for no reason. When she appealed, the judge told her she did it wrong. When going back to the City to put it back up, they said no. She went to the City and asked for help and no help was given. Pastor Williams commended Amplify on wanting to improve but things should be thought through first. If the houses they are talking about building are safe, and if the things they are doing are to benefit the community, then she supports that. She is concerned that when you build it up it will create more problems. More thieves and more killings will come. Who can stop thieves from coming in when you build it and everybody is living on top of each other and getting angry with each other. Single houses are the greatest. Condos aren't good.

Melissa Reed-Roberts stated that she and her husband have owned properties and reside in the Boston Square neighborhood for over 27 years. Initially she expressed a lot of concern about the project having a focus on renters vs. home owners. After going in month after month, challenging the team, asking questions and pushing back, she wanted to understand how she fit into this and what was in it for her and her family as a home owner because all she heard about initially was renters. Ms. Reed-Roberts feels the important pieces are the education, entrepreneurship, and the building out of buildings that are vacant and run down. She related that she pushed back a lot initially, and had a lot of questions, but now believes in the vision and plan that Amplify GR has set out for the community. She has worked alongside them and has become an advocate, still asking lots of questions but understanding how her family will fit into this in the long run. She remains concerned about displacement in the future but she realizes she

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has to be a part of the process to understand the process and make sure how this all plays out. Ms. Reed-Roberts stated that they went outside of the community to educate their children doing school of choice. To do banking they leave the neighborhood, just to cash a check or make a typical transaction or secure a loan. To do shopping or go to restaurants they have to leave the neighborhood. This plan looks like, and she believes it will give residents those things back; a stronger educational base, banking, shopping and restaurants. These are things they currently drive to other neighborhoods for. Ms. Reed-Roberts wants this for her neighborhood and supports this project.

Kent County Commissioner Robert Womack related that he is a resident of the Boston Square/SECA area and some of this development also impacts the SECA neighborhood. Commissioner Womack stated that he is also the President of the Southeast Community Association. The neighborhood association voted to support this development. One of the reasons they did so was because they believe there is no legal means to really stop development of property that people have already bought. At the same time, they understand what the citizens are saying. These are facts and opinions. People have a right to be upset based on the Wealthy Street project that has turned into a form of gentrification and had little to no community engagement. Commissioner Womack gave Amplify credit for the amount of community engagement they've done. They knocked on 90% of the doors in the community. Commissioner Womack expressed opposition to blanket development that may include alcohol or any drugs. What he saw in the community meetings is that they went well. They did make changes based on what citizens wanted. However, when it came to alcohol, that meeting was shut down. They feel that alcohol needs to come in on its own merit. Commissioner Womack commended Amplify for hiring Ms. Lipscomb who has done a lot of work with the homeless in Heartside and put her heart into getting out and knocking on doors. The citizens that expressed concerns today shouldn't be looked at negatively. He looks at that as positive because they came here to have their voices heard. Continued community engagement needs to occur. They need to be reached out to for their input and perhaps offer ideas that can help and get them invested in the plan. If it's going to happen, they want to make sure the residents are not displaced like they have seen in other areas of the city. Commissioner Womack offered support for the development and hopes that the citizens are given an even larger role in shaping it.

Ms. Holliman, 1046 Evergreen, stated that her family has owned their home for 40 years. She has also owned other properties in Boston Square on Oakdale, Adams, Griggs, Hall and many other places. They love their neighborhood and have good neighbors. They raised their children there, sent them to Oakdale School, attend church there, and the neighbors all work together, which is good. That's what neighborhoods should be about. One of the things she is concerned about is that they came from redevelopment. They used to live at 32 Pleasant SW where redevelopment occurred about 40 years ago. It was a very traumatic experience and they don't want to be traumatized again. One of the things they are concerned about is displacement. When talking about affordable homes she isn't hearing anything about low income homes. She is also concerned about displacement of those that are now retired after working and paying for their homes and now owning them outright. Where will they go when they bring in $269,000 condos? What prices will they be given for their properties? They should at least, at a minimum, match that amount. Exactly who are they trying to attract into the neighborhood? A lot of times things shift when you change things. Things have to change at times but who will

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benefit and who will suffer? Ms. Holliman asked that those things be taken into account and perhaps push the pause button and get more information.

Glory Curry, 45-year Boston Square resident, stated that she has no plans on leaving. Ms. Curry stated that she has been serving on the Scholar Strong Foundation committee. Grants are provided to Dickinson School, Hope Academy, and River City. Those grants support the teachers in the classrooms to give students extra-curricular educational opportunities. No one else in the community is doing that except Amplify GR. No one else is offering grants to enhance the education of the students in these three particular schools. Ms. Curry offered support for what they're doing and can't wait to be a part of it. She would like to offer what God has blessed her with in the education component of this project. It is an honor to be a part of the Scholar Strong committee.

J. D. Chapman Jr. stated that he is a resident of the MLK area and co-owner of a property in the 1000 block of Boston where his children are being raised. He believes that change is good and development is great. Investment is needed in that area. There are a lot of blighted properties that have been acquired to do some development and he is open to that. The way it is being presented and the reality that it is pretty much a super-force non-profit organization designed to come in and take over a community is troubling, extremely troubling. It feels like this project promotes a lack of equity and ownership for minority groups in the city. Mr. Chapman expressed opposition to the project and asked that more time be taken to investigate, engage and involve more partners that fit the neighborhood.

Teresa Phillips related that she lives in the 49507 area. She stated that she doesn't have anything against Amplify because they are just doing what everyone else is doing; building homes. Her problem stems from the fact that they're already short on parking. They may be providing two spaces for each unit but with each unit comes company. When company comes, they take away from everyone else's area. There is no way police can regulate that and there is no way the neighborhood association can regulate it. Ms. Phillips asked that they take a step back and think about it because parking is an issue, particularly if you have a handicap and have to park two streets over to get to your home. It becomes an issue to a point where you are a law-abiding citizen but you want to go up and down the street slashing tires because you have to walk to get back to your house. Parking is a problem in this city already.

There being no additional comments, Mr. Van Strien closed the public hearing.

Mr. Van Strien invited the applicant to respond to public comment.

Mr. Levavi thanked everyone that came out today. It is obvious that those present really care about this community. The comments they heard today expressed things that are on everyone's mind. They don't disagree with any of it. They expect to have their feet held to the fire so that they build affordable housing on the site, housing that is affordable to the people that live in the community so there is not displacement. They are open to working with the City to figure out ways to provide assurances that this is an anti-displacement program and not a pro-displacement program. They also agree that they want to coordinate with the Southtown CID. They have been waiting until the CID was passed, and now that it is they are very happy to sit down and review the proposed plans in an effort to get them to fit together so that they work together.

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They believe that the principles of the Southtown CID fit exactly with what they are proposing here. Mr. Levavi understands and agrees that everyone is concerned about crime. In the development projects they have done, they build eyes on the street. They also engage in heavy tenant screenings to ensure that those living there don't have criminal records and have good credit. They also do home visits. They will do that kind of thing here so that crime does not become an issue. They are also willing to work with the community on the parking issues. Mr. Levavi stated that he hasn't heard anything today that would cause them to think they aren't all in this together. He invited everyone present that voiced opposition to engage further in the process so that their input can be incorporated into the project.

Mr. Van Strien was advised that citizens in the conference room upstairs did not receive advance notice of the public comment portion of the hearing being closed. Therefore, the public hearing was re-opened and anyone wishing to comment was invited to do so.

Eleanor Moreno related that she is a neighbor of Roosevelt Park. As their development, Plaza Roosevelt, has come to fruition the trauma created by that development is not slowing down. The concerns she has heard today are all things that she heard in her neighborhood as well. In their journey they canvassed the neighborhood, spent Sundays knocking on doors, and the terrible concerns they heard about not knowing the things that were coming to their neighborhood continue to be things she holds very deeply and wishes to honor as other developments come into other neighborhoods. Ms. Moreno asked that this group slow down. What Amplify GR is doing is beautiful and development does serve a purpose in neighborhoods but it needs to be slower and it really needs to uplift the neighbors' voices.

There were no additional comments. Mr. Van Strien closed the public hearing.

Mr. Van Strien recognized the deviation from the ASP at the northwest corner of the proposed development. He asked Mr. Levavi why they didn't come before the Planning Commission when they were reviewing the Business Area Specific Plan and introduce their concept.

Mr. Levavi replied that it was thought through, and there were invitations to coordinate with the Plan as it was being developed. They plan to extend another invitation to meet and discuss their plans with the CID so that they can move forward together. They really look forward to doing that. It wasn't for lack of trying.

Mr. Van Strien asked if they feel the proposed is consistent with the BASP. He recalled from testimony that they believe it is consistent in spirit but, those parcels in particular, were designated to be, at most, two-story residential townhomes.

Mr. Levavi replied that they believe strongly that the thrust of the Plan is to create a viable, consolidated commercial district along Kalamazoo. The fact that the properties were not completely owned threw a wrench into that for the planning purposes of someone doing an overlay plan over existing land uses. Now that it is under single ownership, there is more that is possible than there was when they were under individual ownership. Mr. Levavi believes that a lot can be achieved through dialogue on this issue. If they are going to have a grocery store on this street, he believes that is a great place to do it. They will make the case and hopefully those

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involved in developing the Plan, that didn't have the option of overlaying retail development over that space, will see that it's a wise thing to do.

Mr. Van Strien asked if he could make a case for a grocery store at the northwest corner of the development vs. further southeast, which is the area the BASP designates as the desired retail hub of the business district.

Mr. Levavi explained that they really wanted the south part of the site to be dedicated to open space, especially because of its adjacency to the building that will become the community hub. They see that as being a real public node where there will be public activity taking place. They wanted to keep the commercial activity up the street from there rather than interfering with the public space. The commercial space adjacent to the park is a food hall. The food hall can spill out into the park. There will be a lot of synergy between people buying food and eating it in the park and it being a festival atmosphere on the south part of the site. Mr. Levavi again stated that they look forward to coordinating and making sure that it all works together.

Mr. Van Strien asked when they anticipate that coordination taking place.

Mr. Levavi replied that they would welcome an opportunity to meet with the Southtown CID now. They would love to set up a time.

Mr. Levavi wished to address the parking as they believe there may have been some confusion over the number of spaces proposed.

Trevor Bosworth, Viridis Design Group, pointed out that the staff report indicates there are 141 shared parking spaces. However, in the original plans there are 241 spaces. There was an error in that number and it is actually 231 spaces.

Ms. Zeller explained the parking analysis she performed indicating that she is happy to look at the numbers again to confirm. She explained that she excluded the townhomes and senior buildings, the parking beneath those buildings or enclosed, and then counted all of the other spaces and came up with 141. She again stated that she is happy to go over it with the applicant to make sure her count was accurate.

Mr. Van Strien referred to the site plan and asked about buildings S1 and F4 along Fuller. He understands that this is a conceptual site plan review and that they will return with individual buildings for final site plan review. He asked how they feel four stories right on Fuller, as close as 5', might be appropriate that close to the sidewalk and how they will address that.

Mr. Levavi replied that the northern building is a senior building and is also in a part of the site where there is a great deal of elevation change. There is approximately 20 ft. of elevation change from where the townhomes are to the bottom of the senior housing. Therefore, it is a very challenging part of the site to build on. It is also across from Adams Park, which is a five-story property that is set back. There is a great deal of distance between the five-story building on one side and the proposed four-story on the other. The triangle of open space that is created resolves the issue of the elevation change from one end of the site to the other. The way they are using the building to resolve the elevation change is that the south entrance is the parking garage that

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goes under the building and the north part of the building is at grade. It was the best way to resolve the elevation issues. Mr. Levavi stated that the other building, F4, forms a street wall with the other residential buildings that are there and also allows for parking along Fuller, which is designed to not only serve the housing but also the community center. The community hub needs a significant amount of parking in order for it to work. Rather than have their overflow parking going into the center of the residential parking, it made sense to put it outside of that ring of buildings.

Mr. Van Strien understands that that was the consideration for leaving the parking at Fuller, which typically they wouldn't want to see being it is a front yard.

Mr. Levavi agreed that typically it isn't a good urbanist solution. That building is directly across from Adams Park and that building is set back even further from the street so it forms somewhat of a dialogue between those two buildings.

Mr. Van Strien asked if the main architectural concern was with Evergreen and thinking of the street wall there and not necessarily along Fuller.

Mr. Levavi agreed. They want to create a street wall for the park so that the park feels safe, contained, pedestrian friendly, human scale, and with eyes on the street.

Ms. Joseph noted that the BASP speaks specifically about height and number of stories. They settled on three stories or less. She asked that Mr. Levavi elaborate on why they are proposing four.

Mr. Levavi explained that they are proposing four stories for a number of reasons. Three story buildings with elevators are very costly to build and they are trying to build affordable housing. More importantly, by going up a little bit, it allows space to be dedicated to open space, which is very important to the community. They've created a great park and additional open space within the site that are only possible, if they are to maintain the unit count, by going up a bit higher. They've tried to mitigate the additional height by stepping back along Kalamazoo so you will see three-story buildings vs. four. When they presented representative building types like this to the community, they received very favorable comments. There are other examples of buildings like this around Grand Rapids.

Mr. Brame recalled testimony related to background checks on potential tenants. He asked the impact of that on racial diversity.

Mr. Levavi replied that it has been their experience that by taking care in who they rent to that it increases demand for a property because people know that the owners and managers care about who lives there. They haven't found in any of their developments that there has been a negative impact on any particular racial or ethnic group as a result of doing screenings. They've found that the strongest advocates for screening of tenants comes from the tenants themselves.

Mr. Brame expressed his understanding and appreciativeness. However, African Americans are more likely to be impacted by crime and are likely to have a very strong position on crime. That

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notwithstanding, African Americans are watched more closely and, as a consequence, are convicted more often.

Mr. Van Strien questioned the relevance to the land use consideration.

Mr. Brame argued that the applicant made a point of diversity. He is challenging the veracity of that point given his understanding of the data.

Mr. Levavi explained that they are very sensitive to that issue and don't make it a bar to living there. They allow people an opportunity to explain what happened to them and they have a review process that has several levels. When someone explains their particular situation, they are met with a lot of sympathy and they have tried to work with them as much as possible.

Ms. Joseph referred to the staff report and the mention of moving transit stops closer. She asked if that has been worked out with The Rapid.

Mr. Levavi replied that they have discussed building a bus stop on the west side of Fuller to match the one on the east side of the street. They plan to work very closely to work out the transit issues. They are also very concerned that the bike lanes work; they want it to be safe for cyclists. They will put a lot of bike parking both in and outside of the buildings in an effort to reduce the amount of auto traffic on site and improve health. They have not worked out all of those details at this point however.

Mr. Bosworth added that they have met with The Rapid. There are currently two stops that are off-set and they discussed placing those directly across from each other and creating a better experience on this development site. There potentially could be a mid-block crossing at that point to connect the two. They also met with Transportation Planner Kristin Bennett about future needs for multi-modal transportation along that corridor.

Ms. Behler asked about building materials and staff's recommendation that buildings along the street meet the requirement for 75% brick, face-brick, stone or cast stone.

Mr. Levavi related that they were unaware of that requirement but they are amenable. He added that when they presented images to the community, they tended to gravitate toward more colorful designs with materials other than face brick. They liked metal panel, hardi plank, and a number of other materials. Mr. Levavi agreed to work with the City to make sure that whatever face material is used on public ways that it is considered by all to be high quality and something to be proud of.

Mr. Treur recalled testimony about providing bike facilities and bike lanes. The staff report also suggests adding bike facilities to help reduce the parking needed. Mr. Treur asked Ms. Zeller if she was aware of the bike facilities being proposed on site and whether they were factored into the parking analysis.

Ms. Zeller replied that she was aware of the proposed bike facilities. There are certain bike requirements and certain additional bike facilities that can be counted toward a parking waiver.

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The additional facilities are not part of the plan currently but the different phases of the plan could incorporate them.

Ms. Joseph asked if there will be a public hearing involved when the individual site plans come back for review by the Planning Commission.

Ms. Turkelson replied that they can. Staff would look to the Planning Commission to decide whether or not a public hearing would be desirable for each phase. Given the amount of neighborhood interest, her inclination would be to notice each phase separately. She feels that is the respectful thing to do for a project of this scale; to invite public input. As each phase is further refined and developed it can have an impact on how that relates to the neighborhood character.

Mr. Van Strien asked what degree of development, use, architectural detail, etc. would come back to the Planning Commission.

Mr. Treur recalled from public comment that there was a lot of sentiment expressed toward slowing the process down/pausing. Would an approval today, knowing that it has to come back for additional hearings, provide some of that pause.

Ms. Turkelson explained that this is structured as a conceptual plan approval, which means there is additional detail and engineering work that has not been fully vetted. That isn't necessarily uncommon for projects of this scale because until they know the project is heading in the right direction in terms of scale, massing, and the general compatibility with the neighborhood, it is difficult to advance a plan too far, which is the reason for the phased approaches. They are currently present with a conceptual plan that does lack certain details that still need to be worked out. However, if the Planning Commission feels generally comfortable with the scale, massing, uses and concept of the plan it would be a recommendation to City Commission because it is a legislative change/rezoning. That plan would go to the City Commission and Ms. Turkelson anticipates that the City Commission will also hold a public hearing on this project. Then, as each phase is ready to come back, the applicant would submit fully developed plans for specific phases. The packet the Planning Commission would receive would be similar to other packets they review so they would have information on what the grades would be, what the specific materials would be, the specific number of units, number of parking spaces, and things like bike facilities. A favorable recommendation today would still allow for additional conversations to take place. Ms. Turkelson isn't certain that meets the desires of the residents that have expressed a desire for pause but today's recommendation is not the final step in this project.

Mr. Brame asked if it would preclude revisiting some of the issues raised by Mr. Van Strien, such as the location of the grocery store and building setbacks.

Ms. Turkelson replied that if a favorable recommendation is offered today, the scale, massing, and general uses of the buildings are something the Planning Commission would be showing support for. With respect to setbacks, Ms. Turkelson doesn't feel they have adequate information at this point to say that setbacks are approved associated with this request. What the Planning Commission would be approving now is the general concept of the buildings being at the required build line but that detail is still needed. A favorable recommendation today would,

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in general, be saying that you are comfortable with buildings being close to the street, for example building F4. The Commission would also be saying they are generally comfortable with three and four stories on building S1. When it comes back for final site plan review the Planning Commission would know the exact height of the building, exactly what materials, how much transparency, and whether it is three or four stories. That is the further refinement that can be expected when it comes back.

Ms. Behler recalled from the staff testimony that part of the proposal is that the applicant not be required to return for Special Land Use for some of the uses. She asked for further detail on that aspect.

Ms. Turkelson explained that with any project they try to lay out the ground work for exactly what the project could be. With a PRD it is intended to allow for a bit of flexibility. So, at this point they may not know whether it will be a retail store or an office. Because of the way the Ordinance is structured, what they are requesting today is approval for a retail tenant or an office tenant. If the Planning Commission is comfortable with that, they would be affirming that those uses are generally appropriate for this area. Because of the way the Ordinance is structured, a future tenant, such as a law firm, wouldn't have to come back for Special Land Use review. It is intended to communicate the nature of all of the uses that would be associated with this development and not require a piece meal review process as time goes on. It isn't something the Planning Commission has to do but it is fairly common to approve a range of uses with a PRD and then allow the market to consider how those uses should be aligned within the units themselves.

Ms. Behler asked where those uses are identified at this point.

Ms. Turkelson referred to the site plan noting that the buildings shown in red, facing Kalamazoo, are what would be considered the TBA/commercial style uses. That is where the range of uses such as commercial, office, and personal services would be located. The upper floors of those shown in red, and the buildings shown in orange on the plan, are strictly residential. The yellow identifies the proposed attached single-family residential.

Ms. Turkelson addressed the applicant recalling that they heard a request during public comment about the potential for a voluntary equitable development agreement, given the concerns of the neighborhood vs. the authority of the Planning Commission. Ms. Turkelson asked if that is a conversation the applicant would be interested in pursuing.

Mr. Ippel replied yes. It is something that has come up frequently over the last couple of weeks. The way they look at this is that they are attempting to bring something significant to the community. Ultimately, they want their feet held to the fire. Looking at the history and the legacy of challenges that have occurred, specifically in southeast Grand Rapids, they recognize that there is a lot of mistrust. They own their part in trying to be part of a different story. That being said, there are things they will be doing. They are going to encumber the land for 45 years, at minimum, for affordable housing. They are bringing those types of things to the table from the onset. As they move into things such as incentives and other ways they can partner on things, such as Brownfield, they are absolutely willing to look at ways to ensure transparency and that they are being held accountable through some sort of partnership like that.

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Mr. Greenwald expressed that the way he understands it is that they are being asked to approve or disapprove a concept and, before moving dirt or building, they would have to return for additional hearings with more specific plans. What they are being asked to approve today is a concept and not something written in stone or a firm design.

Mr. Van Strien added that, more specifically, they are making a recommendation of approval or disapproval to the City Commission.

Ms. Turkelson agreed. However, the Planning Commission shouldn't underestimate the power of the concept plan because it does lay the foundation for future development.

Mr. Greenwald feels that continued debate tends to result in nothing getting done. This process needs to move forward but it isn't something that is already locked in stone.

Mr. Davis recalled that they heard the applicant speak to the community's desire for building materials that might not be what is currently recommended as a condition of approval; 75% brick, face-brick, stone or cast stone. He asked if that is something that is negotiable if the community desires other options. Is that something the Planning Commission should consider?

Ms. Turkelson replied that the building material requirement is part of the PRD ordinance. However, in the past, the Planning Commission has assigned building element requirements associated with a specific, perhaps more appropriate, zone district like the TBA. Doing that might provide a bit more flexibility with the types of materials that could be used vs. tying the development to the PRD building element requirements. In summary, yes, but a zone district would have to be assigned.

Ms. Zeller concurred that TBA for the retail portion and MDR for the residential portion may be appropriate. Another thought might be to require ground floor commercial buildings meet the PRD building material requirements, and possibly even the residential facing the exterior. That may allow for greater durability over time, which might be what the applicant has in mind anyway.

Ms. Joseph asked if that is something that they have to decide today.

Ms. Turkelson replied that they don't necessarily have to decide that today but it is helpful if the conceptual plan approval includes the intended architectural character. If the Planning Commission is generally comfortable with the architectural statement that they've submitted then the Planning Commission could recommend that be used as the basis, which she believes would generally comply with the TBA. However, if there is a preference for masonry, or at least first floor masonry, then it would be helpful to share that so, when the architects are designing the buildings, they know that is an expectation.

Mr. Van Strien noted that the PRD provides flexibility in the uses and different zone districts that can be applied but then has more specificity when it comes to building materials, which may or may not be appropriate in every situation. He would lean toward a bit more flexibility to work

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through it with staff when bringing back the more detailed plans. He would be comfortable with that vs. requiring they strictly adhere to the 75% rule of the PRD.

Ms. Turkelson advised that if the Planning Commission is so inclined then the condition in the draft resolution should be modified accordingly.

Ms. Behler asked if the direction/condition would be that the applicant work with staff for construction materials that may be outside the PRD obligations.

Ms. Turkelson suggested acknowledging that the architectural statements included with the application are appropriate and in line with the requirements of the TBA zone district for the buildings fronting on Kalamazoo and that the applicant should continue to work with staff to ensure compliance with the Ordinance. Ms. Turkelson clarified that *compliance with the Ordinance* would be to require the 75% brick, face-brick, etc. unless the Planning Commission reassigns the TBA element requirements to this PRD.

Mr. Brame expressed some discomfort. He wants the people that testified today to know that he heard them. He heard them when they talked about the pain they have experienced as a community, from urban renewal through the Tuskegee Experiment. It weighs heavily on his mind in terms of the history. That notwithstanding, he knows that in order to move forward some change is inevitable. Mr. Brame's concern, with reference to approval, is the sequence. If the BASP that was recently approved is subsequently overridden with this approval then it undoes what was previously approved. His hope is that, when they go back to the table, they would be open to discussing that and not tie it to a decision made here. Mr. Brame clarified that his decision would be not to overrule what has already been approved but to send them back to the table to see, not to require, if some middle ground could be achieved.

Mr. Van Strien stated that his light push back on that is that an Area Specific Plan doesn't always get as specific in the review that may be desired or that people have in mind in the approval process. The community had opportunities to chip in and give their input and shape the Plan. That was his concern also when he inquired as to why it was done that way. The reason it stuck out to him is that he didn't feel the BASP was necessarily consistent with the patterns of development around it. It may be more consistent to treat it as TBA and less as LDR transition there because of its proximity to other businesses and creating a neighborhood business hub. That was why it stuck out to him initially and why he pushed back on the BASP. He is curious what resistance they may have received from the applicant during the ASP process. They may not be able to resolve that difference so the question the Planning Commission should consider with this request is how they feel about it. Is it consistent with the spirit of the ASP and Master Plan? He understands that on paper it doesn't look to be consistent but does a grocery store in that location, with residential above, seem to fit with what the potential future development patterns may be and what the desire for that business district might be? Ultimately, they have to decide upon what is before them vs. what in theory could be there in the future. Is it appropriate or not?

Ms. Joseph related that she also has concerns having just approved the BASP and coming back with this proposal that is inconsistent with the BASP. They want people to take the planning

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processes seriously and feel like their engagement is meaningful. To consider a plan that is not completely consistent with such a recently approved ASP causes her some reservations.

Mr. Rozeboom suggested they talk through the specifics they see that are different. He added to Mr. Van Strien's comments that they often have a tendency to bring planning processes into zoning decisions. What is before them today is a zoning decision and they have multiple reference points, including the Master Plan and Area Specific Plans. Those Plans are generalized. However, he would welcome them discussing what they perceive as being disconnected from the ASP.

Mr. Van Strien identified the two inconsistencies he sees as 1) the parcels he mentioned and the uses that were designated in the BASP vs. the proposed project, and 2) the height of a couple of the buildings. The applicant addressed some of that. The density is somewhat less concerning as potential impacts of density can be handled.

Mr. Rozeboom added that a PRD is a mixed-use development by nature and defies regular zoning categories. It is a special case within any ASP. There won't be an ASP that necessarily identifies a location for where they want to see a PRD.

Ms. Joseph clarified that her statements weren't necessarily opposed; she would just like to discuss it.

Mr. Davis recalled that they heard an explanation/rationale for the parking lot along Fuller. He felt that seemed somewhat inconsistent with the BASP but that the applicant provided a thoughtful response as to why that is located there and he now feels more comfortable with it.

Mr. Van Strien recognized that that wasn't something that came up often. He didn't recall hearing specific comments about the parking lot at the corner of Fuller and Evergreen.

Mr. Treur suggested there are ways they could improve it, such as landscaping and fencing, to make it more pedestrian friendly. His preference, however, would be for the building to be closer to the sidewalk to better create the street wall.

Mr. Van Strien pointed out that on the opposite side of the street is a big open area/space. It isn't the main corridor or street wall corridor impacting this neighborhood. If that relief is treated with appropriate landscaping and fencing it could still feel very pedestrian scale, even more so than having a three- or four-story building at the sidewalk.

Mr. Treur appreciates the treatment along Kalamazoo creating the street wall.

Ms. Behler feels that is a good example in terms of variation from the BASP. The idea of needing to build scale on some of the buildings in order to accommodate what they heard from the neighborhood, which was the desire for green space that doesn't exist there today, may be inconsistent with the ASP but it meets other needs that the community has articulated. Likewise, the proximity of S1 to the street is mitigated by the significant setback by the building across Fuller. As they look at the totality of the PRD request, the community surrounding it, and the community's desire for green space, she is comfortable with the flexibility.

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Mr. Davis stated, in affirmation of Ms. Behler's point, that the four-stories allows for the green space that was expressed as such a high value in the community. He is comfortable with the way it is currently conceptually placed on the plan and he is comfortable recommending that as a net positive to the City Commission. If they were to say that four stories is out of the realm of possibility and then those units end up somewhere else, resulting in the elimination of the green space and connectivity, he feels that would be a loss.

Ms. Behler asked if the matter of the Accessory Dwelling Units would come back to the Planning Commission or would they be part of this recommendation.

Ms. Turkelson explained that currently ADUs are only permitted by the Zoning Ordinance in association with single family detached dwellings. Ms. Turkelson admitted that she doesn't necessarily have a great justification for why it was associated specifically with detached and not just single family but it was never an issue that has been discussed. She believes that part of it is that the community as a whole doesn't have a lot of experience with townhome style, attached, single-family housing. It may be that the Ordinance was written a bit narrower than intended.

Mr. Van Strien suggested that something like this may not have been anticipated.

Ms. Turkelson agreed. She feels it is in line with the conversations they've had about ADUs and that they would generally be okay with it. The community was very clear that they did not favor ADUs associated with two-family or multi-family through both the Great Housing Strategies and Housing Now efforts. This is still single-family. However, because of the way the Ordinance is currently structured, if the Planning Commission wanted to consider it and are generally comfortable with it, that could be expressed through this recommendation and then, in the future, if an Ordinance change were to be made to allow ADUs to be associated with attached single-family, then there wouldn't be major PRD amendment requirements to go through. The intent was to introduce it and have that conversation now and if and when there are some changes to ADU requirements, which would be narrow, then perhaps this request could be facilitated at that point. It has been added as a condition of approval that introduces an easier process if the Ordinance changes. If the Ordinance doesn't change then they will not be able to add ADUs.

Mr. Treur indicated he would be comfortable with that process. Another benefit to the ADUs may be that it would help with affordability. He would personally like to see it conditioned that way.

Mr. Rozeboom commented further on the ASP. In the applicant's submittal they identified how their application comports with both the Business Area Specific Plan and the prior Boston Square Area Specific Plan, which had more to do with the housing. The Business Plan had more to do with commercial and they are trying to fit this development in with both of those. Much of the recent conversation and discussion has been about the BASP and the residential plan has been somewhat ignored. He pointed out that the residential plan called for some of the things they are trying to achieve here.

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Mr. Treur stated that where he remains troubled is around the comments on gentrification but he doesn't really know how to resolve those. However, he wished to acknowledge that they were heard. He also wished to acknowledge the comments expressed about the applicant working very closely with the neighborhood and the number of changes made to bring the project closer to meeting some of the community's desires.

Mr. Davis added that the Planning Commission can't consider a voluntary equitable development agreement in their consideration of the land use but, if this is a generational opportunity, if this is something different, if this is a change, then he would personally, as a resident of Grand Rapids, love to see that in place. It would speak volumes and likely address many of the concerns and questions they heard today.

Ms. Joseph added that if this is recommended for approval, and ultimately approved by the City Commission, then her hope is that whatever design/materials they come back with are consistent with what is in the neighborhood; it should be respectful of the context of the neighborhood.

Mr. Van Strien feels now is an appropriate time to encourage the applicant to take those things into consideration and to continue the outreach process in working through the final plans. The Planning Commission will take that into consideration in the future.

Mr. Rozeboom stated that where added density tends to reduce the unit cost is where permitting the added density can help with that. Mr. Rozeboom noted that the review process language for a PRD says that the City Commission shall determine the total number of dwelling units as part of their decision. He asked if the City Commission often deviates from the recommendation of the Planning Commission.

Ms. Turkelson replied that they generally have accepted the Planning Commission's recommendation. She believes that if they wanted to increase it beyond the limits included that it would have to come back to the Planning Commission for consideration because it would be outside of the scope of what has already been considered.

Mr. Rozeboom read that *the City Commission may consider a different number of dwelling units than recommended by the Planning Commission.*

Ms. Turkelson indicated that her advice to the City Commission would be that if they went beyond the scope of the range considered by the Planning Commission that it should be remanded back to the Planning Commission for consideration to understand the associated impacts.

Mr. Rozeboom commented further on the topic of affordability noting that the City Commission has more of those tools than the Planning Commission does.

Mr. Van Strien suggested it is more policy related.

Mr. Rozeboom clarified that the number of units being considered is 182-270 dwelling units.
Mr. Davis noted that the number is not included specifically in the resolution.

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Mr. Van Strien asked Mr. Levavi to clarify the numbers for the record.

Mr. Levavi related that they heard very loudly from the community that they did not want five-story buildings and they will not be building five-story buildings. The number of units on the plans is 250 rental units, divided between the family and senior housing, and 20 townhomes with 8 accessory units. It may be that there is no demand for the ADUs or there may be an overwhelming demand.

Ms. Turkelson noted that the staff report includes a range of units between 182 - 270, up to 250 of which would be rental and up to 20 townhome style.

Mr. Davis **MOVED, NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Commission approve the request for Amplify GR (Jonathan Ippel) for approval of a mixed-use commercial and residential development in the Boston Square neighborhood at 1150 Adams St SE; 1435, 1451 Fuller Ave SE; 1428, 1432, 1436, 1440, 1444, 1448, 1460, 1480, & 1500 Kalamazoo Ave SE, for the following reasons:**

PLANNED REDEVELOPMENT DISTRICT REVIEW STANDARDS

1. **The proposed Neighborhood Classification or Zone District designation is consistent with the purpose and intent of the Master Plan, including the Future Land Use Map as the development is planned in a style, manner, and with the mix of uses contemplated in the Residential and Business Area Specific Plans.**
2. **Any property to be rezoned can reasonably accommodate the requirements of the proposed Zone District as the size of the site allows it to accommodate a wide range of uses that can be placed without interference of one with another.**
3. **The proposed new Neighborhood Classification or Zone District is compatible with the Zone District(s) and Neighborhood Classification(s) in the neighborhood as this site is a hub of the neighborhood and will contribute to the liveliness and vitality of the neighborhood as well as areas extending well beyond.**
4. **Adequate public facilities already exist or will be provided at no additional public cost, and will safeguard the health, safety, and general welfare of the public as the site is fully developed, with existing utilities, and the applicant is aware of the extent, nature, and location of public utilities.**
5. **The proposed Neighborhood Classification or Zone District will not be detrimental to the financial stability and economic welfare of the City as the relative intensity of the site's development provides a range of housing, employment, and shopping opportunities that contribute both to the neighborhood as well as to the City.**
6. **Minimal to no negative effects are anticipated on the condition of any nearby parcels currently zoned in a Mixed-Use Commercial Zone District, especially considering existing vacancy rates, current per-square-foot lease or sale rates, and other conditions. While the site is of a higher intensity than its surroundings, it may contribute to supporting other uses in the neighborhood.**
7. **The mix of uses, density of development, and design of the proposed PRD are consistent with the Master Plan and the purpose and intent of the Zoning Ordinance because the proposed use is consistent with the objectives of the Great Neighborhoods Chapter**

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within the Master Plan and specifically promoting a broad range of housing choices and encouraging income diversity within neighborhoods.

8. **The proposed PRD will ensure efficient development on the property and will result in a logical and orderly development pattern in the neighborhood because the SD-PRD Zone District provides flexibility relative to use.**
9. **The proposed development will be compatible, harmonious and appropriate with existing or planned character and uses of the neighborhood, adjacent properties, and the natural environment because the proposed development will be an appropriate reuse of the site which has not historically been used for as much residential density.**
10. **Potentially adverse effects arising from the proposed development on the neighborhood and adjacent properties will be minimized through the appropriate orientation of buildings, structures and entrances consistent with requirements of the surrounding Zone District; adequate on-site parking is provided for all proposed uses; and reducing the number of curb cuts from 22 to 5 will create on-street parking and improve pedestrian safety.**
11. **The proposed development will not be detrimental, hazardous or disturbing to existing or future adjacent uses or to the public welfare by reason of excessive traffic or noise because the anticipated residential traffic will generally be more spread out over the day, especially true with the addition of senior housing units.**
12. **Pedestrian and vehicular connections will be provided between buildings, uses and amenities within the property, as well as connections to and from the surrounding properties because internal street and sidewalk connections are provided linking the site internally as well as to the surrounding neighborhood.**
13. **Adequate public or private infrastructure and services do already exist or would be provided at no additional public cost, and will safeguard the health, safety, and general welfare of the public because the applicant will be responsible for the construction of any new infrastructure necessary for the development.**
14. **The proposed development will not be detrimental to the financial stability or economic welfare of the City because the additional uses contribute to the tax base, including the housing which will provide an expanded customer base.**
15. **Wherever practicable, the proposed development will provide amenities, including but not limited to, park and recreational facilities, urban open space, and non-vehicular connections that serve a public purpose as the property provides significant green space which will function as essentially a mini-park in the center of the development available to residents and the nearby community.**
16. **The proposed use will be consistent with the purpose and intent of the Master Plan and Zoning Ordinance, including the Zone District, because the proposed use will increase the number and variety of housing units at an appropriate density and provide a range of housing choices as contemplated in the ASP Recommendations.**
17. **The proposed use will be compatible, harmonious and appropriate with the character and uses of the neighborhood, adjacent properties, and the natural environment because the proposed buildings are consistent in scale and orientation with what is noted in the ASP.**
18. **The proposed use will not have adverse effects on the neighborhood because the building and entrances will be appropriately oriented on the site. The retail on Kalamazoo, with emphasis on residential on other frontages, fits in well with existing**

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uses and having less height for the buildings along Adams helps address uses across the street.

19. **The proposed uses will not be detrimental, hazardous, or disturbing to existing or future uses or to the public welfare by reason of excessive traffic, noise, or visual clutter because the site design has an appropriate amount of internally oriented buildings that will keep many of the effects inside the development.**
20. **The proposed use will not adversely affect the walkability of the neighborhood, impair pedestrian circulation patterns, disrupt the continuity of the urban street wall or otherwise hinder the creation of a pedestrian-oriented environment because adequate connections to existing walkways and internal sidewalks are proposed and the proposed site exterior buildings have a street oriented RBL, re-establishing a more consistent street wall.**
21. **Adequate public or private infrastructure and services already exist or will be provided at no additional cost, and will safeguard the health, safety, and general welfare of the public because the applicant will be responsible for the construction of any new infrastructure necessary for the development.**
22. **The proposed use will not be detrimental to the financial stability or economic welfare of the City because the additional uses contribute to the tax base, including the housing which will provide an expanded customer base.**

SITE PLAN REVIEW STANDARDS

1. **The proposed development will meet the purpose and intent of the Master Plan and Zoning Ordinance, including the Zone District as the development maintains the existing street wall elements but fills in the "missing teeth" and provides efficient interior circulation, open space, and walkability.**
2. **The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted by this Chapter as the uses fit well at an appropriate density for the size of the site, which allows for an efficient layout.**
3. **Every building, structure or dwelling unit is provided with adequate means of ingress and egress by public streets and walkways and sufficient access and circulation is provided for both pedestrians and vehicles.**
4. **All elements of the site design are harmoniously and efficiently organized in relation to topography, the size and type of lot, character of the neighborhood and adjoining property, and the type, size, and proportions of buildings as the development maintains the existing street wall elements but fills in the "missing teeth" and provides efficient interior circulation, open space, and walkability.**
5. **All buildings or groups of buildings are arranged so as to permit access for emergency vehicles by practicable means since sufficient access is provided so that all buildings will have both front and rear access.**
6. **Outdoor lighting is or will be designed so that it is deflected away from adjacent properties and will not impeded the vision of drivers on public streets, adversely affect abutting properties, or unnecessarily affect the natural evening sky and lighting details will be considered as the review and permitting process continues. The development will be required to meet the ordinance.**

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7. **Landscape buffers or greenbelts are provided that ensure that proposed uses are adequately buffered from one another and from surrounding public and private property. Special emphasis is placed on the preservation of notable vegetation that provides an effective landscape screen between properties, where desirable, because in this mixed-use environment it is less necessary to have extensive landscaping or buffers and elements of the open space, in conceptual design, will be used to add distinctiveness for some of the uses.**
8. **Stormwater management measures will be employed to satisfy Chapter 32 and other City ordinances related to water quality and dramatic grading is unlikely to be necessary, and all requirements will be evaluated during the permitting process.**
9. **The width of streets and driveways are appropriate for the existing and anticipated volume of traffic.**
10. **The arrangement of public or common ways for vehicular and pedestrian circulation respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.**
11. **Off-street parking and loading areas are provided with particular attention to the effects of noise, glare, and odor on adjacent properties in the proposed development because the site is planned to provide service access internal to the site.**
12. **Safe, convenient and well-defined vehicular, bicycle, and pedestrian circulation within and to and from the site is provided. Driveways, streets and other elements are designed to promote safe and efficient movement within the site and at its access points. The size of the property permits proper separation of driveways from each other and other streets. The conceptual design has intentionality toward sidewalks and paths to and through the development and reduces the number of curb cuts from 22 to 5.**
13. **Pedestrian pathways connect to transit stops or stations where practicable and will be improved, if possible, per testimony, through on-going work and relationship with The Rapid.**
14. **Bicycle facilities shall be planned and will ensure that conflicts between cyclists, vehicles, and pedestrians are minimized to the greatest extent possible and detail swill be reviewed as each phase returns for Site Plan Review with the Planning Commission.**
15. **The scale and design of the proposed development does not place an excessive burden on services currently furnished or may be required by the City or other public agency, including, but not limited to, fire and police protection, water supply, stormwater management, sanitary sewage removal and treatment, traffic control, and administrative services as the added intensity of development was anticipated by the Boston Square ASP and was measured against the potential for additional public service costs and has been found to be acceptable.**

BE IT FURTHER RESOLVED that the following conditions of approval shall apply to this project:

1. **That the testimony, submitted application and conceptual plans prepared by Urban Works, dated 12/19/2019, and signed, dated and stamped by the Planning Director, shall constitute the approved conceptual plans, except as amended in this resolution.**
2. **That each phase of development shall be subject to Planning Commission Final Site Plan Review and shall demonstrate substantial consistency with the approved conceptual plan and will be publicly noticed and include public hearings.**

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3. **That commercial uses and hours shall operate according to the submitted application.**
4. **That accessory dwelling units in Building T1 are permitted subject to the requirements of Section 5.9.03.G.-L. and provided that the Zoning Ordinance is amended to allow accessory dwelling units in association with attached single-family dwelling units.**
5. **That greenspace and tree canopy shall be subject to the TN-MDR requirements for multiple family and shall be calculated based on the land area of the PRD.**
6. **That signs for the commercial portions of Buildings F1, F2, and F3 shall be subject to the requirements of the TN-TBA Zone District and the remainder of the project shall be subject to the residential sign requirements, unless a Planned Sign Program is separately approved by the Planning Commission.**
7. **That building elements and architectural statements shall be subject to the conditions as outlined in the application and conceptual plans and that the applicant shall continue to work with staff regarding building materials and that buildings fronting on Kalamazoo, slated for mixed-use, shall meet the requirements of the TBA zone district and all other buildings shall meet the requirements of the TN-MDR zone district.**
8. **That all separate parcels included in this request shall be combined and may be subsequently divided according to ownership.**
9. **That no demolition is permitted until Final Site Plan approval is granted and an associated development compliance/LUDS permit is obtained, unless otherwise ordered by the Building Department.**
10. **That this conceptual approval is for up to 270 residential dwelling units.**
11. **That the proposed use will comply with all other applicable City ordinances and policies and all State laws.**
12. **That this approval shall take effect upon City Commission approval.**

SUPPORTED by Ms. Behler.

Discussion took place regarding the language for the seventh condition related to building materials.

Mr. Treur expressed a desire for high quality building materials while not driving up costs.

Ms. Turkelson related that staff's suggestion is that buildings fronting on Kalamazoo, slated for mixed-use, meet the requirements of the TBA and all other buildings meet the requirements of the TN-MDR zone district.

Mr. Davis **AMENDED condition #7 to reflect Ms. Turkelson's recommendation. Supported by** Ms. Behler.

Mr. Treur recalled several references about environmental concerns because the site basically doesn't have any of the original environmental features. However, what it is allowing for is to daylight a stream directly to the south and return it to a natural state; there is an environmental benefit to the plan.

Mr. Davis agreed. However, because the creek is not on the subject site, it can't be used to support the motion.

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Ms. Turkelson suggested specifying the recommended propose range of units. The Ordinance is specific that any change in density requires a major amendment. With a project of this scale Ms. Turkelson suggested language*; up to 250 rental units.*

Mr. Davis **amended the conditions of approval to include the limit of the number of units; up to 270 residential dwelling units. Supported by** Ms. Behler.

MOTION CARRIED UNANIMOUSLY.

RESULT:	**RECOMMENDED TO CITY COMMISSION [UNANIMOUS]**
MOVER:	James Davis, Secretary
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Davis, Joseph, Greenwald, Behler, Verhulst, Van Strien, Brame, Treur

B. 835 Fairview Ave NE - Multifamily

Address:	**835 Fairview Avenue NE**	
Applicant:	Jayrock, LLC (Dean Rosendall)	
Requesting:	**Approval to construct a multiple-family residential project consisting of three buildings with a total of five dwelling units**	
Zoning:	TN-LDR	Traditional Neighborhoods – Low-Density Residential
Requirements:	Article 5	Residential Zone Districts
	5.9.20.	Multiple-Family Dwellings
	5.12.08.	Site Plan Review
	5.12.09.	Special Land Use
Case Number:	PC-SLU-2019-0130	
Staff Assigned:	Elizabeth Zeller ezeller@grcity.us	
Type of Case:	Special Land Use	
Effective Date:	January 25, 2020	

Mr. Verhulst left the meeting.

835 Fairview Ave NE

Ms. Zeller introduced the request for approval to construct a multiple-family residential project consisting of three buildings with a total of five dwelling units. The existing single-family home on the site will be demolished for this development. The proposed multi-family development is subject to Special Land Use approval in the TN-LDR zone district.

Ms. Zeller identified the location of the property. It is the last residential parcel on the west side of Fairview before Belknap Park. A City of Grand Rapids water reservoir is located on the east side of the street. Low density residential is also located on the east side of Fairview. To the west is Belknap Hill, with a steep drop to Division Ave. The City is currently undertaking some utility work to the rear of the subject site. The property is located in the area addressed by the Belknap Lookout Area Specific Plan that was adopted in 2010 and falls within the Traditional Family Housing Context District. Fairview is specifically addressed in the Plan. The Plan states

Attachment: PC MINUTES 1-9-20 (Boston Square PRD Rezoning)

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Kristin Turkelson, Planning Director
Design, Development, and Community Engagement

SUBJECT: **Consideration of a Major Amendment to a Planned Redevelopment District at 3900 and 3911 Peninsular Dr. SE**

On August 11, 2020, the City Commission established August 25, 2020 as the date to consider a Major Amendment to a previously approved Planned Redevelopment District generally located west of East Paris Avenue and north of 28th Street. The amendment is requested to facilitate the construction of a surface parking lot in lieu of the planned office building and associated parking structure.

The proposed site plan and use changes to the approved development plan constitute a Major Amendment by Section 5.12.12.I.3.a. of the Zoning Ordinance, and as such require review and recommendation by the Planning Commission, and final approval by the City Commission. Associated with the amendment is a preliminary/final site plan.

Approved Planned Redevelopment District
A sixteen-acre Planned Unit Development (now known as a Planned Redevelopment District) was approved by the City Commission on October 24, 1989 (Proceeding No. 52195) to permit consolidation of several smaller proposed office buildings into a single five-story office building of approximately 170,000 sq. ft. of floor area. The development also included two existing office buildings, and two other buildings containing 30,0000 sq. ft. each.

A Minor Deviation was approved by the Planning Commission on September 29, 1995 (ZC 17-95) to permit an expansion of parking lots, the addition of a pedestrian bridge across Lake Eastbrook, and changes to the locations of buildings.

A Major Amendment was approved by the City Commission on June 27, 2000 (Proceeding No. 67449) to allow a four-story, 240,000 sq. ft. building with a footprint of 88,000 sq. ft and a parking structure accommodating 870 vehicles; in lieu of the previously approved five-story, 190,000 sq. ft. building with a footprint of 70,000 sq. ft. and surface parking of 587 spaces. It is this site plan that the amendment under consideration would modify.

The office park was divided into seven lots. Three office buildings, constructed in 1985,

1988, and 1990, occupy three of the lots, with parking for one of the buildings extending onto a fourth lot. The three separate lots that comprise the intended site of the 240,000 sq. ft. building with structured parking remain unimproved.

Project Description
The two parcels proposed for the parking lot are a combined 3.72 acres in area. The site was previously prepared for development but is now overgrown with vegetation.

The parking lot is intended to serve 3777 Sparks Dr. SE, an approximately 75,800 square foot office building with approximately 266 parking spaces, located outside of the subject PRD on the south side of Lake Eastbrook. The Sparks property is owned by Peckham Vocational Industries and houses Peckham's 24-hour call center. A new sidewalk, anticipated by an existing easement for that purpose, will be constructed on the adjacent parcel, 3920 Peninsular Drive, to connect the parking lot to the existing pedestrian bridge over the lake.

The surface parking lot will have 214 parking spaces and will be entry controlled by a gate system. The parking lot has been designed to meet the applicable zoning requirements for landscaping, greenspace, tree canopy, and setbacks, including the 75-foot environmental features setback from Lake Eastbrook. Stormwater will be detained and in an underground pipe system and treated prior to release.

If this amendment is approved, 3921 Peninsular Dr. SE, the lot abutting the subject properties on the east, would be the last remaining undeveloped property in the PRD. It was anticipated that this lot would support a portion of the planned office building and parking deck. Although no formal changes are proposed to 3921 Peninsular, it should be noted that the practical result of the amendment under consideration is to render this property unbuildable without a Major Amendment.

Planning Commission Consideration
The Planning Commission held a public hearing on the matter on May 28, 2020, at which time no public testimony was provided. A decision was postponed until June 25, 2020 to allow the applicant an opportunity to provide additional information about his business operations and a more exhaustive parking analysis. Although Planning Commissioners felt that the applicant had adequately demonstrated his need for the additional parking, there was some consternation expressed about the previous lot divisions not being consistent with the site plan, and concern about the use not being tied to a particular user. The Planning Commission ultimately concluded that since so much time had elapsed since the PRD's approval, the original development plan no longer seemed relevant and unanimously recommended approval of the amendment.

City Commission Action
Pursuant to the approval process for Major Amendments to a Planned Redevelopment District, the City Commission shall review the recommendation of the Planning Commission and approve, approve with conditions, or deny the application. If approved, the plans submitted with the PRD application will be considered an integral

part of the amendment. The project will be required to meet City specifications and final construction plans will be reviewed at permitting.

Please forward the attached ordinance for consideration at the next scheduled City Commission meeting.

AN ORDINANCE TO AMEND MAP 53 OF CHAPTER 61 OF TITLE V
OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE

ORDINANCE NO. 2020 - ____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Map 53 of Chapter 61 of Title V of the City Code of Grand Rapids be amended to facilitate a Major Amendment to a Planned Redevelopment District at 3900 and 3911 Peninsular Dr. SE.

The property is described as follows:

3900 PENINSULAR DR SE (41-18-11-426-008)
Lot 14, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records.

3911 PENINSULAR DR SE (41-18-11-426-007)
Lot 15, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records,

Section 2. As provided in Section 5.12.12.F. of the Zoning Ordinance, that the following provisions are an integral part of this Ordinance:

1. That the application and plans submitted by the applicant and signed, dated, and stamped by the Planning Director, shall constitute the approved plans, except if plan elements do not meet ordinance requirements and/or as amended in this resolution.

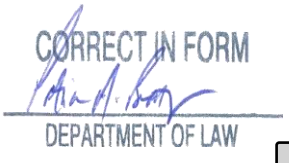
2. That the use shall operate according to the application and per testimony as recorded in the Planning Commission minutes.

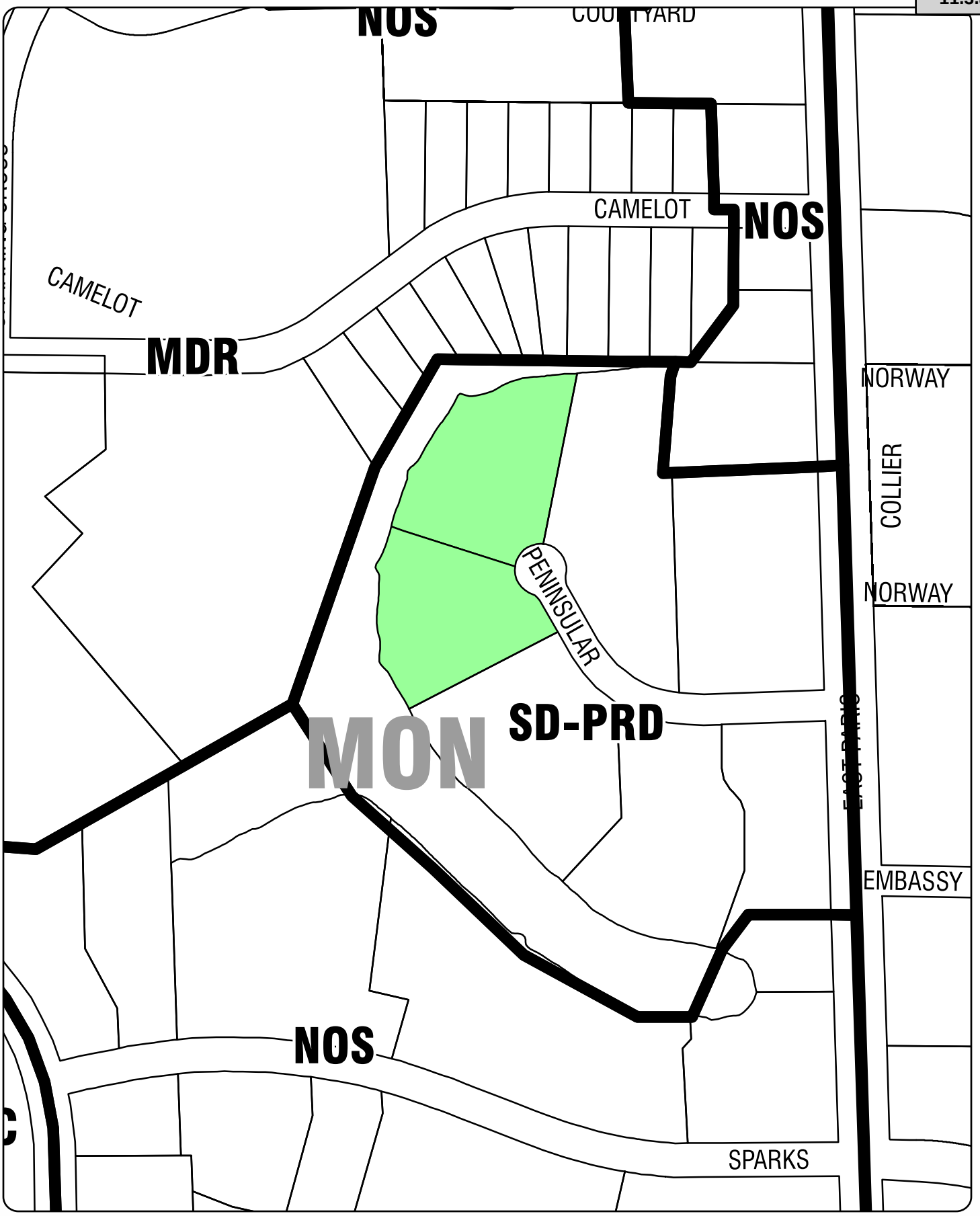
3. That a Land Use Development Services (LUDS) permit, building permit, and all other required permits be obtained from the City of Grand Rapids prior to construction, demolition, or operation.

4. That the proposed use will comply with all other applicable City ordinances and policies and all State laws.

5. That this approval shall take effect as required by the City Commission approval in accordance with Section 5.12.12.G. of the Zoning Ordinance.

Prepared by Elizabeth Zeller

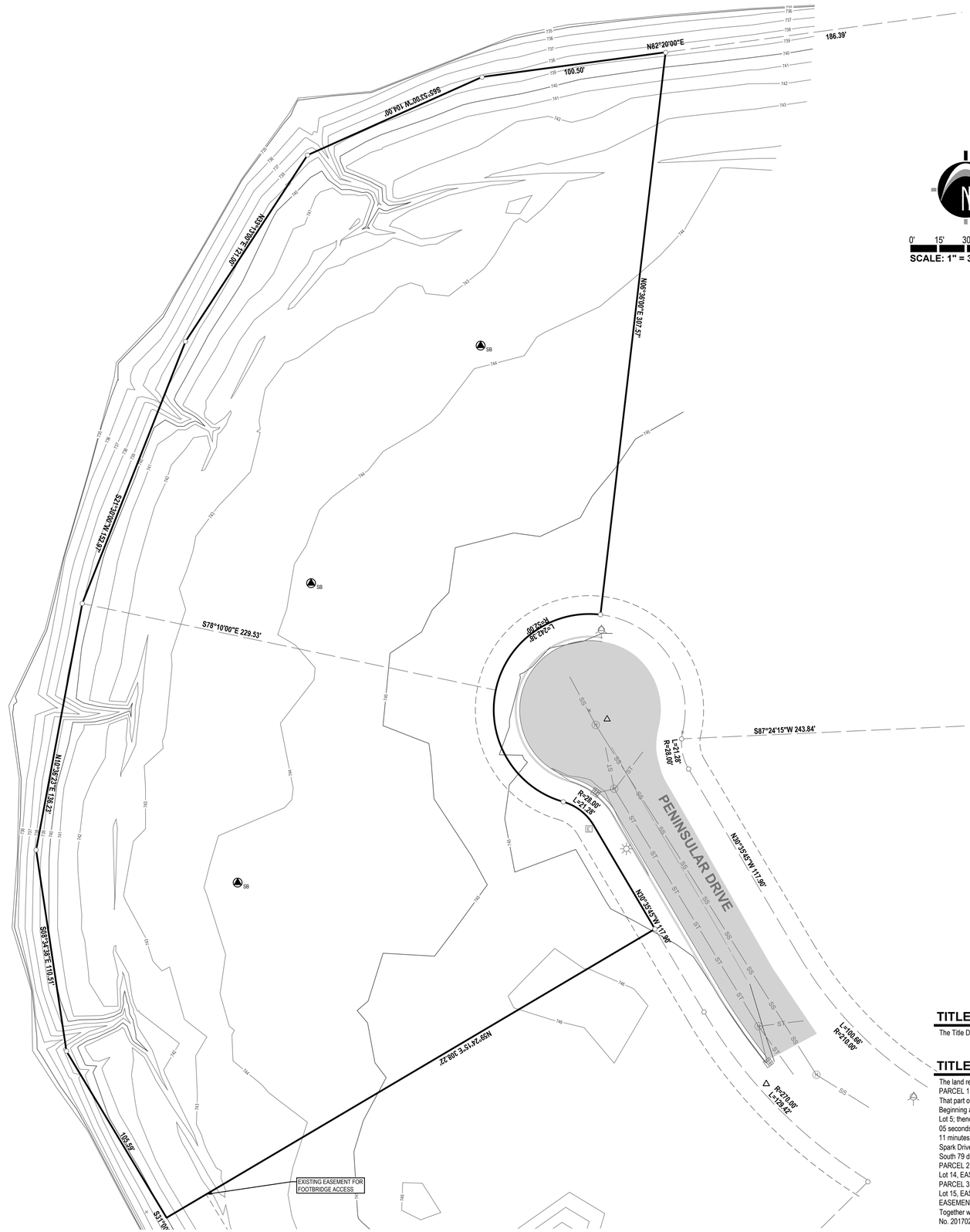


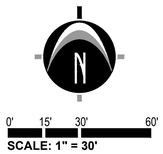


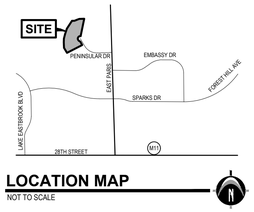
Attachment: ZONING MAP (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

AERIAL PHOTO LOOKING NORTH

Attachment: AERIAL MAP (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)







LOCATION MAP
NOT TO SCALE

LEGEND

- Ex. Grade Contour
- Asphalt
- Concrete
- Gravel
- Building

TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, File No.: 765643, dated February 21, 2017.

TITLE DESCRIPTION

The land referred to in this policy, situated in the County of KenÇ City of Grand Rapids, State of Michigan, is described as follows:
PARCEL 1:
That part of Lot 5, EAST PARIS PLAZA PLAT NO. 1, according to the plat thereof as recorded in Liber 82 of Plats, page 19, described as:
Beginning at the Northeast corner of said Lot 5; thence South 02 degrees 45 minutes 59 seconds East 42.82 feet along the Easterly line of said Lot 5; thence South 16 degrees 06 minutes 22 seconds West 247.80 feet to the Southerly line of said Lot 5; thence North 69 degrees 58 minutes 05 seconds West 53.50 feet along said Southerly line; thence North 88 degrees 19 minutes 05 seconds West 78.25 feet; thence North 15 degrees 11 minutes 04 seconds East 199.42 feet; thence North 02 degrees 40 minutes 45 seconds West 95.15 feet to a point on the Southerly line of Spark Drive; thence Southeasterly 149.97 feet along said Southerly line on a 1113.83 foot radius curve to the right, the chord of which bears South 79 degrees 30 minutes 48 seconds East 149.86 feet to the Place of Beginning.
PARCEL 2:
Lot 14, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records.
PARCEL 3:
Lot 15, EAST PARIS PLAZA PLAT NO. 2, according to the plat thereof as recorded in Liber 82 of Plats, page 32, Kent County Records,
EASEMENT PARCEL:
Together with a non-exclusive easement(s) as created, limited and defined by Access and Bridge Easement Agreement recorded in Instrument No. 20170221-0015550, Kent County Records.

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UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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ST. LOUIS

PREPARED FOR:
Pioneer Construction
Justin Bialik

550 Kirtland St SW
Grand Rapids, MI 49507
Phone: 616.247.6966

REVISIONS:

Title: PRD AMENDMENT		
Drawn: BS/CCM	Checked: BS	Date: 02.12.2020
Title: PRD AMENDMENT REV 2		
Drawn: BS/CCM	Checked: BS	Date: 06.12.2020

PECKHAM - PENINSULAR DRIVE

Existing Site Conditions Plan

3900 and 3911 Peninsular Drive SE
PART OF THE SOUTHEAST 1/4 OF SECTION 11, T6N, R11W,
CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19401168

SHEET NO:
C-201

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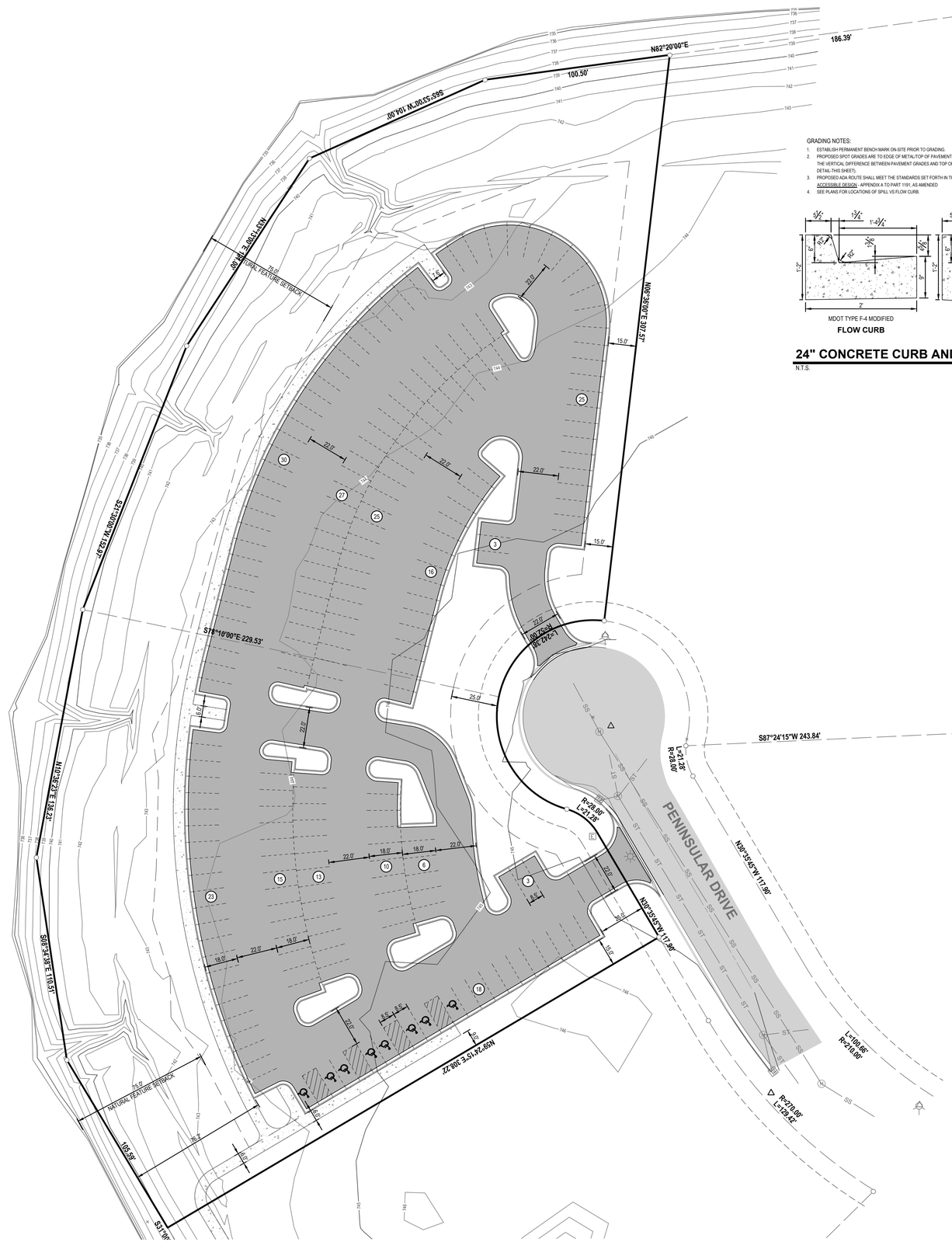
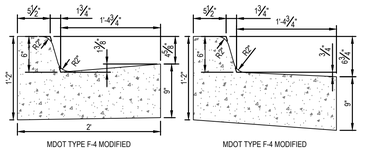
Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)



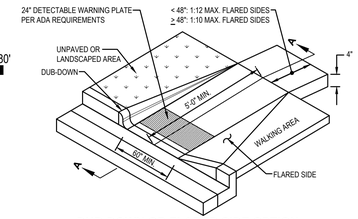
GRADING NOTES:

1. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL-THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT ADDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.

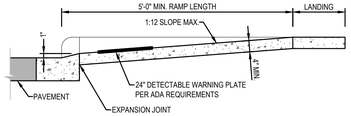


24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.



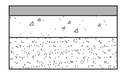
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

DETECTABLE WARNING SIDEWALK RAMP DETAIL

N.T.S.



NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
2. HMA MIXTURE TO BE TIER I OR TIER II
3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)

GENERAL NOTES

1) CURRENT ZONING OF PROPERTY: SD-PRD-MODERN ERA NEIGHBORHOOD
   SD-PRD-MON ZONING REQUIREMENTS
   A) MINIMUM LOT AREA = 6,000 SQ.FT.
   B) MINIMUM LOT WIDTH = 100 FT.
   C) MAXIMUM BUILDING HEIGHT = 52 FT OR 3 1/2 STORIES
   SETBACKS
   A) FRONT YARD = 25 FT.
   B) SIDE YARD = 20 FT.
   C) REAR YARD = 30 FT.
2) PROPOSED ZONING OF PROPERTY: SD-PRD-MODERN ERA NEIGHBORHOOD-COMMERCIAL USE
   A) MINIMUM LOT AREA = 4,000 SQ.FT.
   B) MINIMUM LOT WIDTH = 60 FT.
   C) MAXIMUM BUILDING HEIGHT = 35 FT OR 3 STORIES
   SETBACKS
   A) FRONT YARD = 25 FT.
   B) SIDE YARD = 15 FT. ABUTTING GROUND FLOOR RESIDENTIAL, 10 FT. ALL OTHERS
   C) REAR YARD = 25 FT.
3) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE = 3.72 ACRES (162,043 SQ.FT.) (EXCLUDING R.O.W.)
   B) GROSS PAVEMENT AREA = APPROX. 66,211 SQ.FT.
   C) ZONING OF PARCELS TO SOUTH AND WEST = NOS
   ZONING OF PARCELS TO NORTH AND EAST = SD-PRD-MON
3) PARKING REQUIREMENTS:
   A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 8.5'x18' (22' AISLE)
   B) TYPICAL PARKING SPACE PROVIDED = 8.5'x18' (22' AISLE)
   C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
   D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8.5'x18' WITH 5' AISLE
   E) NUMBER OF BARRIER FREE SPACES PROVIDED:
   CAR ACCESSIBLE = 6
   VAN ACCESSIBLE = 2
   F) TOTAL NUMBER OF SPACES PROVIDED = 214
4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.
9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-18-11-426-008 AND 41-18-11-426-007. THE ADDRESS OF THE PROPERTY IS 3900 AND 3911 PENINSULAR DRIVE SE.
10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

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PREPARED FOR:
Pioneer Construction
Justin Bialik

550 Kirtland St SW
Grand Rapids, MI 49507
Phone: 616.247.6966

REVISIONS:

Title: PRD AMENDMENT		
Drawn: BS/CCM	Checked: BS	Date: 02.12.2020
Title: PRD AMENDMENT REV 2		
Drawn: BS/CCM	Checked: BS	Date: 06.12.2020

PECKHAM - PENINSULAR DRIVE

Site Layout Plan

3900 and 3911 Peninsular Drive SE
PART OF THE SOUTHEAST 1/4 OF SECTION 11, T8N, R11W,
CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19401168

SHEET NO:
C-205

Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

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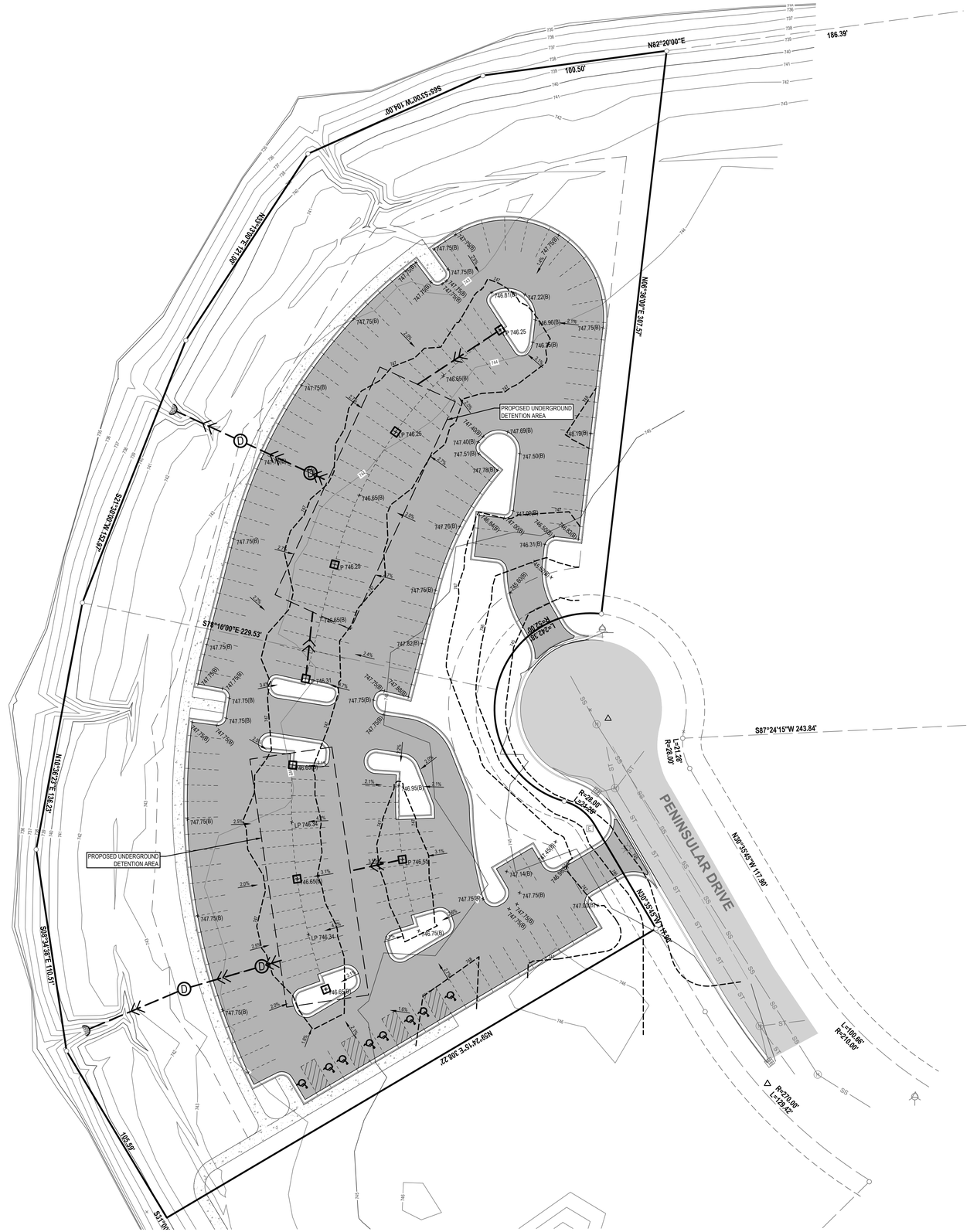
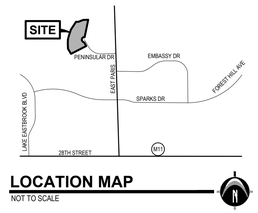
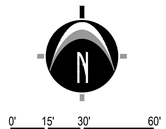
EASTBROOK LAKE
PENINSULAR DRIVE
EX. EASEMENT
N83°29'08"E 186.39'
100.00'
S87°34'15"W 243.84'
S87°34'15"W 229.93'
N 0°25'45" E 200.00'
S 0°25'45" W 200.00'
S 87°34'15" W 200.00'
N 0°25'45" E 200.00'
S 87°34'15" W 200.00'
S 0°25'45" W 200.00'
N 87°34'15" E 200.00'
N 0°25'45" E 200.00'
N 87°34'15" E 200.00'
S 0°25'45" W 200.00'
N 87°34'15" E





LOCATION MAP
NOT TO SCALE



SCALE: 1" = 30'

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REVISIONS:

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Title: PRD AMENDMENT REV 2		
Drawn: BS/CCM	Checked: BS	Date: 06.12.2020

PECKHAM - PENINSULAR DRIVE

Grading Plan

3900 and 3911 Peninsular Drive SE
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CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19401168

SHEET NO:
C-300

Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

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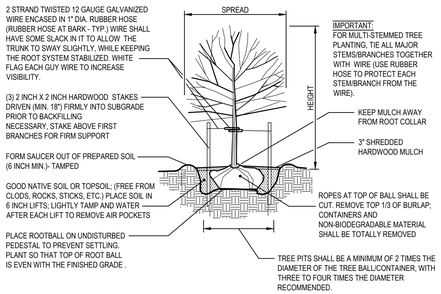
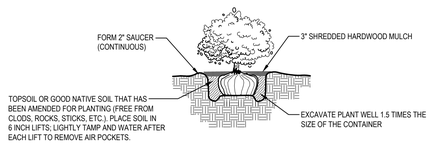


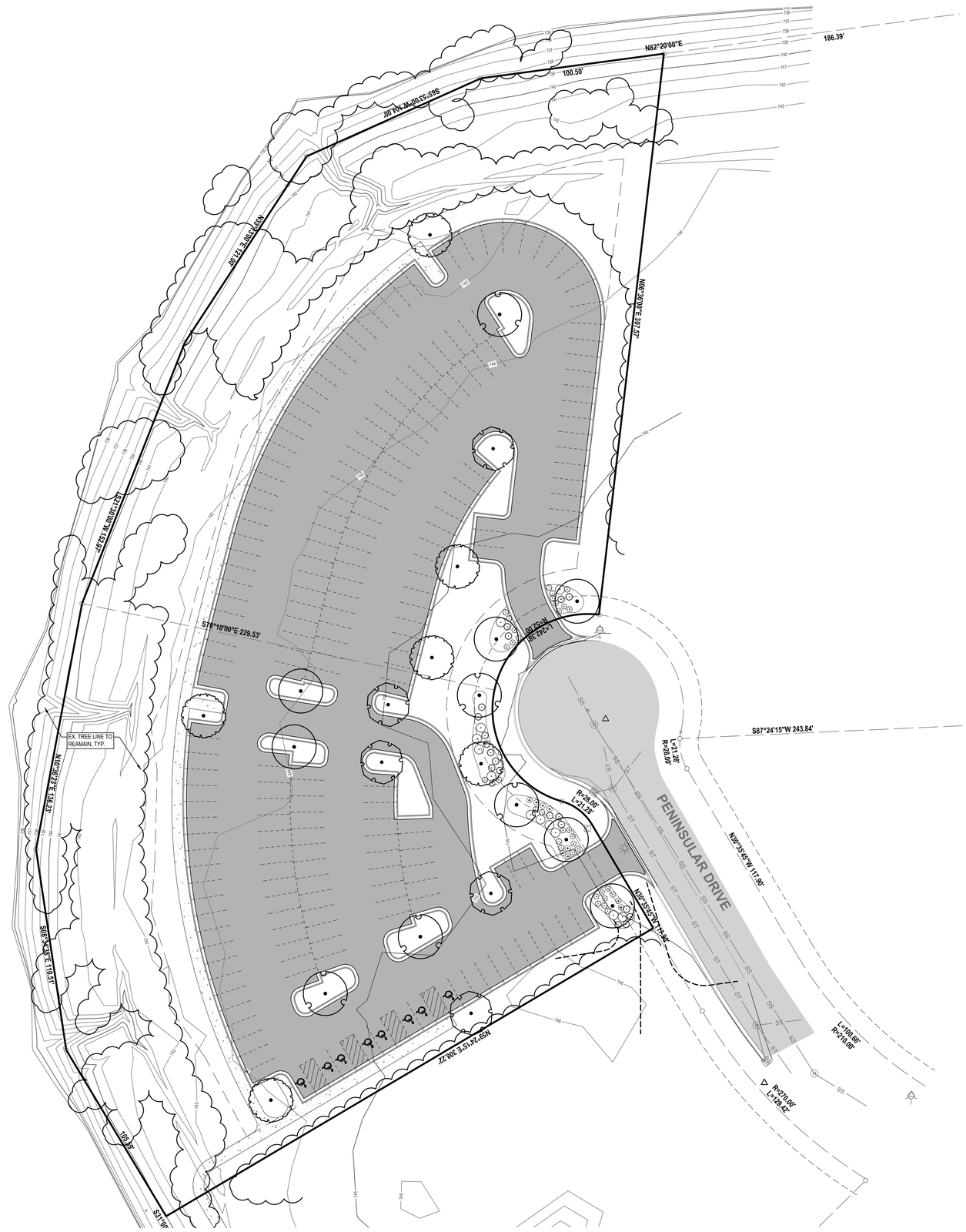
TYPICAL TREE PLANTING DETAIL

N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)

N

0' 15' 30' 60'

SCALE: 1" = 30'

LANDSCAPE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Co	Celtis occidentalis / Common Hackberry	2.5" cal. min.	6
	Gt	Gleditsia triacanthos f. inermis / Thornless Honey Locust	2.5" cal. min.	5
	Ns	Nyssa sylvatica / Sour Gum	2.5" cal. min.	5
	Tl	Tilia americana / American Linden	2.5" cal. min.	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Al	Amorpha canescens / Leadplant	#3	20
	Bg	Buxus x `Green Mountain` / Green Mountain Boxwood	#5	15
	Fg	Fothergilla gardenii / Dwarf Fothergilla	#3	9
	Hj	Hydrangea paniculata `Jane` TM / Little Lime Hydrangea	#5	12
	Jo	Juniperus virginiana `Grey Owl` / Grey Owl Juniper	#5	19

LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
3) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
4) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

REQUIREMENT NOTES:

1) GREEN SPACE (PROPERTY AREA = 141,258 SQ.FT.)
   - REQUIRED: 5% (7,062 SF) - PROPOSED: 50% (69,624 SF)
2) TREE CANOPY (PROPERTY AREA = 141,258 SQ.FT.)
   - REQUIRED: 12% (16,950 SF) - PROPOSED: 46% (64,272 SF) (22 PROP LRG CANOPY @ 1600SF EA. + 29,072 SF CANOPY TO REMAIN)
3) PARKING SCREENING
   - TYPE V, INTERMITTENT LANDSCAPE BUFFER; 1 TREE & 10 SHRUBS / 35 LF (241 LF / 35 = 7)
   - REQUIRED: 7 TREES & 70 SHRUBS - PROPOSED: 7 TREES & 75 SHRUBS
4) PARKING INTERIOR
   - 1 TREE / 15 PARKING SPACES (214 SPACES/15 = 15)
   - REQUIRED: 15 TREES - PROPOSED: 15 TREES

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "(PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
www.nederveld.com
800.222.1868
GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Pioneer Construction
Justin Bialik

550 Kirtland St SW
Grand Rapids, MI 49507
Phone: 616.247.6966

REVISIONS:

Title: PRD AMENDMENT		
Drawn: BS/CCM	Checked: BS	Date: 02.12.2020
Title: PRD AMENDMENT REV 2		
Drawn: BS/CCM	Checked: BS	Date: 06.12.2020

PECKHAM - PENINSULAR DRIVE

Landscape Plan

3900 and 3911 Peninsular Drive SE
PART OF THE SOUTHEAST 1/4 OF SECTION 11, T6N, R11W,
CITY OF GRAND RAPIDS, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:
19401168

SHEET NO:
L-201

Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

© 2020 N

RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

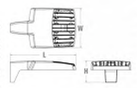
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²(m²)): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body; 7.2" (18.4 cm) Arm
Weight (max): 31.0 lbs (14.1 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)[1]	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)[1]	RPA Round pole mounting (3.2" min. dia. 190 pole for 2, 3, 4 at 90°. 3.0" min. dia. 8NO pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5S Type 5 Short	Some specific wattage/ for systems as noted:	WA Wall arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120[1] 277[1]	IS Adjustable slipfitter (fits 2-3/8" OD tenon)[2]
	P6		R4S Type 4 Short	208[1] 347[1]	WBA Wall bracket[3]
			R5 Type 5 Wide[3]	240[1] 480[1]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short[3]		AKSP Adjustable tilt arm square pole mounting[4]
			MTB Automotive Front Row		AKRP Adjustable tilt arm round pole mounting[4]
			MTBRBG Automotive Front Row Right Notched		AKWB Adjustable tilt arm with wall bracket[4]
			MTBLBG Automotive Front Row Left Notched		AKWC Adjustable tilt arm wall bracket and surface conduit box[4]

Options	Finish
Shipped installed	DDBXD Dark Bronze
HS House-side shield[5]	DBLXD Black
PE Photocontrol, button type[6]	DNAXD Natural Aluminum
PER Photocontrol external threaded, adjustable[6]	DWHXD White
PER7 Seven-wire twist-lock receptacle only (no control)[6,7,8,9,10]	DSBTXD Textured Dark Bronze
CCO4 Conduit entry, 3/4" NPT (Qty 2)	DBLBXD Textured Black
SF Single fuse (120, 277, 347)[1]	DNATXD Textured Natural Aluminum
DF Double fuse (208, 240, 480)[1]	DWHGXD Textured White
SPD20KV 20KV surge pack (10KV standard)	
FAO Field adjustable output[11]	
DMG 0-10V dimming wires pulled out back of housing for external control (control ordered separate)[12]	
DS Dual switching[13]	
Shipped Installed	
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	
NCSRSG nLight AIR generation 2[14,15,16]	
PIRHN Networked, Bi-level motion/ambient sensor (for use with NCSRSG)[15,16,17]	
*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	
Shipped Separately (requires some field assembly):	
EGS External glare shield[18]	
EGFV External glare full visor (360° around light aperture)[18]	
BS Bird spikes[19]	

RSX2 LED
Area Luminaire

Catalog Number
Notes
Type

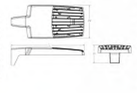
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²(m²)): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body; 7.2" (18.3 cm) Arm
Weight (max): 39.0 lbs (17.7 kg)



Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)[1]	SPA Square pole mounting (3.5" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)[1]	RPA Round pole mounting (3.2" min. dia. 190 pole for 2, 3, 4 at 90°. 3.0" min. dia. 8NO pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5S Type 5 Short	Some specific wattage/ for systems as noted:	WA Wall arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120[1] 277[1]	IS Adjustable slipfitter (fits 2-3/8" OD tenon)[2]
	P6		R4S Type 4 Short	208[1] 347[1]	WBA Wall bracket[3]
			R5 Type 5 Wide[3]	240[1] 480[1]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short[3]		AKSP Adjustable tilt arm square pole mounting[4]
			MTB Automotive Front Row		AKRP Adjustable tilt arm round pole mounting[4]
			MTBRBG Automotive Front Row Right Notched		AWB Adjustable tilt arm with wall bracket[4]
			MTBLBG Automotive Front Row Left Notched		AWBC Adjustable tilt arm wall bracket and surface conduit box[4]

Options	Finish
Shipped Installed	DDBXD Dark Bronze
HS House-side shield[5]	DBLXD Black
PE Photocontrol, button type[6]	DNAXD Natural Aluminum
PER Photocontrol external threaded, adjustable[6]	DWHXD White
PER7 Seven-wire twist-lock receptacle only (no control)[6,7,8,9,10]	DSBTXD Textured Dark Bronze
CCO4 Conduit entry, 3/4" NPT (Qty 2)	DBLBXD Textured Black
SF Single fuse (120, 277, 347)[1]	DNATXD Textured Natural Aluminum
DF Double fuse (208, 240, 480)[1]	DWHGXD Textured White
SPD20KV 20KV Surge pack (10KV standard)	
FAO Field adjustable output[11]	
DMG 0-10V dimming external wall back of housing for external control (control ordered separate)[12]	
DS Dual switching[13]	
Shipped Installed	
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	
NCSRSG nLight AIR generation 2[14,15,16]	
PIRHN Networked, Bi-level motion/ambient sensor (for use with NCSRSG)[15,16,17]	
*Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.	
Shipped Separately (requires some field assembly):	
EGS External glare shield[18]	
EGFV External glare full visor (360° around light aperture)[18]	
BS Bird spikes[19]	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.5 fc	5.2 fc	0.4 fc	13.0:1	3.8:1
Property Line	+	0.3 fc	6.4 fc	0.0 fc	N/A	N/A
Sidewalk	+	2.9 fc	6.0 fc	0.4 fc	15.0:1	5.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Lithonia Lighting	RSX1 LED P3 50K R4	RSX Area Fixture Size 1 P3 Lumen Package 5000K CCT Type R4 Distribution		1	RSX1_LED_P3_50K_R4.ies	14206	0.9	109.44
	B	3	Lithonia Lighting	RSX2 LED P5 50K R5	RSX Area Fixture Size 2 P5 Lumen Package 5000K CCT Type R5 Distribution		1	RSX2_LED_P5_50K_R5.ies	29382	0.9	213.48
	C	3	Lithonia Lighting	RSX1 LED P1 50K R2	RSX Area Luminaire Size 1 P1 Lumen Package 5000K CCT Type R2 Distribution		1	RSX1_LED_P1_50K_R2.ies	7121	0.9	51.3435

N

SITE PHOTOMETRICS PLAN
SCALE: NTS

Classic Engineering, LLC
100 Grandville Ave. S.W. Suite 400
Grand Rapids, Michigan 49503
Phone: 616-742-2810 Fax: 616-742-2814

SITE PHOTOMETRICS
3900 AND 3911 PENINSULA DRIVE SE
GRAND RAPIDS, MICHIGAN

ISSUED FOR:

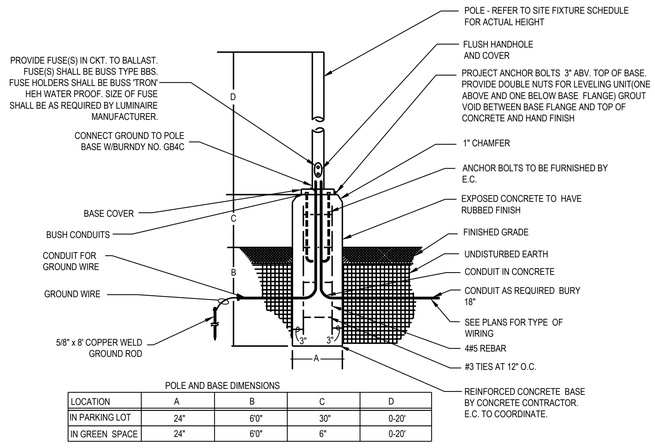
02-28-20	PERMITS

PROJECT NUMBER: 2020078

DATE: 02-27-20

DRAWING NUMBER: ES1

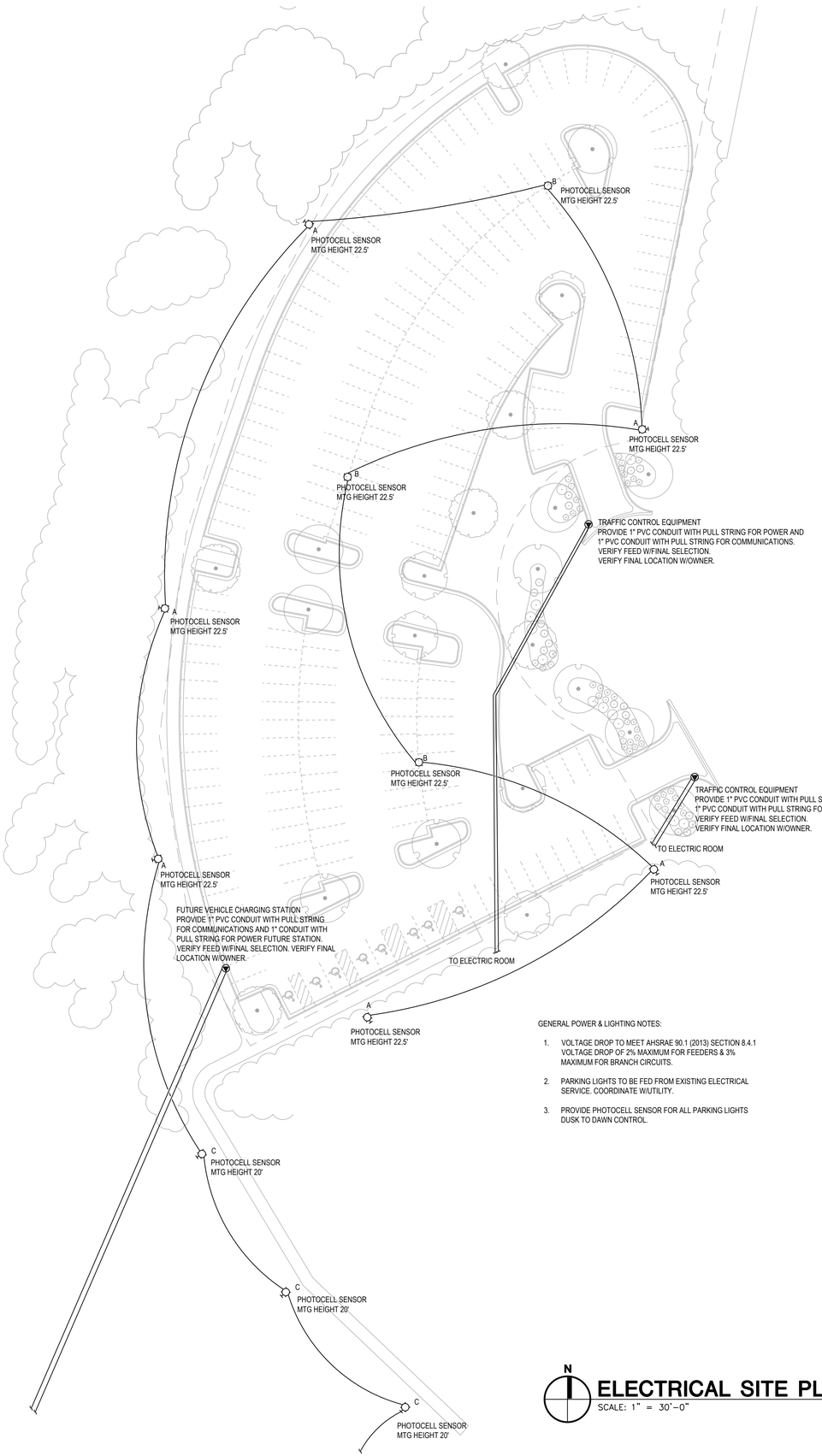
Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)



POLE AND BASE DIMENSIONS

LOCATION	A	B	C	D
IN PARKING LOT	24"	6'0"	30"	0-20'
IN GREEN SPACE	24"	6'0"	6"	0-20'

A-1 / ES2 LIGHT POLE BASE DETAIL
N.T.S.



GENERAL POWER & LIGHTING NOTES:

1. VOLTAGE DROP TO MEET AHSRAE 90.1 (2013) SECTION 8.4.1 VOLTAGE DROP OF 2% MAXIMUM FOR FEEDERS & 3% MAXIMUM FOR BRANCH CIRCUITS.
2. PARKING LIGHTS TO BE FED FROM EXISTING ELECTRICAL SERVICE. COORDINATE W/UTILITY.
3. PROVIDE PHOTOCELL SENSOR FOR ALL PARKING LIGHTS DUSK TO DAWN CONTROL.

N
ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

LIGHT FIXTURE LEGEND - SITE

FIXTURE TYPE	DESCRIPTION	MANU.	CATALOG PART#	VOLTAGE	DIMMING	LAMPS	REMARKS
A	AREA LIGHTING	LITHONIA	RSX1 LED-P3-50K-R4-HVOLT-SPA-DDBX	HVOLT 480V	NA	LED 5000K 109.44W	PROVIDE PHOTOCELL SENSOR REFER TO SITE PLAN FOR MOUNTING HEIGHT REFER TO SITE POLE DEATIL THIS SHEET VERIFY FINISH W/OWNER
B	AREA LIGHTING	LITHONIA	RSX2 LED-P5-50K-R5-HVOLT-SPA-DDBX	HVOLT 480V	NA	LED 5000K 213.48W	PROVIDE PHOTOCELL SENSOR REFER TO SITE PLAN FOR MOUNTING HEIGHT REFER TO SITE POLE DEATIL THIS SHEET VERIFY FINISH W/OWNER
C	AREA LIGHTING	LITHONIA	RSX1 LED-P1-50K-R2-HVOLT-SPA-DDBX	HVOLT 480V	NA	LED 5000K 51.34W	PROVIDE PHOTOCELL SENSOR REFER TO SITE PLAN FOR MOUNTING HEIGHT REFER TO SITE POLE DEATIL THIS SHEET VERIFY FINISH W/OWNER

Classic Engineering, LLC
100 Grandville Ave. S.W. Suite 400
Grand Rapids, Michigan 49503
Phone: 616-742-2810 Fax: 616-742-2814

SITE PHOTOMETRICS
3900 AND 3911 PENINSULA DRIVE SE
GRAND RAPIDS, MICHIGAN

ISSUED FOR:

02-28-20	PERMITS

PROJECT NUMBER: 2020078

DATE: 02-27-20

DRAWING NUMBER: ES2

Attachment: CIVIL PLANS (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

2505
PENINSULAR
111 SPACES

2525
E PARIS
36 SPACES

3940-3920
PENINSULAR
222 SPACES

3777
SPARKS
256 SPACES

3855
SPARKS
239 SPACES

3949
SPARKS
112 SPACES

3900
SPARKS
190 SPACES

3950
SPARKS
146 SPACES

CAMELOT
PENINSULAR
EAST PARIS
SPARKS
STAHL
LAKE EASTBROOK

Attachment: AREA PARKING EXHIBIT (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

2. **The applicant has demonstrated that the proposed plan substantially furthers the Purposes and Intent of Section 5.15.01., because the proposed amendments would ensure that the constitutionally guaranteed right of free speech is protected and protect the need to promote commerce.**
3. **The applicant has demonstrated that approval of the Planned Sign Program amendments would not create any adverse impacts on one or more properties in the vicinity because the proposed amendments reinforce and support the character of the surrounding commercial district by taking into account building scale and massing, and nearby travel speeds; balance the need and right to communicate with needs to promote orderly communication, promote community aesthetics, and prevent a proliferation of signs and sign structures that can be confusing and distracting; will ensure that signs are located, designed, constructed, installed and maintained in a way that protects life, health, property and the public welfare.**

BE IT FURTHER RESOLVED that the following conditions of approval shall apply to this project:

1. **That the submitted application, narrative, and plans, signed, dated and stamped by the Planning Director, shall constitute the approved Planned Sign Program, except as amended in this resolution.**
2. **That no additional signage may be permitted for this site unless the Planned Sign Program is amended by the Planning Commission.**
3. **That all necessary permits (including electrical and sign) shall be obtained prior to installation of the proposed signage.**
4. **That the approved multimedia sign is approximately 124 square feet in area, and is subject to the requirements for Electronic Signs in Section 5.15.10. of the Zoning Ordinance, in addition to other sign regulations.**
5. **That the proposed use will comply with all other applicable City ordinances and policies and all State laws.**
6. **That this approval shall take immediate effect.**

SUPPORTED by Ms. Behler. **MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.**

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	Rick Treur, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Joseph, Greenwald, Behler, Van Strien, Brame, Treur
ABSENT:	James Davis, Zach Verhulst

F. 3900 and 3911 Peninsular Dr. SE - Major PRD Amendment

Address:	**3900 and 3911 Peninsular Dr. SE**
Applicant:	Peckham, Inc. (Nate VanderLaan)
Requesting:	**Approval of a Major Amendment to the approved site plan of a Planned Redevelopment District to facilitate construction of a parking lot in lieu of the planned office building.**
Zoning:	SD-PRD Special Districts - Planned Redevelopment District

Attachment: PC MINUTES 5-28-20 (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

Requirements:	Article 7	Special Zone Districts
	5.7.06.	Planned Redevelopment District
	5.12.08.E.	Standards for Site Plan Review
	5.12.12.	Planned Redevelopment District
Case Number:	PC-PRDA-2020-0023	
Staff Assigned:	Elizabeth Zeller ezeller@grcity.us	
Type of Case:	Major Amendment to a Planned Redevelopment District	
Effective Date:	City Commission approval	

Ms. Zeller introduced the request for approval of a Major Amendment to the approved site plan of a Planned Redevelopment District to facilitate construction of a parking lot in lieu of the planned office building. There are two parcels involved in this request. They are located in a PRD off of East Paris. Ms. Zeller displayed an aerial view and identified the location of the property, as well as surrounding uses. The water feature is known as Lake Eastbrook or Eastbrook Lake. It is considered a natural feature.

Ms. Zeller displayed a tree survey of the site as well as the proposed parking lot. The approved PRD planned for a four-story building with a footprint of 88,000 sq. ft. and a parking structure to accommodate 870 vehicles. That approval was an amendment to change the site plan from a five-story building and surface parking.

The applicant is proposing a surface parking lot. Ms. Zeller deferred to the applicant to discuss the need for the lot. It appears that the proposed parking lot generally meets all setback and site plan requirements. There are a few modifications that would be necessary, however. The parking lot is proposed at 15' from the two side lot lines and the PRD regulations require 20 feet from all lot lines. However, the Planning Commission may reduce the required setback to five feet where adjacent uses will not be adversely affected. It does appear that they would be able to comply with the 20' requirement. The applicant is able to meet the site elements for tree canopy and greenspace. Additionally, the water feature setback of 75 feet from the edge of the water is met in the proposed plan.

Ms. Zeller noted that a sidewalk is proposed on the adjacent parcel. There is already an easement in place for the sidewalk to connect to the bridge over Lake Eastbrook. The site plan was reviewed by the Stormwater Engineer and he found the sidewalk to be acceptable. The site where the sidewalk will go, 3920 Peninsular Drive, has already been prepared. That site doesn't have the significant vegetation that the subject parcels do. Ms. Zeller clarified that the sidewalk is an off-site improvement and not part of the application under consideration.

Ms. Zeller again displayed the aerial photo and identified the location of the bridge over the lake. The subject site is north of that.

Mr. Van Strien asked what the process is for changing a road or lake name so that they match. He finds it frustrating that it is Eastbrook Lake and Lake Eastbrook Blvd.

Ms. Zeller stated that she believes the name of the lake is actually Lake Eastbrook.

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Mr. Brame suggested if there is going to be an effort at naming streets, he would ask that they look at the streets named Camelot. It is thoroughly confusing to try to find an address in that area.

Ms. Joseph wondered how much parking is in the PRD already. She is struggling with the concept of replacing an office building and associated parking structure with just surface parking. How much office space potential will now be consumed by the parking?

Mr. Treur echoed Ms. Joseph's concerns and questions.

Brandon Simon, Nederveld, was present along with Nate VanderLaan, Peckham, to discuss the proposal. Mr. Simon related that Peckham owns the building to the southwest of the red bridge. They purchased the building in 2013 and at the time they had the option to buy the lots in question to provide some additional parking. When they occupied their building, they only occupied a portion of it and the parking they had on site was adequate. Over the course of the last seven years they've grown substantially and they're currently working on some contracts that would generate an additional 120 jobs. Their parking lot is currently at about 90% capacity. Therefore, the request for this additional parking is to provide for the anticipated future growth/additional jobs they are planning to bring on. Mr. Simon related that Peckham provides job training opportunities for persons with significant disabilities and other barriers to employment. The building they are based out of houses one of their contact center support centers as well as Goodwill of Greater Grand Rapids.

Mr. Simon related that they are proposing 225 spaces on the 3.72 acres. They are planning to only remove trees in the footprint of the parking lot and as necessary for grading to make the parking lot work. The 75' buffer will be maintained along the entire west property line against Lake Eastbrook with the only exception being the section of sidewalk that connects their parking to the existing pedestrian bridge. From a stormwater perspective and understanding that a parking lot generates run off and sometimes contaminants, they propose to detain all of the run off on site. They are aware that Lake Eastbrook historically has some flooding issues. They intend to provide sufficient detention to meet the Ordinance, as well as stormwater treatment via stormwater quality units on site.

Mr. VanderLaan added that the previous plan was for one development owner and the PRD is now owned by several. They are all seeking additional parking in their own ways and they are anticipating utilizing parcels they purchased in 2013 to do that. They also own the additional parcel on Sparks Dr. across the street from their location. All three of those parcels were purchased with that intent. Mr. VanderLaan feels the proposed parking would fulfill their entire need. They are occupying two-thirds of their building now with half of the second floor remaining to be filled. Their neighbors immediately adjacent have maximized their space and all of their available surface parking. In their discussions, all of the neighbors there are feeling a need for additional parking.

Ms. Behler asked their utilization plan for the bridge, which is obviously a critical component of getting people from the proposed surface parking to the building.

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Mr. VanderLaan explained that they hire and train people that have significant barriers to employment and sometimes disabilities. Therefore, they have a substantial maintenance plan for all of their lots and sidewalks that they adhere to. Dustings of snow are treated and maintained. This would fall into their current maintenance plan for all of their surface lots; they are maintained at very high standards.

Mr. Rozeboom noted that typically the Planning Commission is provided with parking calculations based on what the Ordinance says is required; minimums and maximums per occupancy. He asked if that has been developed for this project.

Mr. Simon replied that he can provide those but at this point he hasn't run the calculations based on the current office space to see where they're at in terms of what the Ordinance would say they need.

Mr. Rozeboom indicated that that information would be helpful because this seems like a lot of parking. In the application, under Standard 1, item C, it states that due to the shape of the property and proximity of natural features it would be difficult to construct a building of significant size. However, the original PRD was approved showing a building on this property. Mr. Rozeboom asked if something changed. Why would it have been possible to build a building then and it is no longer possible?

Mr. Simon replied that he doesn't know if the response is something left over from a previous submittal that he accidentally copied and pasted in; he believes it to be an error. Obviously, that isn't the case. The site is capable of sustaining a building as was seen in the past.

Mr. VanderLaan clarified that what was shown on the previous proposal also included properties that they don't own. That building and parking ramp not only occupied the two parcels they acquired but also parcel E. The previous owner owned all of those parcels at one time.

Mr. Simon added that they are proposing to meet the full 75' setback requirement from the natural feature and it would appear from the previous site plan that the building was much closer.

Mr. Rozeboom stated that whoever broke up what was an approved PRD as a cohesive unit didn't do a very wise thing.

Mr. Treur asked if all of the proposed parking has to be built at once, understanding it is likely more expensive to do it in stages.

Mr. VanderLaan replied that they did discuss that internally. They are trying to take a secure parking lot approach to this so they are able to manage the spaces. The other aspect is that their operations at 377 Sparks are part of their call center support. They have 24/7 support from that space and their complication of parking has a lot to do with shift change. There are still cars in spaces when the next shift arrives to the site.

Mr. Van Strien opened the public hearing and invited comments.

There were no comments from meeting attendees or from call ins.

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Mr. Van Strien closed the public hearing.

Mr. Simon responded to Ms. Turkelson regarding not providing parking calculations based on the square footage of the office building.

Ms. Turkelson recalled from the owner's testimony that they have a perceived need based on the call center and their usage but no details have been provided.

Mr. Simon agreed. They are currently using 90% of their parking lot and they are potentially bringing on another 120, so the need for the additional parking has been identified.

Ms. Turkelson asked if they confirmed that there aren't any other wetlands on the site.

Mr. Simon replied that they haven't done a wetland study at this point. They've done the tree survey and they can certainly do a wetland study as part of the construction plans.

Ms. Turkelson related that she confirmed with Mr. Tabor that there don't appear to be any showing on EGLE but there are some showing on the pictometry map. Ms. Turkelson asked if the parking lot was designed in accordance with all of the landscape island requirements, etc.

Mr. Simon replied affirmatively. They have a landscape plan that has been prepared to meet the Ordinance requirements.

Ms. Joseph asked if they've explored the possibility of shared parking agreements.

Mr. VanderLaan replied that he has explored that on two occasions with the owner of Eastbrook Mall and the new property owner adjacent to them. They are all feeling the same capacity restrictions. Mr. VanderLaan also wished to clarify the use of their building and the lack of parking. They respond typically to Department of Defense contracts and when they seek those contracts they typically have a minimum of a 90 day start date. There is no way he can construct a parking lot in 90 days so this is an effort to prepare for contracts they aren't able to obtain yet because they are limited on parking.

Ms. Behler indicated that she wants to be supportive of the business and the fact that they are growing their workforce but she doesn't feel they have good information on actual need. They have testified to their presumed need, which is likely valid, but the request for the size of this lot feels somewhat premature. Ms. Behler understands that it is hard to know with a 90-day window when they get additional work but she wishes they had provided some of the information that Mr. Rozeboom and Ms. Joseph asked about; the actual need.

Mr. Brame agreed with Ms. Behler. Absent the information he isn't sure what the actual need is.

Mr. Greenwald stated he would like to see the figures as well. He related that he spent 20 years working in the building at 3949, which is right next door. In the '70's and '80's there were parking issues resulting from two big users there. When the buildings were constructed there was a limited amount of parking and when they put the large addition on the side of the Peckham

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building it really cut back on the parking that was designed into the plans. He suspects that there is a need but he would like to see the data that supports it.

Ms. Joseph related that she is struggling with the fact that they are considering amending a PRD that is supposed to be a cohesive development and this parking lot will be serving a building that isn't in that PRD. In addition to removing potential for the office space that was supposed to be in the PRD they are considering amending, it is also not serving that PRD in any way. It doesn't appear to be part of a cohesive plan for the redevelopment of the area that was intended.

Mr. Treur agreed with many of the concerns expressed. He doesn't want to prevent a business from growing but he is also concerned about the amount of parking and the need for it.

Mr. Van Strien agreed with the concerns as well. Short of having the figures that actually show what that need might be, it is hard to know for sure. It's a challenge to say what the right amount is, what's too much, what's too little, and is it appropriate here or not. The bridge does connect it quite nicely to the office. It makes sense to rely heavily on the Standards to determine how to proceed with this, short of tabling for additional information or some sort of study, which may be appropriate. He invited other Commissioners to weigh in on whether that may be helpful.

Mr. Greenwald feels it would be a benefit to the applicant to table to provide an opportunity for a study of the parking. The study should include how much his building actually requires and more data on why something in excess of that is needed.

Mr. Van Strien was supportive of tabling.

Mr. Rozeboom asked Ms. Turkelson to speak to the requirement of unified controlling interest when a PRD is created. This is another case where parcels have been sold off resulting in different land use problems than were intended because of the unified control requirement.

Ms. Turkelson agreed that it has been problematic in those instances. Past practices relative to splitting land is different than what it is today. When a PRD comes in today there has to be a demonstration of unified control. When those parcels begin to split and be sold off, development agreements are required that tie the project together to offset the lack of unified control. In the older PRDs they don't have that because parcels were allowed to be split and sold without consideration of the underlying development agreements. It is a difficult position when looking at old PRDs.

Mr. Treur stated that if the Commission does table, he would like the applicant to explore shared parking one more time. In his experience driving by Centerpoint, that lot is never full and it seems like there would be some opportunity there.

Mr. Simon indicated that he was able to run some of the calculations during the Commission's discussion. They currently have 162 parking spaces. The building is roughly 76,000 sq. ft. Depending on the zone district used for the multiplier it is either 2 or 3 parking spaces per thousand. Therefore, 228 would be the parking requirement at 3 spaces per 1,000 sq. ft. He clarified that he used the general professional office requirements in making these calculations.

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Ms. Turkelson clarified that they currently have 162 and are proposing another 225. She asked if the entire space is utilized as general office.

Mr. VanderLaan related that currently 50% of the building is used as call centers, which is densely populated. 25% is very loose office space that is occupied by Goodwill. They have 20,000 sq. ft. and only 50 employees. Another 25% is available and their call center layout shows that he could accommodate another 150 agents in that space. They have had to turn down multiple contracts just because they knew they couldn't construct a parking lot in the window of time they would have to be up and running. The bridge is what is connecting the PRD to the previous development. The former owner did own all seven of the buildings in the PRD and there is a lot of parking overlap at 3855, which is directly to the east. As an office park they all feel the same need in parking. Mr. VanderLaan stated that his employees and those at 3855 all traverse the bridge daily from the existing surface lot. In conversation with the new property owner, the Gates family, they have a need for parking as evidenced by their request to buy his lots to develop parking lots for the contracts they have in their building. In his previous conversations with Eastbrook Mall, he was informed that each of their tenants purchases a desired number of parking spaces. While all the spaces may not be parked in, they are already leased.

Ms. Behler stated that she is struggling with this. She is supportive of the expansion of Peckham's work and it has been articulated that there appears to be a systemic issue of parking regarding not just his building but others within the PRD and adjacent to the PRD. She isn't interested in denying this application but is more interested in a more specific analysis of his need and a more specific recognition of potential joint parking agreements for this new lot. It would be compelling to know that other property owners within the PRD and adjacent to the PRD could use this parking lot. Her concern at this point is that he is speculating he will need 225 additional spaces when the calculation that was just done sounds like they are only technically entitled to a portion of that.

Mr. VanderLaan related that with the setbacks from the water feature and the underground detention the price per space becomes very expensive. So, they are trying to maximize the build on the lot so they don't have to come in at a later date to request 15 more spaces. He has heard from other occupants on Peninsular Dr. that they're compressed for parking, as well as the last lot that overlapped with their furthest north parcel. There are conversations with that owner that they are looking to construct a building in there, which would take up their lot and have no parking. The consideration for additional spaces did have some of that factored in. If he can control entry to the parking but possibly lease some spaces to someone that needs them, he would be amenable. He was looking more to secure the lot so it isn't a neighborhood lot. If it was open parking it wouldn't address their parking need. He again stated that the 24/7 operations and shift change overlaps are what cause the need.

Mr. Rozeboom expressed his appreciation and admiration for the work Peckham does. However, the Planning Commission makes land use decisions and this land is part of a PRD zone district. While he doesn't want to deny the request, he doesn't feel like he can approve without further analysis. All of the property owners that are part of this PRD should come together and provide the Planning Commission a proper analysis so they can make a proper decision.

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The Planning Commission was in agreement.

Mr. Simon responded to Mr. Van Strien indicating it shouldn't take too long to provide that information.

Ms. Turkelson advised Mr. VanderLaan that Nederveld worked on a call center on the west side of the city a year or two ago. Her recollection is that a parking overage was approved by the Planning Commission. She suggested they may wish to review what documentation was provided to the Planning Commission for that application.

MOTION by Ms. Behler, **SUPPORTED by** Mr. Rozeboom, **to postpone to the 6/25/20 meeting to allow the applicant to conduct further analysis and provide the Planning Commission with additional information on their parking needs and the needs of adjacent property owners. THE MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.**

RESULT:	**TABLED OPEN [UNANIMOUS]**
MOVER:	Stacie Behler, Board Member
SECONDER:	Paul Rozeboom, Vice Chairperson
YEAS:	Rozeboom, Joseph, Greenwald, Behler, Van Strien, Brame, Treur
ABSENT:	James Davis, Zach Verhulst

VII. Planning Commission Discussion

Ms. Turkelson advised that the 6/11/20 meeting will be held virtually.

VIII. Public Comment

None.

Attachment: PC MINUTES 5-28-20 (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

67449 An Ordinance amending Section 5.12 Map 53 of Chapter 61 of Title V of the Code of the City of Grand Rapids which would amend the PUD Planned Unit Development District for property at 3900 Peninsular Drive SE to permit changes to the adopted site plan in terms of building size and elevation and the parking facilities, was presented to the City Commission on June 6, 2000, under File No. 67374, to be considered for adoption this date.

Com. Bowen, supported by Com. Rabaut, moved adoption of the following Ordinance:

AN ORDINANCE TO AMEND SECTION 5.12 MAP 53 OF CHAPTER 61 OF TITLE V OF THE CODE OF THE CITY OF GRAND RAPIDS, THE ZONING ORDINANCE.

ORDINANCE NO. 2000-33

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 5.12 Map 53 of Chapter 61 of Title V of the Code of the City of Grand Rapids be changed to amend the zoning on approximately 9.34 acres of land at 3900 Peninsular Drive, SE, described as:

Lots 13 through 18, East Paris Plaza Plat No. 2, part of SE 1/4, Section 11, T6N, R11W, City of Grand Rapids, Kent County, Michigan, as recorded in Liber 82 of Plats, Pages 32 and 33. And also that part of Lot 12, said plat, described as: Beginning on the Westerly line of said Lot 12 at a point S 45 degrees 20 minutes 00 seconds W 10.27 feet from the NW corner thereof; thence S 11 degrees 00 minutes 00 seconds E 60.00 feet; thence S 7 degrees 00 minutes 00 seconds W 155.00 feet; thence S 29 degrees 40 minutes 00 seconds W 140.12 feet; thence N 46 degrees 25 minutes 55 seconds W 184.00 feet along the Southerly plat meander line; thence N 45 degrees 20 minutes 00 seconds E 295.44 feet along said Westerly lot line to the place of beginning. Except that part of Lot 17 described as: Beginning at the SE corner of said Lot 17; thence S 87 degrees 24 minutes 15 seconds W 250.00 feet along the S lot line; thence Westerly 32.13 feet along the S lot line on a 210.00 foot radius curve to the right, the chord of which bears N 88 degrees 12 minutes 48 seconds W 32.094 feet; thence N 2 degrees 35 minutes 45 seconds W 229.57 feet; thence N 87 degrees 24 minutes 15 seconds E 282.00 feet along the N line of aforementioned Lot 17 to the NE corner thereof; thence S 2 degrees 35 minutes 45 seconds E 232.02 feet to the place of beginning. Also except that part of Lots 16 and 18 described as: Beginning at the SE corner of said Lot 18; thence S 87 degrees 24 minutes 15 seconds W 282.00 feet along the S line of Lots 16 and 18 to a point being 32.00 feet Westerly of the SE corner of Lot 16; thence N 2 degrees 35 minutes 45 seconds W 200.00 feet; thence N 87 degrees 24 minutes 15 seconds E 282.00 feet along the N line of Lot 18 to the NE corner thereof; thence S 2 degrees 35 minutes 45 seconds E 200.00 feet to the place of beginning.

from PUD Planned Unit Development to amended PUD Planned Unit Development.

Carried by a roll call vote: Yeas: -7 Nays: -0

ZC04-00

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CITY OF GRAND RAPIDS
PLANNING DEPARTMENT

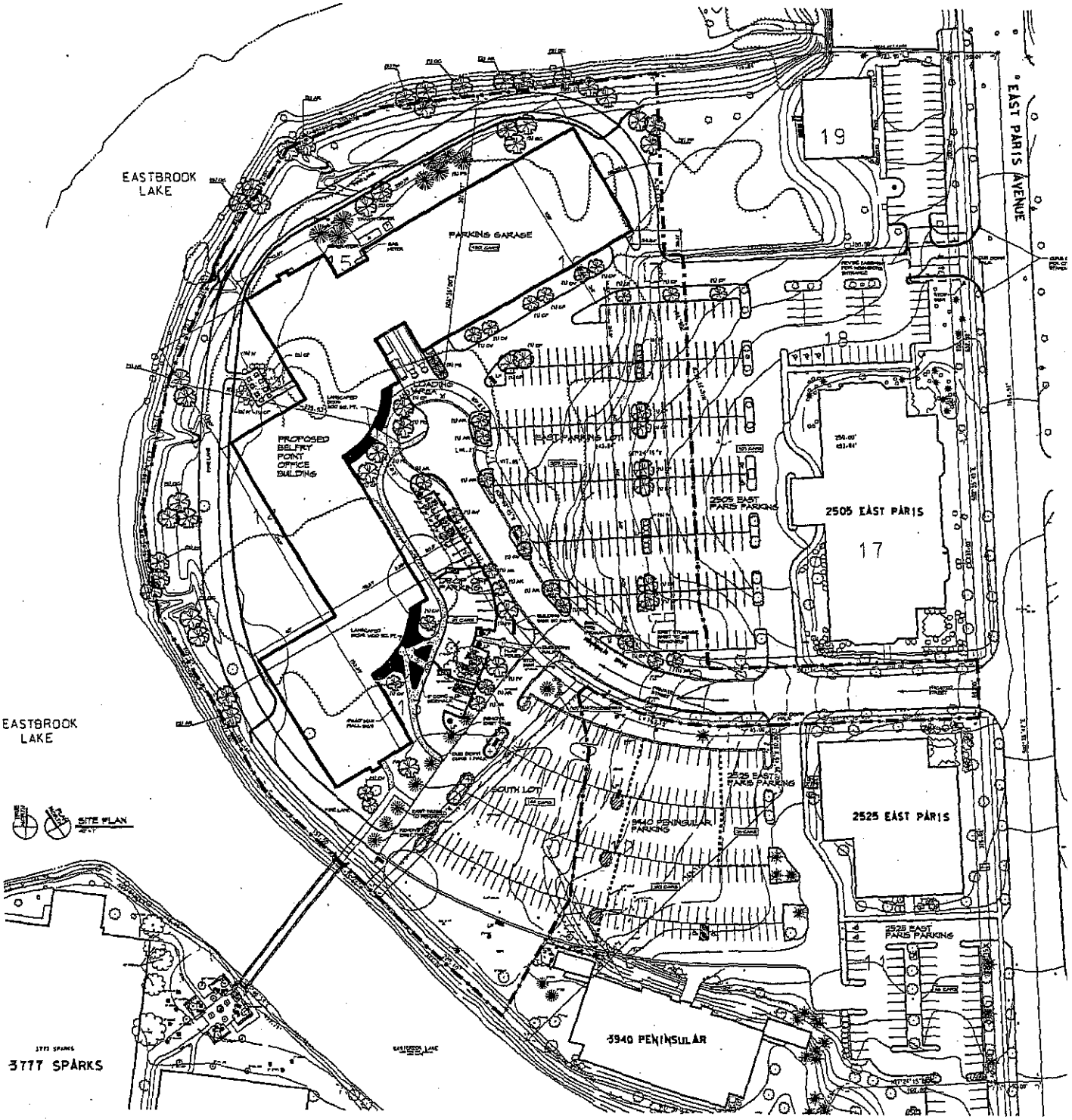
I hereby certify that the foregoing is a true transcript of the action of the City Commission of the City of Grand Rapids, Michigan, in public session held June 27, 2000.

Mary Therese Hegarty

Mary Therese Hegarty, City Clerk

Attachment: PREVIOUS AMENDMENTS TO PRD (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

PROPOSED PLAN



Attachment: PREVIOUS AMENDMENTS TO PRD (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

Request: **ZONE CHANGE**
Proposed Use: **Office Development**
Location: **3900 Peninsular Drive SE**
File: **ZC 4-00** Meeting Date: **03/09/2000**

N 0
SCALE IN FEET

Item No. 8B

Motion carried unanimously.

b) Zone Change - PUD Amendment - 3900 Peninsular Drive SE - Amend Approved Development Plan to Allow a Building With Coverage of 88,000 Square Feet and 820 Parking Spaces.

Mr. Lummen stated that Belfry Development is requesting an amendment to the PUD that lies west of East Paris and north of 28th Street. They want to make a building change from what was approved to a different configuration and a larger size. In this area, we have PUD zoning, SR, R-2 and R-3 zoning. Land use is office, duplexes and multi family. Mr. Lummen presented a view of the site. He pointed out the site, cul-de-sac at the end, office buildings, Eastbrook Mall, the duplexes across Lake Eastbrook and the multi family structures. The new building will be 200 to 300 feet away from the residential uses. He showed the approved layout. The project is proposed to be built in three phases. He showed building elevations. He showed where each phase would begin. The parking would be developed accordingly. Since the mailing, the petitioners have provided a revised plan. The primary difference is in the roadway. The cul-de-sac would come out. The public street would become a private drive. There would be handicap parking and drop off parking. There is a walkway provided from the building out to the walkway at the existing parking lot. It comes through and out to East Paris where there is a sidewalk. We also have a more detailed landscape plan now.

Mr. Stivers asked if the sidewalk limits the access to the truck dock or can auto and truck traffic go across the sidewalk. Mr. Lummen responded that it could cross. The approved building coverage is 70,000 square feet and will increase to 88,000 square feet. The previous PUD approval included a restriction on how much green space could be taken away in the total PUD. There is some difference in the fire lane. The paved area is reduced and the building goes upward. The reason for that is the proposed parking ramp. The green space stays close to the same and the site area is the same. Mr. Lummen noted that it might be possible to do some things to the fire lane and make it into an amenity.

Ms. Sanders asked how this has gone from being an amendment and going from 326 parking spaces to 820 spaces and it was looked at five years ago. Mr. Lummen responded that five years ago, it was all surface parking and now there would be a four-story parking ramp. They increased the amount of parking by going vertical. Ms. Sanders said that this doesn't seem like an amendment, but rather a totally new plan. Mr. Lummen responded that it is a major amendment which goes through the same process as a totally new plan. Ms. Sanders asked if the buildings in the front currently exist. Mr. Lummen responded that all four of the buildings shown currently exist.

Bill Battjes, Belfry Development, stated that the Lakeview Building has been there 13 years, the next building is 10 or 11 years old, and another is 9 to 10 years old. All three buildings are owned by Belfry Development. The Auto Owners building has been there approximately 12 years. Mr. Lummen noted that the Auto Owners building is not part of the PUD, but in the SR Zone.

Ms. Sanders asked if the new parking will serve any of the existing buildings. Mr. Battjes responded that the new parking is just for the new building. He said that there is no parking problem in the area right now.

Mr. Schilling noted that City staff met on this proposal. Planning staff thought that it was important to have a pedestrian connection between the new building and East Paris which has been provided by the developer. Planning staff was also concerned that there be adequate landscaping in the parking lot. We thought that some of the landscape islands, possibly every other one, would be a four space major island inasmuch as this is a very substantial parking area. Stormwater Management was concerned about the quality of runoff. They would like to institute some under drains wherever there was green space. They have accommodated that. Traffic Safety wondered if it would be possible to relocate the loading areas so it wouldn't be quite as visible. The developers explored that and found that there is not a better location. They do have it tucked in at an oblique angle. Traffic Safety also wanted to close some of the aisles cutting into the main circulation road. They have done that in several locations. The developers have met a number of City requests for site plan changes.

Attachment: PREVIOUS AMENDMENTS TO PRD (3900 and 3911 Peninsular Dr. SE Major PRD Amendment)

Mr. DeStigter asked if the increase of the visual impact had been discussed. Mr. Schilling said no.

Ms. Sanders asked if an area had been designated for public transportation. Mr. Lummen responded that he is not aware of any.

Ms. Titche asked if the parking ramp would be built last. Mr. Lummen responded that that is their intention. This building was originally proposed as part of an application to the State for the FIA building. The developers have decided to go ahead with it. They have broken it into phases to allow adjustment to the market.

Mr. Stivers asked the location of the line between the parking garage phase and the prior phase. Do the docks come with the second phase or with the third phase? Mr. Lummen responded that the docks will come with the third phase.

Mr. Zylstra asked if phase 3 will be surface parking until the garage is developed. Mr. Lummen responded no. He said that the only question is whether they will need the full five stories or maybe just two. I think they are still looking for some parking garage there because they haven't determined the size of the building. Rather than pave over that much more area, they will go with the parking garage.

Mr. Stivers asked if the docks will be needed before the parking structure is built and where would they be located? Mr. Lummen responded that he assumes that at that point they figure that they have a massive building that needs that facility.

Bill Battjes, Vice-President, Belfry Development Corporation, owner and developer of the office park. We are a wholly owned subsidiary of the Batts Group, Ltd. They are located on site, but we operate the park. This is a redesign of a five-story project that was approved earlier and this redesign was done to meet the market conditions of today. This is our crown jewel. This is one of the nicer sites left in the office park. The building was reoriented such that more of the windows on the building actually face down the lake. There are fewer window openings to the northwest. The project was enlarged to meet the State requirements for the FIA project. That submittal process caused us to reevaluate some of the design criteria. The State requested two docks, but was going to reduce it to one. That facility, for a building of this size, is reasonable.

Mr. Stivers asked how the traffic flows prior to construction of the parking structure. Will you have docks and will they exist before the parking structure is built? Mr. Battjes responded no. Mr. Stivers asked if the docks would be there when the second phase is built. Mr. Battjes said that the docks are part of phase 3. Mr. Stivers said that you may find that you don't need the parking structure at all, but you will have the same demand for the dock space as tenants and furniture come and go, but you won't ever build the docks?

Steve Fry, Concept Design Group, said that what we are trying to show is the ultimate long-term plan. We would love to go out and build the whole 200,000 square feet in one shot, but the reality of that happening is unknown at this point in time. Therefore, the building is designed in phases. He circulated some pictures to provide a feel of how the buildings have been designed to stand alone as a design of an independent office building and then add on the next section. At some point we may consider having a temporary docking facility. That is one of the reasons we have the ring road. We may decide that we will need a temporary one as phase 1 is built. That would be removed and moved north with phase 2. I would anticipate that a loading dock would show up at the end of phase 2 that then may be expanded when phase 3 is built. Hopefully, we will get lucky and build phases 1 and 2 all in the same time. Yes, we need to provide adequate loading facilities along the way.

Mr. Stivers said that it sounds as though you don't know what a final condition would look like if you decide not to build a parking structure. Mr. Fry stated that in that case, phase 3 would not have been built. Mr. Fry said that he would like to back up a minute. He does not view this as a significant PUD change. The original building approved for this site was a 70,000 square foot footprint, five stories high with 200,000 square feet of space with a 30,000 square foot basement for a total 230,000 gross square footage. It was approved for 587 parking spaces,

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which by the way is not enough spaces. By Code, that approval should have been for 700 parking spaces. It is true that we are increasing the square footage by 40 or 50,000 square feet moving from 190,000 square feet to 240,000 square feet, but we are doing that by spreading out the plates horizontally and the elimination of the fifth floor of the building. It is true that the entire area up to the edge of the lake was parking lot. We have tried to condense the project to allow more green space. The overall site coverage of this is actually a little better than the original PUD. The parking ramp allows a major office facility. There aren't many sites left on which to build this size facility. Belfry Development has developed the entire quadrant. The architectural features in the design are picked off buildings already in existence in the neighborhood. Ultimately, we will have a three-story, possibly a five-story ramp leaving more green space and providing more landscaping. The active area and the office functions do not have views out over the residential area. The fact sheet shows we are going from five-stories to four-stories. The green space is increased a little. The building coverage is a little bit larger on the footplate because of the elimination of a floor. There is the capacity of providing up to 1000 parking spaces with 870 provided. I assume they will not build more space than they need. We believe that we have refined this project for the market but also refined it for the site. As has been indicated we are well over several hundred feet away from the homes. Yes, they will be looking at a parking structure. They always were going to be looking at parking. It might be a little closer, but we think that it is better done with the green space provided. There was a question asked about the sidewalk. It would simply be a striping only on the driveway or roadway across it, so it would be flush and traffic will flow across that.

Mr. Lummen asked how it would be designated through the parking lot? Mr. Fry responded that it could be done any way the Planning Commission wanted. It could be striping, but it could be a sidewalk. He said that another point is that the same parking shown already exists. Some 128 spaces are attributable to the building because they aren't required by existing buildings. A good half of the parking is already in existence and we are simply filling in. We don't anticipate needing to construct any garage facilities in the first two phases. Also, we felt that the angle of the building made the major office use look down the lake rather then directly across into the multi family homes and environments. That was our idea as well as developing the nature walk or running track here as well as trying to develop the outside patio along the west side of the building, the quiet portion of the site.

Mr. Zylstra noted that that is a fairly substantial fire lane. He said that some other communities across the country have put fire lanes in with gridwork that is permeable with green space over the top of that. He asked the reaction of Mr. Fry to that idea. Mr. Fry responded that this is a landlord who has a unique community atmosphere. We are after the same things as the Planning Commission as far as making that an amenity. We can look at that and the cost of those materials. It is our intention to make this as nice of a river walk as we can.

Mr. Zylstra asked if there were a place where public transportation can drop off and circulate and where alternative transportation can be accommodated. Mr. Fry pointed out the current public transportation route. He said that one of the reasons we eliminated the cul-de-sac to give us that circulation path. I am sure that once we get an occupant, that can be discussed with GRATA.

Mr. Gravelyn asked the long-term plan for the area with the parking garage if the parking garage never goes in. Mr. Fry first responded that it will probably stay green, but after thinking it through said that it will have to be surface parking.

Mr. Stivers clarified that the previous PUD was granted after residential development on the other side of Lake Eastbrook took place. He said that the approving Planning Commissioners anticipated that there would be a view of a potential five-story parking structure across from those units and that at grade parking could have had landscape buffering.

Craig Datema, Triangle president said that they have been working with Belfry Development on the development of this building over the last two years. This building was designed based, not for the FIA, but on current market demands and needs for a building of this type in this area. We are looking at creating larger floor plates and creating an intelligent building that is very flexible to the current communications and technology demands of

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customers which are not being met anywhere else. The floor plan and site layout was designed in order to create the buffers to the residential areas to the north utilizing the parking structure as a means to create lower activity nearer the residential districts and put the focus of the heavier activities to the south and southwest which is the existing office park. We purposely have encapsulated the center parking area keeping all of the activity and noise and congestion of the cars away from outside areas. We feel that this is a very self-contained design. The design was based on current market conditions. Originally, we designed it as a multiple phase project. Out of respect, we thought it would be best to bring to you what our ultimate dream is in terms of final phases instead of coming back for piecemeal approval. Our goal is to provide a place where there is a higher density for office users that are currently demanded in this area without creating additional urban sprawl in the surrounding suburbs.

Mr. Gravelyn moved to close the public hearing.

Ms. Titche supported the motion.

Motion carried unanimously.

Mr. Zylstra moved "Now, therefore, be it resolved, that the Planning Commission approves and recommends the amendment to the PUD District at 3900 Peninsular Drive, SE, with the following conditions:

1) Development is to be done per the plans prepared by Concept Designs Group titled PUD Phase III and dated 3/15/00 with attention being given to provisions for alternative means of transportation.

2) Development may be done in up to three separate phases provided that said development shall be done per the approved plan unless amended by the Planning Commission and, if necessary, by the City Commission.
3) A final landscape plan is to be approved by the Planning Director prior to the issuance of a building permit. Said landscaping may be coordinated with the phases of building construction if approved by the Planning Director prior to the issuance of a building permit for that phase.
4) Applicant is encouraged to not remove any more of the natural vegetation than is necessary to construct each phase.
5) All exterior site lighting is to be of a type, height and location so as to contain all light within the site.
6) The fire lane is to be gated or barricaded such that only emergency vehicles can use this road. The fire lane is not to be used for a loading zone or commercial access to the building, or to any future parking on the lake side of the building.
7) The fire lane is to be made available to pedestrians. The applicant is encouraged to provide, in addition to what is now on the approved set of plans, pedestrian amenities such as benches, patios or lighting. Planning Director may approve such changes as part of the landscape review and approval."

Mr. Stivers supported the motion.

Mr. Gravelyn asked if the applicant will have to come back before the Planning Commission if the parking garage does not go in and surface parking goes in. Mr. Bakita responded that Condition 2 in the resolution addresses that. That will have to come back at least as a minor amendment and possibly a major amendment.

Mr. Stivers asked the approximate proximity of the parcel adjacent to the parking garage which is item 19 on the map, Auto Owners, of their future expansion on that site, i.e., what if they wanted to build a parking structure right up to that same distance from the property line on the other side. Mr. Lummen responded that that is a SR District which would require a 25-foot setback from the rear lot line and a sideyard setback of 20 feet. So there would be a 50-foot separation between them.

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Mr. DeStigter said that he would like to see more thought given to runoff into the water system. I would not like to encourage whatever is put on the lawn to go into that waterway and spill off into the streams. Most of the time people deal with that with a natural buffer. Mr. Fry said that there is a pretty severe slope which would provide an adequate buffer. Mr. DeStigter clarified that the applicant would not be opposed to having the Planning Director review the landscape plan to assure that there is adequate buffer for runoff.

Mr. Lummen clarified that they would be looking at the area outside the fire lane and that that area would be left in a natural state. Mr. DeStigter said that the area could be landscaped but it would have to be the type that provides the buffering that a natural buffer would, i.e., it filters the runoff water and pesticides from the lawn will not enter the water.

Mr. Zylstra thought this discussion would be taken into account under Condition 3 of the resolution.

Mr. DeStigter said that his comments will assure that.

Motion carried unanimously.

c) Zone Change - Eastown - C-2 Community Commercial to UBD Urban Business District.

Mr. Schilling said that this is the Eastown Business Area from Robinson and Lake Drive on the north to below Wealthy on the south and from Richard Terrace on the west to roughly Woodmere on the east. The request is for a zone change to Urban Business District (UBD) from C-2. The request is made by the Eastown Business Association. The UBD is a new commercial district adopted by the City Commission in December, 1999 and is designed for older business areas which are interested in preserving existing commercial development patterns and building stock and encouraging the reuse of those buildings. Staff has made numerous presentations in Eastown at various forums to inform property owners and citizens about the UBD, what it does, and how it differs from the present zoning. We prepared a handout which was distributed at those meetings, providing information on the background, the district outline, and the process for rezoning. Accompanying the required public hearing notice to everyone within 300 feet of the district and to the residents of the district was a question/answer piece which had about 30 questions. The Planning Director mailed out a separate notice to affected property owners only requesting their response.

Mr. Hoyt said that within the area zoned C-2, we identified 67 individual parcels. We sent out notices to each of the property owners asking whether they were in favor of changing the zoning to the new UBD or leaving the zoning as C-2. We received 31 replies. Out of the 31 replies, 45.2 percent or 14 were in favor of changing the zoning and 45.2 percent or 14 were against the changing the zoning and in favor of leaving it as is. Three property owners were undecided. As part of that notice, I asked property owners if they wanted additional information. I talked to two or three property owners about additional information. One property owners changed position, but the other three left their position the same. The one person changed his position from opposition to support.

Mr. Schilling presented a color-coded map illustrating the location of the property owners and their support status. Mr. Schilling noted that he received eight letters regarding the proposal, four of which were in favor and four in opposition.

Jeffrey Schra, President, Eastown Community Association, said that at a recent meeting of the Board of Directors of the Eastown Community Association we discussed the proposal to rezone the Eastown Business District to the Urban Business District (UBD) designation. In our discussion, consensus quickly emerged that the traditional character of our business district is a fundamental part of our unique community and that creating the UBD zone would represent a significant step toward maintaining this unique character and preserving the high quality of life

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RESOLUTION
GRAND RAPIDS PLANNING COMMISSION RESOLUTION
ZONE CHANGE FILE ZC 17-95

WHEREAS, Belfry Development Corporation has requested an amendment to the PUD District at 3940 Peninsular Drive, S.E., which was adopted by City Commission on October 24, 1989, Proceeding Number 52195, in order to permit an expansion of parking lots, the addition of a pedestrian bridge across Lake Eastbrook and the siting of buildings and public streets, and

WHEREAS, Planning Department staff have reviewed the proposed changes per the requirements of Section 5.29 of the Zoning Ordinance and find that the proposed changes meet the requirements for Minor Deviation to an adopted PUD District, and

WHEREAS, the Planning Commission did review the proposed changes to the adopted PUD District at their regular meeting on September 29, 1995, and

WHEREAS, the Planning Commission finds that the proposed changes will not cause any of the following:

1) A change in the use or character of the development.

2) An increase of more than five (5) percent in the overall coverage of structures or a five (5) percent increase in overall floor space.

3) An increase in the problems of traffic circulation and public utilities.

4) A reduction of more than five (5) percent in approved open space and as attested to by the applicant.

5) A reduction of off-street parking and loading.

6) A reduction in required pavement width.

7) A reduction of more than five (5) percent in structural setbacks from the PUD boundary.

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NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission approves the changes to the PUD District at 3940 Peninsular Drive, S.E., prepared by Greiner, Inc., titled Belfry Management Parking Addition/Pedestrian Bridge, drawing T1 dated 8/29/95, drawing C1.1 dated 8/29/95 and drawing C1.2A dated 9/11/95 with the following conditions:

1) The requirements of the adopted PUD not specifically affected by those changes such as, but not limited to, building elevation, remain in effect.

2) The minimum amount of open space for the PUD is kept at 197,000 square feet.

3) That a landscaping and lighting plan be prepared for approval of the Planning Director prior to the issuance of a paving permit.

YEAS: 9
NAYS: 0

September 28, 1995
Date

Gail Peterson, Secretary

zc 3940 peninsular drive p6

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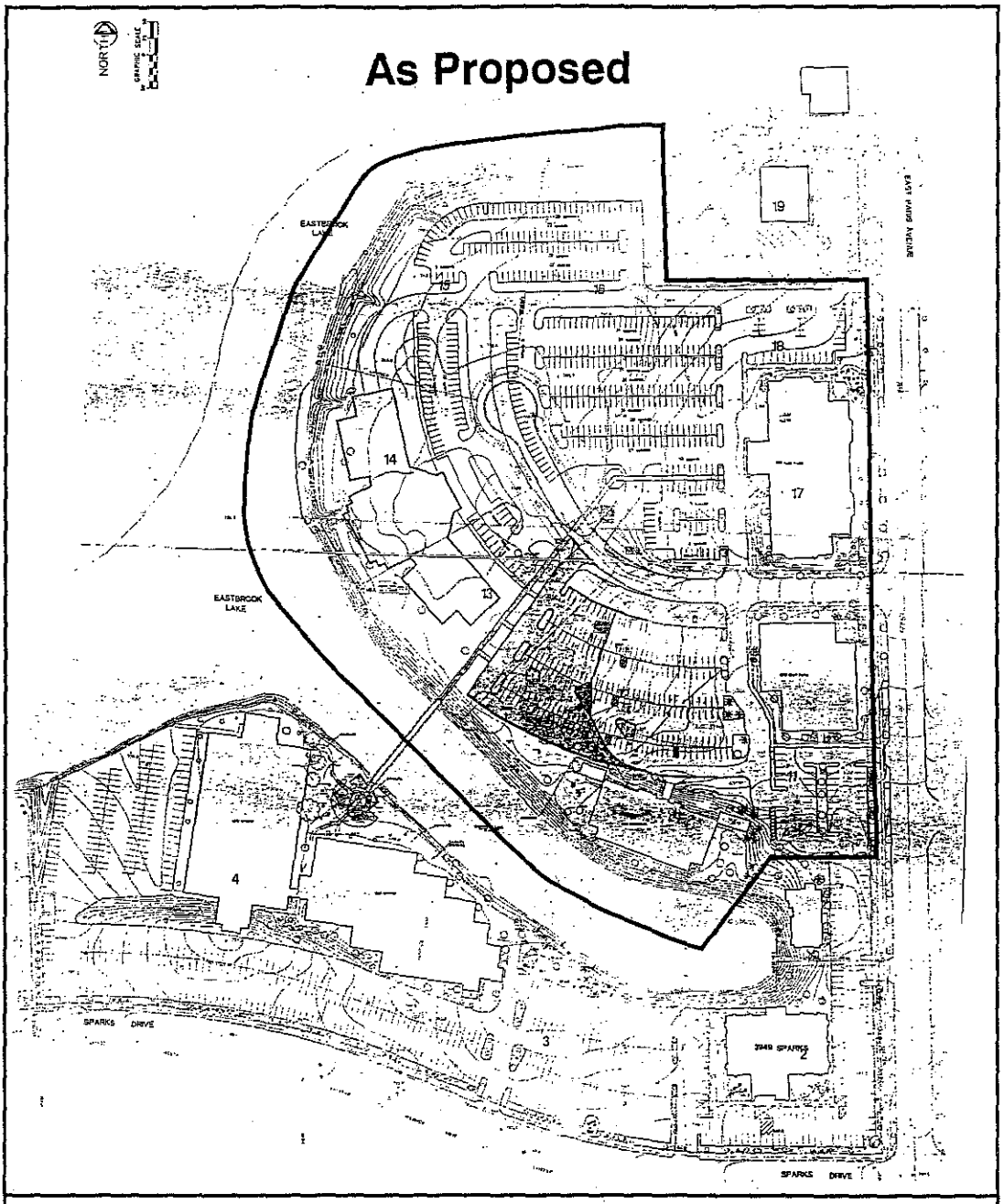

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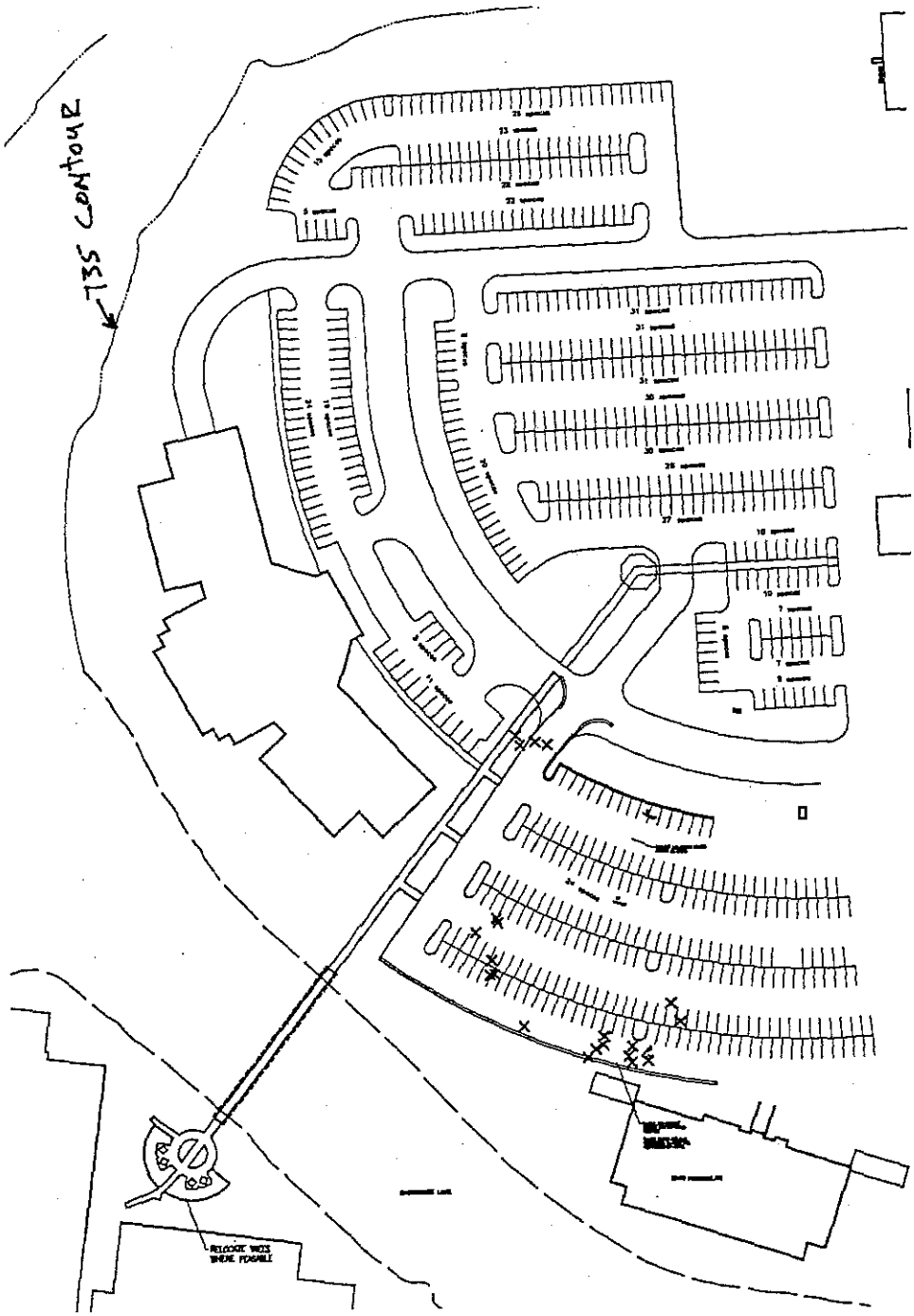
APPROVED PLAN



Request: **ZONE CHANGE**
Proposed Use: **Office Development**
Location: **3900 Peninsular Drive SE**
File: **ZC 4-00** Meeting Date: **03/09/2000**

N
0
SCALE IN FEET

Item No. 9B

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plan elements do not meet ordinance requirements and/or as amended in this resolution.

ii. **That the use shall operate according to the application and per testimony as recorded in the Planning Commission minutes.**

iii. **That this approval does not include any proposed signs, and any future signs shall be subject to the requirements of Article 15 of the ordinance and permits received prior to installation.**

iv. **That a Land Use Development Services (LUDS) permit, building permit, and all other required permits be obtained from the City of Grand Rapids prior to construction, demolition, or operation.**

v. **That any expansion of the approved Special Land Use requires an additional Special Land Use review and approval by the Planning Commission.**

vi. **That the proposed use will comply with all other applicable City ordinances and policies and all State laws.**

vii. **That this approval shall take effect 16 calendar days after the date of the Planning Commission's decision.**

SUPPORTED by Ms. Behler. **MOTION CARRIED UNANIMOUSLY by roll call vote.**

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	Laurel Joseph, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Joseph, Greenwald, Behler, Van Strien, Brame, Treur
ABSENT:	James Davis, Zach Verhulst

E. 3900 and 3911 Peninsular Dr. SE - Major PRD Amendment

Address:	**3900 and 3911 Peninsular Dr. SE**
Applicant:	Peckham, Inc. (Nate VanderLaan)
Requesting:	**Approval of a Major Amendment to the approved site plan of a Planned Redevelopment District to facilitate construction of a parking lot in lieu of the planned office building.**
Zoning:	SD-PRD Special Districts - Planned Redevelopment District
Requirements:	Article 7 Special Zone Districts 5.7.06. Planned Redevelopment District 5.12.08.E. Standards for Site Plan Review 5.12.12. Planned Redevelopment District
Case Number:	PC-PRDA-2020-0023
Staff Assigned:	Elizabeth Zeller ezeller@grcity.us
Type of Case:	Major Amendment to a Planned Redevelopment District
Effective Date:	City Commission approval

Ms. Zeller recalled that the Planning Commission considered this application on May 28th and tabled it to allow the applicant an opportunity to provide additional information regarding parking. The Planning Commission requested additional analysis of the available parking in the

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area and the need for additional parking. The applicant has provided the additional information, which was included in the Commission's packet.

Ms. Turkelson suggested Ms. Zeller focus her presentation on providing the number of spaces that are needed and how many are provided.

Ms. Zeller displayed photos of the site as viewed from the cul de sac, the bridge, the other side of the lake, and a view from the applicant's office building. Photos of the office building and associated parking lot were also displayed with a view of the lake and the wooded site in the background. The applicant has slightly revised their site plan as they have now received a full survey. The proposed parking lot will have 214 spaces and is intended to serve 3777 Sparks. The applicant's documents indicate that the office building that they are located in on the other side of the lake has approximately 76,000 sq. ft. Calculated at three spaces per 1,000 sq. ft. the total parking required is 228 spaces. Based on aerial photos, the parking lot appears to have 266 spaces, 28 of which are accessible spaces. They are now proposing an additional 214 spaces. The applicant likely wishes to provide additional information about their operation and the need for the parking.

Brandon Simon, Nederveld, and Nate VanderLaan, Peckham Industries, were present to discus the request. Mr. VanderLaan stated that what sums it up best for their operations in the building is that while the numbers show they are close to what the Ordinance requires for parking, it really boils down to how they use the space. They have 24/7 call center support in the building with 4-5 rotating shifts where 40 - 60 people rotate. They desk share. The call center cannot have calls on hold which means he needs parking spaces to get people into the building and ready to accept the phone hand off from one person to the next. Unlike a factory where there may be 15 minutes of down time between shifts, or the ability to step away to exchange tasks, it really is a hand off of the phone. Therefore, parking spaces are quite valuable in that he has to get as many people into the building as he can to keep things changing and the phones being answered.

Mr. Simon noted that the Planning Commission packet included a write up from Peckham. As Ms. Zeller mentioned, the existing parking lot provides close to the number of spaces required by the ordinance but, in this case, they currently have 334 people on the lower level and 120 on the second level in lease space. In addition to that, there is room for up to 60 people that come into the classrooms for training. That is a total of 514 people in the building. They are looking at potentially another 200 employees and that would put them in excess of 700 that might be at the building. When considering that number of people, the 200+ parking spaces is going to be inadequate, which is why the proposed additional parking will help provide some much needed relief.

Mr. Rozeboom asked, of the properties listed in the table, which of those are part of the PRD in question. He asked if there are other properties in the PRD that are not listed in the table.

Mr. Simon replied that the PRD includes the properties at 2505, 3921 (vacant), 3911 (vacant), 3900 (vacant), 3920 (has parking), 3940 (has parking), and 2525. 3855 is included in this as they currently share a parking lot with 3777, which is Peckham's headquarters.

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Mr. Treur recalled asking about exploring a shared parking agreement again with Centerpointe Mall. He asked if that took place.

Mr. VanderLaan replied that he did not follow up with him again only because of the first conversation they had. Their spaces are part of their rental agreements and he made it clear at that time that they weren't available.

Ms. Behler related that her only concern is that what they do today stays with the property. The shift rotations are a unique situation but she is challenged with the realization that regardless of the use of the building the approval could outlast this particular use. The applicant has done a good job demonstrating the need for additional parking. Her concern is that if they approve, it will carry with the property.

Mr. Greenwald shared that this is not a new problem. He spent 20 years working in the building at 3949 in the '80s and '90s and there was competition for parking at that time.

Mr. Van Strien noted that at times they have tied approvals to very specific management operations plans. He asked staff if there is anything they can do to tie this to the type of operation that is happening in the building.

Ms. Turkelson suggested that would be difficult. Once the land use right is granted, associated with an off-site use, then to suggest if the call center went away no one could use it would be challenging. It would be very difficult to undo once granted. She would be hesitant to tie the two together.

Ms. Beebe agreed that the approval remains with the land so she would caution against it.

Mr. Rozeboom stated that he continues to struggle with what it means to have a PRD that has been sold off and what that means from a zoning perspective. It is also a 30-year-old PRD with a minor and two major amendments. It seems to have run its course. He can support the request based on the merits of their needs, which they have documented well.

Mr. Van Strien indicated that that was his opinion as well.

Mr. Greenwald **MOVED, NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the request of Peckham Inc. (Nate VanderLaan) for a Major Amendment to an established Planned Redevelopment District to facilitate construction of a parking lot in lieu of the planned office building at 3900 and 3911 Peninsular Drive SE, for the following reasons:**

1. **The proposed use will meet the Site Plan Review Standards of Section 5.12.08.E. because all elements of the site design are harmoniously and efficiently organized in relation to topography, the size and type of lot, character of the neighborhood and adjoining property and the natural features and site topography are incorporated into the proposed site design to the maximum extent practicable.**
2. **The mix of uses, density of development, and design of the proposed PRD are consistent with the Master Plan and the purpose and intent of the Zoning Ordinance because they**

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support Master Plan Chapter 4, "Vital Business Districts and a Strong Economy," by maintaining and enhancing economically vibrant as well as attractive business and commercial areas; and providing reasonable accommodation for growth and development.

3. **The proposed PRD will ensure efficient development on the property and will result in a logical and orderly development pattern in the neighborhood because the SD-PRD Zone district provides flexibility relative to use.**
4. **The proposed development will be compatible, harmonious and appropriate with the existing or planned character and uses of the neighborhood, adjacent properties, and the natural environment because the parking lot will be adequately landscaped and screened from nearby residential uses.**
5. **Potentially adverse effects arising from the proposed development on the neighborhood and adjacent properties will be minimized through adequate landscaping and natural feature buffers, as well as underground stormwater detention.**
6. **The proposed development will not be detrimental, hazardous, or disturbing to existing or future uses or to the public welfare by reason of excessive traffic or noise because adequate setbacks and landscape buffering will be provided to abutting residential uses.**
7. **Connections for pedestrians and vehicles are provided between buildings and other uses by the provision of a sidewalk and pedestrian bridge.**
8. **The proposed development will retain as many natural features of the landscape as practicable because the 75-foot natural features buffer will be maintained between the parking lot and Lake Eastbrook.**
9. **Adequate public or private infrastructure and services do already exist or would be provided at no additional cost, and will safeguard the health, safety, and general welfare of the public because the applicant will be responsible for the construction of any new infrastructure necessary for the development.**
10. **The proposed development will not be detrimental to the financial stability or economic welfare of the City because the use will contribute to the viability of an existing business within the City.**
11. **Wherever practicable, the proposed development will provide amenities, including but not limited to, park and recreational facilities, urban open space, and non-vehicular connections that serve a public purpose, because the development will maintain significant greenspace for the visual relief of nearby residents and a sidewalk connection to the existing pedestrian bridge will be constructed in association with the parking lot.**

BE IT FURTHER RESOLVED that the following conditions of approval shall apply to this project:

1. **That the application and plans submitted by the applicant and signed, dated and stamped by the Planning Director, shall constitute the approved plans, except if plan elements do not meet ordinance requirements and/or as amended in this resolution.**
2. **That the use shall operate according to the application and per testimony as recorded in the Planning Commission minutes.**
3. **That a Land Use Development Services (LUDS) permit, building permit, and all other required permits be obtained from the City of Grand Rapids prior to construction, demolition, or operation.**

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4. **That the proposed use will comply with all other applicable City ordinances and policies and all State laws.**
5. **That this approval shall take effect as required by the City Commission approval in accordance with Section 5.12.12.G. of the Zoning Ordinance.**

SUPPORTED by Ms. Behler. **MOTION CARRIED UNANIMOUSLY by roll call vote.**

RESULT:	**APPROVED WITH CONDITIONS [UNANIMOUS]**
MOVER:	Paul Greenwald, Board Member
SECONDER:	Stacie Behler, Board Member
YEAS:	Rozeboom, Joseph, Greenwald, Behler, Van Strien, Brame, Treur
ABSENT:	James Davis, Zach Verhulst

F. 2128 Chesapeake Dr. NE - Final Site Plan Review

Address:	**2128 Chesapeake Dr. NE**
Applicant:	Chesapeake Hills Development LLC (Gregory Holwerda)
Requesting:	**Final Site Plan Review approval for Phase II of a previously approved residential development. Phase II will consist of 56 dwelling units in 15 buildings.**
Zoning:	MON-LDR (Modern Era Neighborhood- Low Density Residential)
Case Number:	PC-SPR-2020-0029
Staff Assigned:	Elizabeth Zeller
Type of Case:	Site Plan Review
Effective Date:	Immediate

Ms. Zeller recalled that this item was tabled from the last meeting on June 11, 2020. It was tabled upon a determination that the plan that was submitted was not consistent with the approved development plan. The applicant has made a change to the plan to bring it back into conformity with the approved plan and is now presenting it for Final Site Plan Review.

Ms. Zeller explained that the discussion today revolves around Phase II of the Veridean Place development that was approved by the City Commission on April 10, 2018. There were a number of conditions associated with the approval, which included:

- Grading limits along the ridge on the north side, which allowed for the preservation of trees and which is relevant today in the areas north of the proposed dwelling units.
- The unit count was adjusted to increase green space
- Stormwater was to be channeled into collection pipes to improve stormwater control as well as preserve trees and open space adjacent to neighbors
- The City Commission also included the Planning Commission's recommendation that the tree canopy be maintained at 41%.
- The Final Site Plan Review of Phase I, currently under construction, was approved by the Planning Commission on June 28, 2018 and includes:
  - 46 dwelling units in eleven structures
  - Construction of stormwater and sanitary sewer systems for Phases I and II
  - Tree clearing and rough site grading for Phases I and II

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CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: John Bartlett, Traffic Safety Engineer
Mobile GR and Parking Services

SUBJECT: **Ordinance amending Sec. 10.36 "Truck Routes" of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids**

Attached for your consideration and adoption is a request to amend the Truck Route ordinance. The City Commission considered the amendment upon first reading at its July 21, 2020 Committee of the Whole meeting. A public hearing was held on August 11, 2020 where three individuals spoke on behalf of the changes. Additionally, the Roosevelt Park Neighborhood Association submitted a letter supporting the changes. The Mobile GR Commission and Vital Streets Oversight Commission also support the recommended changes and we ask that the City Commission approve the amendments.

Background

The ordinance to regulate the orderly operation of trucks on City of Grand Rapids roadways (Title X, Chapter 181, Article 3, Section 10.36) was last revised on November 17, 1981. Since 1981 changes in character, connectivity, necessity, and ownership of roadways have occurred. Neighborhood planning processes, like the Grandville Avenue Area Specific Plan, have also identified and recommended changes to the established truck routes, necessitating an update to this ordinance.

City staff initiated a comprehensive review of the current ordinance and the published City of Grand Rapid Truck Routes and Major Roadways map and identified a number of needed updates and changes to the truck routes and major roadways within the City. City staff also recommends establishing a regular process for reviewing the truck route map for potential annual changes. The types of recommended changes, with an example of each type, are as follows:

- MDOT Turn back Roadways - Updates to the ordinance to reflect changes of roadways from Michigan Department of Transportation trunk line to truck routes and major streets, as appropriate, in association with the August 2017 turn back agreement with the MDOT in which the City of Grand Rapids took over ownership of portions of:

- Division Avenue;
- Oakes Street;
- Weston Street;
- Michigan Street;
- Grandville Avenue;
- Franklin Street;
- Leonard Street;
- Turner Avenue;
- Scribner Avenue;
- Fulton Street; and
- In the future the Fulton Street and Leonard Street bridges.

- Roadway Character – The recommendation that Grandville Avenue between Clyde Park Avenue and Logan Street be downgraded from a truck route to a major street consistent with the recommendations of the Grandville Area Specific Plan.

- Removal of truck route segments that no longer apply – segments that have been eliminated, terminated, or no longer serve the previous need that justified them as truck routes.

- New Routes/roadways – Addition of new roadway segments that were previously not included because they did not exist, changed alignment or were not identified. An example of this type is the recommendation that Seward Avenue between Leonard Street and Butterworth, previously not part of the truck route ordinance, be added as a truck route to provide an appropriate north/south truck route for the near west side and to address some of the changes to the roadway network brought on by the Mt. Vernon closure and pending abandonment to Grand Valley State University.

- Eliminating gaps in routes – Addition of new roadway segments that previously were not included to provide continuous truck routes and major roads where appropriate, many of which already permit truck use per existing ordinance.

- Redundant segments – Removal of redundancy in smaller segments.

- Corrections – Fix typo errors in the current ordinance and updated roadway names that have been changed or were incorrect.

DETAILED CHANGES

- Grandville Avenue – A recommendation from the approved area specific plan was to “remove the trucks from Grandville.” A federal regulation for access to the National Network (essentially all interstates, in this case US-131) prohibits local agencies from restricting or enforcing restrictions to reasonable truck access within one mile of a National Network facility. The proposed change would downgrade Grandville from a Truck Route to a Major Street which would still

allow reasonable truck access without making it an official truck route. This change would be accompanied by signage directing vehicles entering the area to the official truck route which would be along Century Avenue or Godfrey Avenue.

New Truck Route Sections:

Logan Street between Grandville and Century (upgraded from Major Street)

Truck Route Section downgraded to Major Street:

Grandville Avenue between Logan Street and Clyde Park Avenue

New Major Street Section:

Franklin Street from Oakland Avenue to Grandville Avenue.

- Fulton Street – The current ordinance allows trucks to use major streets when making multiple deliveries if the distance along major streets is less than utilizing the official truck route. Based on this, the section of Fulton between Barclay Street and Eastern Avenue is significantly shorter than the official truck route that would take trucks south to Wealthy. This proposed change would reflect what is already permitted in many cases along Fulton Street and eliminate the gap in the Fulton truck route that otherwise extends to the city limits in either direction.

  New Truck Route Sections:

  Fulton Street from Barclay Street to Eastern Avenue (upgraded from Major Street).

- Eastern Avenue Sections – The current ordinance allows trucks to use major streets when making multiple deliveries if the distance along major streets is less than utilizing the official truck route. Based on this, the section of Eastern between Wealthy Street and Hall Street as well as between Burton Street and 28th Street is significantly shorter than the official truck route which would take trucks west to Division (no alternate truck route to the east). This proposed change would reflect what is already permitted in many cases along Eastern Avenue and eliminate the gap multiple conditions currently identified along Eastern Avenue.

  New Truck Route Sections:

  Eastern Avenue from Wealthy Street to Hall Street; and
  Eastern Avenue from Burton Street to 28th Street.

- Kalamazoo Avenue Sections – Similar to Fulton Street and Eastern Avenue, the section of Kalamazoo Avenue between Hall Street and Burton Street would currently permit trucks to use the roadways if it provides a shorter route than returning to the official truck route when making multiple deliveries, in this case, Division Avenue. This proposed change would formalize Kalamazoo as a truck route connecting two existing truck routes (Hall Street and Kalamazoo south of Burton) to reflect the current operation.

  New Truck Route Section:

  Kalamazoo Avenue from Hall Street to Burton Street.

- Connecting Buchanan to Hynes – This connection provides access for the industrial uses in the area between the Hall and Buchanan intersection and US-131 via Hynes. These roadways are currently experiencing as much as 17% truck traffic and is proposed to reflect the existing use of the roadway.

  New Truck Route Sections:
  Albany from Hynes to Wallen; and
  Wallen from Albany to Canton; and
  Buchanan from Canton to Hall.
- Steele and Towner Merge – Steele merges with Towner north of Burton and Towner extends to intersect Burton. This proposed addition will fill the gap in the current ordinance between Steele and Burton. And additional edit will require a correction to the Burton Street limits to identify Towner as the terminus of the truck route and not Steele.

  New Truck Route Sections:
  Towner from Steele to Burton.
  Edited Sections:
  Burton from West City limits to Towner (changed from Steele).
- Cottage Grove – There is substantial industrial land use in the area of Cottage Grove Street and Linden Avenue west of Eastern Avenue. There are currently two streets connecting Linden Avenue to Eastern Avenue, Crofton Street and Dickinson Street. The use of Dickinson Street by trucks brings this traffic into a residential neighborhood while Crofton Street is completely industrial use. This proposed addition would upgrade Crofton Street from a Major Street to a Truck route and define it as the appropriate path for trucks to access Eastern Avenue.

  New Truck Route Sections:
  Linden Avenue from Cottage Grove Street to Crofton Street (upgraded from Major Street); and
  Crofton Street from Linden Avenue to Eastern Avenue (Upgraded from Major Street).
- Pannell Avenue – Pannell Avenue is designated as a Truck Route within the City of Walker and serves as primary access to an industrial area. This proposed change would reflect the current usage of the roadway and connect the Walker section of Pannell Avenue to Alpine Road which is also a Truck Route.

  New Truck Route Section:
  Pannell Avenue from City Limits to Alpine Avenue.
- Sheridan Avenue and Shamrock Street – Sheridan Avenue and Shamrock Street provide access from US-131 and Century Avenue from Franklin Street and Hall Street, respectively, but were not identified as Truck Routes in the current ordinance. This proposed change would identify these connections appropriately.

- Wealthy Street Connection - Wealthy Street between Garfield Avenue and Front Street was constructed after the previous iteration of the truck route ordinance. This route provides access to industrial development (Coca Cola) and the truck route along Butterworth Street. This proposed change would add this section as a truck route in the ordinance to reflect its current operation.

  New Truck Route Sections:

  Wealthy Street from Garfield Avenue to Front Street; and
  Garfield Avenue from Wealthy Street to Butterworth Street.

- Adding Seward Avenue – Seward Avenue between Leonard Street and Lexington Avenue was constructed after the previous iteration of the truck route ordinance and is not currently reflected in the ordinance or the truck route map. This proposed change will reflect the streets current operation as well as officially identify a much needed north-south truck route west of the Grand River.

  New Truck Route Sections:

  Seward Avenue rom Leonard Street to Lexington Avenue; and
  Lexington Avenue from Seward Avenue to Butterworth Street.

AN ORDINANCE AMENDING SUBSECTIONS 3, 4, 5 AND 8 OF TITLE X, CHAPTER 181, ARTICLE 3, SECTION 10.36 ENTITLED “TRUCK ROUTES” OF THE CODE OF THE CITY OF GRAND RAPIDS

ORDINANCE NO. 2020 - _____

THE PEOPLE OF THE CITY OF GRAND RAPIDS DO ORDAIN:

Section 1. That Section 10.36(3) of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids be amended to read as follows:

“(3) The streets of the City are hereby designated for this Section into three (3) classes:
(a) *Truck Routes:* Those streets specifically designated herein as Truck Routes.
(b) *Major Streets:* Those streets, other than Truck Routes, that are identified in (5) below, or certified by the Michigan Department of Transportation as Major Streets in the City of Grand Rapids.
(c) *Local Streets:* All streets not designated herein as Truck Routes or major streets.”

Section 2. That Section 10.36(4) of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids be amended to read as follows:
“(4) The following roadways, or portions of roadways, in the City of Grand Rapids, are hereby designated as Truck Routes:

EAST-WEST ROADWAYS	
Street	*Location*
4th	Scribner to Front
6th	Turner to Front
28th	West City Limits to East City Limits
29th	West City Limits to East City Limits
44th	West City Limits to East City Limits
Albany	Hynes to Wallen
Ann	Alpine to Monroe
Bridge	Lane to Grand River
Burton	West City Limits to Towner
Burton	Eastern to Kalamazoo (7 a.m. to 7 p.m. only)
Butterworth	West City Limits to Front
Canton	Wallen to Buchanan

Cascade	Fulton to East City Limits
Coldbrook	Monroe to Clancy
Cottage Grove	Buchanan to Linden
Crofton	Linden to Eastern
Franklin	Grandville to Division
Fulton	Lake Michigan to East City Limit
Garden	Division to Madison
Hall	Freeman to Kalamazoo
I-96	West City Limits to East City Limits
I-196	West City Limits to I-96
Lake Michigan	West City Limits to Fulton
Leonard	West City Limits to East City Limits
Logan	Grandville to Century
Lyon	Ransom to Barclay
Matilda	Clancy to Lafayette
Michigan	Grand River to Plymouth
Michigan	Leffingwell to East Beltline (7 a.m. to 7 p.m. only)
Oak Industrial	Plymouth to Leffingwell
Pannell	West City Limits to Alpine
Richmond	Alpine to Scribner
Shamrock	Sheridan to Century
State	Jefferson to Lafayette
Stevens	Steele to Division
Wealthy	Garfield to East City Limits
Webster	Scribner to Front
NORTH-SOUTH ROADWAYS	
Street	*Location*
Alpine	North City Limits to Leonard
Barclay	Michigan to Lyon
Breton	28th to 29th
Buchanan	Canton to Cottage Grove
Century	Ellsworth to Burton
Clancy	Leonard to Matilda
Clyde Park	Grandville to South City Limits
College	I-196 to Michigan

Division	Coldbrook to South City Limits
East Beltline	North City Limits to South City Limits
Eastern	Fulton to Hall
Eastern	Hall to Burton (7 a.m. to 7 p.m. only)
Eastern	Burton to 36th
Eastern	40th to South City Limits
Freeman	Market to Terminus
Freeman	Terminus to Hall
Front	Webster to 4th
Front	Pearl to Mt. Vernon
Front	Watson to Wealthy
Fuller	Leonard to Fulton
Garfield	Butterworth to Wealthy
Godfrey	Market to South City Limits
Grandville	Weston to Logan
Ionia	Leonard to Franklin
Jefferson	Fulton to Wealthy
Kalamazoo	Hall to 28th
Lafayette	Matilda to Michigan
Lafayette	State to Wealthy
Lane	2nd to Bridge
Leffingwell	Oak Industrial to Michigan (7 a.m. to 7 p.m. only)
Lexington	Seward to Butterworth
Linden	Cottage Grove to Crofton
Madison	Hall to Cottage Grove
Madison	28th to South City Limits
Market	Fulton to I-196
Monroe	Ann to Fulton
Mt. Vernon	Bridge to Fulton
Plainfield	North City Limits to Coldbrook
Plymouth	Leonard to Michigan
Ransom	Crescent to Fulton
Scribner	Richmond to Pearl
Seward	Leonard to Lexington
Sheridan	Century to Franklin

Sheridan	Hall to Shamrock
Steele	Terminus to Towner
Towner	Steele to Burton
Turner	North City Limits to Bridge
U.S. 131	North City Limits to South City Limits
Wallen	Albany to Canton

All roadways or portions of roadways in the area described as:
Beginning at the corner of Wealthy St SE and Lafayette Ave SE; thence westerly along Wealthy St to the intersection with Market Ave SW; thence northerly along Market Ave to the intersection of Fulton St W; thence West to Mt. Vernon Ave NW; thence northerly along Mt. Vernon Ave and Turner Ave to the intersection of Leonard St NW; thence east along Leonard to Plainfield Ave NE; thence southerly along Plainfield and Division to Michigan St NE; thence easterly along Michigan St to Barclay Ave; thence southerly along Barclay to the intersection of Lyon; thence West to Ransom Ave NE; thence South to Fulton St; thence easterly to Jefferson; thence South to State St; thence easterly along State St to Lafayette Ave SE; thence southerly along Lafayette Ave SE to the intersection of Wealthy St to point of beginning."

Section 3. That Section 10.36(5) of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids be amended to read as follows:

"(5) The following roadways, or portions of roadways, in the City of Grand Rapids, are hereby designated as Major Streets: table below.

EAST-WEST ROADWAYS	
Street	*Location*
1st	Valley to Garfield
1st	Pine to Fremont
1st	Broadway to Turner
2nd	Pine to Fremont
2nd	Broadway to Turner
3 Mile	Monroe to East City Limits
4th	Valley to Turner
7th	Stocking to Turner
32nd	Kalamazoo to East City Limits
36th	West City Limits to Kalamazoo
Aberdeen	Plainfield to Ball
Adams	Kalamazoo to Fuller
Alger	Division to Plymouth

Ann	Monroe to Plainfield
Boston	Fuller to East City Limits
Bridge	Lake Michigan to Lane
Buckley	Ionia to Jefferson
Burton	Towner to East City Limits
Camelot	Lake Eastbrook to East Paris
Cedar	Clancy to College
Cherry	Lafayette to Lake
Crofton	Madison to College
Delaware	Division to Jefferson
Elmdale	Cheney to Plainfield
Fountain	Ransom to Fuller
Franklin	Oakland to Grandville
Franklin	Division to East City Limits
Griggs	Buchanan to Madison
Hall	Kalamazoo to East City Limits
Knapp	Monroe to Dawson
Knapp	Ball to East City Limits
Lake	Fulton to East City Limits
Lake Michigan	Fulton to Summer
Logan	Lafayette to Glenwood
Lyon	Barclay to Fuller
Michigan	Plymouth to East Beltline
North Park	Grand River to Coit
Oakdale	Madison to Kalamazoo
O'Brien	Covell to Butterworth
Olson	Ball to Plymouth
Oxford	Dorchester to Godfrey
Pearl	Summer to Mt. Vernon
Richmond	West City Limits to Alpine
Robinson	Lake to East City Limits
Rumsey	Godfrey to Oakland
Service Road	Ball to Plymouth
Sherman	Union to East City Limits
State	Lafayette to Madison

Sweet	Monroe to College
Tremont	Covell to Mt. Mercy
NORTH-SOUTH ROADWAYS	
Street	*Location*
Alpine	Leonard to Stocking
Ball	Aberdeen to Service Road
Ball	Olson to Michigan
Breton	North City limits to 28th
Breton	29th to South City Limits
Bristol	North City Limits to Walker
Broadway	Elizabeth to Bridge
Buchanan	Cottage Grove to South City Limits
Carlton	Fulton to Lake
Cheney	Elmdale to 3 Mile
Coit	4 Mile to Plainfield
College	Sweet to I-196
College	Michigan to Franklin
Collindale	Leonard to Lake Michigan
Covell	Walker to O'Brien
Diamond	Aberdeen to Fairmount
Dorchester	Oxford to Hall
Eastern	Hall to Burton
East Paris	North City Limits to South City Limits
Fuller	Plainfield to Leonard
Fuller	Fulton to Kalamazoo
Garfield	Richmond to Leonard
Garfield	Walker to Bridge
Giddings	Wealthy to Burton
Glenwood	Lake to Sherman
Grandville	Logan to South City Limits
Hynes	Franklin to US 131 North Exit 82B
Indiana	Butterworth to Wealthy
Ionia	Hall to Stevens
Jefferson	Wealthy to Burton
Kalamazoo	Franklin to Hall

Kalamazoo	28th to South City Limits
La Grave	Wealthy to Buckley
Lafayette	Plainfield to Matilda
Lafayette	Michigan to State
Lafayette	Wealthy to Hall
Lake Eastbrook	East Beltline to 28th
Lakeside	Michigan to Fulton
Lane	4th to 2nd
Leffingwell	Oak Industrial to Michigan
Lexington	Bridge to Fulton
Madison	Cherry to Hall
Madison	Cottage Grove to 28th
Maynard	Lake Michigan to South City Limits
Monroe	North Park to Ann
Mt. Mercy	Valley to Bridge
Nelson	Burton to Alger
Oakland	Pleasant to Franklin
Oakleigh	Richmond to Lake Michigan
Oakwood	3 Mile to Ann
Plymouth	Lyon to Fulton
Plymouth	Hall to Alger
Sheldon	Wealthy to Hall
Stocking	7th to Bridge
Straight	Bridge to Wealthy
Tamarack	Richmond to Leonard
Taylor	Sweet to Leonard
Union	Lyon to Franklin
Valley	Walker to Butterworth
Walker	North City Limits to Stocking
White	Leonard to Walker

"

Section 4. That Section 10.36(8) of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids be amended to read as follows:

"(8) *Travel within the City.* Motor vehicles of the restricted class, while in the City of Grand Rapids, are required to travel on Truck Routes only, except as follows:

(a) The operation of Authorized Emergency Vehicles may occur on any roadway in the City.

(b) The operation of recreational vehicles as defined by State law, which are of the restricted class may use any roadway in the City.
(c) The operation of motor vehicles of the restricted class is permitted on any roadway in the City for pickup, delivery or service where the destination is not on a Truck Route, provided that ingress and egress thereto or therefrom is accomplished in the following manner:
1. Vehicles of the restricted class must utilize designated Truck Routes to the point closest to delivery, pickup, or service.
2. Upon leaving or returning to the Truck Route, vehicles of the restricted class must utilize the shortest route available via major streets whenever possible and then utilize local streets only when necessary for the completion of the delivery, pickup or service.
3. In making consecutive deliveries, pickups or services to points not on Truck Routes, vehicles of the restricted class may proceed on roadways other than Truck Routes only if the distance traveled on non-truck routes as a result of this routing would be less than the distance traveled on non-truck routes if the vehicle had returned to a Truck Route as in 2. above and then proceeded to the next delivery point as in 1. and 2. above.
4. In making one (1) or more deliveries, pickups or services only, on Walker/Stocking between Bridge and Leonard, vehicles of restricted class shall be permitted to ingress/egress on Walker/Stocking to either Leonard or Bridge without regard to the "shortest route" requirements contained herein."

Prepared by John Bartlett and Josh Naramore

CORRECT IN FORM
DEPARTMENT OF LAW

AN ORDINANCE AMENDING SUBSECTIONS 3, 4, 5 AND 8 OF TITLE X, CHAPTER 181, ARTICLE 3, SECTION 10.36 ENTITLED "TRUCK ROUTES" OF THE CODE OF THE CITY OF GRAND RAPIDS

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29th	West City Limits to East City Limits
44th	West City Limits to East City Limits
Albany	Hynes to Wallen
Ann	Alpine to Monroe
Bridge	Lane to Grand River
Burton	West City Limits to Towner
Burton	Eastern to Kalamazoo (7 a.m. to 7 p.m. only)
Butterworth	West City Limits to Front
Canton	Wallen to Buchanan
Cascade	Fulton to East City Limits
Coldbrook	Monroe to Clancy

Attachment: Truck Route Ordinance Final (7-15-20) (Truck Route Ordinance Update)

Cottage Grove	Buchanan to Linden
Crofton	Linden to Eastern
Franklin	Grandville to Division
Fulton	Lake Michigan to East City Limit
Garden	Division to Madison
Hall	Freeman to Kalamazoo
I-96	West City Limits to East City Limits
I-196	West City Limits to I-96
Lake Michigan	West City Limits to Fulton
Leonard	West City Limits to East City Limits
Logan	Grandville to Century
Lyon	Ransom to Barclay
Matilda	Clancy to Lafayette
Michigan	Grand River to Plymouth
Michigan	Leffingwell to East Beltline (7 a.m. to 7 p.m. only)
Oak Industrial	Plymouth to Leffingwell
Pannell	West City Limits to Alpine
Richmond	Alpine to Scribner
Shamrock	Sheridan to Century
State	Jefferson to Lafayette
Stevens	Steele to Division
Wealthy	Garfield to East City Limits
Webster	Scribner to Front
NORTH-SOUTH ROADWAYS	
Street	*Location*
Alpine	North City Limits to Leonard
Barclay	Michigan to Lyon
Breton	28th to 29th
Buchanan	Canton to Cottage Grove
Century	Ellsworth to Burton
Clancy	Leonard to Matilda
Clyde Park	Grandville to South City Limits
College	I-196 to Michigan
Division	Coldbrook to South City Limits
East Beltline	North City Limits to South City Limits

Eastern	Fulton to Hall
Eastern	Hall to Burton (7 a.m. to 7 p.m. only)
Eastern	Burton to 36th
Eastern	40th to South City Limits
Freeman	Market to Terminus
Freeman	Terminus to Hall
Front	Webster to 4th
Front	Pearl to Mt. Vernon
Front	Watson to Wealthy
Fuller	Leonard to Fulton
Garfield	Butterworth to Wealthy
Godfrey	Market to South City Limits
Grandville	Weston to Logan
Ionia	Leonard to Franklin
Jefferson	Fulton to Wealthy
Kalamazoo	Hall to 28th
Lafayette	Matilda to Michigan
Lafayette	State to Wealthy
Lane	2nd to Bridge
Leffingwell	Oak Industrial to Michigan (7 a.m. to 7 p.m. only)
Lexington	Seward to Butterworth
Linden	Cottage Grove to Crofton
Madison	Hall to Cottage Grove
Madison	28th to South City Limits
Market	Fulton to I-196
Monroe	Ann to Fulton
Mt. Vernon	Bridge to Fulton
Plainfield	North City Limits to Coldbrook
Plymouth	Leonard to Michigan
Ransom	Crescent to Fulton
Scribner	Richmond to Pearl
Seward	Leonard to Lexington
Sheridan	Century to Franklin
Sheridan	Hall to Shamrock
Steele	Terminus to Towner

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Turner	North City Limits to Bridge
U.S. 131	North City Limits to South City Limits
Wallen	Albany to Canton

All roadways or portions of roadways in the area described as:

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4th	Valley to Turner
7th	Stocking to Turner
32nd	Kalamazoo to East City Limits
36th	West City Limits to Kalamazoo
Aberdeen	Plainfield to Ball
Adams	Kalamazoo to Fuller
Alger	Division to Plymouth

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Ann	Monroe to Plainfield
Boston	Fuller to East City Limits
Bridge	Lake Michigan to Lane
Buckley	Ionia to Jefferson
Burton	Towner to East City Limits
Camelot	Lake Eastbrook to East Paris
Cedar	Clancy to College
Cherry	Lafayette to Lake
Crofton	Madison to College
Delaware	Division to Jefferson
Elmdale	Cheney to Plainfield
Fountain	Ransom to Fuller
Franklin	Oakland to Grandville
Franklin	Division to East City Limits
Griggs	Buchanan to Madison
Hall	Kalamazoo to East City Limits
Knapp	Monroe to Dawson
Knapp	Ball to East City Limits
Lake	Fulton to East City Limits
Lake Michigan	Fulton to Summer
Logan	Lafayette to Glenwood
Lyon	Barclay to Fuller
Michigan	Plymouth to East Beltline
North Park	Grand River to Coit
Oakdale	Madison to Kalamazoo
O'Brien	Covell to Butterworth
Olson	Ball to Plymouth
Oxford	Dorchester to Godfrey
Pearl	Summer to Mt. Vernon
Richmond	West City Limits to Alpine
Robinson	Lake to East City Limits
Rumsey	Godfrey to Oakland
Service Road	Ball to Plymouth
Sherman	Union to East City Limits
State	Lafayette to Madison

Attachment: Truck Route Ordinance Final (7-15-20) (Truck Route Ordinance Update)

Sweet	Monroe to College
Tremont	Covell to Mt. Mercy
NORTH-SOUTH ROADWAYS	
Street	*Location*
Alpine	Leonard to Stocking
Ball	Aberdeen to Service Road
Ball	Olson to Michigan
Breton	North City limits to 28th
Breton	29th to South City Limits
Bristol	North City Limits to Walker
Broadway	Elizabeth to Bridge
Buchanan	Cottage Grove to South City Limits
Carlton	Fulton to Lake
Cheney	Elmdale to 3 Mile
Coit	4 Mile to Plainfield
College	Sweet to I-196
College	Michigan to Franklin
Collindale	Leonard to Lake Michigan
Covell	Walker to O'Brien
Diamond	Aberdeen to Fairmount
Dorchester	Oxford to Hall
Eastern	Hall to Burton
East Paris	North City Limits to South City Limits
Fuller	Plainfield to Leonard
Fuller	Fulton to Kalamazoo
Garfield	Richmond to Leonard
Garfield	Walker to Bridge
Giddings	Wealthy to Burton
Glenwood	Lake to Sherman
Grandville	Logan to South City Limits
Hynes	Franklin to US 131 North Exit 82B
Indiana	Butterworth to Wealthy
Ionia	Hall to Stevens
Jefferson	Wealthy to Burton
Kalamazoo	Franklin to Hall

Attachment: Truck Route Ordinance Final (7-15-20) (Truck Route Ordinance Update)

Kalamazoo	28th to South City Limits
La Grave	Wealthy to Buckley
Lafayette	Plainfield to Matilda
Lafayette	Michigan to State
Lafayette	Wealthy to Hall
Lake Eastbrook	East Beltline to 28th
Lakeside	Michigan to Fulton
Lane	4th to 2nd
Leffingwell	Oak Industrial to Michigan
Lexington	Bridge to Fulton
Madison	Cherry to Hall
Madison	Cottage Grove to 28th
Maynard	Lake Michigan to South City Limits
Monroe	North Park to Ann
Mt. Mercy	Valley to Bridge
Nelson	Burton to Alger
Oakland	Pleasant to Franklin
Oakleigh	Richmond to Lake Michigan
Oakwood	3 Mile to Ann
Plymouth	Lyon to Fulton
Plymouth	Hall to Alger
Sheldon	Wealthy to Hall
Stocking	7th to Bridge
Straight	Bridge to Wealthy
Tamarack	Richmond to Leonard
Taylor	Sweet to Leonard
Union	Lyon to Franklin
Valley	Walker to Butterworth
Walker	North City Limits to Stocking
White	Leonard to Walker

"

Section 4. That Section 10.36(8) of Article 3, Chapter 181, Title X of the Code of the City of Grand Rapids be amended to read as follows:

Attachment: Truck Route Ordinance Final (7-15-20) (Truck Route Ordinance Update)

"(8) *Travel within the City.* Motor vehicles of the restricted class, while in the City of Grand Rapids, are required to travel on Truck Routes only, except as follows:

(a) The operation of Authorized Emergency Vehicles may occur on any roadway in the City.

(b) The operation of recreational vehicles as defined by State law, which are of the restricted class may use any roadway in the City.

(c) The operation of motor vehicles of the restricted class is permitted on any roadway in the City for pickup, delivery or service where the destination is not on a Truck Route, provided that ingress and egress thereto or therefrom is accomplished in the following manner:

1. Vehicles of the restricted class must utilize designated Truck Routes to the point closest to delivery, pickup, or service.

2. Upon leaving or returning to the Truck Route, vehicles of the restricted class must utilize the shortest route available via major streets whenever possible and then utilize local streets only when necessary for the completion of the delivery, pickup or service.

3. In making consecutive deliveries, pickups or services to points not on Truck Routes, vehicles of the restricted class may proceed on roadways other than Truck Routes only if the distance traveled on non-truck routes as a result of this routing would be less than the distance traveled on non-truck routes if the vehicle had returned to a Truck Route as in 2. above and then proceeded to the next delivery point as in 1. and 2. above.

4. In making one (1) or more deliveries, pickups or services only, on Walker/Stocking between Bridge and Leonard, vehicles of restricted class shall be permitted to ingress/egress on Walker/Stocking to either Leonard or Bridge without regard to the "shortest route" requirements contained herein."

Attachment: Truck Route Ordinance Final (7-15-20) (Truck Route Ordinance Update)

SUMMARY OF ORDINANCE NO. 2020-____

AN ORDINANCE TO AMENDING SUBSECTIONS 3, 4, 5, AND 8 OF TITLE X, CHAPTER 181, ARTICLE 3, SECTION 10.36 ENTITLED "TRUCK ROUTES" OF THE CODE OF THE CITY OF GRAND RAPIDS

The City Commission will be presented with the opportunity to vote to amend Section 10.36, Article 3, Chapter 181, Title X. This ordinance includes an explanation of the scope and intent; a detailed definition section; a list of all roadways classified as either a truck route or a major street; rules and regulation concerning the use of truck routes and major streets within the City. The amended ordinance will update the list of roadways classified as truck routes and major streets within the City of Grand Rapids to account for changes to roadway names, reclassification as a truck route or major street, revisions to the Downtown Truck Route Overlay, and to adopt a more consistent format throughout. A list of roadways, or segments thereof, proposed to be reclassified as a new truck route or as a major street is as follows:

New Truck Routes:

- Logan Street between Grandville and Century (upgraded from Major Street)
- Eastern Avenue from Wealthy Street to Hall Street (upgraded from Major Street)
- Eastern Avenue from Burton Street to 28th Street (upgraded from Major Street)
- Kalamazoo Avenue from Hall Street to Burton Street
- Albany Street from Hynes Avenue to Wallen Avenue
- Wallen Avenue from Albany Street to Canton Street
- Buchanan Avenue from Canton Street to Hall Street
- Towner from Steele to Burton
- Linden Avenue from Cottage Grove Street to Crofton Street (upgraded from Major Street)
- Crofton Street from Linden Avenue to Eastern Avenue (Upgraded from Major Street)
- Pannell Avenue from City Limits to Alpine Avenue
- Wealthy Street from Garfield Avenue to Front Street (Not included in previous ordinance)
- Garfield Avenue from Wealthy Street to Butterworth Street (Not included in previous ordinance)
- Seward Avenue from Leonard Street to Lexington Avenue (Not included in previous ordinance)
- Lexington Avenue from Seward Avenue to Butterworth Street (Not included in previous ordinance)

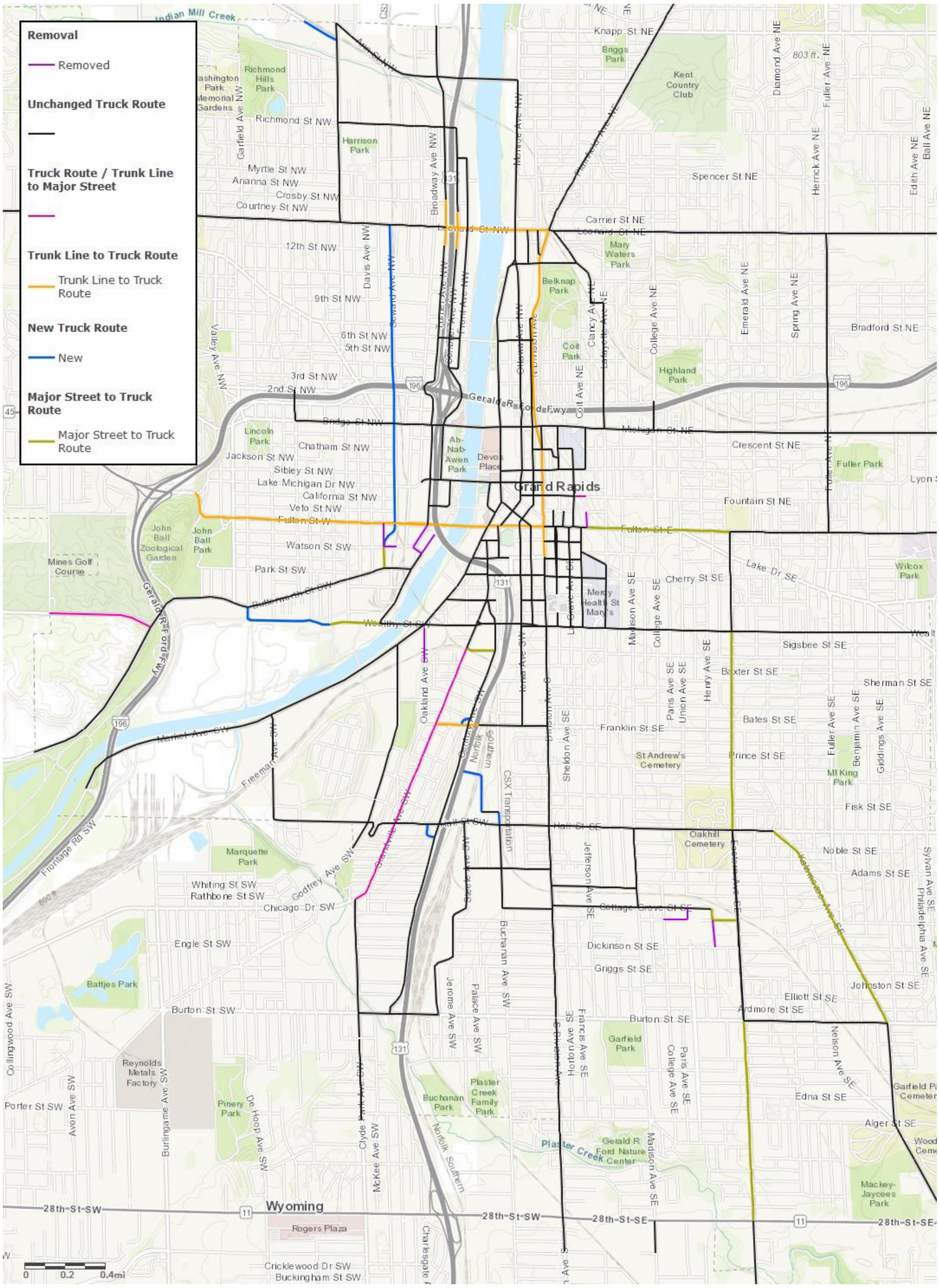
New Major Streets:

- Grandville Avenue between Logan Street and Clyde Park Avenue (Downgraded from Truck Route)
- Franklin Street from Oakland Avenue to Grandville Avenue
- Lake Michigan Drive from Fulton Street to Valley Avenue
- Valley from 1st Street to Bridge Street

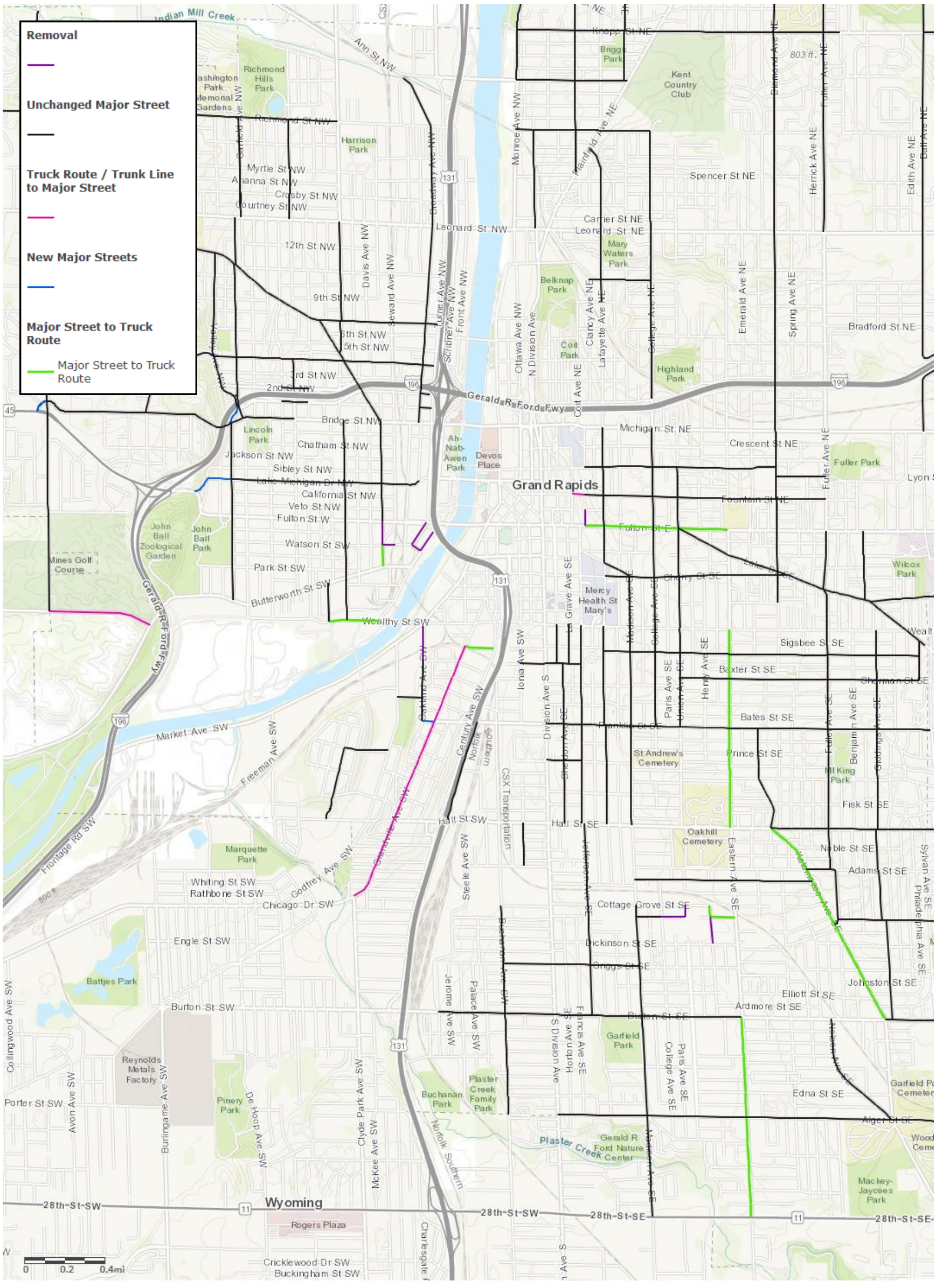
NOTE: Copies of the full text of the proposed Ordinance are available for inspection and distribution at the office of the City Clerk on the second floor of City Hall, 300 Monroe Ave. NW, Grand Rapids, Michigan 49503.

Attachment: Truck Route Ordinance Summary Final (7-15-20) (Truck Route Ordinance Update)

2020 Proposed Truck Routes


Removal
Removed
Unchanged Truck Route
Truck Route / Trunk Line to Major Street
Trunk Line to Truck Route
Trunk Line to Truck Route
New Truck Route
New
Major Street to Truck Route
Major Street to Truck Route
Grand Rapids
Wyoming
Gerald R Ford Fwy
Indian Mill Creek
Richmond St NW
Myrtle St NW
Arianna St NW
Crosby St NW
Courtney St NW
12th St NW
9th St NW
6th St NW
5th St NW
3rd St NW
2nd St NW
Bridge St NW
Lincoln Park
Chatham St NW
Jackson St NW
Sibley St NW
Lake Michigan Dr NW
California St NW
Veto St NW
Fulton St W
Watson St SW
Park St SW
Butterworth St SW
Wealthy St SW
Market Ave SW
Freeman Ave SW
Frontage Rd SW
Whiting St SW
Rathbone St SW
Godfrey Ave SW
Chicago Dr SW
Engle St SW
Burton St SW
Porter St SW
28th St SW
Cricklewood Dr SW
Buckingham St SW
Knapp St NE
Briggs Park
Kent Country Club
Diamond Ave NE
Fuller Ave NE
Herrick Ave NE
Edith Ave NE
Ball Ave NE
Spencer St NE
Carrier St NE
Leonard St NE
Mary Waters Park
Belknap Park
Coit Park
Highland Park
College Ave NE
Emerald Ave NE
Spring Ave NE
Bradford St NE
Crescent St NE
Fuller Park
Michigan St NE
Fountain St NE
Fulton St E
Cherry St SE
Lake Dr SE
Wilcox Park
Sigsbee St SE
Baxter St SE
Sherman St SE
Bates St SE
Franklin St SE
Prince St SE
Mt King Park
Fisk St SE
Hall St SE
Oakhill Cemetery
Noble St SE
Adams St SE
Cottage Grove St SE
Dickinson St SE
Griggs St SE
Johnston St SE
Elliott St SE
Ardmore St SE
Edna St SE
Alger St SE
Mackey-Jaycees Park
Garfield Park
Buchanan Park
Plaster Creek Family Park
Gerald R Ford Nature Center
Plaster Creek
Pinery Park
Reynolds Metals Factory
Battjes Park
Marquette Park
Mines Golf Course
John Ball Park
John Ball Zoological Garden
Harrison Park
Richmond Hills Park
Ah-Nab-Awen Park
Devos Place
St Andrew's Cemetery
Mercy Health St Mary's
Rogers Plaza
CSX Transportation
Norfolk Southern
Oakland Ave SW
Broadway Ave NW
Monroe Ave NW
Division Ave S
Sheldon Ave SE
Madison Ave SE
College Ave SE
Henry Ave SE
Paris Ave SE
Union Ave SE
Benjamin Ave SE
Giddings Ave SE
Jerome Ave SW
Palace Ave SW
Francis Ave SE
Nelson Ave SE
Kalamazoo Ave SE
Sylvan Ave SE
Philadelphia Ave SE
Collingwood Ave SW
Avon Ave SW
Burlingame Ave SW
De Hoop Ave SW
Clyde Park Ave SW
McKee Ave SW
Davis Ave NW
Seward Ave NW
Turner Ave NW
Front Ave NW
Division Ave N
Lafayette Ave NE
Clancy Ave NE
Garfield Ave NW
Valley Ave NW
Stocking Ave NW
Jefferson Ave SE
Steele Ave SW
Clay Ave SW
Hall St SW
Wealthy St SW
Butterworth St SW
Fuller Ave NE
Front Ave NW
Turner Ave NW
Stocking

2020 Proposed Major Streets



Attachment: MS Map20 (Truck Route Ordinance Update)

CITY OF GRAND RAPIDS
AGENDA ACTION REQUEST

DATE: August 25, 2020

TO: Mark Washington, City Manager

FROM: Jeremiah Gracia, Economic Development Director
Economic Development Department

SUBJECT: **Public hearing to consider a Brownfield Plan Amendment for Henry Avenue, LLC for a project located at 341 Henry Avenue SE**

On August 25, 2020, at 7:00 p.m., the City Commission will hold a public hearing to consider an application for a Brownfield Plan Amendment filed by Henry Avenue, LLC (the "Developer") for a redevelopment project proposed at 341 Henry Avenue SE (the "Property"). The Property qualifies for the Brownfield program as a "facility" under Part 201 of the Natural Resources and Environmental Protection Act, P.A. 451 of 1994, as amended.

Key project elements include:

- Total estimated investment in the project is $2.6 million, with hard construction costs of approximately $1.8 million.

- Demolition of one vacant single-family home in order to construct three buildings containing 10 residential apartment units, achieving incremental development in the low-density residential zone district pursuant to the Planning Commission's special land use approval.

- Communal greenspace and surface parking will be constructed behind the three buildings.

Staff estimates that the residents of the apartments could generate approximately $3,783 in new City income taxes annually. As proposed, the apartments would be comprised of studio, two-bedroom, and three-bedroom units, which are detailed below. According to the housing needs assessment recently completed by Bowen National Research, there is demand for 1,469 new rental units in the 80%-120% of area median income (AMI) category, and 979 units in the 120%+ AMI category by 2025 when factoring for the "step-down gain" of those that have higher incomes but choose to spend less than 30% of their income on housing. Additionally, the study estimates that the number of households that fall within those income ranges will increase by 751 and 2,010 households respectively during that same time period in the City of Grand Rapids.

Number of Units	Est. Household Affordability	Est. Monthly Rent	Bedrooms	Square Feet
4	80%-100% AMI	$1,055	Studio	522
4	120%AMI	$1,920	2	934
2	160% AMI	$2,900	3	1600

The Developer is seeking reimbursement for Brownfield eligible activities totaling $430,002, including the cost of environmental site assessment and due care activities, lead and asbestos abatement, demolition, site preparation, as well as public and private infrastructure improvements including a stormwater retention system. Reimbursement is expected to occur over a 13-year period, with an additional five years of capture for the Local Brownfield Revolving Fund. No new jobs are anticipated in connection with the project.

All environmental concerns at the property will be mitigated as part of the development, and the applicant is current on its tax liabilities to the City. The project was presented to the East Hills Council of Neighbors on May 8, 2019 and August 5, 2019. The project is located in the Cherry Hill Historic District and was approved by the Historic Preservation Commission and the Planning Commission on August 21, 2019 and November 14, 2019, respectively. The project was presented to the Economic Development Project Team on July 7, 2020. The Brownfield Redevelopment Authority reviewed the project at their meeting on July 22, 2020.

The public hearing will be held remotely on Tuesday, August 25, 2020, at 7:00 p.m. or in the City Commission Chambers on the 9th floor of City Hall, 300 Monroe Avenue NW, Grand Rapids, MI 49503 as allowed.

The information needed to access the meeting remotely is listed below:

Join Online:
https://cityofgr.webex.com/
Meeting ID: 129 370 8240
Password: grandrapids

Join By Phone:
Call: 1-408-418-9388
Access Code: 129 370 8240

PROJECT PROJECTIONS		
	Total Amount	**City of Grand Rapids Portion**
Investment - Real Property	$1,841,000	-
Investment - Personal Property	0	-
Existing Jobs Retained (FTE)	0	-
New Jobs (FTE)	0	-
Average Hourly Wage	N/A	-
Total New Taxes Generated per year	$40,483	$7,422
Taxes Abated per year	$0	$0
Taxes Paid per year	$40,483	$7,422
New City Income Taxes per year	-	$3,783

JG/cb

Attachments

Prepared by Regina Pell and Christian Borg

Henry Avenue, LLC
341 Henry Avenue SE
Proposed Brownfield Project

341 Henry Avenue SE

N

Economic Development Department
July 2020

Attachment: 341 Henry - Map (Public Hearing on Brownfield Plan Amendment - 341 Henry)

ACT 381 BROWNFIELD PLAN AMENDMENT

341 Henry Avenue SE
Grand Rapids, Kent County, MI
Brownfield Redevelopment Authority

July 22, 2020

Prepared by:
Metric Structures, LLC

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Approved by the Brownfield Redevelopment Authority on [enter date approved]
Approved by the governing body of the local jurisdiction on [enter date approved]

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Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

ACT 381 BROWNFIELD PLAN AMENDMENT

1.0 INTRODUCTION

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

Henry Avenue, LLC (the "Developer") is proposing to redevelop an existing lot with ten new residential rental units in three separate buildings at 341 Henry Avenue SE (the "Property"). The existing 12,124 square foot parcel is located just north of Wealthy Street in the Cherry Hill Historic District, directly adjacent to the traditional business district of Wealthy Street. The Property is located in a qualified local government unit and is currently not contributing to the surrounding business district or the adjacent residential neighborhood. The proposed new use will better accommodate the growing population, support the small to mid-size businesses in the area, and serve as a transition from the commercial Wealthy Street corridor to the lower density neighborhood to the north. The unit type mix is a unique example of incremental development within the Historic District.

Two of the proposed buildings front Henry Avenue SE while the third building, on the southwest end of the site, fronts Donovan Court SE. The unit mix is comprised of four studio apartments, four two-bedroom apartments and two three-bedroom townhomes. Three of the units will be Type B accessible, and vehicular and covered bicycle parking will be offered. There are no jobs anticipated to be created in connection with the development. The project is designed to honor the historic character and scale of the neighborhood.

The total project is estimated to cost approximately $2.9 million dollars to develop, with $1.8 million in hard construction costs. Commencement of construction is anticipated in fall 2020 and the project is expected to be completed in May 2021.

1.2 Eligible Property Information

The Property is considered an "eligible property" as defined by Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended (the "Act"), Section 2, as it is a "facility" as the term is defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act (NREPA), PA 451 of 1994, as amended. The Property previously contained two separate single-family residences; both were believed to be built in the early 1900's. The residence to the north was demolished in the 1950's. The house located on the south parcel was standing when the Property was purchased by the Developer. Due to its condition and compromised integrity, it was determined to be a risk to public safety and subsequently demolished. The Developer received a Notice to Proceed from Grand Rapids Historic Preservation Commission for both demolition of the existing structure and theoretical new construction on January 22, 2019. Designs for proposed new construction have since been approved by Grand Rapids Historic Preservation and Planning Commission.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

The Developer will be reimbursed for the costs of eligible Brownfield activities necessary to prepare the Property for development. The activities are intended to be carried out at the Property are considered "eligible activities" as defined in Act 381. The Developer will seek tax increment financing from available

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

local taxes, school operating taxes and the state education tax millage to reimburse for eligible activities at the Property, subject to any limitations and conditions described in this Plan Amendment and the terms of the Development and Reimbursement Agreement between the Developer and the Authority. These activities include: Baseline Environmental Assessment (BEA) activities, demolition, lead and asbestos abatement, site preparation, public/private infrastructure improvements, a 15% contingency, preparation of the Plan Amendment and Act 381 Work Plan, and an Authority administrative fee. Refer to table on page 7 for a detailed listing of Brownfield eligible activities.

2.2 Summary of Eligible Activities

"Eligible Activities" are defined in the Act as meaning one or more of the following: (i) baseline environmental assessment activities; (ii) due care activities; and (iii) additional response activities; (iv) reasonable cost of developing and preparing brownfield plans, combined Brownfield plans, and work plans. In addition, in qualified local governmental units such as Grand Rapids, the Act includes the following additional activities under the definition of "eligible activities": (A) infrastructure improvements that directly benefit eligible property; (B) demolition of structures that is not response activity under Part 201 of NREPA; (C) lead or asbestos abatement; and (D) site preparation that is not a response activity under Part 201 of NREPA.

The cost of the eligible activities is estimated in the table on page 7, and includes the following:

Michigan Department of Environment, Great Lakes and Energy (EGLE) Environmental Eligible Activities:

1. Baseline Environmental Assessment (BEA) Activities: BEA Activities are required as part of the due diligence process for acquiring the Property.
2. Due Care: Due Care was necessary to ensure the protection of people and natural resources from any possible exposure to the contamination present in the soil, groundwater and subsurface vapors.
3. Brownfield Plan Amendment and Act 381 Work Plan Preparation: Includes the costs incurred to prepare this Plan Amendment and an Act 381 Work Plan, as required under the Act.

Michigan Strategic Fund (MSF) Non-Environmental Eligible Activities:

1. Site and Building Demolition: This will include the entire existing structure and related site items.
2. Lead and Asbestos Abatement: Due to the age of the Property, it is expected that prior to demolition, lead and asbestos containing materials will be encountered and will need to be properly removed and disposed of prior to redevelopment. The anticipated cost will include a survey, removal and proper disposal costs.
3. Site Preparation: Site preparation activities will include grading, land balancing, shoring and general excavation of the site for the construction of the new buildings.
4. Public/Private Infrastructure Improvements: Public infrastructure improvements will include repair of existing sidewalks, new curb cuts on Donovan Street SE and Henry Alley, excavation and street repairs and improvements on Henry Avenue SE and Donovan Street SE. Private infrastructure improvements will include on site storm water management systems and associated excavation.
5. Contingency: A 15% contingency is included to cover unexpected cost overruns encountered during redevelopment.
6. Brownfield Plan Amendment and Act 381 Work Plan Preparation: Includes the costs incurred to prepare this Plan Amendment and an Act 381 Work Plan, as required under the Act.

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Local-Only Eligible Activities

1. Prepaid Brownfield Plan Administrative Fee: The Authority will be charging a prepaid administrative fee for administration.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan Amendment will be reimbursed with incremental local and school tax revenues generated by the Property and captured by the Authority. An estimate of real property tax capture for tax increment financing is attached as Table 1. All available taxes will be captured.

2.4 Method of Financing and Description of Advances Made by the Municipality

The cost of the eligible activities included in this Plan Amendment will initially be paid for by the Developer. The Developer seeks reimbursement through available local and school property tax increment during the term of the Plan Amendment, without interest. Neither the City nor the Authority will advance any funds to finance the eligible activities described in this Plan Amendment.

2.5 Maximum Amount of Note or Bonded Indebtedness

Eligible activities are to be financed by the Developer. Bonds will not be issued for the Project.

2.6 Duration of Brownfield Plan

The duration of this Plan Amendment is estimated to be 17 years. It is anticipated that redevelopment of the Property will be completed by Spring 2021 and that it will take approximately 13 years to reimburse for eligible activities incurred through tax increment revenues, plus five years of capture for the Local Brownfield Revolving Fund (the "LBRF"), if available. Therefore, the first year of tax increment capture will be 2021 and the Developer will be reimbursed until full reimbursement is reached or the term limitation of the Development and Reimbursement Agreement, whichever is sooner.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact to specific taxing jurisdictions is presented in Table 1 of this Plan Amendment.

2.8 Legal Description, Property Map, Statement of Characteristics and Personal Property

The legal description, including the parcel number and site location are provided in Figure 1. The proposed projects lot is approximately 0.25 acres. Personal property is included in this Plan Amendment to the extent it is taxable personal property.

2.9 Estimates of Residents and Displacement of Individuals/Families

The existing house did not have any occupants prior to the project commencement. No families or

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

individuals will be displaced as a result of this project.

2.10 Plan for Relocation of Displaced Persons

The existing house did not have any occupants prior to the project commencement. No families or individuals will be displaced as a result of this project.

2.11 Provisions for Relocation Costs

There is no need for a displacement plan to relocate affected persons, and therefore, there are not any costs associated to do so.

2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

There is not a need to comply with this law as no family or individual will be relocated as part of this project.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The proposed project will redevelop an underutilized and contaminated property, while providing housing near a traditional business district of the City where it is needed.

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Brownfield Eligible Activities

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	**Cost**	**Completion Season/Year**
Department Specific Activities		
Itemize Site Assessment and BEA Activities	$1,200	Winter 2019
Phase I	$2,000	Winter 2019
Phase II	$8,655	Winter 2019
ESA and Legal work	$6,880	Winter 2019
Pre-Demo, Hazardous Material, Lead, Mold, and Asbestos Surveys	$550	Winter 2019
Due Care	$1,000	Winter 2019
EGLE Eligible Activities Sub-Total	**$20,285**	
Brownfield Plan and/or Work Plan Preparation	**$5,000**	
EGLE Eligible Activities Total Costs	**$25,285**	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	**Cost**	**Completion Season/Year**
Demolition Sub-Total	**$24,030**	
Demolition	$24,030	Spring 2020
Lead, Asbestos, Mold Abatement Sub-Total	**$21,000**	
Asbestos Abatement Activities	$21,000	Spring 2020
Infrastructure Improvements Sub-Total	**$204,000**	
*Privately owned infrastructure **	$152,000	Fall 2020
*Publicly owned infrastructure **	$52,000	Fall 2020
Site Preparation Sub-Total	**$101,280**	
Sub-surface investigation	$4,280	Winter 2019
*Excavation and fill **	$80,000	Fall 2020
*Site maintenance **	$17,000	Fall 2020
MSF Eligible Activities Sub-Total	**$350,310**	
Contingency (15%) *	**$45,150**	
Brownfield Plan and/or Work Plan Preparation	**$5,000**	
MSF Eligible Activities Total Costs	**$400,460**	

Local-Only Eligible Activities		
Eligible Activities	**Cost**	**Completion Season/Year**
Local-Only Sub-Total	**$4,257**	
City of GR Brownfield Authority Admin Fee	$4,257	
Total Cost of Eligible Activities	**$430,002**	

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Figure 1

Legal Description and Map of the Eligible Property

Property Address: 341 Henry Avenue SE
Grand Rapids, Michigan 49503

Tax Parcel Number: 41-14-30-479-022

Legal Description:

Lot 6 and Lot 9, Cotton's Subdivision of Block 8 of Holbrook's Addition to the City of Grand Rapids, according to the recorded plat thereof, as recorded in Liber5 of Plats, Page 5, Kent County Records.

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Table 1

TIF Table (Tax Capture/Reimbursement Schedule)

Tax Increment Revenue Capture Estimates
341 Henry, LLC
341 Henry Avenue SE
Grand Rapids, Michigan
July 22, 2020

Estimated Taxable Value (TV) Increase Rate: 0.5% per year

			Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
			Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			Base Taxable Value	$ -	$ -	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662
			Estimated New TV - Church	$ -	$ -	$ 922,900	$ 927,113	$ 931,748	$ 936,407	$ 941,089	$ 945,794	$ 950,523	$ 955,276	$ 960,052	$ 964,853	$ 969,677
			Incremental Difference (New TV - Base TV)	$ -	$ -	$ 833,838	$ 838,451	$ 843,086	$ 847,745	$ 852,427	$ 857,132	$ 861,861	$ 866,614	$ 871,390	$ 876,191	$ 881,015
School Capture	**Millage Rate**															
State Education Tax (SET)	6.0000			$ -	$ 5,003	$ 5,031	$ 5,059	$ 5,086	$ 5,115	$ 5,143	$ 5,171	$ 5,200	$ 5,228	$ 5,257	$ 5,286
School Operating Tax	18.0000			$ -	$ 15,009	$ 15,092	$ 15,176	$ 15,259	$ 15,344	$ 15,428	$ 15,514	$ 15,599	$ 15,685	$ 15,771	$ 15,855
School Total	24.0000			$ -	$ 20,012	$ 20,123	$ 20,234	$ 20,346	$ 20,459	$ 20,571	$ 20,685	$ 20,799	$ 20,913	$ 21,029	$ 21,144
Local Capture	**Millage Rate**	**Expire 2022**														
City General Op	2.7218			$ -	$ 2,270	$ 2,282	$ 2,295	$ 2,307	$ 2,320	$ 2,333	$ 2,346	$ 2,359	$ 2,372	$ 2,385	$ 2,398
City Capital Res	1.2500			$ -	$ 1,042	$ 1,048	$ 1,054	$ 1,060	$ 1,066	$ 1,071	$ 1,077	$ 1,083	$ 1,089	$ 1,095	$ 1,101
City Library Op	2.0044			$ -	$ 1,671	$ 1,681	$ 1,690	$ 1,699	$ 1,709	$ 1,718	$ 1,728	$ 1,737	$ 1,747	$ 1,756	$ 1,765
City Library Capital	0.3678			$ -	$ 307	$ 308	$ 310	$ 312	$ 314	$ 315	$ 317	$ 319	$ 320	$ 322	$ 324
City Promo & Adv	0.0096			$ -	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8	$ 8
City Refuse	1.6000			$ -	$ 1,334	$ 1,342	$ 1,349	$ 1,356	$ 1,364	$ 1,371	$ 1,379	$ 1,387	$ 1,394	$ 1,402	$ 1,410
City Parks (expires 2021)	0.9475	1.2500		$ -	$ 790	$ 1,048	$ 1,054	$ 1,060	$ 1,066	$ 1,071	$ 1,077	$ 1,083	$ 1,089	$ 1,095	$ 1,101
Kent ISD Gen Ed	0.0084			$ -	$ 74	$ 74	$ 75	$ 75	$ 75	$ 76	$ 76	$ 77	$ 77	$ 77	$ 78
Kent ISD Spec Ed	3.6538			$ -	$ 3,048	$ 3,065	$ 3,082	$ 3,099	$ 3,116	$ 3,134	$ 3,151	$ 3,168	$ 3,186	$ 3,203	$ 3,221
Kent ISD Voc Ed	0.9762			$ -	$ 814	$ 818	$ 823	$ 828	$ 832	$ 837	$ 841	$ 846	$ 851	$ 855	$ 860
Kent ISD Local (expires 2026)	0.8990			$ -	$ 743	$ 747	$ 751	$ 755	$ 759	$ 764	$ -	$ -	$ -	$ -	$ -
GR Comm College	1.7606			$ -	$ 1,468	$ 1,476	$ 1,484	$ 1,493	$ 1,501	$ 1,509	$ 1,517	$ 1,526	$ 1,534	$ 1,543	$ 1,551
Interurban Trans	1.4556			$ -	$ 1,214	$ 1,220	$ 1,227	$ 1,234	$ 1,241	$ 1,248	$ 1,255	$ 1,261	$ 1,268	$ 1,275	$ 1,282
Kent County Operating	4.2571			$ -	$ 3,550	$ 3,569	$ 3,589	$ 3,609	$ 3,629	$ 3,649	$ 3,669	$ 3,689	$ 3,710	$ 3,730	$ 3,751
Kent County Jail	0.7777			$ -	$ 648	$ 652	$ 656	$ 659	$ 663	$ 667	$ 670	$ 674	$ 678	$ 681	$ 685
Kent County Vet	0.0491			$ -	$ 41	$ 41	$ 41	$ 42	$ 42	$ 42	$ 42	$ 43	$ 43	$ 43	$ 43
Kent County Senior	0.4926			$ -	$ 411	$ 413	$ 415	$ 418	$ 420	$ 422	$ 425	$ 427	$ 429	$ 432	$ 434
Zoo/Museum	0.4335			$ -	$ 361	$ 363	$ 365	$ 367	$ 370	$ 372	$ 374	$ 376	$ 378	$ 380	$ 382
County Early Childhood	0.2484			$ -	$ 207	$ 208	$ 209	$ 211	$ 212	$ 213	$ 214	$ 215	$ 216	$ 218	$ 219
Local Total	23.9870			$ -	$ 20,001	$ 20,166	$ 20,478	$ 20,591	$ 20,705	$ 20,819	$ 20,933	$ 21,047	$ 21,161	$ 21,275	$ 21,389
Non-Capturable Millages	**Millage Rate**															
School Debt	4.3000			$ -	$ 3,586	$ 3,605	$ 3,625	$ 3,645	$ 3,665	$ 3,686	$ 3,706	$ 3,726	$ 3,747	$ 3,768	$ 3,788
Total Non-Capturable Taxes	4.3000			$ -	$ 3,586	$ 3,605	$ 3,625	$ 3,645	$ 3,665	$ 3,686	$ 3,706	$ 3,726	$ 3,747	$ 3,768	$ 3,788
Total Tax Increment Revenue (TIR) Available for Capture				$ -	$ 40,013	$ 40,488	$ 40,712	$ 40,937	$ 41,163	$ 41,390	$ 40,851	$ 41,076	$ 41,303	$ 41,530	$ 41,759

Footnotes:
Assumes millage rate remains the same with the exception of the Parks millage which increases in 2022, and the Kent ISD Local, which will term out in 2026
Assumes 10yr/ORA Abatement with frozen value of $109,300 and brownfield base TV of $0.

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Table 1

Tax Increment Revenue Capture Estimates
341 Henry, LLC
341 Henry Avenue SE
Grand Rapids, Michigan
July 22, 2020

Estimated Taxable Value (TV) Increase Rate:

			Plan Year	14	15	16	17	18	19	TOTAL
			Calendar Year	2032	2033	2034	2035	2036	2037	
			Base Taxable Value	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	$ 88,662	
			Estimated New TV - Church	$ 974,525	$ 979,398	$ 984,295	$ 989,216	$ 994,162	$ 999,133	
			Incremental Difference (New TV - Base TV)	$ 885,863	$ 890,736	$ 895,633	$ 900,554	$ 905,500	$ 910,471	
School Capture	**Millage Rate**									
State Education Tax (SET)	6.0000			$ 5,315	$ 5,344	$ -	$ -	$ -	$ -	$ 67,238
School Operating Tax	18.0000			$ 15,946	$ 16,033	$ -	$ -	$ -	$ -	$ 201,714
School Total	**24.0000**			$ 21,261	$ 21,378	$ -	$ -	$ -	$ -	$ 268,952
Local Capture	**Millage Rate**	Begins 2022								
City General Op	2.7218			$ 2,411	$ 2,424	$ 2,438	$ 2,451	$ 2,465	$ 2,478	$ 40,333
City Capital Res	1.2500			$ 1,107	$ 1,113	$ 1,120	$ 1,126	$ 1,132	$ 1,138	$ 18,523
City Library Op	2.004400			$ 1,776	$ 1,785	$ 1,795	$ 1,805	$ 1,815	$ 1,825	$ 29,702
City Library Capital	0.367800			$ 326	$ 328	$ 329	$ 331	$ 333	$ 335	$ 5,450
City Promo & Adv	0.009600			$ 9	$ 9	$ 9	$ 9	$ 9	$ 9	$ 142
City Refuse	1.6000			$ 1,417	$ 1,425	$ 1,433	$ 1,441	$ 1,449	$ 1,457	$ 23,710
City Parks (expires 2021)	0.947500	1.2500		$ 1,107	$ 1,113	$ 1,120	$ 1,126	$ 1,132	$ 1,138	$ 18,271
Kent ISD Gen Ed	0.088400			$ 78	$ 79	$ 79	$ 80	$ 80	$ 80	$ 1,310
Kent ISD Spec Ed	3.655800			$ 3,239	$ 3,256	$ 3,274	$ 3,292	$ 3,310	$ 3,329	$ 54,173
Kent ISD Voc Ed	0.976200			$ 865	$ 870	$ 874	$ 879	$ 884	$ 889	$ 14,466
Kent ISD Local (expires 2026)	0.890900			$ -	$ -	$ -	$ -	$ -	$ -	$ 4,519
GR Comm College	1.760600			$ 1,560	$ 1,568	$ 1,577	$ 1,586	$ 1,594	$ 1,603	$ 26,089
Interurban Trans	1.455600			$ 1,289	$ 1,297	$ 1,304	$ 1,311	$ 1,318	$ 1,325	$ 21,570
Kent County Operating	4.257100			$ 3,771	$ 3,792	$ 3,813	$ 3,834	$ 3,855	$ 3,876	$ 63,084
Kent County Jail	0.777700			$ 689	$ 693	$ 697	$ 700	$ 704	$ 708	$ 11,524
Kent County Vet	0.049100			$ 43	$ 44	$ 44	$ 44	$ 44	$ 45	$ 728
Kent County Senior	0.492600			$ 436	$ 439	$ 441	$ 444	$ 446	$ 448	$ 7,300
Zoo/Museum	0.433500			$ 384	$ 386	$ 388	$ 390	$ 393	$ 395	$ 6,424
County Early Childhood	0.248400			$ 220	$ 221	$ 222	$ 224	$ 225	$ 226	$ 3,681
Local Total	**23.9870**			$ 20,728	$ 20,842	$ 20,957	$ 21,072	$ 21,187	$ 21,304	$ 350,999
Non-Capturable Millages	**Millage Rate**									
School Debt	4.3000			$ 3,809	$ 3,830	$ 3,851	$ 3,872	$ 3,894	$ 3,915	$ 63,720
Total Non-Capturable Taxes	**4.3000**			$ 3,809	$ 3,830	$ 3,851	$ 3,872	$ 3,894	$ 3,915	$ 63,720
Total Tax Increment Revenue (TIR) Available for Capture				$ 41,989	$ 42,220	$ 20,957	$ 21,072	$ 21,187	$ 21,304	$ 619,952

Footnotes:
Assumes millage rate remains the same with the exception of the Parks millage
Kent ISD Local, which will term out in 2026.
Assumes 10yrOPRA Abatement with frozen value of $109,300 and brownfield t

Table 1

Tax Increment Financing Reimbursement Table
341 Henry, LLC
341 Henry Avenue SE
Grand Rapids, Michigan
July 22, 2020

	Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State		52.5%	$ 223,406		$ 223,406
Local		47.1%	$ 202,339	$ 4,257	$ 206,596
TOTAL					**$ 430,002**
EGLE		5.9%	$ 25,285		$ 25,285
MSF		94.1%	$ 400,460	$ 4,257	$ 404,717

Estimated Total Years of Plan: 17

Estimated Capture
Administrative Fees
State Revolving Fund
LBRF

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total State Incremental Revenue		$ -	$ -	$ 20,012	$ 20,123	$ 20,234	$ 20,346	$ 20,458	$ 20,571	$ 20,685	$ 20,799	$ 20,913	$ 21,029
State Brownfield Revolving Fund (50% of SET)		$ -	$ -	$ (2,502)	$ (2,515)	$ (2,529)	$ (2,543)	$ (2,557)	$ (2,571)	$ (2,586)	$ (2,600)	$ (2,614)	$ (2,629)
State TIR Available for Reimbursement		$ -	$ -	$ 17,511	$ 17,607	$ 17,705	$ 17,803	$ 17,901	$ 18,000	$ 18,099	$ 18,199	$ 18,299	$ 18,400
Total Local Incremental Revenue		$ -	$ -	$ 20,001	$ 20,366	$ 20,478	$ 20,591	$ 20,705	$ 20,819	$ 20,166	$ 20,278	$ 20,389	$ 20,502
BRA Administrative Fee (10%)		$ -	$ -	$ (4,001)	$ (4,049)	$ (4,071)	$ (4,094)	$ (4,116)	$ (4,139)	$ (4,085)	$ (4,108)	$ (4,130)	$ (4,153)
Local TIR Available for Reimbursement		$ -	$ -	$ 16,000	$ 16,317	$ 16,407	$ 16,498	$ 16,589	$ 16,680	$ 16,081	$ 16,170	$ 16,259	$ 16,349
Total State & Local TIR Available		$ -	$ -	$ 33,511	$ 33,924	$ 34,112	$ 34,300	$ 34,490	$ 34,680	$ 34,180	$ 34,369	$ 34,558	$ 34,749
DEVELOPER	Beginning Balance												
DEVELOPER Reimbursement Balance	*$ 430,002*	*$ -*	*$ -*	*$ 396,491*	*$ 362,567*	*$ 328,456*	*$ 294,155*	*$ 259,666*	*$ 224,986*	*$ 190,805*	*$ 156,437*	*$ 121,878*	*$ 87,130*
MSF Non-Environmental Costs	*$ 400,460*			*$ 400,460*	*$ 368,940*	*$ 337,030*	*$ 304,944*	*$ 272,681*	*$ 240,240*	*$ 207,620*	*$ 175,469*	*$ 143,142*	*$ 110,636*
State Tax Reimbursement				$ 16,471	$ 16,562	$ 16,653	$ 16,745	$ 16,838	$ 16,931	$ 17,024	$ 17,118	$ 17,212	$ 17,307
Local Tax Reimbursement				$ 15,050	$ 15,348	$ 15,433	$ 15,518	$ 15,603	$ 15,690	$ 15,126	$ 15,210	$ 15,293	$ 15,378
Total MSF Reimbursement Balance				*$ 368,940*	*$ 337,030*	*$ 304,944*	*$ 272,681*	*$ 240,240*	*$ 207,620*	*$ 175,469*	*$ 143,142*	*$ 110,636*	*$ 77,951*
MDEQ Environmental Costs	*$ 25,285*			*$ 25,285*	*$ 23,295*	*$ 21,280*	*$ 19,254*	*$ 17,217*	*$ 15,169*	*$ 13,109*	*$ 11,079*	*$ 9,038*	*$ 6,986*
State Tax Reimbursement				$ 1,040	$ 1,046	$ 1,051	$ 1,057	$ 1,063	$ 1,069	$ 1,075	$ 1,081	$ 1,087	$ 1,093
Local Tax Reimbursement				$ 950	$ 969	$ 974	$ 980	$ 985	$ 991	$ 955	$ 960	$ 966	$ 971
Total MDEQ Reimbursement Balance				*$ 23,295*	*$ 21,280*	*$ 19,254*	*$ 17,217*	*$ 15,169*	*$ 13,109*	*$ 11,079*	*$ 9,038*	*$ 6,986*	*$ 4,922*
Local Only Costs	*$ 4,257*			*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*
Local Tax Reimbursement				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Only Reimbursement Balance				*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*	*$ 4,257*
Total Annual Developer Reimbursement		*$ -*	*$ -*	*$ 33,511*	*$ 33,924*	*$ 34,112*	*$ 34,300*	*$ 34,490*	*$ 34,680*	*$ 34,180*	*$ 34,369*	*$ 34,558*	*$ 34,749*
LOCAL BROWNFIELD REVOVLING FUN													
LBRF Deposits *		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Capture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total LBRF Capture													

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Footnotes:

(1) Assumes taxable value increases based on proposed build out, plus 0.75% annual increases for inflation thereafter.

(2) Assumes Millage Rates remain constant with Parks millage increasing in 2022 and Kent ISD Local expiring in 2026.

Table 1

Tax Increment Financing Reimbursement Table
341 Henry, LLC
341 Henry Avenue SE
Grand Rapids, Michigan
July 22, 2020

$	635,218
$	63,522
$	35,527
$	86,993

	2031	2032	2033	2034	2035	2036	2037	TOTAL
Total State Incremental Revenue	$ 21,144	$ 21,261	$ 21,378	$ 15,266	$ -	$ -	$ -	$ 284,218
State Brownfield Revolving Fund (50% of SET)	$ (2,643)	$ (2,658)	$ (2,672)	$ (1,908)	$ -	$ -	$ -	$ (35,527)
State TIR Available for Reimbursement	$ 18,501	$ 18,603	$ 18,705	$ 13,358	$ -	$ -	$ -	$ 248,691
Total Local Incremental Revenue	$ 20,615	$ 20,728	$ 20,842	$ 20,957	$ 21,072	$ 21,187	$ 21,304	$ 350,999
BRA Administrative Fee (10%)	$ (4,176)	$ (4,199)	$ (4,222)	$ (3,622)	$ (2,107)	$ (2,119)	$ (2,130)	$ (63,522)
Local TIR Available for Reimbursement	$ 16,439	$ 16,529	$ 16,620	$ 17,334	$ 18,965	$ 19,069	$ 19,173	$ 287,478
Total State & Local TIR Available	**$ 34,940**	**$ 35,132**	**$ 35,325**	**$ 30,692**	**$ 18,965**	**$ 19,069**	**$ 19,173**	**$ 536,169**
DEVELOPER								
DEVELOPER Reimbursement Balance	*$ 52,190*	*$ 17,058*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*
MSF Non-Environmental Costs	$ 77,951	$ 45,086	$ 12,040	$ -	$ -	$ -	$ -	$ 210,138
State Tax Reimbursement	$ 17,403	$ 17,498	$ 6,376	$ -	$ -	$ -	$ -	$ 210,138
Local Tax Reimbursement	$ 15,462	$ 15,547	$ 5,665	$ -	$ -	$ -	$ -	$ 190,322
Total MSF Reimbursement Balance	$ 45,086	$ 12,040	$ -	$ -	$ -	$ -	$ -	$ -
MDEQ Environmental Costs	$ 4,922	$ 2,847	$ 760	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ 1,099	$ 1,105	$ 403	$ -	$ -	$ -	$ -	$ 13,266
Local Tax Reimbursement	$ 976	$ 982	$ 358	$ -	$ -	$ -	$ -	$ 12,017
Total MDEQ Reimbursement Balance	$ 2,847	$ 760	$ -	$ -	$ -	$ -	$ -	$ -
Local Only Costs	$ 4,257	$ 4,257	$ 4,257	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ 4,257	$ -	$ -	$ -	$ -	$ 4,257
Total Local Only Reimbursement Balance	$ 4,257	$ 4,257	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Developer Reimbursement	**$ 34,940**	**$ 35,132**	**$ 17,058**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
LOCAL BROWNFIELD REVOVLING FUN								
LBRF Deposits *	$ -	$ -	$ 18,268	$ 30,692	$ 18,965	$ 19,069	$ 19,173	$ 86,993
State Tax Capture	$ -	$ -	$ 11,927	$ 13,358	$ -	$ -	$ -	$ 25,285
Local Tax Capture	$ -	$ -	$ 6,341	$ 17,334	$ 18,965	$ 19,069	$ 19,173	$ 80,882
Total LBRF Capture	$ -	$ 18,268	$ 30,692	$ 18,965	$ 19,069	$ 19,173		

* Up to five years of capture for LBRF Deposit

Footnotes:

(1) Assumes taxable value increases base inflation thereafter.

(2) Assumes Millage Rates remain constar expiring in 2026.

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Attachment A

Brownfield Plan Resolution(s)

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Attachment B

Development and/or Reimbursement Agreement

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

Attachment C

Environmental Site Assessment Excerpt

4.0 CONCLUSIONS

Dixon Environmental Consulting, Inc. (DEC) was retained to provide environmental services relating to a Phase II Environmental Site Assessment (ESA) for the Vacant Properties located at 337 and 341 Henry Avenue, SE, Grand Rapids, Kent County, Michigan. The Phase II ESA assessed the subsurface conditions relating to the recognized environmental conditions (RECs). The results were used to determine whether the subject property was currently a "facility" as defined in the Administrative Rules for Part 201 Environmental Remediation of the Natural Resources and Environmental Protection Act 1994 PA 451, as amended, (Part 201).

The Phase II ESA consisted of conducting soil borings and soil/groundwater sampling activities. A total of nine soil borings were conducted at the subject site. During the soil borings, DEC collected nine discrete soil samples for chemical analysis and converted three soil borings into temporary well points to conduct groundwater sampling. A total of three representative groundwater samples were also collected and chemically analyzed during the Phase II ESA. The samples were submitted to independent laboratories and chemically analyzed for specific parameters relating to the RECs. Based on the results of the Phase II ESA investigation, the following conclusions were derived:

- Based on the inorganic metallic constituent chemical analysis results for certain soil samples collected from the subject site, concentrations of **lead**, **mercury** and **zinc** were encountered above the Residential Part 201 Generic Cleanup Criteria (GRCC) as outlined in the EGLE/MDEQ Remediation and Redevelopment Division Cleanup Criteria Requirements for Response Activity (EGLE/MDEQ Cleanup Requirements). Concentrations of barium, cadmium, chromium (total), copper and selenium were encountered above the laboratory method detection limit (MDL), however, less than the GRCC. The remaining inorganic metallic constituent, silver, was not encountered above the MDL or the GRCC.

- Based on the 8270-Standard Parameter Polynuclear Aromatic Hydrocarbon (PNA) chemical analysis results for the soil samples collected from the subject site, concentrations of **acenaphthene**, **anthracene**, **benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, fluoranthene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene** and **phenanthrene** were encountered above the GRCC on the Southern Parcel. Concentrations of acenaphthylene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene and pyrene were identified above the MDL. The concentrations, however, were less than the

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

GRCC. The remaining PNA, naphthalene, was not encountered above the MDL or the GRCC. No PNAs were identified in the groundwater in excess of the MDL or the GRCC.

- Based on the 600/R-93/116-Asbestos (Polarized Light Microscopy) visual analysis results, no asbestos fibers were identified in the soil samples collected from the subject site. This method was utilized as a cost effective and efficient screening method to identify possible asbestos fibers in the soil matrix from residual demolition debris following historical fires and debris removal of the former building structure locations. Based on these results, the soil does not appear impacted with asbestos.

- Based on the 8260-Volatile Organic Compounds (VOCs) chemical analysis results for the groundwater samples collected from the subject site, a single concentration of **tetrachloroethylene** was encountered above the GRCC. The remaining concentrations of VOCs were not encountered above the MDL or the GRCC.

In summary of the soil and groundwater sampling activities, certain concentrations of **lead**, **mercury**, **zinc**, **acenaphthene**, **anthracene**, **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, **dibenzo(a,h)anthracene**, **fluoranthene**, **fluorene**, **indeno(1,2,3-cd)pyrene**, **naphthalene**, **phenanthrene** and **tetrachloroethylene** were encountered in select soil and/or groundwater samples exceeding the GRCC as defined in the EGLE/MDEQ Cleanup Requirements. Based on these results, the subject site qualifies as a "facility" as defined in Part 201 and a prospective owner/operator would be eligible for a Baseline Environmental Assessment.

REPORT PREPARED BY:
DIXON ENVIRONMENTAL CONSULTING, INC.

Daniel M. Watt
Assistant Project Scientist

James E. Dixon, P.E.
Principal Engineer

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)

BEA Acknowledgement Letter

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
GRAND RAPIDS DISTRICT OFFICE

EGLE

LIESL EICHLER CLARK
DIRECTOR

March 11, 2020

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

BEA ID: 41002344-BEA-1

Legal Entity: Henry Avenue, LLC
Attention: Ms. Susan E. Valcq
c/o RDV Corporation
126 Ottawa Avenue, NW
Suite 500
Grand Rapids, Michigan 49503

Property Address: 337 and 341 Henry Avenue, SE
Grand Rapids, Michigan 49503

On March 6, 2020, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), formerly known as the Michigan Department of Environmental Quality, received a Baseline Environmental Assessment (BEA) dated February 14, 2020, for the above legal entity and property. This letter is your acknowledgement that EGLE has received and recorded the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property identified in the BEA and on the BEA Submittal Form. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA.

EGLE is not making any findings about the adequacy of the submittal or whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA. The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities

Attachment: 341 Henry - Plan Amendment (Public Hearing on Brownfield Plan Amendment - 341 Henry)