

CITY OF GRAND RAPIDS
COMMUNITY DEVELOPMENT COMMITTEE

TUESDAY, APRIL 23, 2024, 9:15 AM

City Hall, 300 Monroe Ave NW, 9th Floor, City Commission Chambers

COMMUNITY DEVELOPMENT COMMITTEE ITEMS

1. Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sun Performance on April 26, 2024
2. Resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024
3. Resolution Accepting a Utility Easement and authorizing payment in the amount of \$3,230 for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue
4. Resolution approving an agreement with MDOT for the Improvements in Knapp Street from Truxton Drive to East City Limits and authorizing \$2,335,450 for the local share of project costs
5. Resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE
6. Resolution accepting an Easement and authorizing payments for Construction of Grand River Edges Trail East – Leonard Street to Ann Street in an amount not to exceed \$ 102,648.00
7. Resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW for no consideration
8. Resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium)

MW

Item Number: 1



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Brad Brown, Fire Chief
Fire Department

SUBJECT: Resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024

Attached is a resolution recommending approval of a request from Pyrotek Special Effects, Inc. for a Fireworks Discharge Permit for indoor special effects at GLC Live at 20 Monroe. The indoor effects will take place in connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024.

The applicant has provided evidence of insurance which has been reviewed and approved by Risk Management. If the attached resolution is approved, the Fire Department will issue the permit after conducting an inspection.

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Pyrotek Special Effects, Inc. for Indoor Special Effects at GLC Live at 20 Monroe in Connection with Sum 41 - Tour of the Setting Sum Performance on April 26, 2024.

RESOLVED that the request to grant Pyrotek Special Effect, Inc. a Fireworks Discharge Permit to be used in conjunction with the Sum 41 – Tour of the Setting Sum performance at GLC Live at 20 Monroe on April 26, 2024, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW

MW



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

Item Number: 2

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Brad Brown, Fire Chief
Fire Department


SUBJECT: **Resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024**

Attached is a resolution recommending approval of a request from Pyrotecnico Fireworks Inc. for a Fireworks Discharge Permit for SpartanNash's event. The fireworks will launch from the Gillett Bridge on Tuesday, July 23, 2024, at approximately 10:00 pm.

The applicant has provided evidence of insurance which has been reviewed and approved by Risk Management. If the attached resolution is approved, the Fire Department will issue the permit after conducting an inspection.

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Fireworks Discharge Permit for Pyrotecnico Fireworks Inc. in connection with SpartanNash's event on Tuesday, July 23, 2024.

RESOLVED that the request to grant Pyrotecnico Fireworks Inc., a Fireworks Discharge Permit to be used in conjunction with SpartanNash's event to be launched from the Gillette Bridge on Tuesday, July 23, 2024, is approved, pending an inspection by the Fire Department.

CORRECT IN FORM

DEPARTMENT OF LAW



Item Number: 3

CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution Accepting a Utility Easement and authorizing payment in the amount of \$3,230 for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue**

City Engineering Department staff, Water Department staff, Environmental Services, and consulting engineers Fishbeck, Thompson, Carr & Huber, Inc. have been working together to acquire right-of-way in connection with the reconstruction of Stevens Street from Steele Avenue to Randolph Avenue. The project will complete the construction of new sewer, water, and street facilities. An easement is required to facilitate the construction of a wider turn radius that currently serves multiple property owners and truck routes in the area. This project will return to Commission at a future date to approve the award of a construction contract once the project has been bid.

The property owner at 236 Stevens Street SW has conveyed a Highway and Utility Easement to the City for \$3,230 in connection with the proposed Stevens Street reconstruction. The City's Good Faith Offer amount was based on the City Assessor's Land Value for the properties.

The attached resolution provides for the acceptance of a Highway and Utility Easement and for the authorization of payment in a not to exceed amount of \$3,230 in connection with the aforesaid project. This cost will be paid by the Vital Streets Fund.

At this time, it is not anticipated that this project will return to Commission for approval of additional easements to facilitate the reconstruction of Stevens Street from Steele Avenue to Randolph Avenue.

cc: Dan Siminski

#23011

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting a Utility Easement and authorizing payment for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue.

WHEREAS, it is necessary to accept a Highway and Utility Easement and to authorize payment for Reconstruction of Stevens Street from Steele Avenue to Randolph Avenue; therefore

RESOLVED:


1. That a Highway and Utility Easement is hereby accepted from the following property owner for the described properties for the compensation amount noted:

TTLIC Investments, LLC
236 Stevens St SW
Grand Rapids, MI 49507

\$3,230.00

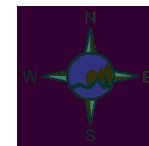
236 Stevens St SW, Grand Rapids, MI (PPN 41-17-01-251-008); and

2. That payment for a total payment in the amount of \$3,230.00 is hereby authorized for TTLIC Investments, LLC; and
3. That the City Comptroller is hereby authorized and directed to make payments, in amounts to said to payees, as the City Engineer or designee requests in connection with the aforesaid Utility Easement; and
4. That the City Clerk is hereby authorized and directed to record the aforesaid Utility Easement with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW



Proposed easement for 236 Stevens St SW



The City of Grand Rapids makes no warranty, expressed or implied, regarding the accuracy, completeness, or correctness of the information presented. Users of this information assume all liability of its fitness for a particular purpose.



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an agreement with MDOT for the Improvements in Knapp Street from Truxton Drive to East City Limits and authorizing \$2,335,450 for the local share of project costs**

This project consists of improvements in Knapp Street from Truxton Dr. to East City Limits including new asphalt pavement, concrete curb and gutter, bike lanes, American with Disabilities Act (ADA) compliant ramps, 83 street trees, pavement markings, traffic signage and final restoration. This project is part of the local region's Surface Transportation Program – Urban (STPU), administered by Grand Valley Metropolitan Council (GVMC), as part of the FY 2024-2027 Transportation Improvement Program. The work planned furthers the goals of the Vital Streets Plan, the Bike Action Plan, and Green Grand Rapids initiatives. Knapp Street will be reconstructed from Truxton Drive to Fuller Avenue and Knapp Street will be rotomilled and resurfaced from Fuller Avenue to East City Limits. Buffered bike lanes will be installed on Knapp Street through the intersection of Fuller Avenue completing a gap in this corridor and connecting to striped shoulders for bicycles to the east in Grand Rapids Township. Four median islands with street trees will be installed to encourage traffic calming through design and to reduce stormwater runoff from the roadway.

Michigan Department of Transportation (MDOT) received bids for this project on April 5, 2024. The engineer's estimate prepared by Integral Partners LLC dba Land & Resource Engineering (LRE) is \$2,732,792 and Michigan Paving and Materials Company submitted a bid of \$2,673,525.25. Estimated total expenditures required for this project are \$3,518,904 which includes the construction contract, previously authorized design phase services by LRE, construction phase services including inspection by LRE, traffic safety and street lighting force account work/public information program, administration, and an

approximate twelve percent allowance for contingencies.

The attached resolution provides for the approval of an agreement with MDOT and the authorization of total expenditures in an amount not to exceed \$2,335,450 for the local share of costs for this project. The agreement with MDOT sets forth the financial responsibilities of the parties and the conditions under which the work will be performed. The local share of costs for this project is being financed by the Vital Streets Fund.

cc: Patti Caudill
Tricia Chapman

#23014

Your COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving an agreement with the Michigan Department of Transportation and authorizing expenditures in connection with Improvements in Knapp Street from Truxton Drive to East City Limits.

WHEREAS:

1. Bids were received on April 5, 2024 by the Michigan Department of Transportation for the following project:

Improvements in Knapp Street from Truxton Drive to East City Limits
(MDOT Contract No. 24-5120)
(hereinafter referred to as the "Project")

and Michigan Paving and Materials Company submitted the low bid of \$2,673,525.25 for which the engineer's estimate prepared by Integral Partners LLC dba Land & Resource Engineering (LRE) is \$2,732,792;

2. It is necessary to enter into an agreement with the Michigan Department of Transportation in connection with the Project and to authorize expenditures in connection therewith; therefore

RESOLVED:

1. That the City enter into an agreement with the Michigan Department of Transportation for the Project and that, upon approval as to form by the City Attorney, the Mayor and City Clerk are hereby authorized to execute the same on behalf of the City.
2. That expenditures for the local share of costs for the Project be authorized in an amount not to exceed \$2,335,450, which includes the costs of the construction contract, previously authorized design phase services by LRE, construction phase services including inspection by LRE, traffic safety and street lighting force account work/public information program, administration, and contingencies. Said amount of \$2,335,450 to be charged 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.


CORRECT IN FORM
DEPARTMENT OF LAW

SUMMARY OF ESTIMATED COSTS

for

Improvements in Knapp Street from Truxton Drive to East City Limits

Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
MDOT STPU Grant 2024	\$1,183,454.00	\$0.00	\$1,183,454.00
Vital Streets Fund*	2,335,450.00	0.00	2,335,450.00
Total Project Sources	<u>\$3,518,904.00</u>	<u>\$0.00</u>	<u>\$3,518,904.00</u>

*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	\$2,673,525.25
Previously Authorized Design Phase	145,381.79
Services by LRE	
Construction Phase Services Including	164,630.00
Inspection by Consult	
Public Information Program	2,000.00
Traffic Safety and Street Lighting Force	4,000.00
Account Work	
Administration	<u>149,476.85</u>
Sub-Total	\$3,139,013.89
Contingencies (12%)	<u>379,890.11</u>
Total Project Uses	<u>\$3,518,904.00</u>



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Jonathan Klooster, Interim Economic Development Director
Economic Development

SUBJECT: **Resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE**

Attached is a resolution setting May 7, 2024, at 2:00 p.m. as the date and time when the City Commission will hold a public hearing to consider a Brownfield Plan Amendment (the "Amendment") filed by ICCF Nonprofit Housing Corporation (the "Developer") for a redevelopment project, Seymour Condominiums, proposed at 2550 Eastern Avenue SE (the "Property"). The Property qualifies for the Brownfield program because it has been determined to be "functionally obsolete" by a Level IV Assessor under Section 2(u) of Public Act 381 of 1996, Brownfield Redevelopment Financing Act, as amended (the "Act"). Additionally, the Property qualifies as "housing property" under Section 2(y) of the Act.

The Developer owns the Property, which is approximately two (2) acres and currently contains a vacant, one-story, 21,165 square foot structure. The Developer plans to rehabilitate the existing structure and add a second story addition. The Developer will also add a new 15,440 square foot two-story addition on the Property. The project will result in a total of twenty-seven (27) new for-sale residential units and will be all electric. Fourteen (14) of the units will be sold to households earning at or below 80% of the Area Median Income ("AMI") and will be included in the Developer's Community Land Trust ("CLT"). The remaining thirteen (13) units will be sold to households earning at or below 120% AMI. Total investment in the project is estimated to be \$13.6 million with approximately \$9.9 million in construction costs.

The Developer is requesting reimbursement of up to \$3,017,150 for brownfield eligible activities including environmental assessment, lead and asbestos abatement, and housing development activities. Due to the changes to the Act in 2023, "housing development activities" are now included in the definition of eligible activities. For this project, housing development activities include demolition, site preparation, infrastructure improvements, and reimbursement to fill a financing gap associated with the development

of housing units priced for income qualified households via a subsidy for potential development loss (“PDL”).

Reimbursement of the eligible activity costs is expected to occur over a period of 23 years, which will be used to service permanent debt issued for the project by IFF with funding from the Kent County Housing Revolving Loan Fund. The Amendment is expected to remain in place for a 30-year period, which will include up to five years of capture for the Local Brownfield Revolving Fund (LBRF). The first year of capture will be tax year 2025.

The twenty-seven (27) units will be a mixture of two- and three-bedroom homes in a condominium development. Information about housing affordability and PDL is described in the table below. According to the Housing Needs Assessment recently updated by Bowen National Research in 2022, there is demand for approximately 1,127 new for-sale units for households earning 51%-80% AMI and 2,697 units for households earning 81%-120% by 2027. For homeownership projects utilizing Brownfield support, the affordability period is based upon the subsidy provided per unit for the PDL. The total request for reimbursement for the PDL is \$2.16 million, which equates to approximately \$80,000 per unit and twenty (20) years of affordability, pursuant to the Interim Guidelines approved by the Brownfield Redevelopment Authority (BRA) board. Fourteen (14) units will be included in the CLT and for the thirteen (13) remaining units, the Developer will be filing deed restrictions on the units to maintain affordability with units required to be sold to households with incomes not-to-exceed 120% AMI.

Number of Units	Household AMI Limit ¹	Est. Monthly Housing Costs ²	Est. Home Sales Price per unit ³	Est. Development Cost per unit ⁴	Est. Development Loss per unit
14	≤ 80% AMI	\$1,665	\$175,000	\$289,805	\$114,805
13	≤ 120% AMI	\$2,103	\$230,000	\$289,805	\$59,805

¹Area Median Income (AMI) ranges are for price-point reference, do not include other housing costs, and are found in the 05/15/2023 [Income and Rent Limits](#) published by the Michigan State Housing Development Authority.

²Estimated monthly housing costs assume a 7.5% mortgage interest rate, 5% down payment, \$75 monthly insurance payment, and \$197 HOA fee. Utilities are not included in this calculation.

³Estimated home sales prices were calculated at 60% of the estimated Fair Market Value (FMV) for 80% AMI homes and 85% FMV for 120% AMI homes.

⁴Estimated Development Cost Per Unit = (Total Development Cost – Grants) / Number of Units

The Developer is working towards the following subcontractor participation goals in connection with the project for Micro-Local Business Enterprises (MLBEs), Women-Owned Business Enterprises (WBE), and Minority-Owned Business Enterprises (MBE) during construction: 2% MLBE, 3% WBE, and 5% MBE, which amounts to an overall participation of 10% or \$992,989 of the \$9.9 million in construction costs.

The project also meets multiple objectives of the City's Strategic Plan and Equitable Economic Development and Mobility Strategic Plan, including:

- Prioritization of MBE, WBE, and MLBE businesses and subcontractors for projects supported by City incentives, and
- Facilitates increased housing supply through the development of a variety of housing types.

Environmental concerns at the Property will be addressed during development, and the Developer is current on its tax liabilities to the City. The Project received approval from the Planning Commission for a special land use to rehabilitate and expand the vacant building at its meeting on September 8, 2022. The Developer has met with various organizations around the project area, and previously held an Alger Heights neighborhood meeting about the project in February of 2022.

The project has also received additional financial support from the Economic Development Department through the Michigan Economic Development Corporation's Revitalization and Placemaking Grant Program 2.0 in the amount of \$1.8 million. Additionally, the project received a \$1.8 million grant from the Missing Middle Housing Program administered by MSHDA and \$600,000 in HOME program funds from the Community Development Department.

The BRA approved and recommended the Brownfield Plan Amendment at its meeting on March 27, 2024. At the same meeting, the BRA also approved a \$600,000 forgivable loan from the LBRF to help support the housing development activities.

Project Projections – 2550 Eastern Avenue SE		
	Total Amount	City of Grand Rapids Portion
Total Development Costs	\$13.6 million	
Construction Costs	\$9.9 million	
Total New Taxes Generated* (1 year)	\$107,024	\$28,354
Taxes Paid (1 year)	\$107,024	\$28,354
New City Income Taxes	-	\$13,316

Attachments

JK/js

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution scheduling a public hearing on May 7, 2024, to consider a Brownfield Plan Amendment for the Seymour Condominiums Project at 2550 Eastern Avenue SE.

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 Seymour Condominiums 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 a public hearing be held to consider the Amendment to the Plan of the Authority; and

2. That the public hearing be held on Tuesday, May 7, 2024, at 2:00 p.m., in the City Commission Chambers on the 9th Floor of the City Hall, 300 Monroe Avenue, N.W., in the City; and

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

4. 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

5. 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, N.W., in the City for public examination and inspection; and

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


CORRECT IN FORM
CITY ATTORNEY









Item Number: 6



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024
TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution accepting an Easement and authorizing payments for Construction of Grand River Edges Trail East – Leonard Street to Ann Street in an amount not to exceed \$ 102,648.00**

On October 13, 2020 (Proceeding No. 90286) the City approved a grant application to the Michigan Department of Transportation (MDOT) for grant funding and on January 25, 2022 (Proceeding No. 91363) the City authorized final design engineering services in connection with Grand River Edges Trail East – Leonard Street to Ann Street (the "Project"). The Project is scheduled to be constructed in 2025 and will close one of the most significant gaps in the City's trail system along the Grand River and will connect the City's non-motorized network to regional trails.

City Engineering Department staff and engineering consultants Fishbeck, Thompson, Carr & Huber, Inc. and Site Design Solutions LLC dba Viridis Design Group have been working together to acquire easements and Temporary Grading Permits that are necessary for construction of portions of the trail that will be constructed on private property adjacent to riverfront property owned by the City.

The attached resolution provides for the acceptance of a Sidewalk and Utility Easement from Members First Credit Union, f/k/a Grand Rapids Federal Employees Credit Union, at 150 Ann Street NW and authorizes a payment in the amount of \$67,648.00. Said compensation amount is based on an appraisal completed by Integra Realty Resources-Grand Rapids. The attached resolution also provides for a payment to Members First Credit Union for electric relocation in an amount not to exceed \$10,000.00. Said payments in an amount not to exceed \$77,648.00 will be paid from the Capital Improvement Fund.

The attached resolution further provides for the authorization of payments in an amount not to exceed \$25,000 for review appraisals to be completed by Beam, Longest & Neff, Egis BLN USA, Inc. and Maturen & Associates, Inc. and for complex title search services

Prepared by Chris Barfuss, Real Property Manager

Tracking Number: 24-1739

by Transnation Title Agency of Michigan. MDOT-funded projects require reviews of appraisals by a licensed appraiser who is precertified by MDOT for the work and Beam, Longest & Neff, Egia BLN USA, Inc. and Maturen & Associates, Inc. have agreed to complete the necessary reviews for multiple appraisals that were required for the Project.

Resolution of the remaining easement acquisitions necessary for the Project will be submitted to the City Commission for consideration after negotiations with the property owners have been finalized.

cc: Karie Enriquez
Kimberly Dixon

#19100

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution accepting an easement and authorizing payments in an amount not to exceed \$102,648.00 in connection with Construction of Grand River Edges Trail East – Leonard Street to Ann Street.

WHEREAS:

1. On October 13, 2020 (Proceeding No. 90286) the City approved a grant application to the Michigan Department of Transportation (MDOT) for grant funding and on January 25, 2022 (Proceeding No. 91363) the City authorized final design engineering services in connection with Grand River Edges Trail East – Leonard Street to Ann Street; and
2. It is necessary to accept an easement and authorize payments in connection with the aforesaid project; therefore

RESOLVED:

1. That a Sidewalk and Utility Easement is hereby accepted from the following property owner for the described property for the compensation amount noted:

Members First Credit Union \$67,648.00
f/k/a Grand Rapids Federal
Employees Credit Union
150 Ann Street NW
Grand Rapids, Michigan 49506

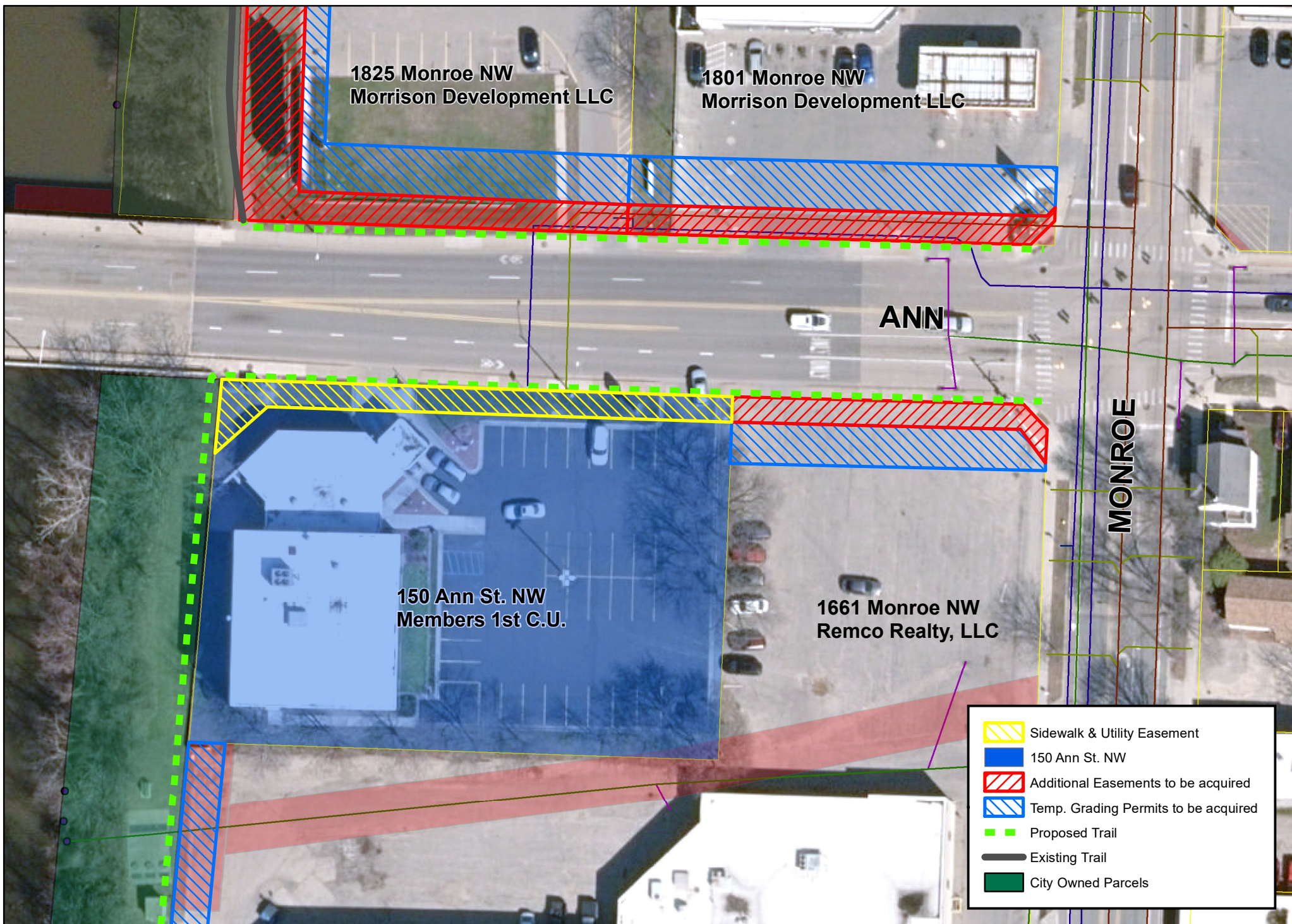
150 Ann St. NW, Parcel No. 41-13-13-276-001; and

2. That payments in an amount not to exceed \$10,000.00 are hereby authorized to Members First Credit Union for relocation of electric utilities; and
3. That payments in an amount not to exceed \$25,000 are hereby authorized to Beam, Longest & Neff, Egis BLN USA, Inc. and Maturen Associates, Inc. for review appraisal services and to Transnation Title Agency for title services; and
4. That the City Comptroller is hereby authorized and directed to make payments, in amounts and to said payees including Beam, Longest & Neff, Egia BLN USA, Inc. and Maturen & Associates, Inc. and Transnation Title Agency of Michigan, as the City Engineer or designee requests in connection with the aforesaid easement, electric relocation, review appraisals and title information in a total amount not to exceed \$102,648.00; and








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

CORRECT IN FORM

DEPARTMENT OF LAW





-  Sidewalk & Utility Easement
-  150 Ann St. NW
-  Additional Easements to be acquired
-  Temp. Grading Permits to be acquired
-  Proposed Trail
-  Existing Trail
-  City Owned Parcels



Item Number: 7



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024
TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW for no consideration**

On February 11, 2020 (Proceeding No. 89606) the City approved an Option Agreement to Purchase Real Estate in connection with the City's acquisition of the former Kent County Road Commission (KCRC) property at 1500 Scribner Avenue NW. The Covenant Deed from KCRC to the City is recorded in Instrument No. 202309270055681, Kent County Register of Deeds.

There is an existing Michigan Department of Transportation (MDOT) easement for drain, sewer, and subsurface utility purposes for MDOT's US-131 storm sewer that crosses 1500 Scribner Avenue NW that is recorded in Liber 1907 Page 1152, and Liber 1976 Page 242, Kent County Register of Deeds. MDOT's storm sewer is to be relocated by the City and will be replaced by a public storm sewer. MDOT's requirements for the release of its easement include a replacement easement for the storm sewer facilities. The replacement storm sewer will be a public storm sewer on the City's property, and the City does not grant easements to itself but the City can record a "Notice of Utility Easement" document with the Kent County Register of Deeds that will give public notice that if the City ceases to own 1500 Scribner Avenue NW there will be a public utility easement for the storm sewer.

The attached resolution provides for the approval of a Notice of Utility Easement at 1500 Scribner Avenue NW and authorizes the Mayor to execute the same on behalf of the City, contingent upon approval as to form by the City Attorney.

The attached resolution also accepts a release of easement from MDOT for the abandoned MDOT drainage easement area.

cc: Kristin Pfauth

Prepared by Chris Barfuss, Real Property Manager and Cindy Irving, Assistant City Engineer
Tracking Number: 24-1747

Daniel Taber
#17045

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Notice of Utility Easement and accepting a Release of Easement for Construction of City Facilities at 1500 Scribner Avenue NW.

WHEREAS:

1. On February 11, 2020 (Proceeding No. 89606) the City approved an Option Agreement to Purchase Real Estate in connection with the City's acquisition of the former Kent County Road Commission (KCRC) property at 1500 Scribner Avenue NW. The Covenant Deed from KCRC to the City is recorded in Instrument No. 202309270055681, Kent County Register of Deeds; and
2. It is necessary to approve a Notice of Utility Easement and to accept a release of easement at 1500 Scribner Avenue NW; therefore

RESOLVED:

1. That the City hereby approves a Notice of Utility Easement at 1500 Scribner Avenue NW for no consideration; and
2. That the Mayor is hereby authorized to execute the aforesaid Notice of Utility Easement on behalf of the City, contingent upon approval as to form by the City Attorney; and
3. That the City Clerk is hereby authorized and directed to record the aforesaid Notice of Utility Easement with the Kent County Register of Deeds; and
4. That the City hereby accepts a release of easement from the Michigan Department of Transportation for easements at 1500 Scribner Avenue NW.

CORRECT IN FORM

DEPARTMENT OF LAW



MDOT Easement to be released



1500 Scribner Ave. NW



Existing Easements



Item Number: 8



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: April 23, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium)**

On December 12, 2023 (Proceeding No. 93150), the City approved a Memorandum of Understanding between the City and Kent County regarding the potential future amendment of the Grand Rapids-Kent County Convention/Arena Authority (CAA) Operating Agreement to support the efforts of the CAA and Grand Action 2.0 to develop, fund, and construct a public soccer stadium. Grand Action 2.0 is a 501c(3) organization and a Michigan nonprofit corporation formed for civic purposes including gaining private and public support for public facilities including a public soccer stadium.

The City has received a request from Grand Action Foundation 2.0 to encroach into the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way in connection with a pending request to permanently vacate the streets and alley for construction of the proposed public soccer stadium.

The vacation request has been circulated to affected City departments and there were no objections.

The attached resolution approves an Encroachment Agreement and authorizes the Mayor to execute said agreement on behalf of the City, contingent upon approval as to form by the City Attorney. The agreement will set forth the conditions under which the encroachment will be permitted, including requirements to remove the encroachment if requested by the City, to maintain appropriate insurance in the types and amounts determined by the City's Risk Manager, and to indemnify the City.

The vacation request will be submitted for consideration at a later date in compliance with City Commission Policy No. 1000-01 (Procedure to Grant City Consent for the Vacation of Public Right-of-Way).

cc: John Gorney

#23029

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an Encroachment Agreement in Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley (Public Soccer Stadium).

WHEREAS:

1. On December 12, 2023 (Proceeding No. 93150), the City approved a Memorandum of Understanding between the City and Kent County regarding the potential future amendment of the Grand Rapids-Kent County Convention/Arena Authority (CAA) Operating Agreement to support the efforts of the CAA and Grand Action 2.0 to develop, fund, and construct a public soccer stadium; and
2. Grand Action 2.0 is a 501c(3) organization and a Michigan nonprofit corporation formed for civic purposes including gaining private and public support for public facilities including a public soccer stadium; and
3. Grand Action Foundation 2.0 has requested approval to encroach into the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way in connection with a public soccer stadium; and
4. Grand Action Foundation 2.0 is willing to enter into an Encroachment Agreement with the City which outlines the conditions under which the City would permit the aforesaid encroachment; and
5. Grand Action Foundation 2.0 agrees to pay all costs associated with the aforesaid encroachment; therefore

RESOLVED:

1. That the City hereby approves an Encroachment Agreement with Grand Action Foundation 2.0, that consents, with conditions, to encroachments within the Summer Avenue, Allen Street, Blumrich Street and Mount Vernon Avenue Alley rights-of-way; and
2. That the Mayor is hereby authorized to execute the aforesaid Encroachment Agreement on behalf of the City, contingent upon approval as to form by the City Attorney; and
3. That the City Clerk is hereby authorized and directed to record the aforesaid Encroachment Agreement with the Kent County Register of Deeds.

Item Number: 8


CORRECT IN FORM
CITY ATTORNEY

