Please see the attached letter from Howard Ballein.

Respectfully,
Greg Ballein
City of East Lansing
East Lansing City Council Members
410 Abbot Road
Room #100
East Lansing, MI 48823

9/15/2020

Dear Council Members:

The purpose of this letter is to call upon your leadership, compassion and resolve, during these challenging times facing East Lansing.

In 1960, I moved my family from Ohio to East Lansing, and opened up a 2,000 SF retail space – SBS Student Book Store. At that time, we had 2 full-time employees, 1 part-time employee, and Michigan State University had 17,000 students enrolled. Fast forward 60 years, and we currently operate out of 35,000 SF, we have had the distinct privilege of employing thousands of people over 6 decades, and Michigan State University has blossomed into more than 50,000 students, while recognized as one of our nation’s premier academic institutions. SBS is the second longest-standing business in downtown East Lansing. As I reflect back over the 60 years of SBS, I take great pride when I see former employees back in our store, together with their children and grandchildren, the next generations of Spartans.

Aside from SBS, I am a former Downtown Development Authority (DDA) board member, and recipient of East Lansing’s Crystal Award. My two sons, Brad and Greg Ballein, have also served, or are currently serving on the DDA. As a family, we believe in the responsibility of service to one’s community. We are proud sponsors and contributors of numerous community events, beautification projects, and local charitable organizations. We are truly dedicated to the future of this wonderful city.

As it relates to the Center City District development, the Ballein Family is extremely proud. It took many years of careful planning and vision, in order to slowly assemble the necessary pieces of land to embark on a transformational project. I was around, and witnessed firsthand, the closures of Jacobson’s, Barnes & Noble, Gap, and notable others. These closures had a horrible economic ripple effect throughout our downtown. For this reason, we carefully procured Target, a Fortune 50 company with excellent credit, resulting in Michigan’s first Target-small-format-store, inclusive of a grocery store. This was not an easy tenant to land, but we, along with the City of East Lansing leadership were able to acquire this highly desirable business for our downtown.

In addition to Target, Foster Coffee, Barrios Taco and Jolly Pumpkin were added. I am particularly proud that all four of these tenants were “new-to-market”, which also resulted in over 250 new jobs to downtown East Lansing. Other notable attributes of the Center City District project that I am proud of include: (1) a full union construction project, (2) over 1,000 construction jobs, (3) the successful relocation of Charlie Kang’s, Clever Clover, Noodles, and Verizon, (4) a creative lunch discount program to support local labor and local businesses, (5) state-of-the-art residences, equipped with award-winning design, (6) bringing in an a nationally-acclaimed muralist to embrace our City’s love for art, and, (7) a hallmark public/private partnership.
As a former DDA/BRA member, I want to particularly applaud the public/private partnership effort on this project. The public/private partnership, utilizing Tax Increment Financing (TIF), was done so to the benefit of the entire community. Consider the following trademarks of the Center City District public/private partnership:

- 100% of TIF went for public infrastructure; highlighted by a $25M, 605-car, state-of-the-art parking ramp;

- Independent of Center City District, for every $1 of real estate tax, 50% goes to the State of Michigan. This is particularly important, as the City of East Lansing effectively received contributions from the State of Michigan for approximately ½ of the parking garage. From a financial responsibility standpoint, this is a tremendous deal for the City, as opposed to an alternative such as bonding for the public ramp;

- Non-recourse bonds. The City of East Lansing had zero financial risk with the Tax Increment Revenue Bonds;

- Center City District resulted in a $24.5M increase in property tax base.

- Center City District resulted in $1.8M annual increase in property taxes.

- In addition to the $25M parking garage, City of East Lansing receives $480K in annual lease payments from the Developer.

- There was a 104% increase in public parking spaces, from the previous Surface Parking Lot #1.

I have witnessed and reviewed many developments in my time as a DDA member and East Lansing citizen. The way Center City District was brought together by the City of East Lansing Leadership, City Council, DDA/BRA, City Manager and the Planning, Building and Development Department, collectively, deserves a lot of credit. TIF, in this case, was used responsibly and to the favor of the citizens of East Lansing.

Today, I examine the challenges that the global pandemic, COVID-19, has injected into our daily lives. Put simply, horrible disruption and pain has occurred within the industries of health, education, business, and more. In my 60 years as a downtown business owner, I could never have imagined a moment in time where classes, football, homecoming, theater, and even dining out were canceled. These activities are the heartbeat of a college town. Without them, our community is paralyzed.

Will we persevere? Yes, I am confident of such. After all, we are Spartans – SPARTANS WILL! However, we must be proactive in solving problems and helping one another during these unprecedented times. This is why I call on your decisive leadership now. Our community needs you. Please have an open-mind, equipped with compassion, creativity and resolve, in order to navigate our community in these most turbulent times.

Respectfully,
Howard & Viv Ballein
Please see the attached letter from Jake Hawley.

Respectfully,
Greg Ballein
City of East Lansing  
East Lansing City Council Members  
410 Abbot Road  
Room #100  
East Lansing, MI 48823

Dear Council Members:

My name is Jake Hawley and I am the owner of Barrio. I am writing in support of Harbor Bay, and the broader East Lansing business community. As a new business, we could not be more excited to be a part of this vibrant community.

The COVID-19 pandemic has had a substantial economic impact on my business. Frankly, that is putting it quite lightly. We opened on March 9, 2020 and were opened one week before the government shutdown due to the pandemic. We were closed for 3 months before reopening on June 9, 2020. We hired and employed 110 employees at the time of our opening. We made it 3 weeks before the large spread of COVID-19 overtook downtown East Lansing. The downtown area became a ghost town in late June and forced us to make very difficult business decisions. We decided to close for a second time due to the severe lack of business. We opened for the third time on August 17, 2020. We currently operate at half capacity like every other business and this has significantly changed our financial model. It has been very evident that the economic climate of this market during the pandemic has been very volatile week to week and even day to day. It makes running a business incredibly challenging.

Harbor Bay has graciously given rent relief during these difficult times. Without this much needed assistance we would be in a much different financial position and would be struggling to cover our business expenses. The team at Harbor Bay have proven to be the most fair and reasonable landlord that our company has ever worked with. We feel that we have a true partnership and have shared the burden of these unprecedented times.

Overall, the business community really needs the support of city leadership to make it through these most difficult times. We need city leadership and business owners to be on the same page. We must ensure that we are considering the impact that decisions have on the community and businesses in downtown East Lansing. Downtown business cannot afford anymore setbacks.

I can attest, firsthand, as to the integrity of Harbor Bay, and Mark Bell, in trying to create a wonderful experience along Albert Ave for the East Lansing Community, and Barrio is proud to be a part of the business fabric.

Kind Regards,

Jake Hawley  
Owner of Barrio in East Lansing

September, 15 2020
I moved to Newman Lofts after having lived in Burcham Hills, where the average age is 89! My companion Roger Smitter moved from Burcham Hills as well. I arranged to live here almost sight unseen, as I was anxious to leave a retirement community like Burcham to join a place where I could resume an interesting dynamic lifestyle.

As I said, the average age at Burcham is 89; activities are designed for that population.

Roger and I moved to Newman Lofts with the full support and encouragement of our adult children who wanted us to experience the East Lansing diversity and for us to participate in its many activities.

Newman Lofts meets so many of our interests, given its urban location. We now have many interesting options!

**Neither of us drive anymore**, but living at Newman enables us to take advantage of the many programs and activities in our dynamic university:
- * being able to walk to interesting and refreshing restaurants and shops
- * being able to walk to Hannah Center and utilize its fitness and informative programs, in addition to Prime Time with its variety of activities for seniors
- * being able to walk easily to churches, public library, farmers' market and the Broad
- * the many outdoor musical events and festivals
- *proximity to MSU. While we can't always walk to all venues, ride share services provide inexpensive and accessible transportation

Yes, there are drawbacks: the excessive noise of motorcycles as well as student parties.

But there is an energy living in a setting with so many events and programs at our disposal and sharing our lives with other vibrant active adults.

Newman Lofts was marketed to serve folks 55 and older. Let's keep it that way.
Emily Gordon

From: Jessy Gregg
Sent: Tuesday, September 15, 2020 5:58 PM
To: City Council; judith labovitz
Subject: Re: comments for meeting 9/15

Thank you for your input Ms. Labovitz, I appreciate hearing about the downtown activities that you are able to enjoy. Certainly a change from Burcham Hills!

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

From: judith labovitz <jlspotz40@gmail.com>
Sent: Tuesday, September 15, 2020 4:36:05 PM
To: City Council <council@cityofeastlansing.com>
Subject: comments for meeting 9/15

I moved to Newman Lofts after having lived in Burcham Hills, where the average age is 89! My companion Roger Smitter moved from Burcham Hills as well. I arranged to live here almost sight unseen, as I was anxious to leave a retirement community like Burcham to join a place where I could resume an interesting dynamic lifestyle.

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But there is an energy living in a setting with so many events and programs at our disposal and sharing our lives with other vibrant active adults.

Newman Lofts was marketed to serve folks 55 and older. Let's keep it that way.
Dear East Lansing City Council.

My mother (88 year old MA MSU, BS CMU) and I (59 year old, BA MSU, MIA Columbia University, Doctorate) returned to East Lansing to retire and to offer our community support to our respective former and current professions.

We sold our houses respectively and moved from NC and Texas to move to Newman Lofts to be close and in walking distance of MSU and its many cultural and academic opportunities. We volunteer and volunteer lecture at the business school and other colleges. We love the Newman Lofts community and the amenities.

We are writing to encourage you to keep the designation of 55 plus in Newman lofts to enrich the East Lansing and the MSU community year round

Sincerely,
Elizabeth and Eleanor Marazita
200 Albert Avenue
Newman Lofts unit 906
East Lansing, MI 48824
Dear City Council Members,

Thank you for your time and patience last night during the discussion of the request by Harbor Bay Real Estate for a “permanent removal of the City’s age-based housing restriction for Newman Lofts” (per their letter to tenants dated August 27, 2020).

I would like to follow-up on several points raised during the meeting.

**Marketing.** Harbor Bay several times has mentioned that they have 70 parties in the 25-54 age group that have reached out to them to rent units. They further commented last night that this was “not a result of any marketing they have done.” This is false statement from Harbor Bay. I have attached print advertisements for Newman Lofts. In the Lansing State Journal, Newman Lofts was advertised as “UNPARALLELED LUXURY AT EAST LANSING’S ONLY NON-STUDENT COMMUNITY” with no mention of the 55+ age restriction on the following dates in 2020: June 25, July 2, July 9, July 16, July 23, July 30, Aug 6, and August 13. The ad changed on August 20 AND 27 to state “EXPERIENCE UNPARALLELED LUXURY AT EAST LANSING’S ONLY 55+ ACTIVE ADULT COMMUNITY.” Similar advertising is found in the MSU Alumni Magazine. The Fall 2019 and Winter 2020 full-page ads feature “EAST LANSING’S ONLY 55+ ACTIVE ADULT COMMUNITY.” This changes, however, in the Spring 2020 and Summer 2020 editions where Newman Lofts states that this is “EAST LANSING’S ONLY NON-STUDENT COMMUNITY” and makes no mention of the 55+ age restriction. Should anyone be surprised that those who do not meet the age restriction applied these past several months? No – in fact, that is how Harbor Bay was advertising Newman Lofts. Their public requests to permanently drop the age restriction, their litigious language, and their affront on ELi and City Council do little to encourage people 55+ to move here. One simply has to wonder if all of this is intentional – that Harbor Bay is seeking to create uncertainty and hostility to ward off 55+ renters to keep occupancy low so that they can build a case for “non-students.” Bait. Switch.

**Finances.** Harbor Bay Real Estate is a large development company. They took a risk – as does every business. Their risk, based on market research which they expressed confidence in, assumed they could rent out the 91 units in Newman Lofts. This risk has *not yet* paid off. Along the lines of what Council Member Bacon asked, what were their contingency plans if the risk did not pay off in Year 1? Further, while they may want to separate their financial statements for all their business interests, in fact, this risk is part of a portfolio. It should be viewed within the portfolio. That Newman Lofts is not “paying off” is not to say that they are at-risk of defaulting on loans.

**Student Tenants.** Harbor Bay stresses that they would market to 24-54 year-olds. But in fact they could not discriminate against students if the age restriction is dropped. The unit I occupy is a 2 bedroom with a den. They are allowed to rent up to 2 people per bedroom. It is possible, then, that my unit could rent out to 4 students and the rent split 4 ways would be less than what any one of the would pay at Landmark. This may not happen, but it could.

**Permanent Remedy for a Temporary Situation.** I simply can stress this point enough – Harbor Bay Real Estate is seeking a permanent remedy for a temporary situation. Their claim is that low occupancy is entirely due to COVID. If this is the case, then they should expect to hit their targets once a vaccine is out. While none of us know the exact date, the New York Times reports (Sept 15, 2020) that while we have no approved vaccines, 5 are in early or limited use, 9 in large-scale efficacy tests, 14 in expanded safety trials, and 27 vaccines are testing safety and dosage. Researchers are testing 40 vaccines in clinical trials on humans. COVID is not forever. Insufficient time has passed to determine the success of
Newman Lofts as 55+ age restricted housing. While we wait for a vaccine, perhaps Harbor Bay would like to revisit their public image and marketing efforts.

I close by referencing a thread raised by Council Member Babcock – what has the City done that makes them legally responsible for Newman Loft’s situation? Harbor Bay Real Estate appears to be looking for someone to blame, someone else to shoulder their risk. That their profits are not totally maximized is not this City’s problem. And it certainly isn’t a problem for the tenants to solve.

Sincerely,

R. Sam Larson, PhD
200 Albert Ave Unit 1016
East Lansing, MI 48823
EXPERIENCE EAST LANSING’S ONLY 55+ ACTIVE ADULT COMMUNITY

Welcome to Newman Lofts
Purpose-built housing specifically designed for the Active Adult

Whether you are an empty nester, a business professional enjoying the peak of your career, or an MSU alum looking to reconnect with your alma mater, Newman Lofts offers a premium location with modern luxuries. It’s time for you to enjoy the next phase of your life. Come experience Active Adult 55+ living at its finest!

YOUR ADVENTURE BEGINS NOW

UN Surpassed Location
Elegant Modern Apartment Homes
Best-in-Class Amenities

FIRST FLOOR RETAILERS:

319 East Grand River, East Lansing, MI 517.679.5000
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Sincerely,

R. Sam Larson, PhD
200 Albert Ave Unit 1016
East Lansing, MI 48823
Trek

The quaint town of Traverse City, Michigan, is known for its scenic beauty and quaint charm. It's a popular destination for tourists, offering a variety of activities and attractions. Whether you're into outdoor adventures, shopping, or simply enjoying the local cuisine, Traverse City has something for everyone.

A great way to explore the town is by taking a bike ride along the Sleeping Bear Dunes National Lakeshore. The scenic bike path offers breathtaking views of the Sleeping Bear Dunes and Lake Michigan. It's a perfect way to soak up the sunshine and enjoy the natural beauty of the area.

For history buffs, the Old Mission Peninsula offers a glimpse into the town's past. With its charming historic homes and wineries, the peninsula is a must-see for anyone visiting the area.

Traverse City is also famous for its delicious cherry pies and produce. Be sure to try some of the local treats while you're there.

Whether you're a nature lover, a history buff, or simply looking for a relaxing getaway, Traverse City is a great destination to visit. So pack your bags and head to this charming town for an unforgettable experience.
Where to watch fireworks in Lansing

Nestled in the heart of the city, there are plenty of spots to catch the spectacular display of fireworks. Here are some of the best places to watch:

1. Downtown Lansing
   - The riverfront is a popular spot for the fireworks display. You can catch the show from the Riverwalk or take a stroll along the river to get a closer view.
   - For those who prefer a more relaxed setting, the Capitol Mall offers a great vantage point. You can enjoy the fireworks while shopping or dining.

2. East Lansing
   - The Michigan State University campus is another great location to watch the fireworks. The best spots are near the Beaumont Field or the Spartan Stadium.
   - If you're a sports fan, you can also catch the fireworks during a Michigan State football game.

3. Okemos
   - The Okemos Community Park is a perfect place to watch the fireworks. You can enjoy the show while picnicking or playing games with your family.
   - If you prefer a more active setting, you can visit the Okemos Community Recreation Center to participate in various activities.

4. Williamston
   - The Lake Michigan shoreline offers a unique view of the fireworks display. You can catch the show from the Lake Michigan State Park or the nearby beaches.
   - For those who enjoy boating, the fireworks are a great sight to see from the water.

5. St. Johns
   - The St. Johns River is a beautiful location to watch the fireworks. You can enjoy the show while picnicking or taking a leisurely stroll along the river.
   - If you're a nature lover, you can visit the nearby parks to watch the fireworks while enjoying the natural beauty.

These are just a few of the many places to watch the fireworks in Lansing. No matter where you choose to watch, it's sure to be a memorable experience!
Security for the environment, and a boost for the economy.

As a result of Enbridge’s commitment to responsible energy solutions, the Line 3 Replacement Project is designed to provide a safer and more secure pathway for oil from Alberta to Wisconsin. This project is a significant opportunity for economic growth, job creation, and environmental protection. By replacing the outdated pipeline with modern, state-of-the-art technology, Enbridge is committed to minimizing impacts on the environment and ensuring the safe and reliable transportation of oil. The Line 3 Replacement Project exemplifies Enbridge’s dedication to sustainability and excellence in the energy sector.

Enbridge

For more information, visit Enbridge.com/Line3Replacement
Childtime Learning Center closes; worker tests positive

Police seek tips about shooting that injured 5

Wounds suffered and life threatening

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Byrum, Quinney-Davis face off in contested primary

Northwood County's duties offer little allure

The campaign season is heating up as candidates for the county's seats are gearing up for the Aug. 4 general election. The seats up for grabs in the contested primary include Register of Deeds, Register of Probate, County Clerk and Treasurer. The county's health department is currently under scrutiny due to the ongoing pandemic, and candidates are vying for the opportunity to lead the department. The primary elections are crucial for determining the candidates who will advance to the general election. The upcoming round of candidates is expected to bring new ideas and perspectives to the county.
Tuesday fire displaces more than 20 people

Whitmer speaks to convention Monday

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OVER $200,000 IN PRIZES!

WIN A SHARE OF $10,000—GUARANTEED!

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www.mymarketable.com
Put Cash in Your Pocket Today!
Cooley Law School downsizing to Lansing campus

President says move to smaller campus in Michigan is natural step in school’s growth and development.

By Michael C. McSweeney, The Detroit News

The move by Cooley Law School to move to a smaller campus in the Lansing area is just the latest step in the school’s growth and development, according to its president.

"This is just the latest step in the school’s growth and development," said Mike McSweeney, president of Cooley Law School.

McSweeney said the move is necessary to accommodate the school’s growing student population and to maintain its position as a top law school.

Cooley Law School, which has a campus in Lansing, is one of the nation’s top law schools and has a strong reputation for its quality education and graduates.

The move to a smaller campus in the Lansing area will allow the school to focus more on its core mission and to provide a more personalized educational experience for its students.

McSweeney said the move will also allow the school to be more responsive to the needs of its students and to provide better resources and support.

The new campus is expected to open in the fall of 2024 and will be located in Delhi Township. The new campus will have the capacity to accommodate up to 1,500 students and will include classrooms, laboratories, and other facilities.

McSweeney said the school is currently in the process of selecting a site for the new campus and is working closely with the local community to ensure that the new campus meets the needs of its students and the community.

The move to a smaller campus is part of the school’s overall strategy to expand its footprint and to continue to grow its student body.

Cooley Law School currently has a campus in Lansing and another campus in Miami. The school also has an online delivery system that allows students to take courses from anywhere in the world.

McSweeney said the school is committed to providing a high-quality education to its students and to preparing them for successful careers in law.

"We are committed to providing a high-quality education to our students and to preparing them for successful careers in law," said McSweeney. "This move will allow us to continue to meet the needs of our students and to provide a more personalized educational experience."
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Experience unparalleled luxury at East Lansing’s only 55+ active adult community

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We are proud to offer our lowest price guarantee. Call today for details!

Now you can have the best of both worlds: a spa-like tub, that is also a bathtub!

特点:
- Fixed seat with safety rail
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- Upgraded faucet and valve
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Stay home! Stay safe with a Safe Step Walk-In Tub

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WhySafeStep.com
Whitmer speaks to convention Monday

Tuesday fire displaces more than 20 people
EXPERIENCE EAST LANSING'S ONLY 55+ ACTIVE ADULT COMMUNITY

Welcome to Newman Lofts
Purpose-built housing specifically designed for the Active Adult

Whether you are an empty nester, a business professional enjoying the peak of your career, or an MSU alum looking to reconnect with your alma mater, Newman Lofts offers a premium location with modern luxuries. It's time for you to enjoy the next phase of your life. Come experience Active Adult 55+ living at its finest!

YOUR ADVENTURE BEGINS NOW

UNSURPASSED LOCATION
ELEGANT MODERN APARTMENT HOMES
BEST-IN-CLASS AMENITIES

FIRST FLOOR RETAILERS:

TARGET

319 East Grand River, East Lansing, MI 517.679.5000
EAST LANSING’S ONLY 55+ ACTIVE ADULT
COMMUNITY

Welcome to Newman Lofts
Modern Luxury meets Unsurpassed Amenities

At Newman Lofts, reward yourself as you enter the next phase of your life with premium Active Adult Living in the heart of downtown East Lansing. Come experience worry-free living at its finest! No more endless to-do lists for your home. Indulge in luxury-finished rental apartments and amenities to serve your every need. Couple that with endless retail and dining options steps from your door, and the decision is easy to make Newman Lofts your new HOME. It’s time you started enjoying this phase of your life. You’ve earned it!

Fitness Center + Yoga Studio
Private Conference Rooms
Clubroom
12,500 SF Outdoor Amenity Deck
Library + Business Center
Chef’s Kitchen + Private Dining Room
Communal Gardening
Modern Apartment Homes
Amazon Hub Package Lockers

200 Albert Ave, East Lansing, MI
517.679.5000
WELCOME HOME
East Lansing's Only Non-Student Luxury Apartments

NOW OPEN
SOPHISTICATED. BOLD. INSPIRING.

NOW LEASING!

WELCOME HOME

EXPERIENCE UNPARALLELED LUXURY AT EAST LANSING’S ONLY NON-STUDENT COMMUNITY

FITNESS CENTER + YOGA STUDIO  PRIVATE CONFERENCE ROOMS  COMMUNAL GARDENING
CLUBROOM, LIBRARY, BUSINESS CENTER  12,500 SF OUTDOOR AMENITY DECK  MODERN APARTMENT HOMES

Emily Gordon

From: Jessy Gregg
Sent: Friday, September 18, 2020 9:25 AM
To: City Council; Nicole Mosteller; Jon Carlson
Cc: Emily Gordon
Subject: Re: Abbot

Thanks for reaching out Jon. I have very limited amounts of time but if 5 minutes is truly five minutes feel free to swing by my store on Grove Street (half a block up from the building in question). You can typically find me there Tuesday-Thursday from noon-6 although I do leave the shop regularly for other meetings.

You can also call me at 517-643-3963.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

-----

From: Jon Carlson <jon@2mission.com>
Sent: Friday, September 18, 2020 9:18:25 AM
To: City Council <council@cityofeastlansing.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>
Cc: Emily Gordon <egordon@cityofeastlansing.com>
Subject: Abbot

Mayor Stephens, City Council and City Manager Lahanas

I’m a small Michigan developer of mostly historic mixed-use projects but I also did the design and development of all the Jolly Pumpkin Projects.

As an example our current project is one in Depot Town Ypsilanti. A historic rehab of an African American Civil War Barracks into lofts (20 units) and a restaurant and bar. So my projects aren’t large like the ones going on in EL but they are complex little gems. See attached.

We work in Ann Arbor, Traverse City and metro Detroit.

That said, I would like 5 mins of your time. I watched the meeting few nights ago and I have some ideas. Mark Bell and Harbor have been nothing but honorable and gentlemen over the last two years of knowing them but ....I’m not doing this for the landlord

Again, having done development since 1993, and in my opinion, the concept of 55+ was an admirable attempt by the Former City Council and the Developers but was similar to the square peg and round hole. I just don’t believe urban planning can be forced.

I’m 50 this year and can’t imagine living on South University in Ann Arbor (Student Area of Ann Arbor) nor would I chose to live on Abbot in East Lansing. A few blocks away, for sure, but not in the heart of Student Campus and housing. I am sure that there are some cooler 50+ tenants that would but it just doesn’t fit the demographics.

So I definitively understand the current covid situation but I honestly think 55+ will be challenging here anyway.
And... I think it’s so much better for the City and the local business to have this as an upscale housing choice for a mature audience 25+. Meaning, don’t change materials or lower rents etc. There is such a wide range of housing choices in East Lansing and more to come ...so let this project stand as it but.... allow a wider age range.

To have it full and active is the key and I believe the main concern for the City now on this project

It’s a beautiful development and while I don’t typically do new construction , the material and fit and finish here are fantastic .

I think it’s actually an opportunity for the current council to correct a past mistake by the old city council and the developer. I honestly think it was a unique and cool concept to try and go 55+ but I never understood it in this location and I think it is showing .

Again, I can see that the two sides don’t love each other now but it just seems so clear to me that changing the ages is actually much better for the City and the area . Again, I am biased as I want Jolly Pumpkin to be a tenant in a full building but again... I just think its best for the City... who cares if it is best for JP or Harbor.

I can come to East Lansing and speak with anyone and I know JP is trying to get open by end of the month or first week in October- they are excited. I live in Ann Arbor so its a quick trip

Again, I have no investment or anything to gain from the real estate side of this project but want what is best for the City.

If you remove emotion of the current working relationship between the developer and your Council what do you really think is appropriate for this building? I am not sure how many of you are of age(55+) but would you choose to live here on Abbot versus all the other choices in your City ? To me its akin to putting student housing in an area of mature homes with families etc- it doesn’t fit. Again, sure there are going to be some cool 55+ that want to live here but not enough. Having the space vacant doesn’t help anyone. Again, I am not an expert in Urban Planning but I truly believe the past City Council and Developer had great intentions but made the wrong choice.

The development is wonderful and can’t wait to watch the area grow and change. The best of East Lansing is yet to come !

Thank you for your time.

In all these years I think this is only the second time I have ever emailed a City Council but I believe its worth it in this case.

Excuse any typos

Take Care,

Jon A. Carlson
Jessy,

Yes, thank you. If its OK I will contact you on Monday when I know I am coming to EL. I understand the time constraint and truly will be quick. I know exactly where you are and will just come in and say hello. 5 mins or less!

Take care

Jon

On Sep 18, 2020, at 9:25 AM, Jessy Gregg <jgregg@cityofeastlansing.com> wrote:

Thanks for reaching out Jon. I have very limited amounts of time but if 5 minutes is truly five minutes feel free to swing by my store on Grove Street (half a block up from the building in question). You can typically find me there Tuesday-Thursday from noon-6 although I do leave the shop regularly for other meetings.

You can also call me at 517-643-3963.

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android
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Jon A. Carlson

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Emily Gordon

From: Tim Draeger <timdraeger@outlook.com>
Sent: Friday, September 18, 2020 10:51 AM
To: City Council
Subject: Newman Lofts

Dear Council,

From a former East Lansing resident and MSU alumnus, thank you for maintaining the position on holding Harbor Bay and their Newman Lofts development to the terms of their agreement with respect to the 55+ age limit. My wife and I, both MSU alumni, very seriously considered a move to the complex as it was nearing completion. We toured it twice, once before completion and once after. We were making the case for selling our home and downsizing to the complex so that we could take advantage of the many cultural activities in the area that we typically drive to regularly.

Unfortunately, the pandemic forced our graduated and current MSU student children to move home. They would not have been able to live with us in the complex, so we put our move on hold until they can continue their education or rejoin the workforce. If the complex were opened to market rates for all ages, allowing students to move into the building, we would under no circumstances be inclined to consider the complex as our new home.

Thank you,
Tim Draeger
Council--

Please do not give in to Harbor Bay. As a taxpayer, I'm tired of the long history of watching developers go back on their word (in this case the law) asking for renegotiations and I'm tired of watching the council cave in to them. They claimed to have a business plan that would work and they took the risk. Any other business would not have a government entity to bail them out. If the 55+ alleged "market rate" apartments aren't renting, perhaps they are not market rate. Lower the rent enough and they will rent. That's market rate! Maybe that decreases Harbor Bay's profit. Too bad. They got a sweetheart deal on perhaps the most valuable piece of land in the city in the first place.

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