November 2, 2020

City Council of the City of East Lansing
410 Abbot Road
East Lansing Michigan 48823

Re: Albert Avenue Redesign and Peoples Church

Dear City Council and staff,

The interdenominational Peoples Church and all its many members and staff are keenly aware that you have an agenda item on your November 10, 2020 meeting to award a contractor the ability to move forward with the redesign and infrastructure construction work we've been told is immediately necessary for the public good of the growing downtown of East Lansing. We write, to give you some history, some perspective, and finally some final concerns for you to address.

As many of you may or may not know, Peoples Church in 1960, deeded portions of three lots along Evergreen Avenue, at the request of then City Manager John Patriarche, in order to create the current City Parking lot immediately north of Peoples Church, that currently has approximately 80 parking places. We've attached documents from back then, from both the City Council and the Peoples Church Council of Elders, which show that no money was paid to Peoples Church for this land, as it was actually done in conjunction with an Alley abandonment of City owned Right of Way. These actions were apparently done at the time to better design the parking needs of the day for not only Peoples Church, but the entire downtown and adjacent Oakhill neighborhood, as well as improving the access to Peoples Church. Additionally, the City has permitted parallel parking along Evergreen for Sunday worship since 1960 without interruption until the recent Convexity/Hotel Construction. This configuration has worked relatively well over the years. However, we are very concerned that your construction will obstruct access to and parking for the Church for the duration of the project.

The Church has also witnessed additional loss of parking availability with the fact that the Michigan State Federal Credit Union building now approved without any requirement for on-site parking will be built on a current City Parking Lot that had held approximately 33 parking places. Further, when Albert Avenue was recently modified to accomplish The Abbot-Convexity development, an additional +/- 12 on street parking places were lost to accommodate the straightening of the Road. Finally, to accommodate the Graduate Hotel which required valet parking the City, unbeknownst to the Church, dedicated 25 parking spaces we believe in lot 8. When you add up the 80 spaces to be lost (Lot 8), the 33 (MSUFCU), and the 12 (Evergreen), plus the 25 for the hotel, this area of the downtown will see a net loss of parking of approximately 150 parking places.
The impending permanent loss of access to all the available parking will be an extreme hardship for our facility as we move forward with our pre-school operation, community activities such as Boy Scouts and feeding the homeless, and the day to day functions of this vital, large historical church and asset to the City.

Peoples Church began working on these project challenges several years ago, to participate and do what we can to best plan for the future as we intend to be an active participant in the process and downtown East Lansing. In fact, knowing the goals of the City for this project to go forward, the Peoples Church hired our own Landscape Architect to begin working on helping to create the best design possible, with goals of A). Insuring appropriate and safe Access to the Church Property for both vehicles and pedestrians; B). To preserve the sanctity of the memorial garden located on the East portion of the Peoples Church property, and C). To make sure adequate parking exists for the many functions and activities that go on at Peoples Church, in order to ensure our continued success and service to the Community.

The plan before you, we believe, is a fair compromise and is the result of many of the ideas our team has brought forward. Please note significant expense was incurred by Peoples Church to participate in this important planning process. We’ve carefully studied and contributed to this plan, and now have some further crucial points we think are necessary to go forward should you decide to approve the pending contract to proceed;

1. In construction of the new handicap drop off lane on the north side of Peoples Church, a permanent easement agreement and/or right of way document should be created by the City of East Lansing to give exclusive possession and control of the property to insure that the subject property is dedicated for use by the Church and a benefit to the Church property as a matter of permanent record.

2. As this drop off lane is of vital importance to those members that are handicap and senior citizens, we ask that every consideration be made to keep this area accessible during construction for as long as possible, for their safety and ability to access the Peoples Church. Your staff has assured us that you will work with us and the contractor during the construction process to achieve this goal.

3. As the construction process will impact our adjacent property in many ways, a temporary construction easement document should be prepared by the City of East Lansing, to address access and use concerns to accomplish the project.

4. The proposed design may be able to accommodate redesign and modification of the current Peoples Church parking lot to add additional parking with minimal affect to the adjacent City property. We ask that the City of East Lansing evaluate the property line along the north edge of the existing Church parking lot, to see if additional parking places can be constructed for Peoples Church. Every single space is vital to our long term success, and if there exists surplus City of East Lansing land that may accommodate our garage or more parking, that would be an efficiency of design and highly desirable from the Church’s perspective.
5. In a small attempt to have the City of East Lansing replace some of the permanently lost parking mentioned above, the Peoples Church is requesting parking permits for the soon to be built new surface parking lot north of Albert Avenue redesign, at no cost. Since we understand that 25 of those 36 spaces may already be permitted to others, we request all remaining spaces be permanently identified as for “Peoples Church use only”, and not to be less than 10 spaces. Further, we ask that the City consider if some of the existing parking places along Valley Court drive may also be permitted to Peoples Church, at least for Sunday Services, if at all possible to replace preferably a number to not be less than 30, again at no cost.

6. As Peoples Church has always been given some leeway from Parking Tickets during Sundays and other large use gatherings, we ask that policy to be allowed to continue on adjacent roads in close proximity to Peoples Church, when the situations present.

The Peoples Church agrees to work closely with the City of East Lansing to accomplish this project and will continue to involve our landscape architect throughout and until project completion. We’ve identified a ‘point person’ for the City of East Lansing to communicate and work with, and that person is David Ledebohr of Musselman Realty.

Finally, we ask you to recognize that the loss of available parking west of Abbot in this area of the downtown is of vital concern to our future. With the ample new buildings built, newly approved buildings to be built and new projects being proposed all the time, new ample parking is desperately needed in large numbers in close proximity and the City must make this a priority as we go forward without relying upon non-developer property owners.

Thank you for your time and willingness to serve the City of East Lansing, and to look out for what’s best for our community.

Peace,

Rev. Dr. Shawnthea Monroe

200 W. Grand River Ave.
East Lansing, MI 48823
Ph: 517.332.5073
Fx: 517.332.1971
ThePeoplesChurch.com
City of East Lansing
400 Abbott Road
East Lansing, Michigan

Attention: Mr. John Patriarche
City Manager

Re: Exchange of property; City of East
Lansing – Peoples Church

Gentlemen:

You will find enclosed for execution by the proper officers of the Peoples Church, a conveyance of a portion of the Church property in exchange for your recent vacation of a portion of the adjoining alley.

We have also procured, examined and approved, and enclose herewith certified minutes of a meeting of the congregation held on August 23 of this year authorizing the transaction.

After examining the enclosed Abstract of Title covering the lands to be conveyed, and certified by Brooks Abstract Company on February 23, 1860, we find title to the lands involved to be vested in the name of the Church, and acceptable for purposes of this transaction.

An extra copy of the survey is also enclosed, together with our statement for services.

Yours very truly,

Foster, Foster, Campbell & Lindemer

By

TGMcG:gt
Enclosures
Minutes of Special Meeting of the Congregation of Peoples Church of East Lansing, Michigan, held in the Social Hall of the church at 7:30 P.M., August 23, 1960, called by the Clerk of the church upon request of the Board of Trustees, "for the purpose of voting to convey the necessary land to the city of East Lansing, Michigan for re-routing of the present alley at the north side of the church and for a parking lot. Also to consider such other business pertaining thereto as may come before the meeting including the granting of authority to Earl C. Richardson, Vice-Chairman of the Board of Trustees, and to J. Clifton Derr, Church Clerk, to sign any and all deeds or other papers on behalf of Peoples Church which may be necessary to carry out the terms of the resolution".

Meeting was opened with invocation by Mr. Hubert Brown.

Mr. Harold F. Fletz, Chairman, Board of Trustees, presided.

The purpose of the meeting was reviewed by the chairman, the purpose having been stated in the Call mailed to each member of the church one week in advance, and having been read from the pulpit at the worship services on the two Sundays preceding, all as required and in full compliance with the stipulations of the Articles of Agreement (Constitution) pertaining to the calling of special meetings of the congregation.

It was determined by the chair that a quorum was present.

Details of the proposal to exchange property with the City of East Lansing for re-routing of the present alley abutting the north side of the church and the triangular area owned by the church, needed by the city for a parking lot, were given by Mr. Fletz.

After discussion the following resolution was presented by Mr. Frank DeGolia for discussion:

"RESOLVED: that the Peoples Church Board of Trustees are authorized to make certain transfers of land to the City of East Lansing in accordance with the enlarged sketch here displayed, subject to the following provisions:

1. Present alley to be vacated by the city from a point just west of the church owned property to the East line.
Minutes of Special Congregational Meeting of Peoples Church,
East Lansing, Michigan, held August 23, 1960.

"of the church property, subject to an easement for
maintenance of utilities. Present blacktop to be
removed at city expense and the land become church
property subject to the easements.

"2. City will remove two church owned houses north of
present alley and level with dirt.

"3. At westerly point of present alley vacation, the
city will reroute and construct a new alley which
will run northeastern along present sidewalk new
serving the two church houses. The alley to be
located on the south side of this sidewalk.

"4. Peoples Church will deed to the City of East Lansing
the necessary land for the new angle and a small
triangular parcel of land at the northwest of the
church owned property to square up the city parking
lot.

"5. City of East Lansing will construct sidewalk from
the parking lot to the north church property line,
do some landscaping on the north side of the new
alley, and provide a turnout on the south side of
the new alley near the church north entrance for
the discharge of passengers. New sidewalks to be
built from north property line to church entrance
to be constructed by the city and the cost to be
borne by the church.

"6. Exchange of land not to involve any money trans-
actions."

After discussion, motion was made by Mr. Hubert Brown, seconded
by Mr. C. Bart Eddy, to approve. In accordance with the pro-
vision of the Agreement found in Article XIII, Section 6, para-
Minutes of Special Congregational Meeting of Peoples Church,
East Lansing, Michigan, held August 23, 1960.

Graph 5, resolution was approved by the required two-thirds of
the members present.

Mr. Ernest N. Wampler then moved, and Mr. Henry J. Diets seconded,
that Earl C. Richardson, Vice-Chairman, Board of Trustees, and
J. Clifton Derr, Church Clerk, be granted authority to sign any
and all deeds or other papers on behalf of Peoples Church of East
Lansing, which may be necessary to carry out the terms of the
resolution for the exchange of land. Motion carried.

Meeting adjourned, 9:15 P.M.

J. Clifton Derr,
Church Clerk
This Indenture, Made this 26th day of October, in the year of our Lord one thousand nine hundred and sixty-

between THE PEOPLES CHURCH OF EAST LANSING, MICHIGAN, a Michigan Ecclesiastical corporation

of the City of East Lansing County of Ingham

State of Michigan, a corporation organized and existing under and by virtue of the laws of the State of

Michigan, party of the first part, and CITY OF EAST LANSING, a Municipal

corporation of 400 Abbott Road, East Lansing, Michigan, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

One ($1.00) and other valuable consideration

so to be paid by the said party of the second part, the receipt whereof is hereby confessed and
acknowledged, do hereby grant, convey, sell, remise, release, alien and confirm unto the said
party of the second part, and his successors, forever. All that certain piece or parcel of land, situate and being in the City of

East Lansing County of Ingham and State of Michigan, known and described as follows, to wit:

Part of Lots 15, 16 and 17, Oakwood, City of East Lansing, Ingham County, Michigan, described as commencing at the lot corner common to Lots 16, 17 and 20, thence North 30° 38' East along the line between Lots 17 and 20 a distance of 35.22 feet, thence South 70° 43' East 95.33 feet, thence South 89° 55' East to the Westerly line of Evergreen Avenue at a point 15 feet Southeasterly along the Westerly line of Evergreen Avenue from the property corner between Lots 15 and 16, thence Southeasterly along the Westerly line of Evergreen Avenue a distance of 25 feet, thence North 89° 55' West to the Northerly line of the alley at a point South 70° 03' East a distance of 32 feet from the place of beginning, thence North 20° 03' West along the Northerly line of the alley a distance of 68 feet to the place of beginning;

A PORTION of the CHURCH

And the said party of the first part, for itself and

and with the said party of the second part, that at the time of the conveying and delivery of the

in FEE SIMPLE; that they are free from all excl

restrictions and right of ways;

it will and its successors shall forever WARRANT and DEFEND the same against all lawful claims whatever excepting easements, restrictions and right of ways of record.
In Witness Whereof the said The Peoples Church of East Lansing, Michigan, has caused these presents to be signed in its name by its authorized officers and sealed with its corporate seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of

John P. Patriarche
Richardson

Earl C. Richardson

Janice Wilson

STATE OF MICHIGAN,

County of Ingham. On this 26th day of October in the year of our Lord one thousand nine hundred and sixty before me, Notary Public, in and for said County, appeared Earl C. Richardson and J. Clifton Derr, to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the Vice Chairman, Board of Trustees and Church Clerk, The Peoples Church of East Lansing, Michigan, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said Earl C. Richardson and J. Clifton Derr acknowledged said instrument to be the free act and deed of said corporation, and by authority of its Board of Trustees and its membership pursuant to a Resolution by said membership on August 23, 1960.

Notary Public, Ingham County, Mich. My commission expires

Warrant Deed

NOTE

1. AND 2. IF MORE THAN ONE OFFICER ACKNOWLEDGES HEREAT I "ASK FOR HIMSELF" AND AT 3 "THEY ARE RESPECTIVELY"
2. WHERE DATED DATE IS NOT TO BE COMPARES OR SUBTRACTED, THE FOLLOWING MAY BE WRITTEN "SEE RECORDS" OR DRAW A LINE THROUGH THE WORD "YOURS."
VACATION OF ALLEY

BEHIND PEOPLES CHURCH EXTENDING

FROM VALLEY COURT TO EVERGREEN AVENUE

WHEREAS, the City Council of the City of East Lansing, Michigan
on September 7, 1960 adopted a resolution deeming it advisable to vacate the
alley behind Peoples Church extending from Valley Court to Evergreen Avenue,
East Lansing, Michigan, described as follows:

Part of the alley as platted in OAKWOOD, City
of East Lansing, Michigan, described as commencing on the Northerly line of said alley at a point
which is South 70°03' East a distance of 52 feet
from the lot corner common to lots 16, 17, and 20,
then to North 89°56' West a distance of 46.55 feet
to the Southerly line of said alley at a point which
is South 70°03' East a distance of 6.2 feet from the
Northwesterly corner of Lot 8, thence South 70°03'
East along the Southerly line of said alley to the
mid point of Lot 13, thence North 19°57' East a
distance of 10.5 feet to the Northerly line of said
alley, thence North 70°03' West along the northerly
Line of said alley to the place of beginning.

WHEREAS, a notice of hearing on the proposed vacation of the
above described alley was published in the State Journal, a daily newspaper
published in the City of Lansing and circulated widely within the City of East
Lansing, on the 12th day of September, 1960, establishing the time and place
of public hearing as September 19, 1960 at the City Council Rooms in the City
of East Lansing, Michigan at eight o'clock in the evening, and
WHEREAS, the public hearing on the vacation of the above described alley was held on said September 19, 1960 at the City Council Room in the City of East Lansing, Michigan, by the City Council and no objections were made to said vacation of said alley.

Now, therefore, be it

RESOLVED that pursuant to its authority the City Council of the City of East Lansing, Michigan hereby vacates that portion of the alley behind Peoples Church extending from Valley Court to Evergreen Avenue in the City of East Lansing, County of Ingham, State of Michigan, described as follows:

Part of the alley as platted in OAKWOOD, City of East Lansing, Michigan described as commencing on the Northerly line of said alley at a point which is South 70°03' East a distance of 52 feet from the lot corner common to lots 16, 17, and 20, thence North 89°55' West a distance of 48.55 feet to the Southerly line of said alley at a point which is South 70°03' East a distance of 6.2 feet from the Northerly corner of Lot 8, thence South 70° 03' East along the Southerly line of said alley to the mid point of Lot 13, thence North 19°57' East a distance of 16.5 feet to the Northerly line of said alley, thence North 70° 03' West along the Northerly line of said alley to the place of beginning.

RESERVING HOWEVER unto the City of East Lansing the right to maintain any and all existing public or quasi-public utility easements and the right to install and maintain any public or quasi-public easements thereover or thereunder.

Subject to any and all easements and restrictions of record.
Adoption of the above resolution was moved by Councilman Darling and supported by Councilman Thomas. Yea, Councilmen Darling, Hanel, and Mayor Pletz. Nays - None. The resolution was adopted unanimously.

This is a true and exact copy of a resolution adopted by the East Lansing City Council at their meeting, October 37, 1962.

[Signature]
Dorothy Boeckecker
City Clerk
The meeting was called to order by Mayor Pro Tem Powers. Roll call was taken; those present were Councilmen Darling, Hanel and Thomas. Mayor Pletz was absent.

The minutes of the September 7, 1960 meeting were approved as published.

The Mayor Pro Tem announced that this was the time and place set for opening of bids for the construction of water main on Daisy Lane, Narcissus Drive, Larkspur Drive, and Marigold Avenue, and the Parkvale Street Improvement, and ordered the bids opened.

Six bids for the water main were received as follows: Ketchum Excavating, Mason – $5,176.00; Crandell Trenching Service, East Lansing – $5,485.00; Estin Vogel, Lansing – $4,977.50; Reed & Noyce, Inc., Lansing – $5,322.50; Angell Construction Co., Lansing – $5,655.00; and Vermeersch Construction, Lansing – $8,256.00.

Three bids for the Parkvale Street Improvement were received as follows: Andersen Excavating Co., Lansing – $12,529.40; Angell Construction Co., Lansing – $12,937.30; T.A. Forsberg, Inc., Lansing – $12,269.13.

Councilman Hanel moved that the bids for the Water Main and Parkvale Street Improvement be referred to the City Engineer for study and recommendation. Supported by Councilman Darling. All ayes. Motion carried.

The Mayor Pro Tem announced that this was the time and place set for a public hearing on vacating the alley behind Peoples Church extending from Valley Court to Evergreen Avenue, and declared the hearing open. All interested persons were given an opportunity to be heard.

No one asked to be heard, and the Mayor Pro Tem declared the hearing closed.

Councilman Thomas moved that the resolution to vacate the alley behind Peoples Church extending from Valley Court to Evergreen Avenue, be referred to the City Attorney for appropriate action. Supported by Councilman Darling. All ayes. Motion carried.