

From: [Randall Talifarro](#)
To: [Tim Dempsey](#)
Cc: [Anthony Chubb](#); [Heather Pope](#)
Subject: RE: East Lansing Affordable Housing | American Community Developers
Date: Friday, March 31, 2023 5:24:41 PM

Tim,

I agree and share your concerns. I think you may have discerned that from my prior emails. At best, it would seem a very generic letter of support for affordable housing opportunities in East Lansing would be an option. But even that could be a reach, and I would not support that coming from city staff at this juncture.

Like you, I have not heard anything other than a desire to use the property for some type of high-rise (8-10 stories depending on parking) with some element of affordable housing. That is extremely vague and provides almost zero detail. Experience has shown these types of developments have been greeted with a great deal of skepticism with our residents. They typically require a great deal of discussion, negotiation, and community engagement. As I said previously, this timeline (April) is way too aggressive in my view. Any attempt to push it through that quickly would likely ensure its' failure.

I think you proceed as discussed—a meeting with the Metzger Family—and proceed from there.

From: Tim Dempsey <tdempse@cityofeastlansing.com>
Sent: Friday, March 31, 2023 8:47 AM
To: Randall Talifarro <rtalifa@cityofeastlansing.com>
Cc: Anthony Chubb <achubb@gmhlaw.com>; Heather Pope <hpope@cityofeastlansing.com>
Subject: RE: East Lansing Affordable Housing | American Community Developers

Randy,

I'd like to share my thoughts on ACD's request. Any letter of support, especially using phrasing such as "the City of East Lansing's strong support" would be very premature. In my opinion, that standard requires review and support from City Council, Planning Commission, DDA, and all other boards/commissions as required by our approval process. However, if City Council is interested in providing a letter of support for the concept, given their interest in affordable housing, I would strongly

recommend they consider and discuss the development concept at their April 11 discussion only meeting. If they were to indicate support, the letter would have to be crafted indicating only Council's support, since the PC, DDA, and others would not have had time to review, and that the project is contingent on the full City approval process.

Please be aware that the only thing shared with me to date has been verbal, that the project would be "about 200 units of affordable housing." I have no sense of what commercial components or parking might be included. I have not seen any plans on paper.

Lastly, before a decision on Council discussing this at an upcoming meeting, I recommend we hear from the Metzger and Fabian families since they own the property in question. As I mentioned to you the other day, I have a call scheduled with them next Wednesday (4/5).

Thanks,

Tim

From: Chris Young <Chris@acdmail.com>

Sent: Thursday, March 30, 2023 5:44 PM

To: Tim Dempsey <tdempse@cityofeastlansing.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Randall Talifarro <rtalifa@cityofeastlansing.com>; Ron Bacon <rbacon@cityofeastlansing.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Tim,

Thank you for taking your time yesterday to go over our proposed affordable housing development for 530 Albert Street. Currently we are working on a very tight timetable, we are asking that the necessary documents needed by MSHDA be completed by the city by April 12. Our application must be submitted to MSHDA on April 17th; as the ARPA funds that have made this development feasible are being allocated on a first come basis. It is expected that all the funding will be allocated on day one.

What is needed from the city at this time is two (2) items/documents:

1. A letter of support for the project from the mayor's office
2. A letter from the Director of Planning, Building & Development that confirms that project

is an allowable use under the current zoning.

I have attached 2 sample/draft letters that detail what MSHDA needs as part of the application. These letters are provided only as an example and are not meant to infer any city approval before the city has had a chance to review all the necessary information and required applications.

If feasible, we would like to meet with the appropriate city officials next week to provide greater detail on the project and our application process with MSHDA.

Christopher Young
Vice President
American Community Developers, Inc.
20250 Harper Avenue
Detroit, Michigan 48225
(313) 881-8150 x106
(313) 886-7194 Direct
(407) 473-9174 Mobile

From: Tim Dempsey <tdempse@cityofeastlansing.com>

Sent: Thursday, March 30, 2023 12:03 PM

To: Chris Young <Chris@acdmil.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmil.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>; Paul Weber <Paul@acdmil.com>; John Williamson <John@acdmil.com>; Paul Sidhu <PaulS@acdmil.com>; Randall Talifarro <rtalifa@cityofeastlansing.com>; Ron Bacon <rbacon@cityofeastlansing.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Chris,

Paul stopped by yesterday and we chatted briefly. I requested that he share with us the details (to the extent possible) of what MSHDA will need, timelines, etc.. This will allow us to review and determine what's possible.

I'm also meeting with the Fabian/Metzger family next week. As you may know, the City of East Lansing has a leasehold interest in this property, and we want to we want to fully understand all implications.

Looking forward to these discussions.

Thank you,

Tim

Tim Dempsey

Interim Director of Planning, Building, and Development
City of East Lansing
517-319-6887

From: Chris Young <Chris@acdmail.com>

Sent: Tuesday, March 28, 2023 10:07 AM

To: Ron Bacon <rbacon@cityofeastlansing.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Paul Sidhu <PaulS@acdmail.com>; Tim Dempsey <tdempse@cityofeastlansing.com>; Randall Talifarro <rtalifa@cityofeastlansing.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Ron,

Good morning, I understand that Mr. Dempsey just started, but is it possible to meet with the appropriate parties tomorrow or Thursday to discuss what is needed from the City for the MSHDA application that is due in mid-April. We are happy to come to East Lansing and meet at whatever time works best for the city.

Sincerely,

Christopher Young
Vice President
American Community Developers, Inc.
20250 Harper Avenue
Detroit, Michigan 48225
(313) 881-8150 x106
(313) 886-7194 Direct
(407) 473-9174 Mobile

From: Ron Bacon <rbacon@cityofeastlansing.com>

Sent: Wednesday, March 22, 2023 3:20 PM

To: Chris Young <Chris@acdmail.com>; Randall Talifarro <rtalifa@cityofeastlansing.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>

Anthony Chubb <achubb@gmhlaw.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Paul Sidhu <PaulS@acdmail.com>

Subject: Re: East Lansing Affordable Housing | American Community Developers

Hi Chris,

We can make this a top priority once Tim arrives in planning on Monday. With respect to your tight timeline we will seek to accommodate once the city manager and planning have a chance to discuss their priorities on Monday.

Ron Bacon

Mayor

East Lansing City Council

Rbacon@cityofeastlansing.com

(517) 643-5091

From: Chris Young <Chris@acdmail.com>

Sent: Wednesday, March 22, 2023 11:33:02 AM

To: Randall Talifarro <rtalifa@cityofeastlansing.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>;

Anthony Chubb <achubb@gmhlaw.com>; Ron Bacon <rbacon@cityofeastlansing.com>; Paul Weber <Paul@acdmail.com>; John Williamson <John@acdmail.com>; Paul Sidhu <PaulS@acdmail.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Randy,

Sorry for my delayed response back to you, I waited because we received a call that weekend that the sellers of 530 Albert had changed their mind and wanted to work with ACD on bring affordable housing to the site. We have reached an agreement in principle on purchasing the site. As such, we need to move quickly on the ARPA application to MSHDA, which is due April 17th. Are you and Mayor Bacon able to meet tomorrow to discuss the path forward and what is needed by MSHDA from the City of East Lansing?

Thank you for your time in this matter.

Sincerely,

Christopher Young

Vice President

American Community Developers, Inc.

20250 Harper Avenue

Detroit, Michigan 48225

(313) 881-8150 x106

(313) 886-7194 Direct

(407) 473-9174 Mobile

From: Randall Talifarro <rtalifa@cityofeastlansing.com>

Sent: Friday, March 10, 2023 6:44 PM

To: Chris Young <Chris@acdmail.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>; Ron Bacon <rbacon@cityofeastlansing.com>; Paul Weber <Paul@acdmail.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Hi Chris,

Please forgive me. I confused our discussion with another. You are correct, I was referencing MSHDA not ARPA, and a completely different meeting. We do not have control of the property in consideration (Evergreen Parcel C). There is a project that is continuing to move forward presently involving the property owner. I'm not certain there would be value in meeting on this space unless something occurs in the immediate future that changes our circumstances and presents an opportunity to consider an alternative course of action. I do not anticipate that happening, especially before April.

The City of East Lansing will have a new Planning Director (Tim Dempsey) beginning March 27th 2023. He is very knowledgeable and can hit the ground running—even with this sight. He worked with us previously when those plans originated. It would be best if we met after his arrival with any future project. He has more expertise in this space. Again, I apologize for the confusion I may have created with my prior response. But, I don't see a way to move forward quickly with anything that meets the timeline you desire.

From: Chris Young <Chris@acdmail.com>

Sent: Friday, March 10, 2023 3:33 PM

To: Randall Talifarro <rtalifa@cityofeastlansing.com>

Cc: Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>; Ron Bacon <rbacon@cityofeastlansing.com>; Paul Weber <Paul@acdmail.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Mr. Talifarro,

Thank you for your reply, we look forward to meeting with you next week, what days and times

would work best for you (we are open to coming to East Lansing). As an update, after our video call meeting on February 23rd, we made an offer to the seller of the 530 Albert Street. Unfortunately, we came in second, as they went with a developer who wants to build a hotel on the site and offered a quick close.

After being notified of the results on the Albert Street property, we reached out to Mayor Bacon about the other parcels on Evergreen Avenue and had a discussion with him about the possibility/suitability of affordable housing. He asked us to work with you as the City Manager on what possibilities would exist and how to accomplish what is needed in the short window of opportunity that is currently available.

The feasibility of bringing a high-quality affordable housing development to East Lansing hinges on the State ARPA funds, which will be available on a first come, first serve basis, beginning in April. These are a finite resource; so, we would need to have a full LIHTC application completed by mid-April to have a chance at securing these dollars. Per the law passed by the legislature and signed by the Governor, there is no October window for ARPA funds.

We can provide more clarifications and details in our meeting

Sincerely,

Christopher Young
Vice President
American Community Developers, Inc.
20250 Harper Avenue
Detroit, Michigan 48225
(313) 881-8150 x106
(313) 886-7194 Direct
(407) 473-9174 Mobile

From: Randall Talifarro <rtalifa@cityofeastlansing.com>

Sent: Thursday, March 9, 2023 5:49 PM

To: Paul Weber <Paul@acdmail.com>

Cc: Chris Young <Chris@acdmail.com>; Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>; Anthony Chubb <achubb@gmhlaw.com>

Subject: RE: East Lansing Affordable Housing | American Community Developers

Hello Mr. Weber,

We are excited about the affordable housing proposal that as well. My recollection of the conversation is that there was a follow-up clarifying document/agreement (or information) that would be provided to our City Attorney in preparation for pursuing the MSHDA grant. I also thought it was agreed that the April MSHDA Grant period might be too soon, and we should anticipate October as the most likely filing period. I've included our Attorney (Anthony Chubb) on the reply. In

any case, I would like him to be a part of any follow-up meeting. I'm unavailable tomorrow. But I'm sure I could find time early next week if need be.

From: Paul Weber <Paul@acdmail.com>

Sent: Thursday, March 9, 2023 5:27 PM

To: Randall Talifarro <rtalifa@cityofeastlansing.com>

Cc: Chris Young <Chris@acdmail.com>; Jeffrey LoDuca <Jeffrey@acdmail.com>; Nicole Mosteller <nmostel@cityofeastlansing.com>

Subject: East Lansing Affordable Housing | American Community Developers

Mr. Talifarro,

We are excited at the opportunity to develop affordable housing in East Lansing. In speaking with Mayor Bacon yesterday, he asked that we route our communication through you in regard to our upcoming application to MSHDA for LIHTC and ARPA funding. There are several items that we will need to coordinate with you very soon in order to complete that application. We are available and willing to meet with you in person tomorrow, or early next week should tomorrow not work for you. Could you confirm a time that works for you?

Thank you!

Paul F. Weber, AIA, CDT, LEED AP | Director of Architecture

American Community Developers, Inc. | 20250 Harper Avenue | Detroit, MI 48225

Phone: 313-881-8150 | Email: paul@acdmail.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.