

AGENDA

Committee on Development and Planning AGENDA FOR JUNE 1, 2021 AT 3:30 PM



Access the meeting via: <https://us02web.zoom.us/j/81823851690> ; ID 818 2385 1690; Dial In (301) 715-8592 email
comments prior to the meeting at sherrie.boak@lansingmi.gov
All Councilmembers will participate virtually & may be contacted prior to the meeting at
city.council@lansingmi.gov 483-4177

Council Member Spitzley, Chairperson
Council Member Garza, Vice Chairperson
Council Member Hussain, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. May 18, 2021
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Act-2-2021; Vacate N. Eighth Street Right-of-Way between E. Michigan Avenue & Jerome Street (PEND-2546)
 - C. RESOLUTION- UPDATE FROM 5/18/2021 Mtg - Appointment; Maureen Saxton; At-Large Member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority; Term to expire June 30, 2027 (PEND-2548)
6. **Other**
7. **Adjourn**

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to-limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under the meeting link.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES

Committee on Development and Planning

Tuesday, May 18, 2021@ 3:15 p.m.

<https://us02web.zoom.us/j/81823851690>; ID: 818 2385 1690 Dial In: (312) 626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:15 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair- remotely from Lansing, Michigan

Council Member Garza, Vice-Chair remotely from Lansing, Michigan

Council Member Hussain, Member remotely from Lansing, Michigan

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff

Greg Venker, OCA

Karl Dorshimer, LEAP

Pat Gillespie

Jessica DeBone, Environmental (Gillespie Group)

Trisha Walthorn, Gillespie Group

Maureen Saxton

Council Member Spitzley explained the meeting time was posted in multiple locations with two different times; 3:15 p.m. and 3:30 p.m. Therefore the meeting is called to order, but no action items will be addressed until the later time. Ms. Boak provided a brief training on the new Agendas and Minutes page on the website.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM APRIL 20, 2021 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

Discussion/Action

RESOLUTION – Appointment of Maureen Saxton; At Large Member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority; Term to expire June 30, 2027

Council Member Spitzley acknowledged Ms. Saxton for her offer to serve, and stated the Council action will take place on June 7th, 2021.

Ms. Saxton provided details on her past employment experience, and her own business in public relations which she operated for 11 years with energy companies. Since that time she has joined a business in Lansing. Ms. Saxton then spoke on supporting Lansing in economic development and the need to continue to make Lansing great.

Council Member Spitzley asked the City Attorney on their opinion to Ms. Saxton residency in DeWitt. Mr. Venker stated he would confirm details shortly, and report back to the Committee. Council Member Garza referenced the application and resume, and acknowledged Ms. Saxton for her willingness to serve and asked why she would choose this specific board. Ms. Saxton stated she was interested in any Board that would improve Lansing, and when the Mayor's office notified her with this opening, it was a strong interest to her because it effects all surrounding communities on economic development and the solid partners surrounding Lansing. Council Member Garza asked how she planned to communicate with the community. Ms. Saxton admitted that right now social media is the core group, and with traditional media there is work to be a "story teller", but admitted that is what she does. Council Member Garza asked her to attend Ward meetings.

Mr. Venker stated in the past there have been members of the Board not residents of the City, and their statue is silent on that. Mr. Dorshimer stated the only time a resident is a member is when there is a specific project that requires a temporary member. Council Member Hussain asked if this was similar to DLI where there are requirements for so many members who have a business in the City or live in that area. Mr. Venker, stated that was correct, it is not a Board formed under the City Charter, but under their authority statute.

Council Member Spitzley stated she is prepared to proceed, and if OCA determines something different before June 7, 2021 the Committee can let Ms. Saxton know.

Council Member Hussain spoke in opposition to the appointment and was concerned she was not a resident of Lansing. He spoke further on the need to have Lansing residents on the Lansing boards.

Council Member Hussain then asked OCA if a motion to move out of Committee is required. Council Member Spitzley noted a concern that if OCA determines she cannot serve because she is not a resident, she does not want to waste her time or Council's.

Council Member Spitzley table any action until the OCA can determine if a non-resident can serve. Ms. Saxton acknowledged and understood the Committees delay.

RESOLUTION – Brownfield Plan #75 Amendment #2; Capital City Market and 637 E Michigan Avenue

Council Member Spitzley confirmed the public hearing was held, and there were no negative comments at the time.

Council Member Hussain acknowledged the accessibility the applicants have provided to Council on the project.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE BROWNFIELD PLAN #75 AMENDMENT #2; CAPITAL CITY MARKET AND 637 E MICHIGAN AVENUE. ROLL CALL VOTE, MOTION CARRIED 3-0.

Other

No other topics.

Adjourn

Adjourned at 3:54 p.m.

Submitted by Sherrie Boak

Recording Secretary, Lansing City Council

Approved by the Committee

Act-2-2021, Eighth St. Street Vacation - STAFF REPORT

An Act 33 Review is a planning level review of the location, character and extent of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT:	Sparrow Health Systems, 1215 E Michigan Ave. Lansing, MI
PROPOSAL:	Vacation of N Eighth Street between Jerome Street and E Michigan Avenue
CURRENT OWNER:	City of Lansing
EXISTING LAND USE & ZONING:	Use: Street right-of-way. Zoning: Unzoned street right-of-way
PROPERTY SIZE AND SHAPE:	Rectangular
SURROUNDING LAND USE & ZONING:	North: R-MX, Residential South: MX-3, Commercial, Parking West: MX-3, Hospital, Parking East: INST-2, Hospital, Parking

ANALYSIS

BACKGROUND:

Sparrow Health Systems is requesting this street vacation to facilitate redevelopment of the 800 and 900 blocks of E Michigan Avenue. The applicant is building a new outpatient surgery center at the northwest corner of E. Michigan Avenue and N. Pennsylvania Avenue and the vacated right-of-way will serve as access for the new parking lot and aid the interior circulation.

LOCATION:

Sparrow Hospital is located at the northeast and northwest corners of the intersection of E Michigan Avenue and N Pennsylvania Avenue. Sparrow Health System also owns the properties to the east and west that adjoin the section of N Eighth Street to be vacated.

In the *Walk-Bike Lansing Plan* (2012), Jerome Street was designated as an east-west non-motorized transportation route in lieu of directing bicycle traffic onto Michigan Ave. This designation was affirmed in the *Design Lansing Comprehensive Plan* (2012)

CHARACTER:

This section of Eighth St. that is the subject of this request is one block long and mainly serves as a side entry point for surface parking lots. It is presumed that it is also a pedestrian walk through for the residential neighborhood to the north.

The character of the street would change with any expansion of Sparrow's footprint although the non-motorized route function would remain along Jerome St.

The sanitary and storm sewers, the water mains, gas mains, and electric lines within the proposed vacated right of way serve various properties and thus, easements will be necessary as a result of the vacation.

EXTENT:

The extent of the vacation is of N Eighth Street between Jerome St. and E Michigan Ave.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

BWL Electric: Jerry Wheeler – 517-702-6644, No comments or concerns.

BWL Electric System Integrity: BWL has overhead electric lines within the right of way serving multiple properties. Abandonment of the right-of-way will require either permanent easement to be granted for those lines to remain in place, or agreement and payment to the BWL for cost to relocate the electric lines and continue to serve customers served by the existing system.

Additionally, third part companies are attached to the BWL poles and any relocation or removal of that infrastructure will be coordinated directly between Sparrow and each company with cost for relocation or removal agreed between those parties.

BWL Water Operations: Randall Roost, No comments or concerns.

BWL Street Lighting: Gary Simpson 517-702-6647, LBWL has overhead street lighting in this area. No issues.

BWL Water & Steam Distribution: Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
 - The BWL owns and maintains water facilities along Eighth St., utility easements will be required to ensure the protection and maintenance of the existing facilities. Should the customer wish to redevelop or perform alteration to the existing water main and service routes, design will need to be submitted to the BWL and meet drawing standards. The BWL will not accept any buildings being built on-top of water main/services.
- General Comments:
 - Any alteration to the BWL Water Distribution System is subject to review by the BWL. Alterations may include installation of new services, relocation or removal of existing water distribution facilities, or any meter work. The owner is responsible for the costs of any alteration to these facilities.
 - Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, including change of soil cover, is subject

to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.

- The BWL owns and maintains all Water Distribution Facilities up to and including the water meters. All work on these facilities shall be performed in accordance to the BWL Rules and Regulations for service. A copy of the Rules and Regulations can be found online at: https://www.lbwl.com/sites/default/files/documents/2019-07/FY20%20Rules%20and%20Regulations%20for%20Water_FINAL.PDF
- Prior to receiving water service, the customer must submit an application to the BWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <https://www.lbwl.com/customers/services/water>.
- EGLE permits and signed easements shall be established prior to construction, if applicable.

Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via phone at 517-702-6564 or e-mail at Jerrod.Wade@lbwl.com.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality.

Records show a leaking underground storage tank in this area and this project lies within the Lansing Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Public Service Department:

- Public Service requires a sanitary sewer easement in this portion of Eighth St.
- From a traffic perspective, although the City does not have traffic counts for 8th Street to the north of Jerome, volumes in this block should be fairly low and I don't believe the vacation would create significant operational issues for vehicles.
- From a pedestrian perspective, the City does not have traffic count information. It is therefore difficult to determine the impacts, however, I am more concerned about combining blocks and eliminating pedestrian access since there is the potential for increased travel distances and times if pedestrians need to go out of their way. If the alternative route for pedestrians would be Pennsylvania Avenue, the pedestrian level of comfort is lower due to the volume and speed of traffic.
- My preference would be that if the roadway is vacated, pedestrian access between Jerome and Michigan is maintained through what would likely become a parking lot.

Building Safety Office:

- No objection

Lansing Fire Department:

- No objection.

Lansing Parks and Recreation:

- No objection.

STAFF RECOMMENDATION

The request can be granted without a significant impact on the circulation network. Jerome Street will remain a preferred non-motorized transportation route. Easements for water, electric, street lighting and/or communications will be necessary to maintain services. Although pedestrian traffic is probably low and many people will likely travel along Pennsylvania Avenue or Hosmer Street, a walkway through property where sidewalk currently exists in the area to be vacated is encouraged.

Planning Office staff has some concerns about redevelopment possibilities that may result from the street vacation as it would allow for vast amounts of surface parking, thus creating a large gap in the built environment along one of the City's major activity corridors (Michigan Ave.).

Staff recommends that the City vacate the N Eighth Street ROW from E Michigan Ave. to Jerome St. with these conditions:

- Sparrow Health Systems shall enter into a street light agreement with the Board of Water and Light, if the lighting is not removed or replaced with interior site lighting.
- Easements for existing utilities (water, sanitary sewer, electric lines, street lighting, communications, etc.) shall be executed.
- Any relocation or removal of third party company infrastructure from the BWL street poles will be coordinated directly between Sparrow Health Systems and each company with cost for relocation or removal agreed upon between those parties.

Respectfully submitted,

Andy Fedewa, Planner



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

[Reset Form](#)[Print](#)

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Sparrow Health Systems, by Thomas BresAddress (including zip code): 1215 E. Michigan Ave., Lansing, MI 48912Phone number: 517-364-2072

Fax number: _____

Email: Thomas.Bres@sparrow.org**Interest in Property:**☐ Owner☐ Represent owner☐ Option to buy☒ Other: Adjacent owner to existing roadway with sole property access to proposed road to be vacated.**If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):**Name of owner(s): City of LansingAddress (including zip code): 7th Floor City Hall, Lansing, MI 48933

Phone number(s): _____

Fax number: _____ Email: _____

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): _____

Location description: 8th Street between Michigan Ave. and Jerome StreetPermanent parcel #: 33-01-01-15-155-062, 33-01-01-15-155-101, 33-01-01-15-155-111,
33-01-01-15-155-121, 33-01-01-15-156-003, and 33-01-01-15-156-041Legal description (see note below): That part of 8th Street platted in Jerome's Addition between Block 1 and Block 2 which is bounded by Michigan Avenue to the south and Jerome Street to the north.Applicant's proposal: To vacate 8th Street between Michigan Ave. and Jerome St. Easements will be reserved for all public utilities that are not otherwise relocated or abandoned.

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☒ Street or Alley Closure

☐ City Sale of Property

☒ Vacation of R.O.W

☐ Significant Change of Use of City Property

☐ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

Sparrow currently owns all properties on both sides of the proposed road requested to be vacated. Approval will provide Sparrow with additional parking spaces which are currently under their projected needs, especially with the proposed expansions of their Campus, including this site where an outpatient surgery center is proposed.

What negative impacts (if any) will occur if this proposal is not approved?

Loss of parking needed near the Center. The available public parking along the roads in the vicinity will be greatly reduced for existing businesses and their patrons. Many employees and visitors will be parking on the nearby public roads and walking, some for great distances. Sparrow will own parcels on both sides of 8th Street with visitors and employees needing to cross the street to visit and leave the Center.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

1) Direct vehicle access to Michigan Ave. by the residents to the north that may currently use 8th Street will be removed. (It is believed that west bound traffic can use Hosmer St. and east bound traffic can use Pennsylvania Ave., both with minimal delay). 2) Pedestrian access between Jerome and Michigan would be impacted. (Sparrow will work with the City and residents to provide an alternate route as may be necessary.)

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

 / Mar 30, 2021

Date

Signature of owner(s):

Date

Date

Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

8th Street Vacation Act 33 App 20210329

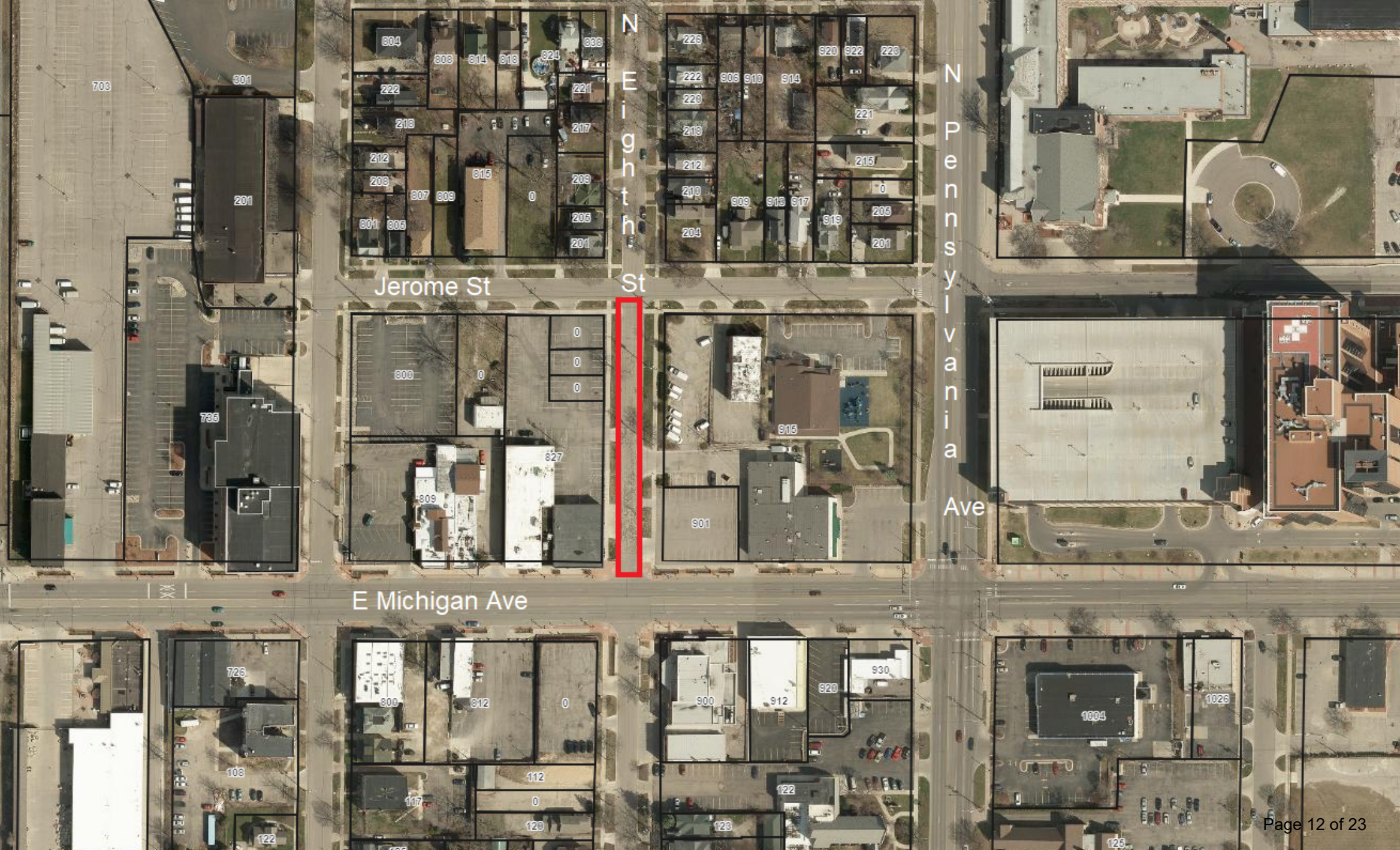
Final Audit Report

2021-03-30

Created:	2021-03-30
By:	Kari Somerville (Kari.Somerville@sparrow.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA5SUGMagq4gGABu0pLbbrUq-Ef2MNLiOh

"8th Street Vacation Act 33 App 20210329" History

-  Document created by Kari Somerville (Kari.Somerville@sparrow.org)
2021-03-30 - 8:33:33 PM GMT- IP address: 12.232.14.254
-  Document emailed to Thomas Bres (thomas.bres@sparrow.org) for signature
2021-03-30 - 8:34:48 PM GMT
-  Email viewed by Thomas Bres (thomas.bres@sparrow.org)
2021-03-30 - 11:12:39 PM GMT- IP address: 12.232.14.254
-  Document e-signed by Thomas Bres (thomas.bres@sparrow.org)
Signature Date: 2021-03-30 - 11:12:52 PM GMT - Time Source: server- IP address: 12.232.14.254
-  Agreement completed.
2021-03-30 - 11:12:52 PM GMT



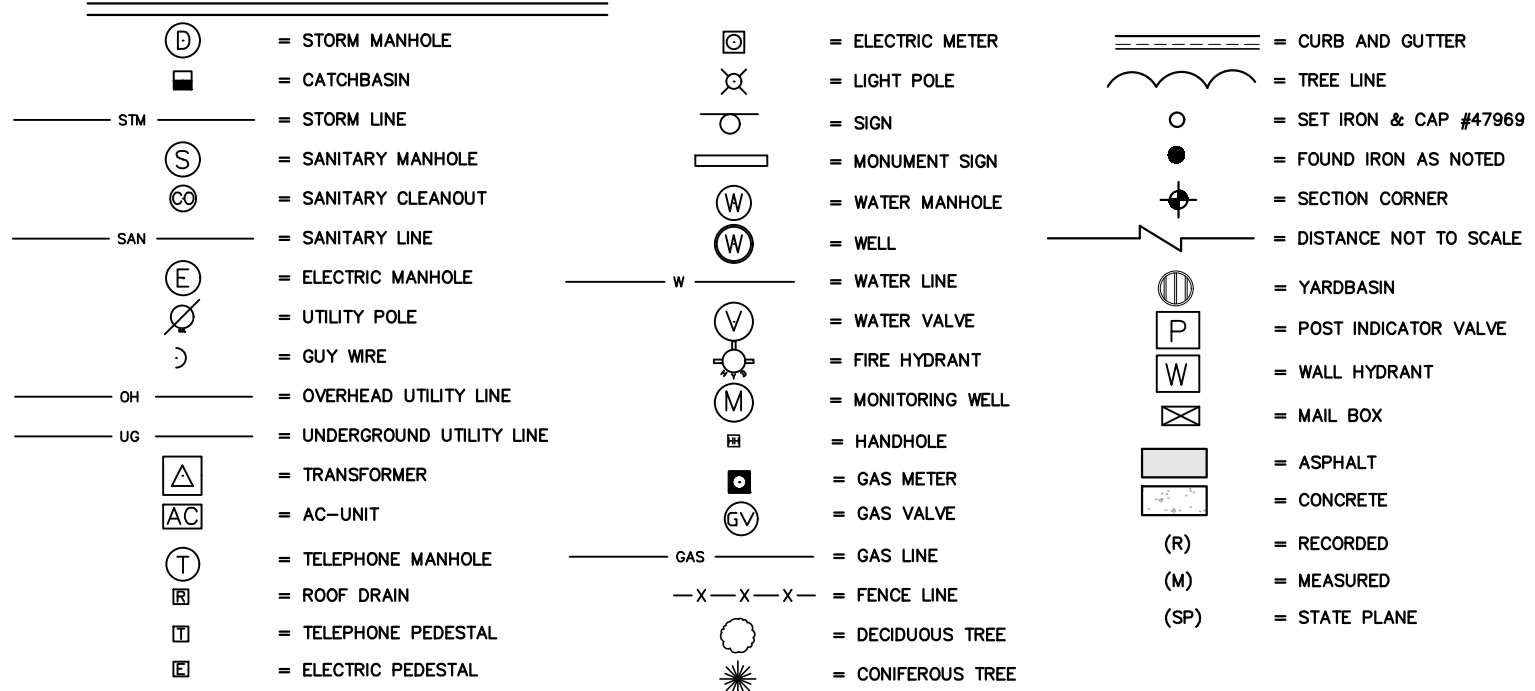
Jerome St

N Eighth St

Pennsylvania Ave

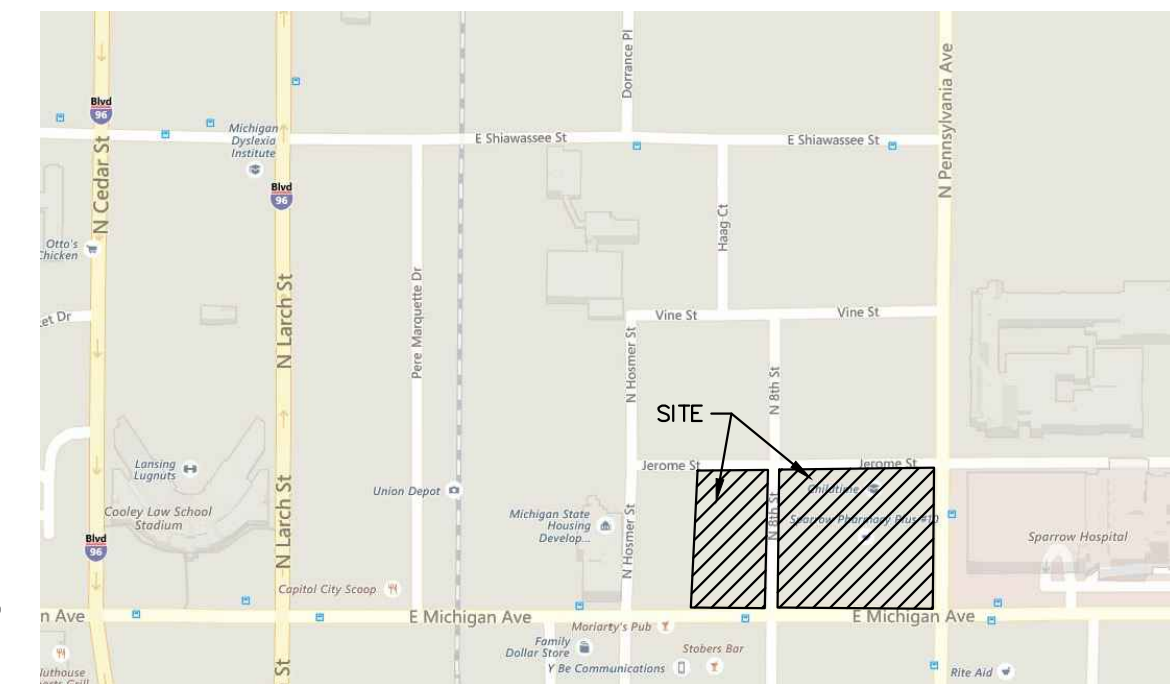
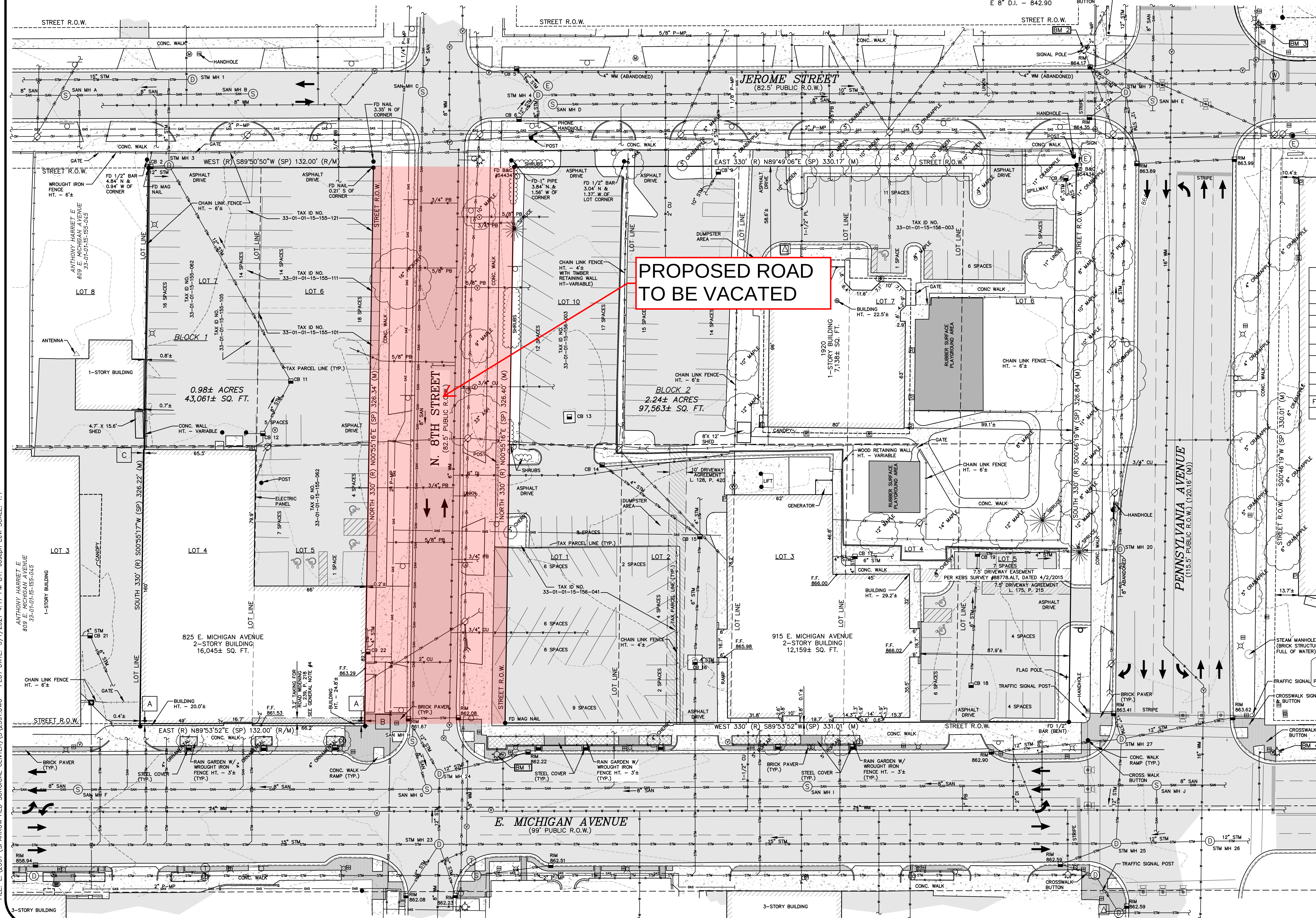
E Michigan Ave

LEGEND:



STRUCTURE INVENTORY:

STORM SEWER STM MH 1 RIM ELEVATION: 863.48 W 15" CONC. - 852.45	CB 6 RIM ELEVATION: 865.75 N 12" CONC. - 861.95	CB 11 RIM ELEVATION: 865.08 N 12" CONC. - 860.14 SW 8" PVC - 861.18±	CB 16 RIM ELEVATION: 864.79 E 4" PVC - 862.47 N 6" PVC - 861.18± (FULL OF WATER)	CB 21 RIM ELEVATION: 859.59 SE 6" PVC - 858.07 N 12" - 858.89 W 15" - 858.07	STM MH 25 RIM ELEVATION: 863.76 E 12" - 858.07 N 12" - 858.89 W 15" - 858.07	SAN MH C RIM ELEVATION: 866.06 N 8" PVC - 855.76 S 8" PVC - 855.74	SAN MH H RIM ELEVATION: 861.97 S 8" - 854.69 N 8" PVC - 854.14
CB 2 RIM ELEVATION: 864.21 E 12" CONC. - 860.03	STM MH 7 RIM ELEVATION: 864.00 S 8" - 856.77 SSE 12" - 858.44 SW 12" - 859.09 W 10" - 856.82 NW 12" - 860.53 N 12" - 856.71	CB 12 RIM ELEVATION: 865.89 NE 8" PVC - 861.49 S 4" PVC - 861.89 W 8" PVC - 862.6±	CB 17 RIM ELEVATION: 865.26 E 6" PVC - 862.76 W 4" PVC - 863.14 SSW 4" PVC - 863.26	CB 22 RIM ELEVATION: 862.85 W 4" STEEL - 861.85 N 4" STEEL - 862.05	STM MH 26 RIM ELEVATION: 864.47 W 12" - 858.28 E 12" - 858.33	SAN MH D RIM ELEVATION: 866.09 E 8" PVC - 855.78	SAN MH I RIM ELEVATION: 863.49 W 8" D.I. - 844.47 E 8" D.I. - 844.58
STM MH 3 RIM ELEVATION: 864.26 W 12" CONC. - 859.9± N 6" PVC - 859.18 SE 12" CONC. - 859.31	CB 8 RIM ELEVATION: 864.02 SSE 4" PVC - 861.5± S 6" PVC - 862.5±	CB 13 RIM ELEVATION: 866.72 (FULL OF WATER)	CB 18 RIM ELEVATION: 863.70 N 6" PVC - 859.98	CB 19 RIM ELEVATION: 864.33 E 4" PVC - 859.03 S 6" PVC - 859.23	STM MH 23 RIM ELEVATION: 862.50 N 12" - 857.05 SE 12" - 859.36 SW 12" - 858.99 E 15" - 856.38 W 15" - 856.24	SAN MH E RIM ELEVATION: 863.98 S 8" - 854.28 (BULKHEAD) W 8" PVC - 854.41 N 8" PVC - 854.18	SAN MH J RIM ELEVATION: 864.61 S 8" D.I. - 848.37 (DROP) W 8" D.I. - 846.17 E 8" D.I. - 846.23
STM MH 4 RIM ELEVATION: 865.93 NW 12" D.I. - 862.83 E 10" CONC. - 858.41 SW 12" CONC. - 861.03 S 8" D.I. - 859.09	CB 9 RIM ELEVATION: 866.67 N 6" PVC - 861.77 SW 10" PVC - 865.57	CB 14 RIM ELEVATION: 863.66 (FULL OF WATER)	CB 15 RIM ELEVATION: 865.14 N 4" PVC - 862.14 NW 4" PVC - 861.14 S 6" PVC - 861.14	STM MH 24 RIM ELEVATION: 862.27 S 12" - 857.44 NE 12" - 858.00 W 8" CLAY - 855.05 E 8" PVC - 855.09	SAN MH A RIM ELEVATION: 862.21 S 12" - 857.44 NE 12" - 858.00 W 8" CLAY - 855.05 E 8" PVC - 855.09	SAN MH F RIM ELEVATION: 859.58 W 8" D.I. - 841.27 E 8" D.I. - 841.37	SAN MH G RIM ELEVATION: 862.25 S 8" D.I. - 845.38 (DROP) W 8" D.I. - 842.77 N 8" D.I. - 853.83 (DROP) E 8" D.I. - 842.90
CB 5 RIM ELEVATION: 865.58 SE 12" D.I. - 862.93	STM MH 20 RIM ELEVATION: 864.50 S 8" - 858.01 (ABANDONED) W 4" PVC - 858.11 N 8" - 857.96						

SITE LOCATION MAP
NOT TO SCALE

SIGNIFICANT OBSERVATIONS:

- Building at 825 Michigan Ave. extends over the North right of way line for Michigan Ave. a max of 1.6±, see drawing for detail.
- Southeast corner of building at 825 Michigan Ave. extends over the West right of way line for Eighth St. by 0.3±, see drawing for detail.
- Northwest corner of building at 825 Michigan Ave. extends over the West line of subject property by 0.5±, see drawing for detail.

GENERAL NOTES:

- Drawing orientation based upon the Michigan State Plane Coordinate System, South Zone.
- A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this project, other than indicated, are unknown.
- By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26085C0210D, which bears an effective date of 6/16/2011 and is not in a Special Flood Hazard Area.
- Liber 239, Page 218 notes a 3.2' taking for the purpose of widening of Michigan Avenue. However, this document is not reflected on the MDOT right of Way Map for Michigan Avenue (File No. 33-R-3, Sheet 126).
- Invert elevations for structures located within Michigan Avenue and Pennsylvania Avenue were obtained from plans for Department of Public Service Project No. 36309.
- This survey is an update of LSG Engineers & Surveyors, Project No. 1890.

UTILITY INFORMATION

UTILITY	SOURCE
STORM SEWER	CITY OF LANSING PLANS, AND LSG FIELD OBSERVATIONS
SANITARY SEWER	CITY OF LANSING PLANS, AND LSG FIELD OBSERVATIONS
WATER	LANSING BOARD OF WATER & LIGHT PLANS, AND LSG FIELD OBSERVATIONS
GAS	CONSUMERS ENERGY PLANS
ELECTRIC	LANSING BOARD OF WATER & LIGHT PLANS, AND LSG FIELD OBSERVATIONS
FIBER OPTIC	US SIGNAL PLANS
FIBER OPTIC	ACD NET (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, COAX CABLE	COMCAST (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)
FIBER OPTIC, CONDUIT	AT&T (NOT PLOTTED, NEEDS UNDERGROUND MARKINGS)

BENCHMARKS:

- BM 1 - Northwest flange bolt on Fire Hydrant under "M" in Michigan located in the Northeast quadrant of Eighth Street and Michigan Avenue. Elevation: 864.31 (NAVD 88)
- BM 2 - Northeast corner of 3' x 3' concrete slab for traffic pole base at the Northwest corner of Pennsylvania Avenue and Jerome Street. Elevation: 865.86 (NAVD 88)
- BM 3 - Northeast flange bolt on fire hydrant in the Northeast quadrant of the intersection of Pennsylvania Avenue and Jerome Street. Elevation: 866.33 (NAVD 88)
- BM 4 - North Northwest flange bolt on fire hydrant under the "W" in "EJW", located in the Northeast quadrant of Michigan Avenue and Pennsylvania Avenue. Elevation: 866.12 (NAVD 88)

3135 PINE TREE ROAD
SUITE D
LANSING, MI 48911
PH. (517) 393-2902
FAX (517) 393-2608
www.lsg-es.com

HARLEY ELLIS DEVEREAUX
26913 NORTHWESTERN HIGHWAY, SUITE 200
SOUTHFIELD, MICHIGAN 48033

8TH STREET VACATION PLAN
FOR
SPARROW OUTPATIENT SURGERY CENTER
MICHIGAN AVENUE & N. EIGHTH STREET
LANSING, MICHIGAN 48912

MISS
DIGKnow what's below.
Call before you dig.

FILE: 2591.dwg
FIELD WORK: JS
DRAWN BY: JML
CHECKED BY: DKR
DATE: 3/17/2021
SCALE: 1" = 30'
HOR: N/A
VERT: N/A
PROJECT NO: 2591
SHEET NO:

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION AND MISS DIG MARKINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

RESOLUTION #
BY THE PLANNING AND DEVELOPMENT COMMITTEE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-2-2021, N. Eighth Street Vacation

WHEREAS, Sparrow Health Systems, 1215 E. Michigan Ave. Lansing, MI has requested that the City vacate that portion of N. Eighth Street between Jerome Street and E Michigan Avenue; and

WHEREAS, Sparrow Health Systems owns the parcels of land to the east and west sides of the subject right-of-way; and

WHEREAS, on May 4, 2021, the Planning Board reviewed the proposal for the vacation of the subject right-of-way, and found that:

- The request can be granted without significant impact on the traffic circulation network;
- The subject right-of-way will be owned by Sparrow Health Systems;
- Utilities within the subject right-of-way can be protected by easements; and

WHEREAS, the Planning Board voted unanimously (6-0) to recommend approval of the request to vacate N. Eighth Street between Jerome Street and E. Michigan Avenue; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-2-2021, and approves the vacation of the subject right-of-way, legally described as:

THAT PART OF N. EIGHTH STREET LOCATED BETWEEN BLOCK 1 AND
BLOCK 2 OF JEROME'S, BETWEEN E. MICHIGAN AVENUE TO THE SOUTH
AND JEROME STREET TO THE NORTH;

With the following conditions:

- Sparrow Health Systems shall enter into a street light agreement with the Board of Water and Light, if the lighting is not removed or replaced with interior site lighting.
- Easements for existing utilities (water, sanitary sewer, electric lines, street lighting, communications, etc.) shall be executed prior to vacation, subject to review and approval as to form by the City Attorney.
- Any relocation or removal of third party company infrastructure from the BWL street poles will be coordinated directly between Sparrow Health Systems and each company with the cost for relocation or removal agreed upon between those parties.

BE IT FURTHER RESOLVED, that upon completion of the above conditions, and proof of the same being demonstrated by Sparrow Health Systems to the City and the City Attorney having approved said completion, the City Clerk shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of

Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.

BE IT FINALLY RESOLVED, that if the conditions described above have not been completed and approved as having been completed by the City Attorney within six months of the passage of this resolution, this resolution shall expire and be of no further force or effect.

From: noreply@civicplus.com
Sent: Thursday, April 29, 2021 4:20 PM
To: Hetke, Veronica; Mayor Intern
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

(Section Break)

Date	4/29/2021
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First Name	Maureen
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Middle	McNulty
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Last Name	Saxton
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Other name(s) by which you have been known, including maiden names	Maureen McNulty Saxton
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Date of Birth	
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Address	120 N. Washington Square, Suite 361
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City	Lansing
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State	MI
Zip Code	48933
Email	Maureen@vandykehorn.com
Gender	female
Find my ward:	Lansing Neighborhoods Ward Map
Ward	Regional
Precinct	<i>Field not completed.</i>
Best phone number to contact you	5178995513
Last 4 digits of social security number	
In what year did you move to Lansing?	0000
Additional information regarding experience and credentials	I have served, and continue to serve, on multiple boards where economic development, redevelopment, and the economic health and well-being of the community are of foremost priority. Please see "Current" and "Past Appointments" below, as well as my resume, attached.
Occupational Background	I currently serve as an executive at a major Detroit-based public relations agency. I opened their first Lansing office in 2018. Before that, I founded and directed my own public relations business for 11 years, with a primary focus on energy issues facing the state. Before that, I worked in state government for 10 years at the Department of Management and Budget, the Department of Treasury, and the Department of History, Arts and Libraries. I also was the deputy director, communications director, and spokesperson for a statewide campaign. Please see my resume attached.
Educational Background	Bachelor of Arts, International Studies/Political Science, University of Michigan.
Previous Appointments	Women's Caring Program - Director of Marketing/Communications
Current Appointments	State of Michigan-Board of Nursing; Citizens Research Council-Board of Trustees; Merrill-Palmer Skillman Institute-Board of Visitors; MI Nature Association - Board of Trustees

Please attach a resume if available

[McNulty Saxton resume 4.15.21.pdf](#)

First choice for board to serve on

Economic Development Corporation/Tax Increment Finance Authority/Borwnfield Redevelopment Authority

Second choice of a board to serve on

Downtown Lansing Inc.

Third choice of a board to serve on

Field not completed.

Fourth choice of a board to serve on

Field not completed.

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission

While I was born and raised in the City of Detroit, my home has been Lansing and metro Lansing ever since I came here to work in state government in 1992. I am invested in Lansing and want it to flourish. I have a high-level understanding of economic development issues based on my past experience as communications director for the Department of Treasury, Management and Budget, and as deputy director of a statewide political campaign. I saw the importance of economic development and the impact of revenues and taxes both on local businesses and on the community. I think it's important for communities to have a viable business environment. It leads to vitality in the community both for individuals and families who want to live near their employment and their children's schools. The use of tax elements and tools should be made available to incentivize job creators to set up shop, or expand their business, in Lansing, as well as attract other investments. Working in the state budget office for nearly seven years, I'm familiar with the history of revenue sharing in Michigan, how critical it is (or was) to municipalities, and how deeply it has been cut since the 1990s. Revenue sharing can no longer be counted on, so other development tools (such as brownfields) and tax tools are critically needed. My state government experience gave me a first-hand view and working knowledge of how state government interacts with local communities in regard to business development. After founding my own PR company in late 2007, I primarily worked on energy issues related to reliability and affordability. As a communications and media professional, I work to help individuals, businesses, governments, and communities, large and small, map out their best game plan to achieve their goals. Over the past 20 years, and as a working woman with two young children who was also committed to other volunteer activities and boards, the time was never right for me to seek a formal role in the redevelopment of Lansing. But now, as my youngest son

graduates from high school, the time is right. I have the interest and the time to assist the Economic Development Corporation - or Downtown Lansing Inc. - and know that I can make a difference.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

I meet all qualifications and eligibility requirements.

Background Check Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

Maureen McNulty Saxton

Date & Time

4/29/2021 4:10 PM

Email not displaying correctly? [View it in your browser.](#)

Maureen McNulty Saxton

Communications, Marketing and Public
Relations Strategist

Phone: 517.899.5513

Address: 1212 Verbena Lane
DeWitt, MI 48820

Email: tmsaxton@comcast.net

High-level communications leader with over 20 years of significant experience in media affairs, public affairs and issue management both in state government and the private sector. Persuasive communicator and meticulous manager with excellent organization skills. Expertise in communicating complex issues to the public, media, and legislature, making them understandable and relatable.

Experience

Van Dyke Horn Public Relations

APRIL 2018 TO PRESENT

Vice President

Created a new statewide presence for the firm by opening its first office outside of the firm's Detroit headquarters. Responsible for growing the firm's list of clients and establishing a presence and footprint for the agency in Lansing. Lead multiple new accounts for the firm, including:

- State of Michigan - Unemployment Insurance Agency
- Health Alliance Plan (HAP)
- Michigan Alzheimer's Association
- Campaign manager - 2020 Wayne State Board of Governors
- ACLU "40 Days of Voting" - 2020 Michigan General Elections

Successfully elevated and continue to raise the profile and public awareness of these organizations and their programs through earned media, new marketing materials, social media strategies and other new initiatives. Work collaboratively with client lobby teams and help organize grassroots coalitions on legislative matters.

PR Edge LLC

NOVEMBER 2007 TO MARCH
2018

Founder, Director

Led all media relations, communications, and marketing and communications strategy for clients, which included major U.S. energy companies, foundations, associations and non-profits. Instrumental in the creation of the grassroots coalition Energy Choice Now, now Alliance for Michigan Energy Consumers, leading communications and media in support of electric competition. Crafted all content for the group's initial website and social media pages. Served as the group's spokeswoman to local, state, national and trade media. Wrote press releases, internal communications, call-to-action messaging, organized tele-town hall meetings for members, media and the public. Directed a social media team that attracted 24,000 Facebook followers and over 3,000 Michigan business Twitter followers to the cause. Despite overwhelming odds – including opponents' ability to spend tens of millions in opposition – the coalition prevailed on the merits of the arguments made. We achieved an unprecedented victory by delivering the most compelling, truthful testimony and messaging to state policymakers.

Michigan Department of History, Arts & Libraries (HAL)

JULY 2001 TO DECEMBER
2002

Communications Director, Spokesperson

Responsible for overall communications strategy, outreach, web presence and public facing image of HAL, which was a newly created state department.

- Established the look and feel of published materials for this new department to help educate the public about its mission/purpose
- Headed all media engagement and other public relations, such as community engagement and marketing
- Responsible for marketing new state initiatives, such as Michigan Week and MeL (MI electronic Library)
- Provided communications and PR support to ongoing popular programs brought to HAL, specifically assisting the Library of Michigan, Michigan Historical Center, Michigan Arts Commission, Mackinac State Parks Commission, and Michigan Film Office
- Appointed Executive Director of the Michigan Quarter Commission by Governor Engler, managing twenty-five statewide appointees, experts in their fields, who were instrumental in selecting finalist designs for Michigan's new state quarter as part of the U.S. Mint's "The 50 State Quarters Program"

Michigan Department of Treasury

JANUARY 1999 TO JUNE
2001

Director of Communications; Press Secretary

Oversaw the implementation and mass communication of major changes in Michigan tax law.

- Representing the positions of the Governor and Treasurer to the media and public
- Oversaw and achieved customer-friendly changes to Michigan's income tax forms
- Launched communication and media efforts on new gubernatorial initiatives such as:
 - Governor's Golden Apple Award
 - Michigan Merit Award, awarding academic scholarships to qualified students based on MEAP scores
- Headed communications in the roll-out of the Single Business Tax elimination
- Launched Michigan's first major public awareness campaign of the use tax, or streamlined sales tax, a sales tax on online purchases which existed but of which few people were aware
- Elevated the use tax issue statewide and nationally by applying public media pressure on companies like Amazon
- Assisted in the redesign of the Treasury Web site, increasing accessibility and transparency of the department and encouraging greater use of e-file and e-commerce with state government

Women's Caring Program

JANUARY 1999 TO JULY
2015

Communications Director

- Helped grow non-profit from that of a small group of friends wanting to help children to a statewide early childcare scholarship assistance program for children from financially disadvantaged families.
- Raised the profile and public awareness of WCP through statewide media coverage.

Gubernatorial campaign; inaugural campaign staff

JANUARY 1998 TO DEC.
1998

Deputy Campaign Director; Director of Communications; Spokesperson for Gov. John Engler

Created, developed and oversaw overall communications strategy and execution of Governor John Engler's re-election in 1998, including:

- all written materials
- media coverage
- web site development
- press conferences and events

Headed media and communications for eight statewide inaugural balls, including the creation of a keepsake program which included interviews with esteemed Michigan dignitaries being honored at each inaugural ball.

Michigan Department of Management & Budget

AUGUST 1992 TO JANUARY
1998

Director of Communications; Press Secretary; Spokesperson

Represented the State of Michigan, three budget directors and the Governor concerning all things under the authority of DMB, including:

- budget decisions, including those affecting 19 state departments
- the state's contracting/purchasing office
- the state's multiple retirement systems
- state IT systems and mainframes, including Y2K preparation
- high profile litigation involving the state

Additionally:

- Effectively communicated landmark education changes, including school funding changes under Proposal A, to statewide and national media, as well as legislative audiences.
- Assisted in the annual drafting, editing, and issuance of the Executive state budget.
- Served as the point person and primary spokesperson on multiple Governor Engler initiatives, including early retirement offerings and the historic change to the state's pension system from one of defined benefits to defined contributions.

Detroit Free Press, Erie Daily Times, Grosse Pointe News

AUGUST 1984 TO JULY
1992

Editorial assistant; Obituary writer; Feature writer; General assignment, Criminal courts, Education reporter

- Wrote lead obituaries.
- Worked closely with local, state, national bureau reporters and editors and foreign correspondents from the city desk.
- Answered city desk phones; drafted story ideas to reporters and editors.
- Wrote long-form feature stories.
- Feature writer and rotating columnist.
- Copy edited colleagues' stories.

Education

University of Michigan

SEPTEMBER 1984 TO MAY 1989

Bachelor of Arts in International Studies and Political Science

Graduated cum laude. Covered U.S. president's visit to the campus for the campus newspaper, resulting in multiple stories.

Boards/Volunteering

Trustee, Michigan Nature Association

MARCH 2020 TO PRESENT

Protecting Michigan's incredible natural heritage

The Michigan Nature Association is dedicated to protecting land that provides critical habitat for rare, threatened and endangered species and natural communities, including flora, fauna, plants, fish and wildlife.

Trustee, Citizens Research Council

SEPTEMBER 2019 TO PRESENT

Promoting good government and sound public policy through research

Provide feedback and input, especially in areas of expertise, to make the CRC ever more successful and ensure Their research is read by both policymakers and the public at large.

Michigan Board of Nursing, State of Michigan

DECEMBER 2018 TO PRESENT

Protecting the public's health and welfare through ensuring the safe practice of nursing

Appointed by Governor Rick Snyder to a four-year term as a public member of the Michigan Board of Nursing, which establishes qualifications for licensure, standards for education and approves nurse education programs.

Board of Visitors, Merrill Palmer Skillman Institute, Wayne State University

Early childhood education, research and quality care

SEPTEMBER 2017 TO PRESENT

As part of advisory board providing outsider feedback to WSU academics and experts in the early childhood, education and sometimes geriatric fields who present scholarly research and findings

Diocese of Lansing, Lansing Catholic High School, Immaculate Heart of Mary School

AUGUST 2006 TO PRESENT

Consultant, crisis communications, special events, chair of marketing, school committee

Consulted on numerous occasions with high school administration and diocese on crisis communications and media strategies. Led marketing and communications team for the high school's largest fundraiser, addressing infrastructure needs, with a strong focus on messaging, social media and solicitation of vendors. Assisted primary school with multiple public awareness and communications campaigns to help increase enrollment.

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Maureen Saxton as an At-Large member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority for a term to expire June 30, 2027; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on May 18, 2021 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Maureen Saxton as an At-Large member of the Economic Development Corporation/Tax Increment Finance/Brownfield Redevelopment Authority for a term to expire June 30, 2027.