



City of East Grand Rapids  
Regular City Commission Meeting  
Agenda

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YouTube Livestream:  
<https://bit.ly/3s8WgQY>

Begins at 6 pm.

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**July 21, 2025 – 6:00 p.m.**

(EGR Community Center – 750 Lakeside Drive)

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Public Comment.
5. Report of Mayor, City Commissioners and City Manager, including committee liaison reports.

Regular Agenda Items

6. Consider electing a president to serve in the absence of the Mayor for FY 2025-26.
7. Review of Gaslight Investors concept plan.
8. Consider a one-year pilot contract with East Grand Rapids Public Schools for a cost of \$50,000 to provide vertical integration of Middle School sports.
9. Consider the EGR Crew request to rename the boathouse and to place donor recognition signage on the facility.
10. Consider casting a vote for four candidates for the Michigan Municipal League Workers' Compensation Fund.
11. Consider designating a delegate and alternate for the Annual Michigan Municipal League Business meeting held during the annual convention.
12. Consider the Mayor's recommendations for the Board & Commission appointments.

Consent Agenda Items (no hearing required; approval requested unless noted).

13. Minutes of the regular meeting held June 16, 2025.
14. Disbursement of funds: payroll disbursements of \$320,834.91 and \$322,549.08; county and school disbursements of \$0, and total remaining disbursements of \$2,468,841.01 and \$2,691,419.89.
15. Communications.
16. Consider approval the renewal of the City's membership with the Michigan Municipal League along with the Legal Defense Fund.
17. Minutes from the Parks and Recreation Commission meeting held on April 4, 2025.

\* \* \*

*The City will provide reasonable auxiliary aids for individuals requiring them for effective communication in programs and services of the City. Notice must be made to the City five (5) days prior to the program or service requesting the specific auxiliary aid.*



CITY OF  
EAST GRAND RAPIDS

6

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Lori Parmenter  
City Clerk

**MEMORANDUM**

TO: Mayor and City Commissioners  
FROM: Lori Parmenter, City Clerk  
DATE: July 16, 2025

RE: Election of President

Action Requested: That the City Commission elect a president to serve in the absence of the Mayor for FY 2025-26.

Background: The City Charter requires that the City Commission name a commissioner to preside over meetings and assume other duties in the absence of the Mayor. This is normally to be done at the first meeting of each fiscal year, but with that meeting was canceled, it was pushed back to this meeting.

**REVIEWED & APPROVED FOR SUBMISSION:**

Shea Charles  
City Manager



SHEA CHARLES  
CITY MANAGER

CITY OF  
EAST GRAND RAPIDS

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**MEMORANDUM**

TO: Honorable Mayor and City Commissioners  
FROM: Shea Charles, City Manager  
DATE: July 16, 2025  
  
RE: Gaslight Investors PUD Concept Plan Review

As the City Commission considers the Gaslight Investors' concept plan, staff are providing the following documents and information.

1. Updated Gaslight Investors concept plan – July 11, 2025.
2. Zoning Administrator Jay Gianotti's updated memo reviewing the proposed concept plan.
3. Standards of Review worksheet.
4. Review of Gaslight Investors concept plan prepared by Planning Consultant Paul LeBlanc.
5. Two Frequently Asked Questions documents (January 2025 & July 2025).
6. Memorandum discussing changes to the draft PUD Ordinance and PUD Resolution as compared to the May 2025 drafts.
7. Letter from City Attorney John Huff discussing changes to the PUD Ordinance and Resolution versus the May 2025 versions.
8. Clean & Redlined versions of the PUD Ordinance and PUD Resolution.
9. A comparison document to the 2004 PUD Ordinance (clean and redlined).

The revised PUD Ordinance and Resolution are subject to the review and approval of the City Commission. Gaslight Investors understands that the draft revisions may be modified or denied by the City Commission.

At the July 21<sup>st</sup> meeting, staff will provide a summary of the minor concept plan changes to Building E. After this overview, the City Commission will then review the standards of approval and complete the Standards of Review worksheet. If the City Commission determines the standards are not met, a finding of facts will be developed for consideration at a future meeting.

If a majority of the Commission finds that the standards are met, then the City Commission will proceed to review the revised PUD Ordinance and Resolution. Based on those discussions, revisions to the documents will be prepared as requested. If there are changes to the draft PUD Ordinance or Resolution, these will be shared with Gaslight Investors for their consideration. The City Commission can introduce the PUD ordinance at this meeting if it so chooses.

The Planning Commission is scheduled to hold a Public Hearing on August 12<sup>th</sup> to review the PUD Ordinance language. Once that hearing is held, the City Commission can vote at a future meeting on the PUD ordinance and associated resolution amending the 2004 PUD.

Information and documents previously provided to the City Commission can be found on the City's website.

<https://eastgrmi.gov/594/Gaslight-Investors>

A handwritten signature in black ink, appearing to read 'Shea Charles', written in a cursive style.

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Shea Charles, City Manager

Updated Gaslight Investors concept  
plan – July 11, 2025.

# GASLIGHT VILLAGE

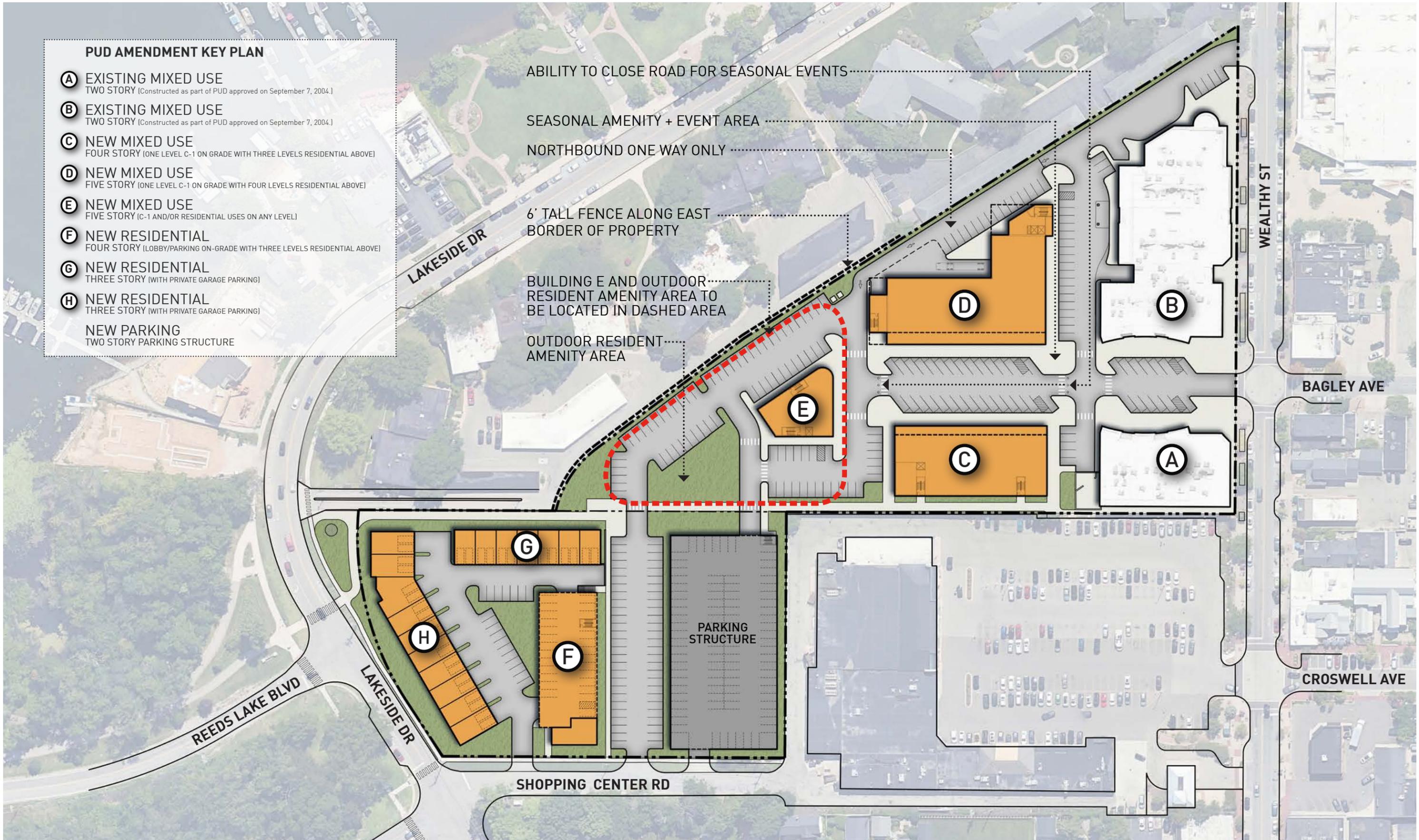
## PUD AMENDMENT CONCEPT PLAN

14 JULY 2025



**PUD AMENDMENT KEY PLAN**

- (A)** EXISTING MIXED USE  
TWO STORY (Constructed as part of PUD approved on September 7, 2004.)
- (B)** EXISTING MIXED USE  
TWO STORY (Constructed as part of PUD approved on September 7, 2004.)
- (C)** NEW MIXED USE  
FOUR STORY (ONE LEVEL C-1 ON GRADE WITH THREE LEVELS RESIDENTIAL ABOVE)
- (D)** NEW MIXED USE  
FIVE STORY (ONE LEVEL C-1 ON GRADE WITH FOUR LEVELS RESIDENTIAL ABOVE)
- (E)** NEW MIXED USE  
FIVE STORY (C-1 AND/OR RESIDENTIAL USES ON ANY LEVEL)
- (F)** NEW RESIDENTIAL  
FOUR STORY (LOBBY/PARKING ON-GRADE WITH THREE LEVELS RESIDENTIAL ABOVE)
- (G)** NEW RESIDENTIAL  
THREE STORY (WITH PRIVATE GARAGE PARKING)
- (H)** NEW RESIDENTIAL  
THREE STORY (WITH PRIVATE GARAGE PARKING)
- NEW PARKING  
TWO STORY PARKING STRUCTURE



ABILITY TO CLOSE ROAD FOR SEASONAL EVENTS

SEASONAL AMENITY + EVENT AREA

NORTHBOUND ONE WAY ONLY

6' TALL FENCE ALONG EAST BORDER OF PROPERTY

BUILDING E AND OUTDOOR RESIDENT AMENITY AREA TO BE LOCATED IN DASHED AREA

OUTDOOR RESIDENT AMENITY AREA

PARKING STRUCTURE

**GASLIGHT PUD AMENDMENT**

7.14.2025

PARKING   C-1 USE AREA   RESIDENTIAL UNIT SUMMARY						
USE	AREA (USF)	UNITS	NOTES	PARKING RATIO	SPACES	
Existing Tenants (A+B)	77,500		Buildings A and B are both 2 levels, all C-1 uses	3/1000	233	
BLDG C : C-1 USES	12,430		Building C is 1 level of C-1 Uses with 3 residential levels above	3/1000	38	
BLDG C : RESIDENTIAL		36	3 levels with 12 units per level	1 space / unit	36	
BLDG D : C-1 USES	17,000		Building D is 1 level of C-1 uses with 4 residential levels above	3/1000	51	
BLDG D : RESIDENTIAL		64	4 levels with 16 units per level	1 space / unit	64	
BLDG E : C-1 USES	6,500 (max)		C-1 uses and/or 2 residential units per level	3/1000	20	*
BLDG E : RESIDENTIAL		10 (max)	C-1 uses and/or 2 residential units per level	1 space / unit	10	*
BLDG F : RESIDENTIAL		24	Building F is 3 levels of residential with 8 units per level over parking and lobby	1 space / unit	24	
BLDG G : RESIDENTIAL		7	Building G is 7 townhomes. Each townhome has a 2 stall garage.	2 spaces / unit	14	
BLDG H : RESIDENTIAL		10	Building H is 10 townhomes. Each townhome has a 2 stall garage + space for two visitors	2 space / unit	20	
<b>TOTAL AREA OF C-1 USE</b>	<b>106,930 to 113,430</b>		77,500 USF existing + 29,430 to 35,930 USF proposed	<b>TOTAL PARKING DEMAND</b>	<b>490 to 500</b>	
<b>TOTAL RESIDENTIAL UNITS</b>		<b>141 to 151</b>	17 townhomes + 124 to 134 units	<b>TOTAL PARKING PROPOSED</b>	<b>519</b>	

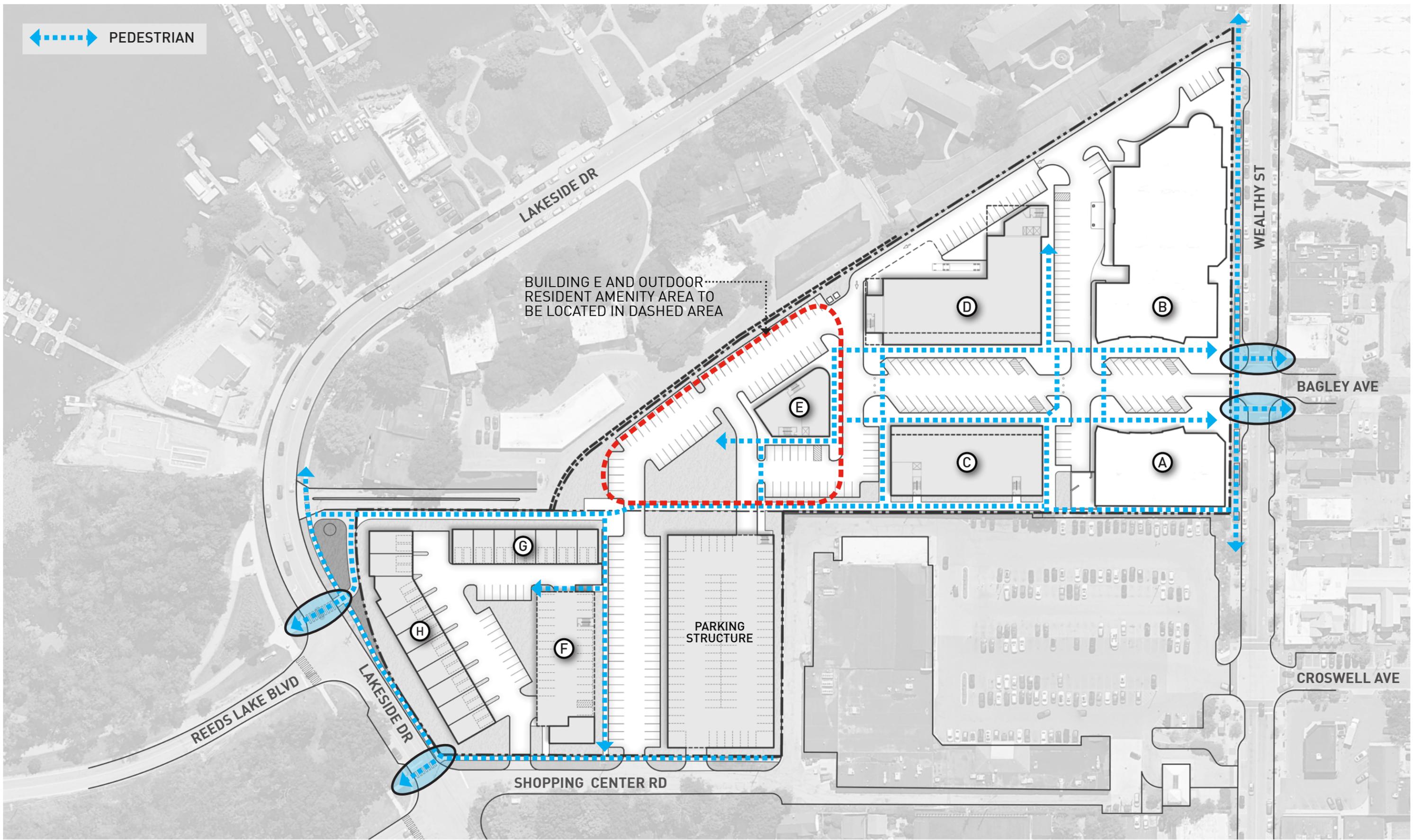
(\*) Bldg E is planned for C-1 uses and/or 2 residential unit per level. This chart demonstrates the range between an all C-1 scenario and an all residential scenario. A mixed use option would fall within this range.

Final parking study and shared parking ratio to be prepared for final site plan submission.

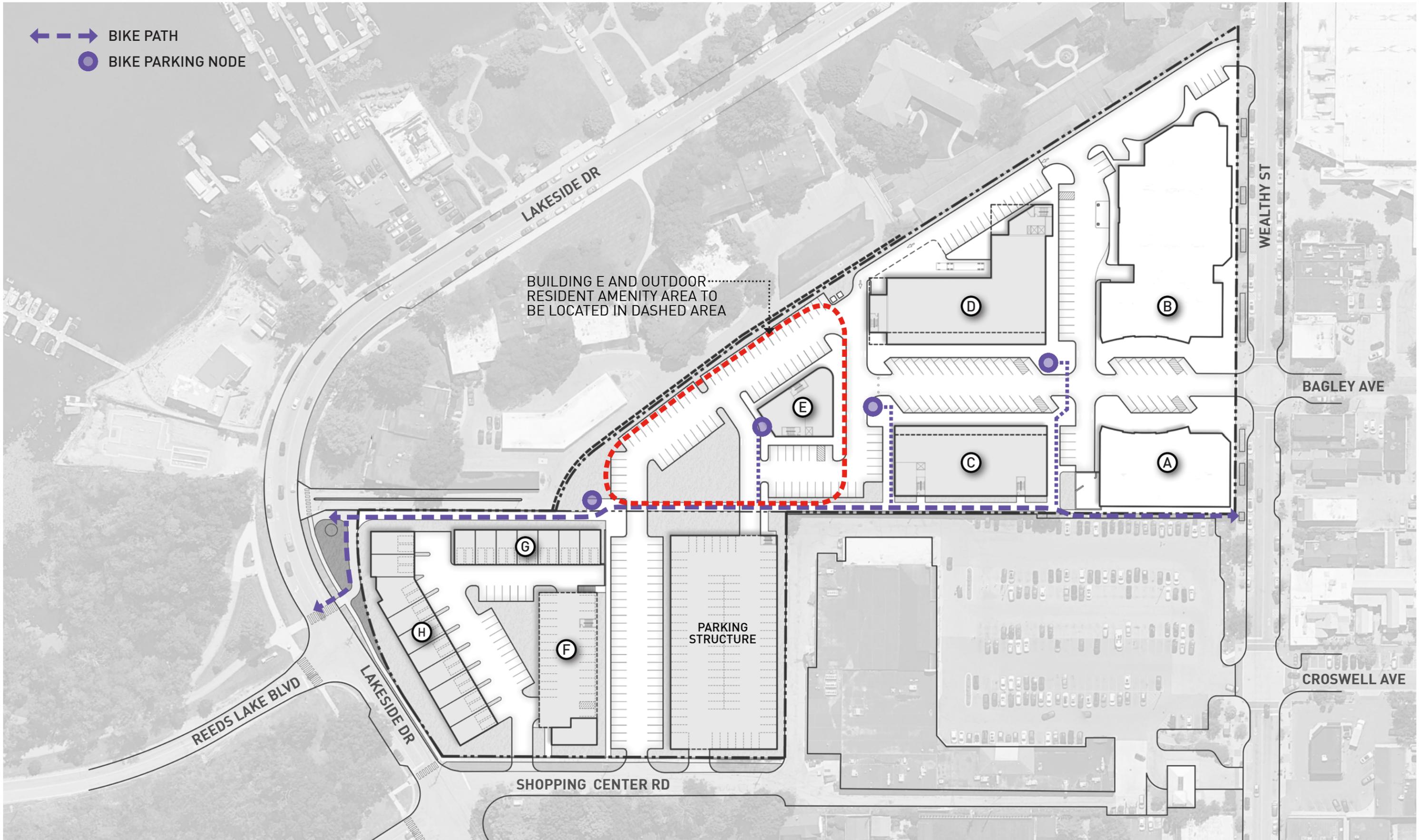
Visitor "driveway" parking spaces (20) are available for building H resident guests.

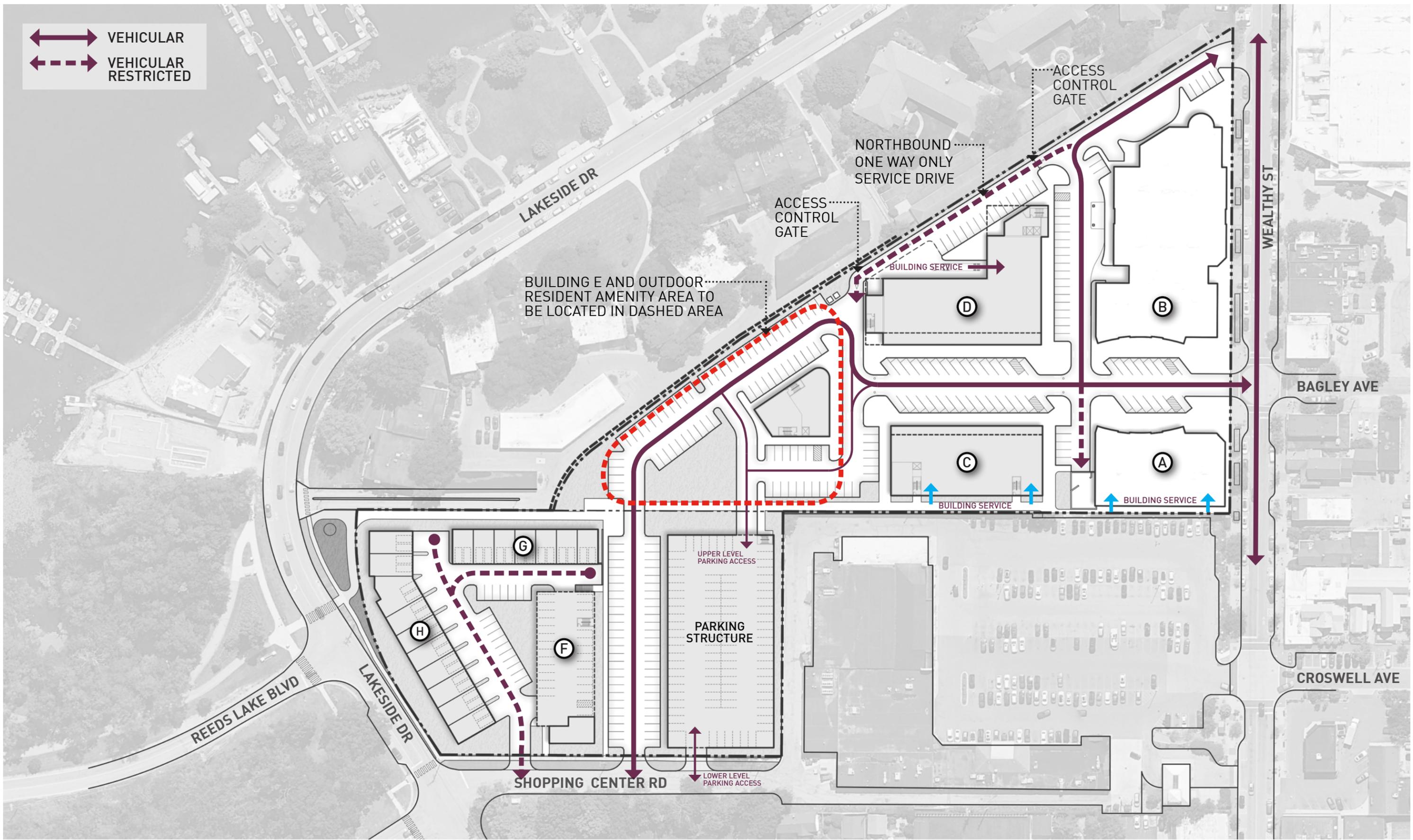
<b>SUMMARY OF CHANGES COMPARED TO PREVIOUS PROPOSAL</b>				
		<b>previous</b>	<b>proposed</b>	<b>CURRENT DESIGN HIGHLIGHTS</b>
Existing C-1 USE AREA		77,500	77,500	CURRENT EXISTING C-1 SPACE IN BLDGS A + B TO REMAIN
New C-1 USE AREA		56,970	31,930 to 35,930	37% to 44% REDUCTION - 21,040 to 25,040 LESS C-1
residential units		180	149	17% REDUCTION - 31 LESS RESIDENTIAL UNITS
parking spaces		583	525	EXCEEDS THE PARKING RATIO FORMULA
total bldgs in PUD		9	8	
Bldg C		5 levels	4 levels	REDUCTION OF ONE LEVEL
Bldg D		7 levels	5 levels	REDUCTION OF TWO LEVELS
Bldg E		5 levels	5 levels	NO CHANGE
Bldg F		4 levels	4 levels	NO CHANGE (3 levels with on-grade parking garage below)
Bldg G + H (townhomes)		3 levels	3 levels	NO CHANGE (3 levels with attached garages)
parking structure		3 - 4 levels	2 levels	REDUCTION OF 1 TO 2 LEVELS

← PEDESTRIAN →

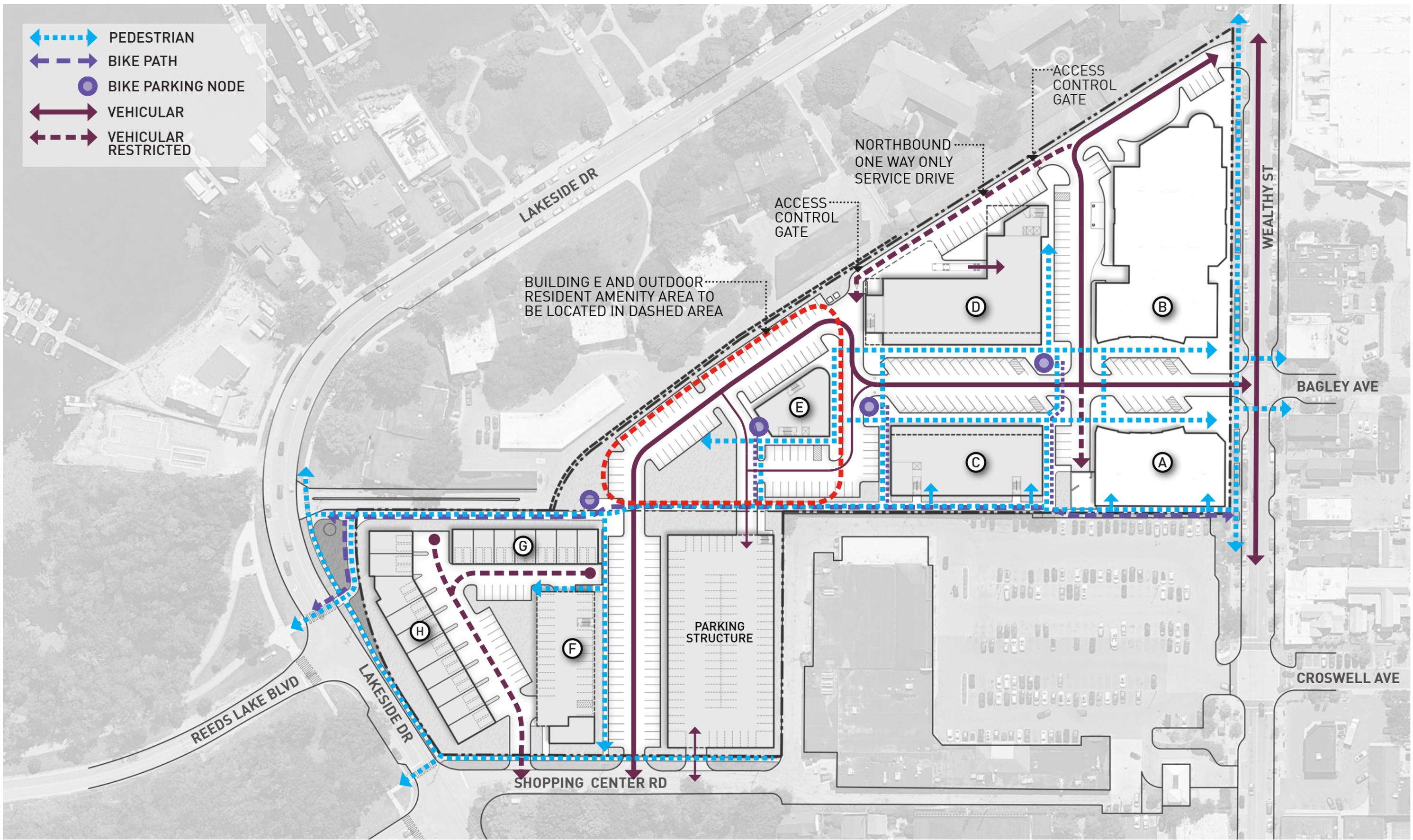


 BIKE PATH  
 BIKE PARKING NODE





-  PEDESTRIAN
-  BIKE PATH
-  BIKE PARKING NODE
-  VEHICULAR
-  VEHICULAR RESTRICTED



Zoning Administrator Jay Gianotti's updated memo reviewing the proposed concept plan.



# CITY OF EAST GRAND RAPIDS

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JAY GIANOTTI, AICP  
ZONING ADMINISTRATOR

## MEMORANDUM

TO: Honorable Mayor and City Commissioners  
FROM: Jay Gianotti, Zoning Administrator  
DATE: July 15, 2025

RE: **Gaslight Investors Planned Unit Development Amendment Introduction**  
**2255 Wealthy St. SE and 515 Lakeside Dr. SE (PPNs 41-14-33-276-032 and 41-14-33-276-029)**

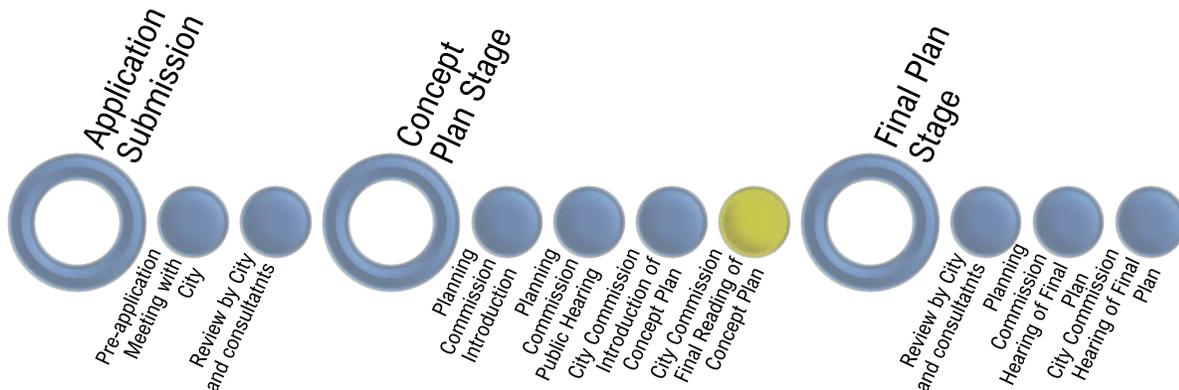
### Action Requested:

That the City Commission reviews and introduces a PUD ordinance amendment and resolution for the Gaslight Investors PUD and revised concept plan, as well as provide input related to each one of the Standards of Review in Section 5.49 of the zoning ordinance.

### Background:

On May 3, 2024, Gaslight Investors submitted an application regarding a revised and amended site plan for the Planned Unit Development (PUD) at 2255 Wealthy St. and 515 Lakeside. The original PUD plan, then referred to as the Jade Pig PUD, was approved in 2004. The first phase of this development was approved and constructed in 2005. No further development on this site has occurred since then. An amendment to this original PUD was approved in 2008, but no construction ever took place. Thus, that approval was voided. A revised concept plan for the site was introduced to the Planning Commission in 2020, but because of factors related to the COVID-19 pandemic, the plan never advanced beyond that stage. The originally approved PUD plan thus remains in place as a valid actionable plan to this day.

As defined by the zoning ordinance, this applicant’s proposed revisions and amendments constitute a major change to the previously approved PUD preliminary plan and agreement. Therefore, the applicants are required to proceed through the entire PUD approval process for this revised plan. This involves two sets of hearings at the Planning and City Commission levels. A basic timeline of this process, including the current step in this process, is shown in Exhibit 1. This current stage – the PUD concept plan stage – is solely for review of the overall concept plan. Section 5.47 of the zoning ordinance lists the materials that are required at this stage. Note that final building designs, floorplans, and details such as building materials, public/private



**Exhibit 1** – General PUD approval timeline with the current step highlighted in yellow. The formal public hearing of the concept plan was held on February 17, 2025, with an additional revisions presented on March 31, 2025 and July 21, 2025. The final part of this step would be the consideration and approval of a corresponding PUD amendment, followed by a public hearing for the PUD amendment with the Planning Commission and final reading by the City Commission.

amenities, and specific tenants or occupants are not provided or required at this stage. The concept plan is intended to simply show the basic layout of proposed buildings, streets, and other important elements that illustrate the intended vision for the site. More detailed designs and requirements are considered at the third and final review stage. The purpose of a concept plan approval is to give the applicants reasonable assurance that their proposed concept is viewed favorably so that the final site plan and detail designs can be produced with some level of confidence. The final site plan will be judged against the approved concept plan to ensure it remains in general compliance with what the City Commission approves. The City Commission may make suggestions or recommendations regarding elements they would like to see in the final plan, but these are not required to be presented or approved at this stage.

**Summary of Previous Actions:**

To date, the formal review process for this revised concept has lasted over one year. A revised concept plan was first introduced to the Planning Commission on June 11, 2024. After providing feedback on the presented concept, the Planning Commission voted unanimously to move the concept plan to a public hearing. In the interim, the City hosted an open house on June 24 to give the public a greater opportunity to view the concept plan and ask questions to the developer and architects. Over 40 residents attended this open house; the comments received at this open house are attached to these materials. Table 1 shows a summary of the major themes emerging from the open house feedback. A formal public hearing with the Planning Commission was then held on July 9, 2024. At the end of this meeting, the Planning Commission requested additional information regarding the project’s impact on traffic, pedestrian safety, and mobility options. This additional information from the applicants was introduced at a public hearing on November 12. After considering all of this information, the Planning Commission voted 8-1 to recommend approval of the concept plan with ten conditions. Though not explicitly stated, the City interprets that these conditions would need to be met at the final plan stage. Additionally, the Planning Commission requested the City to increase the public notification radius for this project to 1,000’ instead of the standard 300’ set forth in State law.

This version of the concept plan was introduced to the City Commission at their January 21, 2025 meeting, where it was unanimously voted to advance the concept plan to a public hearing. This public hearing was held on February 17, 2025 at the EGR Performing Arts Center. An additional open house was held on February 4 to allow residents the opportunity to view the proposed concept plan, including this revision. Additional public comments regarding the proposed concept plan have been made at various master plan subarea meetings, planning commission meetings, and city commission meetings throughout the year. After the February 17 public hearing, the applicants made revisions to the concept plan to reduce the overall density and building heights. This revised concept was presented at the March 31, 2025 City Commission meeting and further tweaked to the version presented on May 5, 2025. The most recent version, which is now under consideration,

**Table 1 – Major feedback themes from June 24, 2024 Open House Engagement**

Development Design	Circulation/Access	Other
<ul style="list-style-type: none"> <li>• Excitement for new development</li> <li>• More green space and public space</li> <li>• Concerns about seven-story building height</li> <li>• Concerns on parking - amount and location (less street parking)</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic study - take into account vehicles, pedestrians, bicycles, and transit</li> <li>• Consider additional facilities for handling increased traffic, such as traffic light (roundabout not favored)</li> <li>• Keep easy pedestrian access for apartments/condos on Lakeside</li> </ul>	<ul style="list-style-type: none"> <li>• Provide streetscape designs for roads</li> <li>• More emphasis on environmental sustainability</li> <li>• Will increased residential density impact schools?</li> </ul>

was prepared on July 14, 2025 in conjunction with the draft PUD amendment and resolution now under consideration.

In comparing the current concept to what was first introduced in 2024, one proposed building has been removed, resulting in a total of nine buildings on the site and allowing for more open space. In conjunction with this change, Building E has been relocated to act as a terminus to the entry drive from Bagley Ave. As one of the proposed conditions of approval, the exact location and uses of Building E are flexible, with the concept plan showing the area where Building E can be located. Several buildings have been reduced in height; now, none exceed five stories compared to one building originally featuring seven stories. The height of the new parking deck has also been reduced. To make up for the loss of parking capacity, additional surface parking has been added to the site. In response to multiple requests for additional greenspace, a larger outdoor amenity area has been added to the north of Building E. Table 2 shows a brief summary of major changes to the site plan from 2004 to now. The applicants have provided preliminary analysis to address some of the comments made at the Planning Commission public hearing. These include an updated parking study, additional renderings illustrating building massing and pedestrian activity, updated multi-modal movement diagrams, and a proposed timeline for preparing the final traffic, parking, and multimodal impact studies. These are included with these materials along with the original submission materials.

After extensive discussion and feedback, the City Commission allowed the City and consultants to prepare an amendment and resolution to approve a revised concept plan based on the May 5 version of the concept plan. This was initially discussed at the May 19, 2025 City Commission meeting. Feedback at that time from the public and Commissioners has been reviewed and used to revise these materials to their current form. This includes revision of the Planning Commission’s original conditions as well as the inclusion of eight new conditions. The new conditions are as follows:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.

**Table 2 – Summary of major PUD plan changes from approved 2004 plan to 2025 proposed plan**

Approved 2004 PUD	Proposed 2024 PUD Amendment (July 2025)
7 total buildings with retention of existing parking garage <ul style="list-style-type: none"> <li>• 2 Commercial buildings</li> <li>• 1 Parking garage (existing)</li> <li>• 1 Mixed-use building (commercial &amp; residential)</li> <li>• 3 Residential buildings</li> </ul>	9 total buildings (2 already constructed) including new parking garage <ul style="list-style-type: none"> <li>• 2 Commercial buildings (existing)</li> <li>• 1 Parking garage (new)</li> <li>• 2 Mixed-use buildings (commercial and residential)</li> <li>• 1 Building either Mixed-use or Residential</li> <li>• 1 Residential building</li> <li>• 2 rows of Townhouses</li> </ul>
Tallest building: 7-stories, 79' height (to roof midpoint; appx. 94' to roof peak), solely for residential use	Tallest building: 5-stories, appx. 70' max. height, mixed-use (commercial and residential); see also Table 6
107 residential units (condominiums)	149-151 residential units, including condos, apartments, and townhomes. Project is committed to reserving approximately 10% of the residential units as attainable rental units that range between 100% and 120% of the area medium income (AMI). (may be subject to future Brownfield Redevelopment Authority consideration)
99,420 s.f. commercial	Up to 113,430 s.f. commercial
687 total parking spaces (only 414 ever present at once)	519 total parking spaces

4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.
8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.

Tonight's meeting begins the final step in the concept plan phase where the final draft of the concept plan, PUD Amendment, and PUD Resolution is being presented for City Commission review. The text of the PUD amendment, resolution, and updated concept plan are included with these materials. Redlines versions of the PUD Amendment and Resolution are also provided to help compare what language is being changed. For reference, additional studies and other data presented at previous meetings can be found in the [May 19 agenda materials](#).

### **Concept Plan vs. Final Plan:**

As noted throughout this process, the PUD approval process involves first the approval of a concept plan, then the later approval of a final plan before any development can begin. The following sections explain the differences to help reduce confusion about what is expected at each step.

*Concept Plan* The concept plan is the first plan for development that is reviewed. It is only intended to show the general relationships between the buildings and circulation on the land, including basic massing, location, and function. The overall intent of a concept plan is to show what might be possible to develop. For example, if someone was looking to develop a vacant residential lot, they would first need to create a concept for the lot showing where the house and any accessory buildings would go, how access to the house and accessory buildings will be handled, and a check for what the limits for development might be based on factors such as budget, intended usage, and ordinance requirements. The owner might have specific ideas about what appliances, fixtures, materials, furniture, and other items they might want in the finished home and lot, but these points are irrelevant to consider without an accepted concept plan in place. For these reasons, it is not practical or expected to see such details with the concept plan. This does not mean that any requested studies and additional information are not important, only that the plan must pass through this phase first to allow for the plan development required to give those studies any real-life meaning.

*Final Plan* The final plan is the second and final plan for development that is reviewed. This plan includes the final design of the proposed buildings, including locations, façade design and shape, floorplans, materials, etc., as well as final designs and locations for roadways, public amenities, landscaping, and the like. With this level of detail, it will be possible to provide more comprehensive studies related to parking, traffic, environmental, infrastructure, and other items required with a PUD plan approval. The final plan is also judged based on conformity with an approved concept plan. Crucially, the final plan cannot be created, much less reviewed, without an approved concept plan first because it is not feasible to create such details without having an approved concept as its basis.

It should be stressed that approving the concept plan in its current form does not mean that the City is barred from requesting or requiring further modifications at the Final Plan stage. The concept plan, if approved, simply defines the parameters that the Final Plan must conform to before final approval is granted. It is still subject to any conditions that are proposed by the Planning and City Commissions. It is expected that refinements to the concept plan will be made in the Final Plan stage as the overall uses are more clearly defined, the building & amenity designs are developed, and more detailed studies are completed. If any issues

or concerns arise as a result of these additional studies or other items, the City and Commissions can still require they be corrected before approving the final plan.

One other point to mention is that for the purposes of approving the concept plan, ***the first and foremost responsibility is to follow the required standards of review for the concept that the applicant is presenting.*** Throughout this process, multiple ideas of what could be developed here have been proffered. However, the standards of review must only be judged on what the applicant has presented, not what other alternatives might exist. This is no different from any other zoning or site plan review that the City does: ***if the plan presented by the applicant meets the required standards of review, regardless of if other things could be developed, then the concept plan must be approved. Any vote to deny must be reasonably linked to one of the standards of review.*** Similarly, topics that have been brought up that are not listed as one of the standards of review cannot be used as a basis of denial.

**Review of Standards:**

To approve a major change to a PUD agreement, the following criteria under Section 5.49 must be met. ***If all criteria are met, then the Commission is required to grant approval.*** While the City has discretion on deciding whether a PUD can be approved and may also attach reasonable conditions to any approval, Section 503 of the Michigan Zoning Enabling Act clearly states that any decision requiring Planning and/or City Commission approval must be based on a defined set of standards. This ensures that all PUDs, not just the current one under consideration, are judged consistently by the same criteria. The attached memo from City Planning Consultant Paul LeBlanc discusses this in more detail. In short, the required standards of review in Section 5.49 do allow room for discretion and interpretation, but any decision to approve or deny must be factually based and clearly related to these standards.

To aid the City Commission in their review, the City plans to discuss each of these standards extensively tonight to summarize the City’s analysis in conjunction with various consultants. The Commission is invited to ask questions and provide feedback on each of the criteria as it is discussed. The Commission is also requested to complete and submit the attached standards of review worksheet in conjunction with this review.

- A. *The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of this article, respectively.*

Staff comments: City staff and consultants believe that this standard is met. The overall mix of uses is quite similar to the originally approved PUD and provides many of the same benefits as the original plan. The revisions from 2024 to now have retained a generally mixed-use development character. Additionally, the 2018 City Master Plan showed having mid-rise building up to seven stories as the preferred development concept for the site. Exhibit 2 shows these renderings for comparison.

There have been multiple comments that the standards in Section 5.47 of the zoning ordinance, pertaining to concept plan review, have not been met. In the City’s and consultant’s view, these standards have all been met to the extent that valid information can be provided at this stage. Table 3 goes over this in more detail.

- B. *The uses conducted within the proposed PUD, the PUD’s impact on the community and other aspects of the PUD are consistent with the city’s master plan.*

Staff comments: City staff and consultants believe that this standard is met. The 2018 Master Plan provides



Village Address Perspective



Village Address Perspective Land Use

Exhibit 2 – Renderings of preferred PUD site concepts from the 2018 City Master Plan

**Table 3 – Summary of Section 5.47 Concept Plan Standards**

guidance on what the preferred intent of this area should be. If anything, the proposed uses are more varied

STANDARD OF REVIEW	STAFF COMMENTS
1. PUD Concept Site Plan, plus list or requirement information.	City staff and consultants reviewed this and found that all elements listed in this section that are relevant to this request are present.
2. Concept plan narrative	This was provided in the applicant’s original submission materials.
3. Table of modification	This was provided in the applicant’s original submission materials.
4. Phasing Plan	This is not applicable at this time as the applicants have not indicated multiple phases of construction. However, the proposed PUD amendment would allow the proposed development to occur in multiple phases if requested. Additional studies for traffic, utilities, parking, etc. may be required at each different phase at the City’s discretion.
5. Additional information requested by the Planning Commission	<p>This section lists examples of items that can be reviewed if <i>requested by the Planning Commission</i> (emphasis added) at the concept plan stage. Any examples listed in this item are not mandatory unless specifically requested. Even then, some studies cannot be fully completed without the details provided in a final plan, meaning the concept plan needs to be approved first to allow the final plan to be created. Nonetheless, the following studies have been provided with the plan to date:</p> <ul style="list-style-type: none"> <li>• Preliminary Traffic/Parking Study – Fleis &amp; Vandenbrink, Progressive Companies</li> <li>• Environmental &amp; Soil Concerns – Prein &amp; Newhof</li> <li>• Preliminary Utility Analysis – City</li> <li>• Building Code Requirements – Cascade Building Inspection Services (attached to materials)</li> <li>• Public Safety Review – EGR Public Safety Dept. (attached to materials)</li> </ul> <p>Based on the level of detail required and expected at the concept plan phase, City staff and consultants believe that this standard is met to allow the plan to move to the final plan stage. In summary, the general consensus with these studies is that there are no immediate concerns at this point, though additional studies will still be necessary with the final plan phase. Additional studies can still be required at the final plan stage.</p>

than originally conceived. Of note:

- The proposed plan calls for up to 35,930 s.f. of new commercial space for a total of 113,430 s.f. By comparison, only appx. 99,420 s.f. of total commercial space was in the original 2004 PUD agreement.
- The number of residential units in this proposed plan would be between 149-151 units, depending on the final design of Building E. These are comprised of different types of housing such as apartments, condominiums, and townhouses. By comparison, the originally approved PUD plan had 107 housing units, all of them being apartments. The applicant’s materials also indicate a commitment to providing attainable housing with this plan which was not present in the original plan.
- The main access for the PUD from the north would be rerouted to connect with Shopping Center Drive at the Greenwood/Lakeside intersection. The existing vehicular access point to the east of Reeds Lake Blvd. would be converted solely to pedestrian access (though the existing access road to Lakewood Hills Apartments would remain.) This may be preferable from a traffic management standpoint as the current north vehicular access is offset less than 100’ from Reeds Lake Blvd. While the City’s Master Plan indicates a proposed road connection to the Reeds Lake Blvd. intersection, the overall intent of this recommendation is understood simply to provide a clear and easily accessible

north-south connection between Wealthy and Lakeside. In that light, strict adherence to the Master Plan is not necessary if the general intent is still there and current data shows that a better alternative is available<sup>1</sup>. Compared to the previously presented concepts, however, the overall circulation through the site is less direct as multiple parking lots need to be traversed to pass from north to south (particularly around Building E.) With this in mind, a comprehensive traffic impact and pedestrian study will be required with the final plan submittal. The study should include additional information on traffic flow and traffic mitigation strategies with this proposed concept.

While there has been extensive discussion on the scale of this proposed concept plan compared to other residential and commercial areas in the City, it is important to note that much of the proposed development would meet the City's existing zoning ordinance requirements. Table 4 analyzes this in more detail. Based on the proposed development in this concept plan, development on the 2255 Wealthy parcel is only compared to C-1 standards, and development on the 515 Lakeside Parcel is only compared to MFR standards. As shown here and in Table 4 below, ***the proposed development would already meet most of the standard C-1 and MFR zoning requirements.*** The deviations that do appear are mostly related to height and parking. ***These should not be seen as deficiencies*** as PUD zoning allows for allowances outside of traditional zoning. The main focus of the PUD review, then, should be on how any deviations from the zoning ordinance are handled in the concept plan. For example:

- While the height of the proposed buildings exceeds the zoning ordinance requirements, it would be less than the concept plan that was approved in 2004 and amended in 2008. ***Additionally, the adjacent Lakewood Hills Apartments development has a consent agreement in place that allows them to construct three new buildings up to 5 stories and 48' in height to the roof midpoint and 58' to the roof peak. This agreement is still in effect and has no expiration date, meaning it could be implemented at any time.*** In this light, the height of the proposed buildings at the Gaslight Investors site would be very comparable to the Lakewood Hills Apartments concept plan. Finally, as will be discussed below, the City's current master plan currently recommends this site to be used for a mid-rise mixed-use development as proposed in this concept plan.
- While the zoning ordinance generally requires more off-street parking than what this concept plan provides for, the parking studies done to date have concluded that with shared parking, the parking needs for these uses can still be met with the parking lots and structures proposed<sup>2</sup>. This could constitute an overall benefit as fewer parking areas can leave room for other desirable open space and amenities.

There have been multiple comments regarding the site's original PUD approval in 2004 and why the current concept plan appears to deviate from that. Parking and streetscaping have been examples of items cited in this regard. It should be noted that, with regards to streetscaping, many of the provisions in the 2004 PUD amendment were specific to the City's overall update of the Wealthy Street landscaping at the same time, so any references to those conditions would already have been fulfilled. References to contributions for other street improvements are deemed better handled with the PUD agreement at the final plan stage. With regards to parking and usage of the former parking deck, the City Commission has already approved the demolition of the old deck so any conditions related to that would be nullified. Any other conditions related to parking would also be deemed more appropriate in the PUD agreement made with the final plan.

It is also worth noting that the originally approved 2004 PUD plan also had multiple deviations from the zoning ordinance at the time. Examples include:

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<sup>1</sup> Though not specifically referenced in the Master Plan, the proposed concept also allows for future connections to the D&W Shopping Center site should opportunities arise.

<sup>2</sup> Shared parking presumes that different uses have different parking demands during the day (for example, parking for residential uses may not be needed during daytime hours, and parking needs for commercial/office uses may be lessened in evening hours) and thus the provided parking spaces can be used to help satisfy parking requirements for multiple uses.

- The tallest buildings in the 2004 PUD were seven stories and 79’ height to the midpoint of the roof. The maximum allowable height at the time was 2 stories at 28’ height in the C-1 District and 2.5 stories and 35’ in the MFR District. At least five originally proposed buildings would have exceeded this requirement.

**Table 4 – Comparison of PUD Development Features with Standard Zoning Requirements**

Standard	Requirement	Compliant?	Comments
<b>C-1 Standards (2255 Wealthy Parcel)</b>			
Min. Area	0 s.f.	✓	
Min. Lot Width	0’	✓	
Min Front Setback	0’	✓	
Min. Side Setback	0’	✓	
Min. Rear Setback	0’	✓	
Max. Building Height	40’	✗	Tallest building up to 5 stories, though 2004 PUD approval allowed up to 7 stories and 79’ height to roof midpoint. See Table 6 for additional height comparisons.
	3 stories		
Parking – Commercial	Varies	T.B.D. with Final Plan	More details of commercial uses needed to judge
Parking – Residential	1.5 spaces/d.u.	✗	PUD allocates 1 space/d.u., though this could be mitigated with shared parking
<b>MFR Standards (515 Lakeside Parcel)</b>			
Min. Lot Area/unit	2,100 s.f.	✓	
Min. Lot Width	n/a	n/a	
Min. Front Setback	10’	✓	
Max. Front Setback	25’	✓	
Min. Side Setback	10’	✓	
Min. Street Side Setback	12’	✓	
Min. Rear Setback	25’	✗	Parking garage appears to have <25’ setback from rear (south) lot line
Max. Building Height	35’	T.B.D. with Final Plan	More details of building design needed to judge
	2.5 stories	✗	Building F would have at least 3 stories; Townhouses could qualify as 2.5 stories if highest story is less than 50% of area of floor below it
Max. Building Coverage	60% lot area	✓	City estimates proposed building coverage to be 44% of lot area
Max. Lot Coverage	80% lot area	✓	City estimates proposed total lot coverage to be 74% of lot area
Rooftop terrace setback, Front	20’	T.B.D. with Final Plan	More details of building design needed to judge
Rooftop terrace setback, Side	10’	T.B.D. with Final Plan	More details of building design needed to judge
Rooftop terrace setback, Rear	25’	T.B.D. with Final Plan	More details of building design needed to judge
Max. Uninterrupted building façade	30’	T.B.D. with Final Plan	More details of building design needed to judge
Min. Access Driveway width	24’	✓	
Min. Access Driveway Side Setback	5’	✓	
Parking	1.1-1.8 spaces/d.u., based on # bedrooms	✗	Townhouses (G & H) provide 2 parking spaces per unit. Building F allocates 1 space/d.u., though surface spaces around Building F could also be used to satisfy demand in off-hours.

- Building 5 in the 2004 PUD had a total of 38 dwelling units as planned. The MFR Regulations at the time limited the maximum number of dwelling units in a building to 24, and then only with ZBA approval.
- The 2004 PUD had a total of 687 parking spaces for the site, including the former Jacobson’s parking deck. This is still less than what would have normally been required at the time; the Findings of Fact from 2004 suggest that between 750-812 parking spaces would normally have been required for the proposed uses in total.

In all these cases, the City Commission determined that allowing these and any other deviations were acceptable based on the benefits provided by the plan as a whole. Thus, the City Commission determined that none of these items were a detriment in this location or with the approved plan. The same must be considered in this amended concept plan review: while these comparisons to the zoning ordinance have been provided as a reference, the concept plan does not need to fully comply with the zoning ordinance requirements. Instead, the concept plan must be judged as a whole as to whether the plan’s benefits outweigh what would normally be permissible.

With regards to residential density, the City also compared the proposed density to other larger multi-family developments in the City<sup>3</sup>. All density calculations use the entire area of the lot as its basis (as explained below). These results are shown in Table 5, generally ordered from lowest to highest density. In summary:

- All of these developments, regardless of their zoning, would be compliant with the City’s current maximum residential density requirements for multi-family developments.
- The proposed Gaslight Investors concept plan would not be the densest residential development in the City. That would be Croswell Mews, which is developed at 19.8 du/acre.
- The current density of Lakewood Hills Apartments is 14 du/acre. This is higher than the proposed 13.1 du/acre density of the 515 Lakeside parcel. If/when their 65-unit plan per their consent agreement is constructed, that would jump to 17.9 du/acre, higher than the residential density of the entire proposed Gaslight Investors concept plan.
- Even if the proposed density exceeded what the zoning ordinance would normally allow, the general PUD requirements specifically allow “modifications from the density, area, height and placement requirements for the stated district(s).”<sup>4</sup>

**Table 5 – Comparison of Multi-Family Residential Densities in EGR**

Multi-Family Development	Residential Density (d.u./acre)
Greenwood Park Townhomes	6.8
Lake Shore Club	12.8
Schoolhouse Condos	13.0
Lakewood Hills Apartments (as developed)	14.0
<b>Gaslight Investors PUD (515 Lakeside parcel only)</b>	13.1
<b>Gaslight Investors PUD (full site)</b>	17.5
Bagley Townhomes (original development)	17.5
Lakewood Hills Apartments (per consent agreement)	17.9
Croswell Mews	19.8
<b>Maximum allowed by zoning ordinance in MFR District</b>	20.7

There have been multiple questions about how the residential density calculation were made. To this point, the residential density has been expressed as the number of dwelling units per acre of land, or “gross density.” The 20.7 du/acre maximum residential density is derived from the MFR district standards: every new MFR dwelling unit requires 2,100 s.f. of lot area. (43,560 ÷ 2,100 = 20.7) The standard clearly states that the *entire lot area* needs to be measured to make that calculation<sup>5</sup>. There have been some suggestions that the areas of existing buildings, as well as areas without buildings, should be excluded in determining gross density. This assertion is not supported by the zoning ordinance. Gross density is clearly defined as the number of dwelling units per acre *of land*, not each individual building or area of buildings<sup>6</sup>. Excluding

<sup>3</sup> Other single lots with 2-5 dwelling units have even higher densities, but are excluded from this table as they are not wholly representative comparisons.

<sup>4</sup> See [Section 5.44C](#) of the zoning ordinance.

<sup>5</sup> See [Section 5.30A2](#) of the zoning ordinance.

<sup>6</sup> See [Section 5.8](#) of the zoning ordinance.

the existing buildings on the site is not appropriate in considering density as all of the buildings represent a single, integrated development regardless of the specific building usage. With all of this being said, it should be noted that these standards only apply to the MFR District. Previous materials have shown residential density for the entire site as a reference point, but technically, there is no residential density limit in the C-1 District. To be sure, any housing component in the C-1 District would still need to meet all of the site plan review criteria including traffic, stormwater, utilities, emergency access, etc., but presuming all of those standards were met, there would be no specific limit on the number of residential units that could be developed.

Though not required at this stage, more details on the mix of uses in the development and how they complement each other would be helpful at the final plan stage. This could be included as part of the requested fiscal analysis, noting aspects like the relationship of anchor tenants and associated buildings, how the different uses (small retail, larger retail, mixed-uses, and residential) work hand in hand, and why and how the development works together and benefits Gaslight Village as a whole, and more broadly other nearby commercial areas such as Breton Village.

- C. *The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development.*

Staff comments: City staff and consultants believe that this standard is met. As noted above, height, density, and layout shown are all consistent with the Master Plan and surrounding area development. The concept plan shows the basic building forms and layout that are being proposed. This level of detail is sufficient to meet this standard at the concept plan stage as discussed above. More detailed building and amenity designs will be required with the final plan. Review of capacity for public services (sanitary sewer, storm water, potable water, etc.), public safety, environmental, facilities, etc. will also be performed with the final plan and reviewed by the City. As discussed further below, the studies and reports that have been provided to date have not identified any impediment to the approval of this concept plan.

- D. *The PUD shall not change the essential character of the surrounding area.*

Staff comments: City staff and consultants believe that this standard is met. This land was originally part of the historic Ramona Park, a popular amusement park. Upon closing, Jacobson's Department Store and Ramona Medical Center were developed on this land. Historical materials related to these uses are provided for reference. Surrounding areas are generally zoned either C-1 Commercial or MFR Multi-Family Residential. Thus, this part of the City has always been home to higher-density uses. Moreover, the existing commercial and multi-family developments have been present for over 50 years; outside of the expansion of Jacobson's and construction of the parking deck in the early 1990s, development in the area since then has not appreciably changed. A basic timeline showing different activities on the former Ramona Park land can be referenced in the [May 19 agenda materials](#).

At the various public hearings and comment periods, several topics of concern were brought forth by residents and Commissioners. Some of these topics are discussed in more detail below.

Building Height The tallest building in this revised plan is proposed to be five stories. The number of stories is fewer than what was approved in 2004. Also, the height of

the proposed five-story buildings is listed as being 70' height at roof peak. This is less than the original PUD approval, which called for a maximum building height of 79' at the roof midpoint and 94' to the roof peak. Other buildings are proposed to be 40' for 3-story buildings and 57' for 4-story buildings. These proposed heights are codified in the proposed PUD amendment for each new building, thus providing a legal limit for the total height of these buildings. To further minimize the bulk of the proposed buildings, one of the conditions of the concept plan approval is to require a setback for any stories above the third floor, reducing or eliminating their visual impact from the street. For comparison purposes, estimated building heights for other buildings in the City/general Gaslight Village area are provided in Table 6. Exhibit 3 below shows a graphic comparison of the new proposed building height compared to what was approved in 2008.

**Table 6 – Height comparison of prominent buildings in EGR**

With regards to the adjacent Lakewood Hills Apartments, that property has a consent agreement in place that would allow them to build new buildings up to 5-stories in height. This consent agreement remains valid today and in perpetuity. Based on the plans in that agreement, the height of those buildings would be up to 48’ to the roof midpoint and 58’ to the top of the roof. If/when these plans are ever constructed, the resulting buildings would be comparable in height to the buildings proposed with this PUD concept plan.

Site Density Overall, the proposed residential density would be 17.5 units per acre, which is less than the maximum allowed density in the MFR District for new construction (20.7 units per acre).<sup>7</sup> If considering the 515 Lakeside parcel on its own, the proposed residential density of that parcel would only be 13.1 units per acre.

Additionally, only 41 of the proposed 149 residential units (27.5%) would be on the 515 Lakeside parcel closest to existing residential neighborhoods. By contrast, the previous concepts from 2004, 2008, and 2020 had most of the proposed residential units concentrated on the 515 Lakeside parcel.

Connections to Existing Apartments/Condos There were multiple comments regarding connections to other surrounding uses such as the apartments and condominiums to the east. While such opportunities may exist, they would likely require cooperation from adjacent property owners to be established. Thus, no such outside connections are part of this concept plan.

Open Space/Public Space In previous meetings, there was strong interest in having a portion of the site devoted to green space and public space. The most recent iteration of the concept plan has increased the amount of green space in the development, including a larger area for an “outdoor resident amenity area” to the north of Building E. However, placing this open space behind the building may not satisfy the interest in having a larger public gathering space. Swapping the locations of Building E and the open space could create a space more conducive for public events and usage

Building		Appx. Height
Blodgett Hospital (2008 addition)		72’
Blodgett Hospital (other wings)		42’-90’
EGR High School (Fine Arts wing)		88’
EGR Middle School (adjacent to Reeds Lake)		47’
Gaslight Investors PUD	3-stories (G & H)	40’
	4-stories (D & F)	57’
	5-stories (C & E)	70’
Lakewood Hills Apartments (per consent agreement)		48’ to midpoint, 58’ to roof peak
Wealthy Elementary School		53’



**Exhibit 3** – Visual comparison with newly proposed buildings (left) with tallest building approved in 2008 (right.)

while still allowing space for a residential amenity area. As noted above, one of the proposed conditions of approval allows the final location of Building E to be moved to better accommodate the green space.

Transition The revised plan creates a more desirable transition of uses consistent with the established character of the surrounding area. Commercial uses and taller buildings are clustered at the south end of the site, creating a smooth integration with the Gaslight Village businesses, while development at the north end is limited to residential in scale with the established uses to the east, west, and north.

<sup>7</sup> Putting it another way, if the entire PUD site were to be zoned MFR, the maximum number of dwelling units that could be developed is approximately 178.

Regardless of any issues that may have been identified above, the City believes that enough detail and information has been presented to date to allow for concept plan approval. Any issues requiring resolution would need to be addressed and resolved at the Final Plan phase.

- E. *The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.*

Staff comments: City staff and consultants believe that this standard is met. To date, the developers have submitted a preliminary traffic study performed by Fleis & Vandenbrink and a Trip Generation Analysis (prepared in mid-April) ahead of the planned formal traffic study. These can be found in the [May 19 agenda materials](#), along with a companion analysis from the City's traffic consultant. These studies concluded the following:

- The projected trip generation for the current concept plan is less than what was recorded while Jacobson's and Ramona Medical Center were in operation. The trip generation is also projected to be similar or slightly higher than the PUD concept that was originally approved in 2004.
- The north site entry is anticipated to be the most heavily used, wherever it is located. The study concluded that the existing intersection at Lakeside/Shopping Center Road provided the best northern access point to the site. As noted at the July public hearing and in Subsection B above, even though the City's master plan does not specifically reference this regarding a north/south connection through the site, a connection at the Lakeside/Shopping Center intersection would still meet the overall intent of this recommendation.
- Alternatives for additional or alternative northern access points involving the existing driveway and the existing Reeds Lake Blvd. intersection were studied, but both found significant conflicts with other access points and would increase the potential for vehicle and pedestrian conflicts.
- Some minor modifications to the Lakeside/Shopping Center intersection and the Wealthy/Lovett intersection may be necessary to mitigate traffic from the project. Signal modifications at Wealthy/Lakeside are also recommended to accommodate additional traffic volumes.
- The parking analysis concluded that, when accounting for shared parking, the project had sufficient parking capacity for the entire site. It should be noted this is a preliminary conclusion based on a general large-scale view of the proposed uses. More detailed parking analysis may not be possible until the final plan stage.
- The study does not appear to address traffic impacts by delivery/freight vehicles. Nor does it appear to discuss pedestrian traffic in much detail, only to note that most of the trips generated would be vehicular. As this is still only a concept plan, it might not be possible to fully study these topics at this time.
- The Planning Commission and consultants also requested information such as updated traffic counts, crash history, pedestrian/bike interaction analysis, intersection level of service analysis, and parking evaluation. Parking is discussed in more detail below. The City has provided the applicants with their own historical data on the other topics. This data is used as baseline data in the submitted preliminary traffic study, which is what will be utilized in relationship to actual traffic counts that will be performed in the Spring along with comparisons to projections taken from the ITE manual.
- The "Anticipated Project Schedule" references a safety study as part of their multimodal impact analysis. While the introductory letter references modifications related to reducing vehicle and pedestrian conflicts in the site, it is not entirely clear what the full scope of the safety study is.

The applicants have also provided basic renderings and diagrams showing the general circulation routes for different users. Of note, the proposed bicycle circulation drawing shows a main north-south bike route connecting Lakeside and Wealthy without intermingling with the internal road network. Access points to bike rack stations are noted and would utilize other planned pedestrian infrastructure. Otherwise, these drawings do not provide much detail on what specific types of amenities will be incorporated. The City has recommended adopting various recommendations from the National Association of City Transportation Officials (NACTO) and other professional engineering design manuals in other areas such as pedestrian pathways and integrated public amenities.

At this time, the City and its consultants have noted the following items regarding general circulation and parking in this concept plan.

- Truck/service traffic would be directed away from the main interior road into a one-way service road accessed at the SE corner of the property (next to Chase Bank) and travelling northward. While this arrangement would help separate truck traffic from visitor traffic, it does have the potential to increase truck traffic on Lakeside Drive and Wealthy Street. This was not addressed by the preliminary traffic study, though it may not be possible to accurately model these impacts at the concept plan stage.
- The currently proposed plan would feature 519 parking spaces, which is a reduction from the 687 originally approved in 2004. However, the following should be noted.
  - Only 414 of the 687 parking spaces approved in 2004 were reportedly present. The remaining parking spaces were in building phases that were never constructed. Thus, if fully built as proposed, there would still be a net increase of 105 parking spaces over what was present after Phase 1 construction.<sup>8</sup>
  - The City's parking regulations have changed significantly since the original PUD was approved. In most cases, fewer parking spaces are now required compared to 2004 and plans with fewer than the required number of parking spaces can still be approved at the City's discretion.
  - Parking studies done in conjunction with the 2018 Master Plan showed that only 59% of all parking spaces in Gaslight Village were utilized on a typical weekday.
  - It should be noted that the applicants are using a different parking standard compared to the City's, which may result in fewer parking spaces than the zoning ordinance would normally require. However, taking shared parking and the other factors noted above into consideration, having fewer total parking spaces on site compared to the original plan may not be a significant concern, even with the increased amount of commercial and residential space. More detailed analysis may be useful at the final plan stage when the proposed uses are more clearly defined.
- If any temporary surface parking is required while the new buildings and parking garage are under construction, the final PUD agreement should include specific language stating when the temporary lot is to be removed, that the City has the right to remove the lot if the development does not move forward, and that the lot be built to City standards when in use.
- The location and orientation of parking lots and residential ingress/egress should be carefully considered to prevent conflicts with through traffic. Examples include:
  - Much of the surface parking in the north half of the site is perpendicular to the throughway. Angled parking could provide better visibility and safety for parking in these areas, though this may reduce the number of parking spaces.
  - Vehicular access to the residential parking for Buildings F-H should be studied to determine if it is located an appropriate distance from the Lakeside/Greenwood/Shopping Center intersection to prevent traffic conflicts.
  - The network of parking lots around Building E could be confusing in terms of overall circulation through the site as a whole. Alternatives to reduce surface parking in this area and provide a more direct throughway should be considered. As noted above, one of the conditions of approval allows the final location of Building E to be moved to provide better site circulation.

It is noted that the level of detail required at this concept plan stage may not allow for a complete modeling or analysis of these items and may be significantly altered when presented with more detailed data at the final plan review stage. The applicant has committed to performing a complete traffic study while schools are in session to better gauge impacts when traffic is at its highest. The City also recommends that a traffic impact/pedestrian study be submitted with the final plan review. Nonetheless, the City believes that there is sufficient detail provided at this time to find that this standard is met.

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<sup>8</sup> On October 21, the City Commission approved a temporary agreement with Gaslight Investors to allow for the demolition of the existing parking deck for safety concerns, based on the fact that the upper level has been closed for a substantial amount of time without impacting parking availability for the constructed portion of the development. This would technically remove approximately 198 parking spaces from the current PUD. Surface parking on the ground level will remain. The temporary agreement still requires Gaslight Investors to provide an appropriate amount of parking whenever any new development occurs and allows the City to require additional parking for existing facilities if the demand dictates it.

Consultants from Progressive Companies have provided companion analysis of the traffic and parking data provided by the applicants. These memos are found in the [May 19 agenda materials](#). Jeremy Chapman provided a memo regarding a parking and traffic historical comparison for the site. Exhibit 4, copied from his memo, summarized his findings. In short, Mr. Chapman concluded that the anticipated vehicular traffic for the proposed concept plan would generally be similar or less than for the concept plan that was approved in 2004. The one data point that was higher – Saturday peak traffic – was comparable to traffic for the former Jacobson’s/Ramona Medical Center development. As a follow-up to this study, Progressive Companies performed an additional analysis to estimate how many new trips the proposed development would generate. This is summarized in Exhibit 5. In short, of the 7,451 total trips the entire proposed development was estimated to generate, 70% of those trips were already projected to be occurring with the current 77,500 s.f. of commercial development. Taken together, the proposed concept plan is not expected to generate more traffic compared to previous plans and development for the PUD site.

Christopher Zull has also provided a memo reviewing the preliminary traffic study in more detail. This memo highlights some items that either require more explanation or further investigation, as well as noting that some of the materials provided to the development team may not have been fully utilized. Mr. Zull has noted that some errors and inconsistencies in data have appeared to be corrected in the most recent data submitted by the applicant. At the same time, however, Mr. Zull has noted some concerns with the revised parking and building configuration that area shared by City staff and consultants. (These are listed in the above paragraph.) Despite these concerns, Mr. Zull also agrees with the City that there is still enough data present now to approve the concept plan provided the issues noted are fully addressed in the full traffic study and with the Final plan submission. If any concerns on these or other matters are

Time Period	Jacobsen’s + Ramona Medical Center	2004 PUD	2025 Concept
A.M. Peak	90 Trips	245 Trips	244 Trips
Noon Peak	585 Trips	560 Trips	551 Trips
P.M. Peak	620 Trips	539 Trips	514 Trips
School P.M. Peak	550 Trips	587 Trips	560 Trips
Saturday Peak	665 Trips	384 Trips	672 Trips

**Exhibit 4** – Traffic/trip generation historical comparison between currently proposed concept plan and historical uses/plans. Please see section F in the supporting materials for further analysis and discussion.

	Average Daily Trips	A.M. Peak			M.D. Peak			P.M. Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Total Development Trips	7451	154	112	266	282	304	586	288	316	604	378	345	723
Existing Buildings A+B	5233	83	51	134	15	10	25	197	205	402	261	241	502
A+B % of Total Trips	70%	54%	46%	50%	5%	3%	4%	68%	65%	67%	69%	70%	69%
<b>Total NEW Trips</b>	<b>2218</b>	<b>71</b>	<b>61</b>	<b>132</b>	<b>267</b>	<b>294</b>	<b>561</b>	<b>91</b>	<b>111</b>	<b>202</b>	<b>117</b>	<b>104</b>	<b>221</b>

**Exhibit 5** – Estimate of projected new trips the entire proposed PUD would generate. Bottom row indicates projects new generated trips when accounting for existing development.

identified in future studies, they can still be addressed and require correction by the City and Commissions during the Final Plan stage.

One other item of note on this topic relates to a pedestrian mall or permanent pedestrian plaza in the area of the southern private road as suggested by some City Commissioners. Pedestrian malls are not a new idea; in particular, the 1960-1970s saw a significant development of pedestrian malls in many urban areas. Multiple studies have since been done to analyze their successes and failures. These studies found the vast majority (almost 90%) of these pedestrian malls were not successful and were returned to vehicular or mixed vehicular/pedestrian use. Of the ones that still remain, they generally had several features in common. Table 7 lists these factors with additional City comments. Considering this research, the City has

concerns that this PUD location may not be appropriate for a permanent pedestrian mall or plaza. Instead, the following alternatives could be considered:

- Having a streetscape design that allows for temporary street closures for special events.
- Incorporating “Complete Street” or multi-modal elements to allow vehicles, pedestrians, and non-motorized transportation modes to safely and efficiently move through the development.

**Table 7 – Analysis of Positive Pedestrian Mall Factors in Relation to PUD Site**

With regards to noise, smoke, fumes or glare, the City has not identified anything in the concept plan that would cause excessive impacts above and beyond what would be considered normal for a mixed-use development. As noted above, the revised plan creates an appropriate transition pattern of uses which puts like uses near like uses.

*F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.*

Staff comments: Detailed analysis is not required at the concept plan stage but will be required with the final plan submission. Similar to traffic/pedestrian analysis, if the building heights/layouts are known from

Positive Pedestrian Mall Factor	City Comments
<b>Close Proximity to a Major Regional Attraction, College/University, or Generally High Tourism Activity</b>	The PUD is located in close proximity to Reeds Lake and John Collins Park. However, these may generally be considered seasonal attractions and may not be sufficient to drive year-round demand and support.
<b>Sufficient Density and Commercial Options to Attract Regional Visitors</b>	One consulted study suggested that the proposed residential density could be sufficient to support a pedestrian mall. Others, however, suggest that the development immediately around a pedestrian mall is usually not enough to sustain it. Additionally, the retail mix around a pedestrian mall must be able to attract larger regional populations, such as with larger anchor businesses and uses with staggered operating hours throughout the day. It is not clear how or if the proposed retail space would be able to accommodate this.
<b>Strong Public Transit</b>	The Rapid operates a bus line along Wealthy Street with stops at Regatta Plaza and just east of the existing Chase Bank. More studies would need to be done to determine the impact of existing ridership on the PUD.
<b>Limited Length of Mall (1-4 blocks)</b>	The proposed mixed use corridor in the presented concept appears to fall within this length.
<b>No or Limited Impact To Vehicular Traffic and Parking</b>	Despite the size of the PUD site, there appears to be limited connectivity options with the City’s street grid. Creating a permanent pedestrian mall at the south end of the site would likely force most vehicular traffic to access the site to the north via Lakeside Dr., particularly since that is where the bulk of the vehicular parking would be located. This traffic pattern may also be more confusing to navigate and create more congestion than having a continuous north-south vehicular passageway. The condos/apartments to the east would prevent any new vehicular connections in that direction. While there may be potential for a western connection via the D&W Shopping Plaza, this would require a shared access agreement with the property owner and is not guaranteed.

the concept review, detailed utility analysis including sanitary sewer, storm sewer, water, etc. can be completed on a more detailed basis. It should be noted for now that previous studies on this topic concluded that the current construction would be able to accommodate denser development than what is currently proposed. Studies that are available demonstrate that the currently proposed concept plan aligns with existing infrastructure capacities. With regards to stormwater, the City does maintain stormwater infrastructure in this vicinity that filters out any debris and contaminants before entering into Reeds Lake. The proposed PUD amendment has conditions of approval stating that if the concept plan is found to require additional demand for services and infrastructure beyond what is currently present, then changes to the plan will be necessary to eliminate this need. Moreover, the City would not be obligated to pay for any infrastructure improvements solely for the benefit of the PUD.

**Review and Requested Action:**

Tonight, the City Commission is requested to introduce these amendments for consideration. If these materials are approved to be introduced, the following process for consideration of the amendment are as follows. Dates may be subject to change.

- City Commission Meeting (tonight) – Formal Introduction/First Reading of PUD Ordinance Amendment, Resolution, and Findings of Fact.
- Planning Commission Meeting (August 11, 2025) – Public Hearing for PUD Ordinance Amendment Language only (site plan would be inserted to reflect whatever the outcome is through the Final Review Process); Planning Commission to give recommendation on whether amendment should be approved or not.
- City Commission Meeting (tentatively September 2, 2025) – Final Reading of PUD Ordinance Amendment, Resolution, and Findings of Fact; final vote on whether to approve or not.

A PUD Evaluation worksheet with the standards of review is provided for all City Commissioners to complete and submit to the City after tonight’s meeting. This is being requested to formulate a findings of fact for the concept plan.

For additional context, agendas and minutes of previous meetings related to this project can be viewed below.

- [Planning Commission Agendas](#)
- [City Commission Agendas](#)
- [EGR YouTube page – Live Streams of City & Planning Commission Meetings](#)

**Potential Future Steps:**

If a concept plan and PUD Amendment is approved, the project would then enter the Final Plan Phase. The applicant would need to submit a request for Final Plan approval, with more detailed drawings and plans, within two years of the concept plan approval before any new construction can begin. Otherwise, the concept plan approval would automatically be nullified.<sup>9</sup> All conditions made by the City and Planning Commission would need to be satisfied for the Final Plan to be approved.

**REVIEWED & APPROVED FOR SUBMISSION:**



\_\_\_\_\_  
Shea Charles, City Manager

<sup>9</sup> See [Section 5.47E](#) of the zoning ordinance. The City Commission may also approve a deadline extension of up to one year for good cause if requested by the applicant.

# Standards of Review worksheet.

# Planned Unit Development Review Worksheet

For each standard, please note whether you believe the standard has been met by checking “yes” or “no” and provide your reasoning why, including but not limited to staff and consultant reports as well as any other provided information. All standards must be sufficiently met with a “yes” determination for an overall affirmative vote. If a standard of review is not applicable to this plan, please mark that.

Name: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Address of Request: \_\_\_\_\_

**A. The proposed Planned Unit Development (PUD) complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of this article, respectively.**

*Reference: page 4 of Staff Memo and Section H of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).

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**B. The uses conducted within the proposed PUD, the PUD’s impact on the community and other aspects of the PUD are consistent with the city’s master plan.**

*Reference: pages 4 -6 of Staff Memo and Section I of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).

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**C. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development.**

*Reference: page 7 of Staff Memo and Sections B & G of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).

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**D. The PUD shall not change the essential character of the surrounding area.**  
*Reference: pages 7-8 of Staff Memo and Sections A, B, E, & H of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).  

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**E. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare.**  
*Reference: pages 8 - 11 of Staff Memo and Section F of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).  

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**F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.**  
*Reference: page 11 of Staff Memo and Section H of supporting materials*

- Yes, this standard is met as described in the Staff Memo referenced above.
- This standard is not applicable.
- No, this standard is not met for the following reasons (list below).  

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Review of Gaslight Investors concept  
plan prepared by Planning  
Consultant Paul LeBlanc.



TO: Shea Charles, City Manager  
FROM: Paul LeBlanc, AICP  
DATE: July 9, 2025  
SUBJECT: Gaslight Investors PUD Review

There have been discussions recently about the level of discretion that the City Commission may exercise with regard to deciding the Gaslight Investors PUD concept plan. The essence of the comments seem to be that, as elected officials, the City Commission is obligated to represent the wishes of the people and has complete discretion in deciding whether to approve or deny the Gaslight Investors concept plan request without regard to the ordinance standards.

While a PUD decision, as well as site plans and special land uses, is considered to be “discretionary” under the Michigan Zoning Enabling Act, the Act is explicit with respect to such discretionary decisions to ensure consistent and fair treatment and avoid arbitrary and capricious decisions. In fact, during the frequent public comments regarding the PUD proposal, residents noted similarities with a current suit against the City of Walker. As the planning expert retained by the city’s attorneys, I should point out that in that case, the plaintiffs (JadePig) have specifically cited the arbitrary and capricious nature of the city’s decision as being a violation of their right to substantive due process and equal protection under the law. The Zoning Act specifically addresses this matter in the following relevant provisions:

"Sec. 504. (1) If the zoning ordinance authorizes the consideration and approval of special land uses or **planned unit developments** under section 502 or 503 or otherwise provides for **discretionary decisions**, the regulations and **standards upon which those decisions are made shall be specified in the zoning ordinance.**

(3) A request for approval of a land use or activity **shall be approved if the request is in compliance with the standards stated in the zoning ordinance**, the conditions imposed under the zoning ordinance, other applicable ordinances, and state and federal statutes.

(4) Reasonable conditions may be required with the approval of a special land use, **planned unit development**, or other land uses or activities **permitted by discretionary decision**...Conditions imposed shall meet all of the following requirements:

(c) Be necessary to **meet the intent and purpose of the zoning requirements**, be **related to the standards established in the zoning ordinance** for the land use or activity under consideration, and be **necessary to insure compliance with those standards.**" [emphasis added]

The Zoning Act is unambiguous with respect to considering the application based on standards cited in the zoning ordinance. Section 504(3) is even more emphatic about the purpose of the review standards

by requiring that the application “shall be approved” if it meets the standards and other applicable laws. Section 5.49 of the zoning ordinance reiterates this by stating that a PUD can only be approved if it first meets the specific PUD standards even if there are others to be considered:

“A PUD shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this chapter”

While public input is important and may alert the decision-makers to potential issues and concerns relevant to compliance with the ordinance standards, both the Planning Commission and City Commission have proposed conditions (traffic study, parking analysis, utility study, etc.) to specifically address such concerns if the concept plan is approved. The results of such studies could necessitate modifications to the project as part of final plan review.

Clearly, the standards listed in Section 5.49 leave room for interpretation because much of the language comes from the Michigan Zoning Enabling Act and relevant court decisions. It is the City Commission’s duty to determine, based on facts not hyperbole, if the standards are met, not met, or if conditions can be applied to ensure compliance. In my opinion, an objective reading of the standards would conclude that the proposed project satisfies them, as noted below. However, if the concept plan approval is conditioned up completing various studies (traffic, utility, parking, etc.) and issues arise resulting from the studies that could be the basis for modification or denial of the final site plan.

*(A) The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of this article, respectively;*

Compliance with one or more of the items listed in the “Intent” section is required. However, several of these are satisfied by the proposed PUD plan. Conformance with all of the “Qualifying Conditions” is necessary and has been demonstrated.

*(B) The uses conducted within the proposed PUD, the PUD’s impact on the community and other aspects of the PUD are consistent with the city’s master plan;*

As has been noted several times, the 2018 Master Plan supports a mixed-use development of the subject property. Page 28 describes the importance of housing options as “new attached/multiple family residential would diversify the types of housing in the City. While attached townhomes may be appropriate, a variety of housing styles is preferred.” Sketches on page 31 illustrate the appropriate scale of such development, consistent with the approved 2004 concept plan and states: “Ground floor retail and office could support residential, hospitality, or both.” The opinion survey conducted as part of the 2025 amendment to the 2018 Master Plan found that more than one-quarter (26.1 percent) of all respondents would seek options other than a single-family home (townhome, apartment or condominium, accessory dwelling unit, or retirement community) when moving from their current residence.

*(C) The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development;*

The surrounding and adjacent land use is commercial in the south and a mix of single- and multi-family residential to the north, west, and east. The proposed uses at the south end of the subject site are a mix of commercial and residential as allowed in the current C-1 zoning district and compatible with the adjacent commercial and high density multi-family development. Townhomes and a multi-family building on the north end of the site provide an appropriate transition of both use and scale to the adjacent residential uses. Capacity of public facilities to serve the proposed development was determined to be sufficient in 2004 and an updated analysis of those systems has been listed as a condition of approval for the current proposal.

*(D) The PUD shall not change the essential character of the surrounding area;*

As noted above, the essential character of the surrounding area is a mixture of commercial and various residential uses. The densities of the adjacent Lakewood Hills condos and Lakeshore Club apartments are comparable to the density proposed within the PUD. In addition, a court order currently in effect would allow even greater density and a building height of five stories on the adjacent property. The proposed uses are the same uses as already exist throughout the immediate vicinity. By way of example, a change in character on this site would be an industrial park, a car dealership, or an outdoor storage yard.

*(E) The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare; and*

Again, this proposed development mirrors the same uses as currently surround the property. While traffic has legitimately been raised as a concern, the Planning Commission has recommended, as a condition of concept plan approval, that a comprehensive traffic study be performed prior to approval of a final plan. If traffic issues are identified, they would have to be addressed as part of any final plan review. The other nuisances listed in this standard are no more likely to occur than what is already generated by the surrounding uses and far less than the noise and traffic from the high school football stadium.

*(F) The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.*

The service capacity of water, sewer, stormwater, police, fire, and parking systems is proposed to be addressed as one of the stated conditions of concept plan approval. Initial reviews by City staff and consultants would be examined and verified as part of these studies. As noted regarding the traffic study, if there is a finding that service capacity is insufficient for any of the required public services or facilities adjustments would be required prior to final plan review.

Please let me know if you have questions or wish to discuss.

Two Frequently Asked Questions documents (January 2025 & July 2025).

Gaslight Investors – FAQ January 2025 (<https://eastgrmi.gov/594/Gaslight-Investors>)

## FAQs

What is the scope of this project?

This project proposes the development of an 8.6-acre site at 2255 Wealthy St. and 515 Lakeside Drive SE into a mixed-use residential and commercial space and parking garage. The development would include a commercial building, new parking garage, three mixed-use buildings, one residential building and one row of townhomes – providing 149-151 residential units and 519 total parking spaces.

Will there be an affordable housing provision in the new residential development?

The concept plan includes 17 townhomes and 134 other housing units dispersed across four buildings. At this time, it is unknown what number of these will be rental units and what number will be owner-occupied. That information, along with the distribution of housing unit sizes (such as studio, 1-bedroom, 2-bedroom, 3-bedroom), will be presented in the final plan review stage. Gaslight Investors has proposed approximately 10% of residential units as attainable rental units, with rent based on 100%-120% of Kent County's area median income (AMI). Final numbers related to these units will be presented in the final plan review stage.

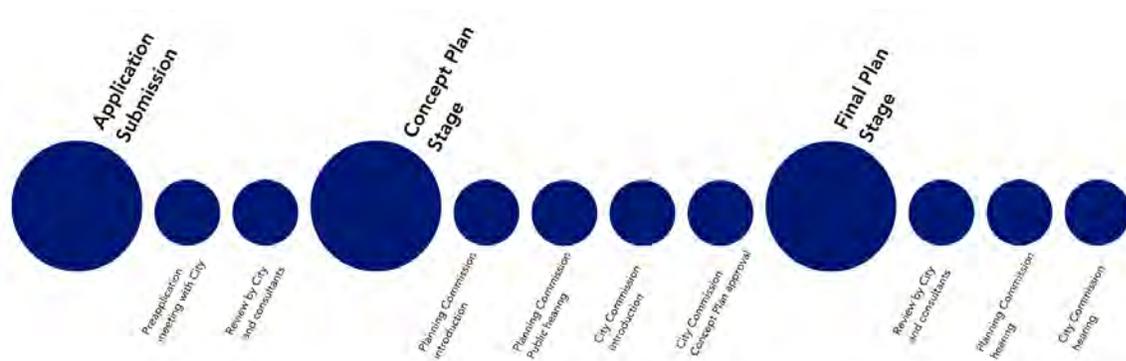
How will traffic and pedestrian safety be managed?

A traffic study is being conducted to evaluate vehicle and pedestrian flow. If approved by the City, the plan shows the main access road will be rerouted to improve traffic management. For more information regarding the City's traffic and pedestrian safety initiatives, visit the [traffic webpage](#).

How can I provide feedback?

Community members can provide feedback by emailing the City at [input@eastgrmi.gov](mailto:input@eastgrmi.gov).

What is the approval process?



As a major change to the previously approved PUD plan and agreement, Gaslight Investors is required to proceed through the entire PUD approval process for this revised plan, illustrated above. This involves two sets of hearings at the Planning Commission and City Commission levels. The PUD concept plan stage is solely for review of the overall concept plan. Final building designs, floorplans and details such as building materials, amenities and specific tenants or occupants are not provided or required at this stage. The concept plan is intended to show the basic layout of proposed buildings, streets and other important elements that illustrate the intended vision for the site. More detailed designs and requirements, including a legal PUD agreement, are considered at the third and final review stage.

The purpose of a concept plan approval is to give the applicants reasonable assurance that their proposed concept is viewed favorably so that the final site plan and detail designs can be produced with confidence. The final site plan will be judged against the approved concept plan to ensure it remains in general compliance with what the City Commission approves. The Planning Commission may make suggestions or recommendations regarding elements they would like to see in the final plan, but these are not required to be presented or approved at this stage.



# Gaslight Investors PUD FAQ #2

(updated July 11, 2025)

This Frequently Asked Questions (FAQ) document is intended to address and summarize some of the common topics of feedback the City has received during the review of the Gaslight Investors PUD Concept Plan. This is a companion to the original FAQ posted to the City's website at <https://www.eastgrmi.gov/598/Community-Feedback-Responses>

## Q: What is the history of the previous buildings on this site?

Prior to the PUD approval, the land was home to Jacobsons Department Store (with an attached parking deck built in 1992) and Ramona Medical Center. Jacobsons closed in 2002, while Ramona Medical Center was demolished in 2009. The original PUD plan for this site was approved in 2004, with Phase 1 along Wealthy Street constructed in 2006. No further development on the site has occurred. There was a PUD amendment that was approved in 2008 to modify a proposed building connected to the parking deck, but because it was never acted on, that amendment is no longer valid. The parking deck was demolished in early 2025.

## Q: If a new concept plan is being considered now, why does the original PUD plan matter?

The approved 2004 PUD plan is still in effect and, if desired, could still be built as approved in 2004. The concept plan being considered now would represent an amendment to that original plan. Until or unless it is amended, the 2004 plan and its related findings and conditions still define what could be developed on this land.

## Q: Why does the City Master Plan continue to be referenced in regard to this concept plan?

The Michigan Zoning Enabling Act requires that zoning be based on a plan, and one of the PUD standards of review relates to consistency with the Master Plan. The 2018 City Master Plan is the policy document that guides the decision making for new development and related policy decisions for the City. In discussing the recommendations for the Gaslight Village area, the 2018 City Master Plan showed having mid-rise building up to seven stories as the preferred development concept for the site. The image to the right shows the renderings from the Master Plan illustrating this recommendation. As a policy document,



Village Address Perspective



Village Address Perspective Land Use

any development proposed for this area needs to generally conform with the recommendations of the Master Plan.

**Q: Is there a limit to how dense the proposed PUD can be?**

Residential density for multi-family (MFR) districts is defined as follows: every new MFR dwelling unit requires 2,100 s.f. of lot area. This would equate to a gross density of 20.7 dwelling units/acre (43,560 ÷ 2,100 = 20.7). Taking this a step further, if the entire PUD site were to be zoned MFR, the maximum number of dwelling units that could be developed is approximately 178. As currently proposed, the total number of dwelling units would not exceed 151 for the entire site.

With regards to commercial density, including residential units in a C-1 zone, there is no finite limit. However, any development in a C-1 zone would be subject to the C-1 standards and site plan review standards for traffic, circulation, parking, screening, infrastructure, etc. These standards would impose practical limits of how much could be developed based on the characteristics of each lot.

Notwithstanding the above, the PUD review and approval process does allow the City to modify the final allowable density (and other standard zoning requirements) upon the recommendation of the Planning Commission. This is covered in Section 5.41C of the zoning ordinance as part of the intent of a PUD (permitting flexibility in the regulations for development.)

**Q: How does this compare to the density of other multi-family developments in the City?**

The table to the right shows the density of all other major multi-family developments in the City. All density calculations use the entire area of the lot as its basis. As shown here, the proposed density in this concept plan would be less than what would normally be allowed for the MFR District, and would be less than or in line with more recent multi-family developments such as Bagley Townhomes and Croswell Mews. With regards to the adjacent Lakewood Hills Apartments, it should be noted that the current residential density there is higher than the residential proposed for the 515 Lakeside parcel. Furthermore, the Lakewood Hills property has a consent agreement in place that would allow them to redevelop their property to include up to 65 dwelling units. This consent agreement remains valid today and in perpetuity. If/when these plans are ever constructed, the resulting development would have a higher density compared to the proposed PUD concept plan.

<b>Multi-Family Development</b>	<b>Residential Density (d.u./acre)</b>
<b>Greenwood Park Townhomes</b>	6.8
<b>Lake Shore Club</b>	12.8
<b>Schoolhouse Condos</b>	13.0
<b>Lakewood Hills Apartments (as developed)</b>	14.0
<b>Gaslight Investors PUD (515 Lakeside parcel only)</b>	13.1
<b>Gaslight Investors PUD (full site)</b>	17.5
<b>Bagley Townhomes (original development)</b>	17.5
<b>Lakewood Hills Apartments (per consent agreement)</b>	17.9
<b>Croswell Mews</b>	19.8
<b>Maximum allowed by zoning ordinance in MFR District</b>	20.7

Q: Some of the proposed buildings in this concept plan do not have any residential units. Why are they included in the residential density calculation?

Excluding the existing buildings on the site is not appropriate in considering the overall residential density as all of the buildings represent a single, integrated development regardless of the specific building usage. Moreover, the zoning ordinance does not support a density calculation that only considers a portion of the lot area. In particular:

- Section 5.8 (Definition of Gross Density) clearly states that density is based on the number of dwelling units per acre of land. (emphasis added)
- Section 5.30A(2) (Standards Applicable to Two-Family and Multiple Family Dwellings) – All calculations in Table 5.30 to determine the maximum number of dwelling units allowed are based on the entire lot size.

Q: What is the proposed height of the buildings in this concept plan?

The current concept plan includes a mixture of four and five-story buildings. The tallest building is proposed to be 70' to the top of the highest roof.

Q: How does this compare to the building height from the 2004 PUD approval?

The proposed buildings in this concept plan would be shorter than the tallest building in the originally approved concept plan. The 2004 PUD plan had a maximum building height of 79' to the midpoint of the roof, with a peak roof height of 94'.

Building	Appx. Height
<b>Blodgett Hospital (2008 addition)</b>	72'
<b>Blodgett Hospital (other wings)</b>	42'-90'
<b>EGR High School (Fine Arts wing)</b>	88'
<b>EGR Middle School (adjacent to Reeds Lake)</b>	47'
<b>Gaslight Investors PUD (estimate based on previous submissions)</b>	70'
<b>Lakewood Hills Apartments (per consent agreement)</b>	48' to midpoint, 58' to roof peak
<b>Wealthy Elementary School</b>	53'

Q: How does this compare to the building heights from other buildings in the City?

The table to the right shows the approximate tallest high of other prominent buildings in the City. As shown here, the tallest proposed building with this concept plan would generally be in line with other major buildings in the City. With regards to the adjacent Lakewood Hills Apartments, that property has a consent agreement in place that would allow them to build new building up to 5-stories in height. This consent agreement remains valid today and in perpetuity. Based on the plans in that agreement, the height of those buildings would be up to 48' to the roof midpoint and 58' to the top of the roof. If/when these plans are ever constructed, the resulting buildings would be comparable in height to the buildings proposed with this PUD concept plan.

Q: The zoning ordinance says that the maximum building height for commercial buildings is 40' and 3-stories. Why are buildings taller than this acceptable here?

Section 5.41C of the zoning ordinance specifically allows PUDs "variation of the specific bulk" of buildings. This would include building height as part of this standard. To further minimize the bulk of the proposed buildings, one of the conditions of the concept plan approval is to require a stepback for any stories above the third floor, reducing or eliminating their visual impact from the street.

Q: What would this proposed plan do to traffic in the area?

Preliminary traffic studies performed by Fleis & Vandebrink have concluded that if fully developed as proposed, the overall traffic generated would be comparable or less than the traffic levels when Jacobson's and Ramona Medical Center were in operation. Additionally, the study showed that in most cases, the traffic generated would be less than the approved 2004 PUD plan if fully developed. Additional analysis from the City's Traffic Engineers at Progressive Companies have concurred with these findings. As part of the conditions of approval, more detailed traffic studies will be required and must not show any detrimental impacts before a Final Plan is approved.

Q: Will the PUD have a negative impact on City Infrastructure?

Previous studies on this topic concluded that the current infrastructure would be able to accommodate denser development than what is currently proposed in this concept plan. Studies that are available demonstrate that the currently proposed concept plan aligns with existing infrastructure capacities. With regards to stormwater, the City does maintain stormwater infrastructure in this vicinity that filters out any debris and contaminants before entering into Reeds Lake. One of the proposed conditions of approval is that if the concept plan is found to require additional infrastructure capacity beyond what is currently present, then changes to the plan will be necessary to eliminate this need.

Q: What are the standards of review for a PUD?

The Standards of Review for approving a PUD are in Section 5.49 of the City's Zoning Ordinance. All of the standards would need to be met for a PUD to be approved and, by state law, if all the standards are met the request must be approved. These standards are:

- A. The proposed PUD complies with the intent and all qualifying conditions of §§ [5.41](#) and [5.42](#) of this article, respectively;
- B. The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the city's master plan;
- C. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development;
- D. The PUD shall not change the essential character of the surrounding area;
- E. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare; and

- F. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity.

### Q: Doesn't the City Commission have their own discretion in whether to approve or deny the concept plan?

Yes, the City has discretion on deciding whether a PUD can be approved and may also attach reasonable conditions to any approval. However, Section 503 of the Michigan Zoning Enabling Act clearly states that any decision requiring Planning and/or City Commission approval be based on a defined set of standards. This ensures that all PUDs, not just the current one under consideration, are judged consistently by the same criteria. The memo from City Planning Consultant Paul LeBlanc discusses this in more detail. In short, the required standards of review listed above do allow room for discretion and interpretation, but any decision to approve or deny must be factually based and clearly related to these standards.

### Q: What, then, is the purpose of having public comment or input?

Public comment is intended to allow for any member of the public the opportunity to submit fact-based evidence regarding the request that may not have been previously known. The City has gathered public input on this concept plan throughout the entire review process dating back to Summer 2024. The public input received through this process has led to additional data being gathered and several changes to the originally presented concept. Examples include:

- Reduction in the amount of residential units and commercial space.
- Reduction in the heights of several buildings.
- Additional studies related to traffic, parking, infrastructure, etc. that are not normally required or expected at the concept plan phase.

### Q: If the proposed development exceeds what the zoning ordinance would otherwise allow, would that constitute a basis for denial?

No. PUDs are specifically allowed to provide development flexibility, including "variation of the specific bulk, area, and in some situations, the density requirements of this chapter on the basis of the total PUD plan." This is no different from the originally approved PUD plan in 2004, which deviated from the height, density, and parking requirements at the time. In these cases, the City Commission determined that allowing these and any other deviations were acceptable based on the benefits provided by the plan as a whole.

### Q: What happens if the concept plan is approved?

If a concept plan and PUD Amendment is approved, the project would then enter the Final Plan Phase. The applicant would need to submit a request for Final Plan approval, with more detailed drawings and plans, within two years of the concept plan approval. Otherwise, the concept plan approval would automatically be nullified. All conditions made by the City and Planning Commission would need to be satisfied prior to consideration of the Final Plan. No new construction can occur until a Final PUD Plan is approved.

Memorandum discussing changes to the draft PUD Ordinance and PUD Resolution as compared to the May 2025 drafts.



SHEA CHARLES  
CITY MANAGER

# CITY OF EAST GRAND RAPIDS

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

(616) 940-4817

[www.eastgr.org](http://www.eastgr.org)

## **MEMORANDUM**

TO: Honorable Mayor and City Commissioners  
FROM: Shea Charles, City Manager  
DATE: July 16, 2025

RE: Gaslight Investors PUD Ordinance Amendment & Resolution

Attached are six documents related to the proposed Gaslight Investors PUD amendment. There are clean and redlined versions of the PUD Ordinance, Resolution, and comparison documents. The drafts have been reviewed by Gaslight Investors and found to be acceptable. They also understand that these drafts are subject to review by the City Commission and they may be further modified or denied. As a PUD is a form of contract zoning the approvals are subject to the approval of both the City Commission and the developer.

### **PUD Ordinance Amendment**

The current draft is substantially the same as the draft within the June 2, 2025, Commission packet. The only modification is the inclusion of building heights and number of stories for the proposed development. A clean and redlined versions are attached.

### **PUD Amendment Resolution**

The draft PUD resolution amendment has miscellaneous changes, mostly around conditions the developer must meet for final PUD approval. Changes to note include:

1. The project can be built in phases. (Page 2)
2. When a final PUD phase is submitted a parking study shall be conducted to ensure there is enough parking for that phase and phases prior constructed phases. (Subsection 3(o)). (Page 3)
3. Buildings F, G, and H will be residential uses. Buildings C & D can have C-1 uses as defined in table 5.36 of the zoning ordinance. Building E can have C-1 uses or be all residential including first floor. Gaslight Investors is requesting this change as the location of Building E will change to address circulation issues. Depending on the final location of Building E it may impact on the economic viability of the first-floor commercial space, which is why Gaslight Investors are requesting this modification. If Building E is fully residential it will reduce the total commercial space by 2,500 square feet and add two additional residential units. (Subsection 3(q)). (Page 3)

4. Addition of language that “Traffic and mobility issues shall be addressed to the satisfaction of the City Traffic Engineer.” (Part of restatement of Planning Commission condition number one). (Page 7)
5. Addition of language to the restatement of Planning Commission number three to note “city chosen” third party engineer. (Page 7)
6. Addition of language to the restatement of Planning Commission condition number six stating “Priority shall be given to natural based solutions in accordance with applicable laws and regulations.” (Page 8)
7. Restatement of Planning Commission condition number nine modifying fiscal analysis requirement so that Gaslight Investors’ study is for their project not the entire Gaslight Village. This was done as Gaslight Investors will not have access to financial data for other private property owners. (page 8)
8. Modification of language to the restatement of Planning Commission condition number ten stating adding “possible shared solutions”. Removal of the language “with a preference for parking solutions peripheral to the development with pervious surfaces.” The modification of Planning Commission number six looks to address this issue. (Page 8)
9. Modification of City Commission condition number 1 – to clarify any streets and sidewalks constructed within the development shall be built to standards approved by the City. Additionally, it limits obstructions to streets and sidewalks to be in accordance with current City ordinances, regulations, and policies. (Page 8)
10. Modification of City Commission number 3 – any street closures within the development requires City approval. (Page 8)
11. Addition of City Commission condition number 4 – stating the City is not obligated to fund any improvements to streets or utilities due to the development. This does not preclude the City from choosing to participate in funding. It also states the City can fund if it chooses to do so. (Page 8)
12. Addition of City Commission condition number 5 – stating the that if street and utility improvements are determined to be needed and are not appropriately funded the plans must be modified to reduce the need for the improvements or in a way that the improvements can be funded. It also states the City can fund if it chooses to do so. (Page 9)
13. Addition of City Commission condition number 6 – stating if the project is developed in phases this may require updated studies for parking, utilities, and traffic. (Page 9)
14. Addition of City Commission condition number 7 – stating traffic circulation shall be addressed to the satisfaction of the city traffic engineer. (Page 9)
15. Addition of City Commission condition number 8 – stating that the final location of Building E shall be within the area identified on the attached drawing. Both parties acknowledge that traffic circulation in the current plan is a concern, and a potential solution is relocation of Building E. The City’s PUD zoning ordinance only allows the movement of buildings by three feet. This condition allows for flexibility as the parties work to address the circulation issue. (Page 9)

## Updated Concept Plan

Also included is an updated concept plan denoting the request to allow residential in all of Building E or C-1. It also shows the area that Building E can move within as described in City Commission condition number 8 in the resolution.

City Attorney John Huff has provided the attached cover letter also discussing the proposed changes.

These items will be included in the July 21<sup>st</sup> agenda packet.

A handwritten signature in black ink, appearing to read "Shea Charles", written in a cursive style. The signature is positioned above a horizontal line.

Shea Charles, City Manager

Letter from City Attorney John Huff  
discussing changes to the PUD  
Ordinance and Resolution versus  
the May 2025 versions.

# VARNUM

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John M. Huff

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[jmhuff@varnumlaw.com](mailto:jmhuff@varnumlaw.com)

July 9, 2025

**VIA USPS MAIL**

Mayor Katie Favale  
East Grand Rapids City Commissioners  
750 Lakeside Drive SE  
Grand Rapids, MI 49506

Re: *Gaslight Investors Materials*

Dear Mayor and Commissioners:

Enclosed for your review are a clean and a redlined copy of the Resolution to Approve an Updated Concept Plan, a clean and a redlined copy of the Proposed Ordinance to Amend the Jade Pig Ventures Planned Unit Development, and an updated version of the document which explains how the resolution and the ordinance impact the existing provisions of the City Code.

The redlined version of the Resolution uses red ink to show deleted language and blue ink to show added language. In subsection 3(b) it is now noted that Section 6(c) of the Amended PUD Ordinance authorizes building the development in phases. Subsection 3(o) has been clarified to indicate that if the project is built in phases, each phase will need to provide sufficient parking for all completed phases. Section 3(q) has been modified to indicate that Building E may be a mixed-use building, containing both residential and commercial uses, or may be solely a residential building.

The City Commission makes some changes to the conditions suggested by the Planning Commission. Those are outlined near the end of the document. The most substantial changes are conditions that are added to the resolution by the City Commission. These are conditions one through eight at the end of the agreement. These conditions deal with private streets and sidewalks constructed by the developer, the stepping back of stories in taller buildings, the need for the developer to seek City approval for any street closures or temporary blockage, and the fact that the City is not obligated to fund any street or utility improvements that are necessitated by increased demand resulting from the development. In addition, if during the final site plan stage street or utility improvements are needed but are not adequately funded, the final plan must be amended to eliminate the need for such improvements or be amended to a level at which improvements can be funded.

Since the project may be implemented in phases, studies may need to be updated regarding parking, utilities, and traffic in the discretion of the City for each phase. Traffic circulation within the PUD area needs to be addressed to the satisfaction of the City Traffic Engineer. The location of Building E and the open spaces around Building E need to be determined by agreement between

July 9, 2025

Page 2

# VARNUM

the developer and the City in order to make open space more prominent and to improve vehicular circulation throughout the site.

While I have provided a copy of the proposed amendment to the PUD ordinance, the only change that has been made to that document since it was provided to you at the June 2, 2025, meeting is to include the maximum height of each building. Accordingly, I have no comments to make on that document.

Earlier this year, Commissioner Skaggs asked if a document could be prepared showing the changes to the existing ordinance made by the ordinance amendment and the resolution. While that document was prepared, other items came up which resulted in that document not being thoroughly reviewed or discussed. We thought it would be helpful to update that document so that when you are comparing language from the existing ordinance to the proposed new ordinance or resolution you will understand the most recent version of what exists.

There are limited changes from the original draft. For example, the addition of phasing of buildings to Section 3(b) is added because Section 6(c) of the ordinance amendment changed that section. Similarly, Section 3(o) contained in the resolution has language dealing with how parking will also be built in phases. That language appears in the new document. Subsection 3(q) which is found in the resolution continues to be amended. This subsection deals primarily with the location of Building E. The updated language is now included in the summary document. The most significant changes are found in the conditions the Commission intends to make to the conditions received from the Planning Commission as well as eight additional conditions that the Commission may be adding. Accordingly, you will see a large section near the end of this revised agreement that shows all the language which has been added because of these conditions. The last couple of pages deal with more mundane issues such as the effective date and the notice that would need to be published in the newspaper if these documents are adopted.

I am hopeful that the highlighted documents will assist you in your review of the current provisions of the resolution and the ordinance amendment and how they impact the existing zoning ordinance. It does need to be noted that much of the language near the end of these documents needs to be approved by the Commission. There is no intention here to suggest that such approval has occurred. It is likely that some number of paragraphs may be modified or even eliminated during the Commission's review of the documents. We hope, however, that providing this language will focus the discussion and will expedite your review of these documents.

Very truly yours,

**VARNUM**



John M. Huff

JMH/hrh  
27618383.1

Clean & Redlined versions of the  
PUD Ordinance and PUD Resolution.

**AN ORDINANCE TO AMEND THE  
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT**

**THE CITY OF EAST GRAND RAPIDS ORDAINS:**

**Section 1.** The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the "Original Ordinance"). This Amendment does not change the zoning classification of the subject property but does contain changes to the previously approved concept plan and updates to align with the current terminology and other changes that have occurred since the Original Ordinance was enacted. This Amendment was adopted by the City of East Grand Rapids pursuant to the adoption Resolution of the City Commission on \_\_\_\_\_, 2025 that also approved the new Concept Plan (the "Adopting Resolution"). This Adopting Resolution is incorporated into this Amendment.

(a) Subsection 3(h) of the Original Ordinance is deleted since this issue will be addressed in the PUD agreement.

(b) Subsection 3(k) of the Original Ordinance is amended to refer to the preliminary PUD site plan as the concept plan.

(c) Subsection 3(p) of the Original Ordinance is deleted and amended in its entirety to read as follows:

(p) The Developer may construct up to 9 "Buildings" as shown on the concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- i. Building C – four stories at 57' – 0"
- ii. Building D – five stories at 70' – 0"
- iii. Building E – five stories at 70' – 0"
- iv. Building F – four stories at 57' – 0"
- v. Building G – three stories at 40' – 0"
- vi. Building H – three stories at 40' – 0"

(d) Section 6 of the Original Ordinance is deleted and amended in its entirety to read as follows:

Section 6. PUD Expiration.

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final planning phase for a period not to exceed two years from the date of approval. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan

approval. If application for final site approval for the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on the project within one year of final plan approval unless an extension is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) If the development is proposed to be completed in more than one phase, a final site plan for each subsequent phase shall be submitted no later than three years from the date construction commences within the prior phase or three years from the date of formal approval of the prior phase if construction has not commenced. Failure to submit a final plan for a subsequent phase or commence construction for such phase within the required time frames or extension specified in Section 5.51 shall nullify the concept plan as to future phases but shall have no impact on previously constructed phases or phases that are under construction.

**Section 2. Effective Date.** This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

**Section 3. Notice of Adoption.** Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF AMENDMENT BY THE CITY OF EAST GRAND RAPIDS:**

The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

City of East Grand Rapids

By \_\_\_\_\_  
Lori Parmenter  
City Clerk

27310502.2

**AN ORDINANCE TO AMEND THE  
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT**

**THE CITY OF EAST GRAND RAPIDS ORDAINS:**

**Section 1.** The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the "Original Ordinance"). This Amendment does not change the zoning classification of the subject property but does contain changes to the previously approved concept plan and updates to align with the current terminology and other changes that have occurred since the Original Ordinance was enacted. This Amendment was adopted by the City of East Grand Rapids pursuant to the adoption Resolution of the City Commission on \_\_\_\_\_, 2025 that also approved the new Concept Plan (the "Adopting Resolution"). This Adopting Resolution is incorporated into this Amendment.

(a) Subsection 3(h) of the Original Ordinance is deleted since this issue will be addressed in the PUD agreement.

(b) Subsection 3(k) of the Original Ordinance is amended to refer to the preliminary PUD site plan as the concept plan.

(c) Subsection 3(p) of the Original Ordinance is deleted and amended in its entirety to read as follows:

(p) The Developer may construct up to 9 "Buildings" as shown on the concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as ~~shown on the approved concept~~ [follows:](#)

- [Building C – four stories at 57' – 0"](#)
- [Building D – five stories at 70' – 0"](#)
- [Building E – five stories at 70' – 0"](#)
- [Building F – four stories at 57' – 0"](#)
- [Building G – three stories at 40' – 0"](#)
- [Building H – three stories at 40' – 0"](#)

(d) Section 6 of the Original Ordinance is deleted and amended in its entirety to read as follows:

Section 6. PUD Expiration.

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final planning phase for a period not to exceed two years from the date of approval. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan approval. If application for final site approval for the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on the project within one year of final plan approval unless an extension is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) If the development is proposed to be completed in more than one phase, a final site plan for each subsequent phase shall be submitted no later than three years from the date construction commences within the prior phase or three years from the date of formal approval of the prior phase if construction has not commenced. Failure to submit a final plan for a subsequent phase or commence construction for such phase within the required time frames or extension specified in Section 5.51 shall nullify the concept plan as to future phases but shall have no impact on previously constructed phases or phases that are under construction.

**Section 2. Effective Date.** This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

**Section 3. Notice of Adoption.** Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF AMENDMENT BY THE CITY OF EAST GRAND RAPIDS:**

The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

City of East Grand Rapids

By \_\_\_\_\_  
Lori Parmenter  
City Clerk

27310502.2

**RESOLUTION TO APPROVE AN UPDATED CONCEPT PLAN TO  
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT  
AND TO EXPLAIN IMPACT OF THE APPROVED CONCEPT PLAN ON THE  
ORIGINAL ORDINANCE**

The purpose of this Resolution is to approve an updated concept plan to the Jade Pig Ventures Planned Unit Development and to explain how the approved plan will interact with the terms of the Original Ordinance. A separate ordinance amendment is being approved to make minor changes to the Original Ordinance.

Whereas Gaslight Investors, L.L.C. has submitted as revised concept plan for the Jade Pig Ventures Planned Unit Development; and

Whereas numerous meetings and hearings have been held by the City Planning Commission and the City Commission;

Now therefore be it resolved by the City Commission of the City of East Grand Rapids that the Concept Plan dated \_\_\_\_\_, 2025 is hereby approved as provided below.

The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the "Original Ordinance"). Jade Pig Ventures' interest in the real property which is covered by the Original Ordinance has been sold to a new entity, Gaslight Investors, L.L.C. Gaslight Investors, L.L.C. filed materials with the City of East Grand Rapids seeking certain modifications to the previously approved preliminary PUD plan. The City's Zoning Ordinance was completely restated by the adoption of a new Chapter 50 of the City Code containing the zoning code, which became effective on November 29, 2013. This new Zoning Ordinance changed the numbering of all sections dealing with Planned Unit Developments. The current provisions relating to Planned Unit Developments are found in Article VI, Sections 5.41 – 5.52. Except as noted, references will now be made to the new ordinance sections of the City Code. While the PUD provisions remain substantially similar to the previous provisions, there have been some wording changes which impact the Gaslight Investors, L.L.C. PUD. For example, the plan adopted in the original approval of the Jade Pig PUD was referred to as the "preliminary plan" and the previously approved preliminary plan is now referred to as the "concept plan". In the event of a conflict or inconsistency between the terms of this document and the Original Ordinance, (including conflicts or inconsistencies between the approved conceptual plan and any previously approved preliminary or final plan governing the subject property), then the terms of this document (including the approved conceptual plan), shall govern and control.

- 1. Section 1 of the Original Ordinance is changed as follows:**

The reference to Section 5.190 of the City Code in Section 1 now refers to Section 5.20. The date of the eight-page site plan is corrected to be September 7, 2004. All references to Jade Pig Ventures should now refer to Gaslight Investors, L.L.C.. All other provisions of Section 1 are accurate and are not modified.

**2. Section 3 of the Original Ordinance is changed as follows:**

Subsection 3(a) is updated to indicate that the preliminary site plan approved by the city commission, dated September 7, 2004, is now referred to as the concept plan. The concept plan is being updated by this document. Part of the area has already been constructed pursuant to the original plan. The final site plan for the remainder of the project will be consistent with the concepts illustrated in the approved concept plan. Compliance with the approved final site plan standards shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the development and occupancy of new construction on the site.

Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the developer anticipates that the proposed project will be completed in phases. The boundaries of the phases and the phasing plan will be identified and considered for approval in final site plan review and the PUD agreement. Section 6(c) of the amended PUD Ordinance authorizes building in phases.

Subsection 3(c) of the Original Ordinance refers to items that were agreed upon in 2004. Any requirements of the nature of those previously contained in Section 3(c) that are relevant to the amended concept plan will be addressed in a PUD agreement that is part of final site plan approval.

Subsection 3(d) is changed to acknowledge that the commercial/retail buildings adjacent to Wealthy Street have been constructed and that the remainder of the proposed project is anticipated to be constructed in several phases. The boundaries of the phases and the phasing plan will be identified and considered in connection with final site plan review and the PUD agreement.

Subsection 3(f) is changed to acknowledge that the requirements of Section 3(f) were satisfied with respect to the portion of the PUD constructed in the initial phase of the project. The requirements of Section 3(f) are not relevant with respect to the future phases of the project; provided however, new specifications for streets, streetscape, lighting, and other details will be established in the final site plan and in the PUD agreement.

Subsection 3(i) applies to a drive-thru window which has already been constructed in the initial phase.

Subsection 3(j) is changed as the previously existing parking structure has been removed. A new parking structure is included in the approved concept plan and any conditions or restrictions on that structure will be addressed in final site plan approval and the PUD agreement.

Subsection 3(l) is changed to provide that the developer is to provide pedestrian access through the property in general locations identified for pedestrian access in the approved concept plan.

Subsection 3(m) is no longer relevant.

Subsection 3(n) is changed as follows:

(n) The Buildings located on the subject property shall be maintained to their as-built standards, reasonable wear and tear excepted. The Buildings are identified in subsection (p) below and shall be addressed in the PUD agreement and illustrated in the final site plan.

Subsection 3(o) is changed as follows:

(o) The parking requirements and the number of spaces shall be mutually agreed upon by Gaslight Investors, L.L.C. and the City Commission as part of the final site plan and PUD agreement. The agreement of the parties shall take into consideration any parking studies performed in conjunction with the final site plan. In the event the project is built in phases, each phase will provide sufficient parking as agreed upon by the City and Gaslight Investors. Upon the approval of each phase, the parking constructed will be sufficient to provide parking for all completed phases.

Subsection 3(q) is updated as follows:

(q) The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. In the event that any or all of Buildings C and D are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. In the event that any or all of the Buildings F, G and H are constructed, they shall be used for residential uses as identified in the approved concept plan. In the event Building E is constructed, it may be used for any use that is allowed in the C-1 zoning district and for any or all residential uses on all levels as identified in the approved concept plan.

**3. Section 4 of the Original Ordinance is updated as follows:**

**Section 4. Enforcement.**

(a) The City may enforce the provisions of this Resolution, the continuing provisions of the Original Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws and regulation to the extent and in any manner provided by law.

(b) All conditions contained in this Resolution shall be binding upon the Developer as well as its successors, tenants, and assigns.

**4. Section 5 of the Original Ordinance is updated as follows:**

**Section 5. Findings.** In 2004, the Planning Commission determined that the proposed project met the required standards contained in the City Code for site plan review and for planned unit development approval. While some details of the approved concept plan vary from the 2004 plan, the overall uses, scale, and relationships are in keeping with the previously approved concept. Therefore, the current Planning Commission and City Commission have determined that the revisions proposed to the development as illustrated in the approved concept plan dated \_\_\_\_\_ (attachment A) and described in the applicant's submittal (attachment B) meet the following Zoning Ordinance standards:

(a) All applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met;

(b) The proposed PUD meets the intent of Article VI, as outlined in Section 5.41, through each of the following:

1. Providing for a mix of compatible uses and residential types,
2. Creating an innovative development in terms of variety, design, layout, and types of structures,
3. Facilitating a more efficient use of land and economic arrangement of buildings and uses,
4. Minimizing traffic impacts while accommodating safe and efficient pedestrian and bicycle access and circulation, and
5. Using the land where site conditions make development under conventional zoning difficult or less desirable.

(c) The qualifying conditions in § 5.42 are met, as follows:

1. The proposed development is under unified control.
2. The proposed development provides public benefits in several ways, including:

- a. Creating a mixed-use project combining residential and nonresidential uses and a variety of housing types,
- b. High quality design beyond the minimum ordinance requirements,
- c. Providing open space, plazas, and features,
- d. Efficiently consolidating irregularly shaped properties,
- e. Effectively transitioning from higher to lower density uses.

3. Uses along the perimeter of the property will be compatible with the use of adjacent property through screening, landscaping, and separation distances, as well as ensuring that all uses about nonresidential structures on adjacent property,

4. The development will be served by public water and sanitary sewer,

5. The proposed PUD is consistent with the City's 2018 Master Plan which advocates for diverse housing opportunities for new families, aging-in-place, and young professionals and adapting to changing retail and residential needs while retaining the City's character and walkability. The Plan also recognizes the proposed mixed-use development of the subject property as desirable.

(d) The standards of approval in § 5.49 are met, as follows:

1. The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of Article VI, respectively, as stated in (b) and (c) above;

2. The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the City's Master Plan, as stated in (c)5 above;

3. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development. Design, construction, and operation will be determined as part of the final site plan review and PUD agreement. However, the approved concept plan does illustrate sensitivity to the adjacent and surrounding uses, the natural environment, and the capacity of public services and facilities through the uses proposed, the arrangement of those uses, the accommodations for

both vehicular and non-motorized circulation, the availability of public spaces, and the utilization of public services within their capacity;

4. The PUD shall not change the essential character of the surrounding area. The proposed development is consistent with the range of uses in the surrounding area, including commercial, office, high density residential, mixed-use neighborhoods, and open spaces;

5. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. No hazardous uses or activities are proposed and the site is designed to mitigate traffic impacts and separate vehicular traffic from pedestrians and bicycles; and

6. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity. All public services are available and capable of fully serving the proposed development.

(e) The commission determined that the height of the buildings for the PUD may exceed the normally prescribed height limitations because such increased height allows for desirable public spaces and plazas, more vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage and design amenities would not be achievable under a more conventional development or under the current Zoning Ordinance requirements.

On November 12, 2024 the East Grand Rapid planning commission recommended approval of the concept plan with the following conditions:

1. A comprehensive traffic, pedestrian, bicycle and mobility study to address to the City's satisfaction vehicle, bicycle, and foot traffic for the site during the high traffic season.
2. Physical traffic (vehicle) counts at active times.
3. A review of the traffic study by city staff to verify its accuracy.
4. An analysis of delivery truck accessibility.
5. An analysis of full utility capacity for stormwater management pursuant to Chapter 28 of the city code, with a priority for natural based solutions.

6. An impact assessment for sanitary sewer, storm sewer, and water system utilities that is acceptable to the city.
7. A “shade study” to evaluate the effects of building massing on neighboring properties (note that this was requested when the proposed building height was 94 feet).
8. An environmental assessment satisfactory to the city for proposed and historical uses.
9. A fiscal impact study demonstrating financial feasibility for the development and Gaslight Village as a whole.
10. Parking analysis with a balanced solution.

Because of the nature of most of these studies, they need to be completed and reviewed based on the parameters imposed by an approved concept plan. Upon approval of the concept plan, the applicant can confidently proceed with the studies using actual specifications rather than numbers subject to change before a concept plan is actually approved (e.g., residential units, density, height, square footage). Language will need to be included in the final site plan documents and/or the PUD agreement to confirm that each of these conditions were met to the City's satisfaction, including the contents of all studies, and modifications were made to the final plan, if needed, based on the applicable study results.

The East Grand Rapids City Commission hereby makes the following modifications to some of the conditions submitted by the planning commission as well as adding some additional conditions.

Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer.

Condition number three suggested by the planning commission shall be restated to read as follows: A review of the traffic study by city staff or a city chosen third-party consultant to verify its accuracy.

Condition number six suggested by the planning commission shall be restated to read as follows: An impact assessment for sanitary sewer, storm water, and water system utilities, including the impact of runoff from surface parking lots. Any necessary

mitigation shown by such studies shall be taken into consideration. Priority shall be given to natural based solutions in accordance with applicable laws and regulations.

In light of the reduced height of the tallest building contained in the concept plan by over twenty feet, planning commission condition number seven regarding a shade study is unnecessary.

Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.

Condition number nine suggested by the planning commission shall be restated to read as follows: A fiscal impact study demonstrating financial feasibility for the development.

Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions. These parking solutions shall be subject to the provisions of section 3(o).

In addition to these modifications of the planning commission conditions, the city commission adds the following additional conditions:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.
4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.

6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.
8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.

The Planning Commission may recommend and the City Commission may require that the final PUD plan and/or the PUD agreement shall include such modifications or improvements recommended by the relevant studies and such other requirements related to the standards of approval.

27310417.1

**RESOLUTION TO APPROVE AN UPDATED CONCEPT PLAN TO  
JADE PIG VENTURES PLANNED UNIT DEVELOPMENT  
AND TO EXPLAIN IMPACT OF THE APPROVED CONCEPT PLAN ON THE  
ORIGINAL ORDINANCE**

The purpose of this Resolution is to approve an updated concept plan to the Jade Pig Ventures Planned Unit Development and to explain how the approved plan will interact with the terms of the Original Ordinance. A separate ordinance amendment is being approved to make minor changes to the Original Ordinance.

Whereas Gaslight Investors, L.L.C. has submitted as revised concept plan for the Jade Pig Ventures Planned Unit Development; and

Whereas numerous meetings and hearings have been held by the City Planning Commission and the City Commission;

Now therefore be it resolved by the City Commission of the City of East Grand Rapids that the Concept Plan dated \_\_\_\_\_, 2025 is hereby approved as provided below.

The Zoning Ordinance of the City of East Grand Rapids was amended by approval of the Jade Pig Ventures Planned Unit Development on October 18, 2004, which had an effective date of February 22, 2005 and was subsequently amended on February 15, 2008 (collectively the "Original Ordinance"). Jade Pig Ventures' interest in the real property which is covered by the Original Ordinance has been ~~transferred~~sold to a new entity, Gaslight Investors, L.L.C. Gaslight Investors, L.L.C. filed materials with the City of East Grand Rapids seeking certain modifications to the previously approved preliminary PUD plan. The City's Zoning Ordinance was completely restated by the adoption of a new Chapter 50 of the City Code containing the zoning code, which became effective on November 29, 2013. This new Zoning Ordinance changed the numbering of all sections dealing with Planned Unit Developments. The current provisions relating to Planned Unit Developments are found in Article VI, Sections 5.41 – 5.52. Except as noted, references will now be made to the new ordinance sections of the City Code. While the PUD provisions remain substantially similar to the previous provisions, there have been some wording changes which impact the Gaslight Investors, L.L.C. PUD. For example, the plan adopted in the original approval of the Jade Pig PUD was referred to as the "preliminary plan" and the previously approved preliminary plan is now referred to as the "concept plan". In the event of a conflict or inconsistency between the terms of this document and the Original Ordinance, (including conflicts or inconsistencies between the approved conceptual plan and any previously approved preliminary or final plan governing the subject property), then the terms of this document (including the approved conceptual plan), shall govern and control.

- 1. Section 1 of the Original Ordinance is changed as follows:**

The reference to Section 5.190 of the City Code in Section 1 now refers to Section 5.20. The date of the eight-page site plan is corrected to be September 7, 2004. All references to Jade Pig Ventures should now refer to Gaslight Investors, L.L.C.. All other provisions of Section 1 are accurate and are not modified.

**2. Section 3 of the Original Ordinance is changed as follows:**

Subsection 3(a) is updated to indicate that the preliminary site plan approved by the city commission, dated September 7, 2004, is now referred to as the concept plan. The concept plan is being updated by this document. Part of the area has already been constructed pursuant to the original plan. The final site plan for the remainder of the project will be consistent with the concepts illustrated in the approved concept plan. Compliance with the approved final site plan standards shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the development and occupancy of new construction on the site.

Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the developer anticipates that the proposed project will be completed in phases. The boundaries of the phases and the phasing plan will be identified and considered for approval in final site plan review and the PUD agreement. [Section 6\(c\) of the amended PUD Ordinance authorizes building in phases.](#)

Subsection 3(c) of the Original Ordinance refers to items that were agreed upon in 2004. Any requirements of the nature of those previously contained in Section 3(c) that are relevant to the amended concept plan will be addressed in a PUD agreement that is part of final site plan approval.

Subsection 3(d) is changed to acknowledge that the commercial/retail buildings adjacent to Wealthy Street have been constructed and that the remainder of the proposed project is anticipated to be constructed in several phases. The boundaries of the phases and the phasing plan will be identified and considered in connection with final site plan review and the PUD agreement.

Subsection 3(f) is changed to acknowledge that the requirements of Section 3(f) were satisfied with respect to the portion of the PUD constructed in the initial phase of the project. The requirements of Section 3(f) are not relevant with respect to the future phases of the project; provided however, new specifications for streets, streetscape, lighting, and other details will be established in the final site plan and in the PUD agreement.

Subsection 3(i) applies to a drive-thru window which has already been constructed in the initial phase.

Subsection 3(j) is changed as the previously existing parking structure has been removed. A new parking structure is included in the approved concept plan and any conditions or restrictions on that structure will be addressed in final site plan approval and the PUD agreement.

Subsection 3(l) is changed to provide that the developer is to provide pedestrian access through the property in general locations identified for pedestrian access in the approved concept plan.

Subsection 3(m) is no longer relevant.

Subsection 3(n) is changed as follows:

(n) The Buildings located on the subject property shall be maintained to their as-built standards, reasonable wear and tear excepted. The Buildings are identified in subsection (p) below and shall be addressed in the PUD agreement and illustrated in the final site plan.

Subsection 3(o) is changed as follows:

(o) The parking requirements and the number of spaces shall be mutually agreed upon by Gaslight Investors, L.L.C. and the City Commission as part of the final site plan and PUD agreement. The agreement of the parties shall take into consideration any parking studies performed in conjunction with the final site plan. In the event the project is built in phases, each phase will provide sufficient parking as agreed upon by the City and Gaslight Investors. Upon the approval of each phase, the parking constructed will be sufficient to provide parking for all completed phases.

Subsection 3(q) is updated as follows:

(q) The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. ~~As such, they may contain offices, but no such offices shall be located on any ground floor space except as provided in the Zoning Ordinance.~~ In the event that any or all of Buildings C and D ~~and/or E~~ are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. In the event that any or all of the Buildings ~~identified as~~ F, G and ~~or~~ H are constructed, they shall be used for ~~the residential~~ uses as identified in the approved concept plan. In the event Building E is constructed, it may be used for any use that is allowed in the C-1 zoning district and for any or all residential uses on all levels as identified in the approved concept plan.

**3. Section 4 of the Original Ordinance is updated as follows:**

**Section 4. Enforcement.**

(a) The City may enforce the provisions of this Resolution, the continuing provisions of the Original Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws and regulation to the extent and in any manner provided by law.

(b) All conditions contained in this Resolution shall be binding upon the Developer as well as its successors, tenants, and assigns.

**4. Section 5 of the Original Ordinance is updated as follows:**

**Section 5. Findings.** In 2004, the Planning Commission determined that the proposed project met the required standards contained in the City Code for site plan review and for planned unit development approval. While some details of the approved concept plan vary from the 2004 plan, the overall uses, scale, and relationships are in keeping with the previously approved concept. Therefore, the current Planning Commission and City Commission have determined that the revisions proposed to the development as illustrated in the approved concept plan dated \_\_\_\_\_ (attachment A) and described in the applicant's submittal (attachment B) meet the following Zoning Ordinance standards:

(a) All applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met;

(b) The proposed PUD meets the intent of Article VI, as outlined in Section 5.41, through each of the following:

1. Providing for a mix of compatible uses and residential types,
2. Creating an innovative development in terms of variety, design, layout, and types of structures,
3. Facilitating a more efficient use of land and economic arrangement of buildings and uses,
4. Minimizing traffic impacts while accommodating safe and efficient pedestrian and bicycle access and circulation, and
5. Using the land where site conditions make development under conventional zoning difficult or less desirable.

(c) The qualifying conditions in § 5.42 are met, as follows:

1. The proposed development is under unified control.
2. The proposed development provides public benefits in several ways, including:

- a. Creating a mixed-use project combining residential and nonresidential uses and a variety of housing types,
- b. High quality design beyond the minimum ordinance requirements,
- c. Providing open space, ~~and public~~ plazas, and features,
- d. Efficiently consolidating irregularly shaped properties,
- e. Effectively transitioning from higher to lower density uses.

3. Uses along the perimeter of the property will be compatible with the use of adjacent property through screening, landscaping, and separation distances, as well as ensuring that all uses about nonresidential structures on adjacent property,

4. The development will be served by public water and sanitary sewer,

5. The proposed PUD is consistent with the City's 2018 Master Plan which advocates for diverse housing opportunities for new families, aging-in-place, and young professionals and adapting to changing retail and residential needs while retaining the City's character and walkability. The Plan also recognizes the proposed mixed-use development of the subject property as desirable.

(d) The standards of approval in § 5.49 are met, as follows:

1. The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of Article VI, respectively, as stated in (b) and (c) above;

2. The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the City's Master Plan, as stated in (c)5 above;

3. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development. Design, construction, and operation will be determined as part of the final site plan review and PUD agreement. However, the approved concept plan does illustrate sensitivity to the adjacent and surrounding uses, the natural environment, and the capacity of public services and facilities through the uses proposed, the arrangement of those uses, the accommodations for

both vehicular and non-motorized circulation, the availability of public spaces, and the utilization of public services within their capacity;

4. The PUD shall not change the essential character of the surrounding area. The proposed development is consistent with the range of uses in the surrounding area, including commercial, office, high density residential, mixed-use neighborhoods, and public open spaces;

5. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. No hazardous uses or activities are proposed and the site is designed to mitigate traffic impacts and separate vehicular traffic from pedestrians and bicycles; and

6. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity. All public services are available and capable of fully serving the proposed development.

(e) The commission determined that the height of the buildings for the PUD may exceed the normally prescribed height limitations because such increased height allows for desirable public spaces and plazas, more vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage and design amenities would not be achievable under a more conventional development or under the current Zoning Ordinance requirements.

On November 12, 2024 the East Grand Rapid planning commission recommended approval of the concept plan with the following conditions:

1. A comprehensive traffic, pedestrian, bicycle and mobility study to address to the City's satisfaction vehicle, bicycle, and foot traffic for the site during the high traffic season.
2. Physical traffic (vehicle) counts at active times.
3. A review of the traffic study by city staff to verify its accuracy.
4. An analysis of delivery truck accessibility.
5. An analysis of full utility capacity for stormwater management pursuant to Chapter 28 of the city code, with a priority for natural based solutions.

6. An impact assessment for sanitary sewer, storm sewer, and water system utilities that is acceptable to the city.
7. A “shade study” to evaluate the effects of building massing on neighboring properties (note that this was requested when the proposed building height was 94 feet).
8. An environmental assessment satisfactory to the city for proposed and historical uses.
9. A fiscal impact study demonstrating financial feasibility for the development and Gaslight Village as a whole.
10. Parking analysis with a balanced solution.

Because of the nature of most of these studies, they need to be completed and reviewed based on the parameters imposed by an approved concept plan. Upon approval of the concept plan, the applicant can confidently proceed with the studies using actual specifications rather than numbers subject to change before a concept plan is actually approved (e.g., residential units, density, height, square footage). Language will need to be included in the final site plan documents and/or the PUD agreement to confirm that each of these conditions were met to the City's satisfaction, including the contents of all studies, and modifications were made to the final plan, if needed, based on the applicable study results.

The East Grand Rapids City Commission hereby makes the following modifications to some of the conditions submitted by the planning commission as well as adding some additional conditions.

Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. [Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer.](#)

Condition number three suggested by the planning commission shall be restated to read as follows: A review of the traffic study by city staff or a [city chosen](#) third-party consultant to verify its accuracy.

Condition number six suggested by the planning commission shall be restated to read as follows: An impact assessment for sanitary sewer, storm water, and water system utilities, including the impact of runoff from surface parking lots. Any necessary

mitigation shown by such studies shall be taken into consideration. Priority shall be given to natural based solutions in accordance with applicable laws and regulations.

In light of the reduced height of the tallest building contained in the concept plan by over twenty feet, planning commission condition number seven regarding a shade study is unnecessary.

Condition number nine suggested by the planning commission shall be restated to read as follows: A fiscal impact study demonstrating financial feasibility for the development.

Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.

Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions. ~~with a preference for parking solutions peripheral to the development with pervious surfaces.~~ These parking solutions shall be subject to the provisions of section 3(o).

In addition to these modifications of the planning commission conditions, the city commission adds the following additional conditions:

1. Any private streets and sidewalks constructed by the developer shall ~~meet the City's current street and sidewalk requirements for both the materials used to construct the streets and sidewalks, the widths of such streets and sidewalks (except where differing widths are acceptable to the City), and the obstructions that may be allowed on any sidewalks.~~ be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. ~~Limits on~~ Developer/Owner must apply for the closure of private streets ~~shall be included~~ so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.
4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.

5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.
8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.

The Planning Commission may recommend and the City Commission may require that the final PUD plan and/or the PUD agreement shall include such modifications or improvements recommended by the relevant studies and such other requirements related to the standards of approval.

27500380.2

Comparisons to the 2004 PUD  
Ordinance (clean and redlined).

**AN ORDINANCE TO AMEND THE ZONING  
ORDINANCE AND ZONING MAP OF THE CITY OF  
EAST GRAND RAPIDS TO ESTABLISH THE JADE PIG  
VENTURES PLANNED UNIT DEVELOPMENT**

**THE CITY OF EAST GRAND RAPIDS ORDAINS:**

Section 1. Planned Unit Development. The Zoning Ordinance of the City of East Grand Rapids is hereby amended by the amendment of Section 5.190 thereof (the zoning map) so as to rezone the lands described on Exhibit A (the “Property”) from C1 Commercial and B1 Apartment to the Planned Unit Development (PUD) district in accordance with the preliminary 8-page site plan of September 7, 2009, submitted by Jade Pig Ventures – EGR, L.L.C. and Jade Pig Ventures – Ramona, L.L.C. (jointly, the “Developer”) (Exhibit B) subject to all of the terms and conditions of this Ordinance.

- The reference to Section 5.190 of the City Code in Section 1 now refers to Section 5.20. The date of the eight-page site plan is corrected to be September 7, 2004. All references to Jade Pig Ventures should now refer to Gaslight Investors, L.L.C. All other provisions of Section 1 are accurate and are not modified.

Section 2. Purpose. The proposed development includes a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The planned unit development zoning has been chosen to provide for more control over mixed uses, aesthetics, maintenance, and appearance. The regulations contained herein are established to define the procedures necessary to ensure high quality development, maintenance, and usage within the Property. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section 3. Conditions on the Planned Unit Development. The rezoning of the Property to the PUD district is expressly subject to all of the following terms and conditions (the project as approved herein shall hereafter be the “Development”):

- (a) The Development is approved in accordance with the preliminary PUD site plan. The preliminary PUD site plan approved by the City Commission is dated September 7, 2004. In accordance with the City Code, approval of a final PUD site plan will be necessary prior to commencement of any construction on the Property. The final site plan needs to be generally consistent with the concepts illustrated in the approved preliminary site plan, including building design. Complete compliance with the approved final site plan shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the Development and to the occupancy of the units.

- Subsection 3(a) is updated to indicate that the preliminary site plan approved by the city commission, dated September 7, 2004, is now referred to as the concept plan. The concept plan is being updated by this document. Part of the area has already been constructed pursuant to the original plan. The final site plan for the remainder of the project will be consistent with the concepts illustrated in the approved concept plan. Compliance with the approved final site plan standards shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the development and occupancy of new construction on the site.

(b) The Developer shall submit to the City for review and approval all plans required by the City's Building Code or other ordinances, including, but not limited to, drainage, sanitary sewer, water service, foundation and other subsurface structure plans, prior to the commencement of any construction. The Developer shall, if requested by the City Commission, supply a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City pursuant to MCLA 125.584(e) covering the estimated costs of implementing the approved landscaping plan, to ensure completion of the roadways, lighting, utilities, sidewalks, screening, and drainage, and to finish all excavation work. The City Commission shall determine the amount of security required. In making this determination, the City Commission shall recognize that this project may be developed in stages pursuant to Section 3(d).

- Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the developer anticipates that the proposed project will be completed in phases. The boundaries of the phases and the phasing plan will be identified and considered for approval in final site plan review and the PUD agreement. Section 6(c) of the amended PUD Ordinance authorizes building in phases.

(c) In order to facilitate traffic flow in and out of the Development and to minimize the impact of traffic from the Development on surrounding city streets, certain road and intersection improvements will likely be installed by the City. The Developer will contribute \$100,000.00 toward these various road and intersection improvements. These improvements will occur on streets that surround the Property or that are impacted by the development of the Property. The Developer acknowledges that these planned improvements, including the improvement of the intersection of Lakeside Drive and Greenwood, will benefit the Property by improving the flow of traffic on and about the Property.

- Subsection 3(c) of the Original Ordinance refers to items that were agreed upon in 2004. Any requirements of the nature of those previously contained in Section 3(c) that are relevant to the amended concept plan will be addressed in a PUD agreement that is part of final site plan approval.

(d) The Commission recognizes the Developer may want to construct the PUD in phases. The commercial/retail buildings adjacent to Wealthy Street shall be completed first. The Developer may construct the remaining residential buildings in whatever order it desires. A final site plan shall be approved for each phase. Each site plan shall be complete for that phase including off-site items such as access and utilities.

- Subsection 3(d) is changed to acknowledge that the commercial/retail buildings adjacent to Wealthy Street have been constructed and that the remainder of the proposed project is anticipated to be constructed in several phases. The boundaries of the phases and the phasing plan will be identified and considered in connection with final site plan review and the PUD agreement.

(e) All utilities shall be located underground and shall be installed and maintained according to the approved utilities plan.

- No changes.

(f) The Developer will implement the portion of the City's "streetscape" plan immediately adjacent to the Property from the front of the buildings to the curb line on Wealthy Street (including City-owned property located there), in accordance with the overall streetscape plan being implemented by the City. Improvements will include sidewalks, curbs, lighting, benches, planters, receptacles, and landscaping called for in the Wealthy Streetscape Plan. The streetscape design shall be consistent with the City's design plan that will be available prior to the commencement of construction. The Developer will contribute \$175,000 toward those improvements immediately adjacent to the Property. The Developer acknowledges that these streetscape improvements immediately adjacent to the Property will enhance its use and attractiveness.

- Subsection 3(f) is changed to acknowledge that the requirements of Section 3(f) were satisfied with respect to the portion of the PUD constructed in the initial phase of the project. The requirements of Section 3(f) are not relevant with respect to the future phases of the project; provided however, new specifications for streets, streetscape, lighting, and other details will be established in the final site plan and in the PUD agreement.

(g) Any rooftop heating, ventilation, air conditioning or other mechanical structures shall be completely screened from view from the street and neighboring properties outside the PUD through placement and building design.

(h) Subsection (h) is reserved. Contents deleted.

(i) The drive-through shown on the preliminary site plan is to be for bank use only, not restaurant, pharmacy, or other use. The drive through, including any canopy and accessory structures, shall be integrated with the building design.

- Subsection 3(i) applies to a drive-thru window which has already been constructed in the initial phase.

(j) Any limitations or restrictions on parking spaces, other than barrier free spaces and reasonable controls to assure parking only by Property users, including reserved spaces, must be identified on the final site plan and approved by the City. The parking structure must be retained and maintained in order to meet parking requirements. The Developer will make the parking structure available for events such as high school sporting events or concerts, consistent with Property owners and tenants needs for parking.

- Subsection 3(j) is changed as the previously existing parking structure has been removed. A new parking structure is included in the approved concept plan and any conditions or restrictions on that structure will be addressed in final site plan approval and the PUD agreement.

(k) The final site plan shall be materially consistent in character with the concept plan, and shall provide detail to demonstrate how views from adjacent uses will be improved through landscaping and architectural details.

- Refers to concept plan.

(l) The Developer shall provide pedestrian access for the public through the Property and attempt to obtain a pedestrian easement along the west side of the parking structure to facilitate this access. If this easement is not obtained, the Developer shall include in the PUD site plan an alternate method of providing pedestrian access for the public through the residential portion of the PUD to the parking deck (as shown on Exhibit C). The Developer shall construct such access when the appropriate phase of the Development is implemented and after such access is constructed the public shall be allowed to walk from such access through the parking deck to reach the commercial, retail, and office elements of the PUD. The Developer may terminate this public access to the parking deck should the Developer later obtain the pedestrian easement along the west side of the parking structure or otherwise provide public access approved by the City. The Developer shall also provide a pedestrian entrance for the public on the west side of the PUD from the Property to the current D&W site.

- Subsection 3(l) is changed to provide that the developer is to provide pedestrian access through the property in general locations identified for pedestrian access in the approved concept plan.

(m) An access easement (as illustrated on Exhibit D) shall be reserved in front of the parking structure to the Property to the west that would allow a vehicular connection in the future, if the adjacent Property is redeveloped and if, as part of the redevelopment, a public street is extended through the adjacent property between Wealthy Street and Lakeside Drive and the adjacent property owner provides an easement across its property from the Property to the public street. Development of the access easement for vehicular

traffic need only be implemented if such connection is determined by the City to be beneficial for traffic circulation.

- Subsection 3(m) is no longer relevant.

(n) The following facilities located on the Property shall be maintained to their as-built standards, reasonable wear and tear excepted: on-site landscaping, lighting, signs, pavement markings, paving, stormwater facilities, and other on-site structures.

- The Buildings located on the subject property shall be maintained to their as-built standards, reasonable wear and tear excepted. The Buildings are identified in subsection (p) below and shall be addressed in the PUD agreement and illustrated in the final site plan.

(o) In consideration for the parking requirement of 687 spaces, the size of each of the respective uses shall not exceed the Square Foot Limitation shown on Exhibit E without approval by the City Commission based upon a finding that on-site parking for all uses is adequate and that on-site parking for the increase in size of any of the uses will also be adequate. Such approval shall follow a review and recommendation by the Planning Commission.

- The parking requirements and the number of spaces shall be mutually agreed upon by Gaslight Investors, L.L.C. and the City Commission as part of the final site plan and PUD agreement. The agreement of the parties shall take into consideration any parking studies performed in conjunction with the final site plan. In the event the project is built in phases, each phase will provide sufficient parking as agreed upon by the City and Gaslight Investors. Upon the approval of each phase, the parking constructed will be sufficient to provide parking for all completed phases.

(p) The Developer may construct up to 9 "Buildings" as shown on the concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- Building C – four stories at 57' – 0"
- Building D – five stories at 70' – 0"
- Building E – five stories at 70' – 0"
- Building F – four stories at 57' – 0"
- Building G – three stories at 40' – 0"
- Building H – three stories at 40' – 0"

- Number of buildings increased. Other provisions moved to the PUD agreement.

(q) Within the commercial area of the PUD, all first floor space in Building 1 and Building 2A shall be used for permitted C-1 uses other than business or professional offices and ancillary group uses. Business and professional offices shall be located on the second floor of Buildings 1 and 2A. All other C-1 uses are also permitted on second floor of Building 1 and Building 2A other than ancillary group uses. While Building 2B uses are contemplated to be primarily medical offices or retail space related to medical offices and Building 2C is contemplated to be occupied by a bank or other financial organization, any use permitted in the C-1 zone is approved for those buildings other than ancillary group uses. In addition, business or professional offices are not permitted in the first floor of Building 2C. Developer will use its best efforts to utilize the bank façade it has acquired on the front of Building 2C if such use is commercially reasonable. Nonresidential portions of the first floor of Building 3 shall be used for permitted C-1 uses other than ancillary group uses, including a fitness center. While this paragraph specifies allowed uses in specific buildings, this paragraph is subject to the conditions of Section 3(o) (and Exhibit E) that only specified uses are allowed without additional review and approval for parking space compliance.

- The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. In the event that any or all of Buildings C and D are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. In the event that any or all of the Buildings F, G and H are constructed, they shall be used for residential uses as identified in the approved concept plan. In the event Building E is constructed, it may be used for any use that is allowed in the C-1 zoning district and for any or all residential uses on all levels as identified in the approved concept plan.

#### Section 4. Enforcement.

(a) The City may enforce the provisions of this Resolution, the continuing provisions of the Original Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws and regulations to the extent and in any manner provided by law.

(b) All conditions contained in this Resolution shall be binding upon the Developer as well as its successors, tenants, and assigns.

- Subsection (c) deleted with provisions being moved to the PUD agreement and/or final site plan documents.

Section 5. Findings. In 2004, the Planning Commission determined that the proposed project met the required standards contained in the City Code for site plan review and for planned unit development approval. While some details of the approved concept plan vary from the 2004 plan, the overall uses, scale, and relationships are in keeping with the previously approved concept. Therefore, the current Planning Commission and City Commission have determined that the revisions proposed to the development as illustrated in the approved concept plan dated \_\_\_\_\_ (attachment A) and described in the applicant's submittal (attachment B) meet the following Zoning Ordinance standards:

(a) All applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met;

(b) The proposed PUD meets the intent of Article VI, as outlined in Section 5.41, through each of the following:

1. Providing for a mix of compatible uses and residential types,
2. Creating an innovative development in terms of variety, design, layout, and types of structures,
3. Facilitating a more efficient use of land and economic arrangement of buildings and uses,
4. Minimizing traffic impacts while accommodating safe and efficient pedestrian and bicycle access and circulation, and
5. Using the land where site conditions make development under conventional zoning difficult or less desirable.

(c) The qualifying conditions in § 5.42 are met, as follows:

1. The proposed development is under unified control.
2. The proposed development provides public benefits in several ways, including:
  - a. Creating a mixed-use project combining residential and nonresidential uses and a variety of housing types,
  - b. High quality design beyond the minimum ordinance requirements,
  - c. Providing open space, plazas, and features,
  - d. Efficiently consolidating irregularly shaped properties,
  - e. Effectively transitioning from higher to lower density uses.

3. Uses along the perimeter of the property will be compatible with the use of adjacent property through screening, landscaping, and separation distances, as well as ensuring that all uses about nonresidential structures on adjacent property,

4. The development will be served by public water and sanitary sewer,

5. The proposed PUD is consistent with the City's 2018 Master Plan which advocates for diverse housing opportunities for new families, aging-in-place, and young professionals and adapting to changing retail and residential needs while retaining the City's character and walkability. The Plan also recognizes the proposed mixed-use development of the subject property as desirable.

(d) The standards of approval in § 5.49 are met, as follows:

1. The proposed PUD complies with the intent and all qualifying conditions of §§ 5.41 and 5.42 of Article VI, respectively, as stated in (b) and (c) above;

2. The uses conducted within the proposed PUD, the PUD's impact on the community and other aspects of the PUD are consistent with the City's Master Plan, as stated in (c)5 above;

3. The proposed PUD shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the development. Design, construction, and operation will be determined as part of the final site plan review and PUD agreement. However, the approved concept plan does illustrate sensitivity to the adjacent and surrounding uses, the natural environment, and the capacity of public services and facilities through the uses proposed, the arrangement of those uses, the accommodations for both vehicular and non-motorized circulation, the availability of public spaces, and the utilization of public services within their capacity;

4. The PUD shall not change the essential character of the surrounding area. The proposed development is consistent with the range of uses in the surrounding area, including commercial, office, high density residential, mixed-use neighborhoods, and open spaces;

5. The PUD shall not be hazardous to adjacent property or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. No hazardous uses or activities are

proposed and the site is designed to mitigate traffic impacts and separate vehicular traffic from pedestrians and bicycles; and

6. The PUD shall not place demands on public services and facilities in excess of current or anticipated future capacity. All public services are available and capable of fully serving the proposed development.

(e) The commission determined that the height of the buildings for the PUD may exceed the normally prescribed height limitations because such increased height allows for desirable public spaces and plazas, more vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage and design amenities would not be achievable under a more conventional development or under the current Zoning Ordinance requirements.

(f) On November 12, 2024, the East Grand Rapid planning commission recommended approval of the concept plan with the following conditions:

1. A comprehensive traffic, pedestrian, bicycle and mobility study to address to the City's satisfaction vehicle, bicycle, and foot traffic for the site during the high traffic season.
2. Physical traffic (vehicle) counts at active times.
3. A review of the traffic study by city staff to verify its accuracy.
4. An analysis of delivery truck accessibility.
5. An analysis of full utility capacity for stormwater management pursuant to Chapter 28 of the city code, with a priority for natural based solutions.
6. An impact assessment for sanitary sewer, storm sewer, and water system utilities that is acceptable to the city.
7. A "shade study" to evaluate the effects of building massing on neighboring properties (note that this was requested when the proposed building height was 94 feet).
8. An environmental assessment satisfactory to the city for proposed and historical uses.
9. A fiscal impact study demonstrating financial feasibility for the development and Gaslight Village as a whole.
10. Parking analysis with a balanced solution.

Because of the nature of most of these studies, they need to be completed and reviewed based on the parameters imposed by an approved concept plan. Upon approval of the concept plan, the applicant can confidently proceed with the studies using actual specifications rather than numbers subject to change before a concept plan is actually approved (e.g., residential units, density, height, square footage). Language will need to be included in the final site plan documents and/or the PUD agreement to confirm that each of these conditions were met to the City's satisfaction, including the contents of all studies, and modifications were made to the final plan, if needed, based on the applicable study results.

The East Grand Rapids City Commission hereby makes the following modifications to some of the conditions submitted by the planning commission as well as adding some additional conditions.

Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer.

Condition number three suggested by the planning commission shall be restated to read as follows: A review of the traffic study by city staff or a city-chosen third-party consultant to verify its accuracy.

Condition number six suggested by the planning commission shall be restated to read as follows: An impact assessment for sanitary sewer, storm water, and water system utilities, including the impact of runoff from surface parking lots. Any necessary mitigation shown by such studies shall be taken into consideration. Priority shall be given to natural based solutions in accordance with applicable laws and regulations.

In light of the reduced height of the tallest building contained in the concept plan by over twenty feet, planning commission condition number seven regarding a shade study is unnecessary.

Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.

Condition number nine suggested by the planning commission shall be restated to read as follows: A fiscal impact study demonstrating financial feasibility for the development.

Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions. These parking solutions shall be subject to the provisions of section 3(o).

(g) In addition to these modifications of the planning commission conditions, the city commission adds the following additional conditions:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.
2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.
4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.
8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.

The Planning Commission may recommend and the City Commission may require that the final PUD plan and/or the PUD agreement shall include such modifications or improvements recommended by the relevant studies and such other requirements related to the standards of approval..

Section 6. PUD Expiration.

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final planning phase for a period not to exceed two years from the date of approval. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan approval. If application for final site approval for the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on the project within one year of final plan approval unless an extension is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) If the development is proposed to be completed in more than one phase, a final site plan for each subsequent phase shall be submitted no later than three years from the date construction commences within the prior phase or three years from the date of formal approval of the prior phase if construction has not commenced. Failure to submit a final plan for a subsequent phase or commence construction for such phase within the required time frames or extension specified in Section 5.51 shall nullify the concept plan as to future phases but shall have no impact on previously constructed phases or phases that are under construction.

- This section changes the termination provisions of the original ordinance.

Section 7. Effective Date. This Ordinance shall become effective upon receipt by the City of the Developer's written acceptance of the conditions of approval and a revised preliminary PUD site plan incorporating all required conditions and changes; provided, however, that in no event shall this Ordinance become effective before October 29, 2004.

- This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

Section 8. Notice of Adoption. Notice of adoption of this Ordinance shall be published within ten (10) days after its enactment by publication of the following digest, summary, or statement of purpose of the Ordinance as provided in Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

- Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF ORDINANCE BY  
THE CITY OF EAST GRAND RAPIDS**

**A Summary of Jade Pig Ventures  
Planned Unit Development**

The purpose of this Ordinance is to establish a planned unit development for a property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This planned unit development will allow a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The Ordinance approves a specific site plan for location of structures on the Property and deals with the Development and use of these structures including access, drainage, and landscaping. Copies of the Ordinance in its entirety and copies of the approved site plan are available at the office of the City Clerk, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, during normal business hours.

- The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

CITY OF EAST GRAND RAPIDS

By \_\_\_\_\_

**Lori Parmenter**  
City Clerk

**AN ORDINANCE TO AMEND THE ZONING  
ORDINANCE AND ZONING MAP OF THE CITY OF  
EAST GRAND RAPIDS TO ESTABLISH THE JADE PIG  
VENTURES PLANNED UNIT DEVELOPMENT**

**THE CITY OF EAST GRAND RAPIDS ORDAINS:**

Section 1. Planned Unit Development. The Zoning Ordinance of the City of East Grand Rapids is hereby amended by the amendment of Section 5.190 thereof (the zoning map) so as to rezone the lands described on Exhibit A (the “Property”) from C1 Commercial and B1 Apartment to the Planned Unit Development (PUD) district in accordance with the preliminary 8-page site plan of September 7, 2009, submitted by Jade Pig Ventures – EGR, L.L.C. and Jade Pig Ventures – Ramona, L.L.C. (jointly, the “Developer”) (Exhibit B) subject to all of the terms and conditions of this Ordinance.

- [The reference to Section 5.190 of the City Code in Section 1 now refers to Section 5.20. The date of the eight-page site plan is corrected to be September 7, 2004. All references to Jade Pig Ventures should now refer to Gaslight Investors, L.L.C. All other provisions of Section 1 are accurate and are not modified.](#)

Section 2. Purpose. The proposed development includes a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The planned unit development zoning has been chosen to provide for more control over mixed uses, aesthetics, maintenance, and appearance. The regulations contained herein are established to define the procedures necessary to ensure high quality development, maintenance, and usage within the Property. Additionally, they are designed to achieve integration of this development with adjacent land uses.

Section 3. Conditions on the Planned Unit Development. The rezoning of the Property to the PUD district is expressly subject to all of the following terms and conditions (the project as approved herein shall hereafter be the “Development”):

(a) The Development is approved in accordance with the preliminary PUD site plan. The preliminary PUD site plan approved by the City Commission is dated September 7, 2004. In accordance with the City Code, approval of a final PUD site plan will be necessary prior to commencement of any construction on the Property. The final site plan needs to be generally consistent with the concepts illustrated in the approved preliminary site plan, including building design. Complete compliance with the approved final site plan shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the Development and to the occupancy of the units.

- Subsection 3(a) is updated to indicate that the preliminary site plan approved by the city commission, dated September 7, 2004, is now referred to as the concept plan. The concept plan is being updated by this document. Part of the area has already been constructed pursuant to the original plan. The final site plan for the remainder of the project will be consistent with the concepts illustrated in the approved concept plan. Compliance with the approved final site plan standards shall be a prerequisite to final approval of construction under the building permit to be issued by the City for the development and occupancy of new construction on the site.

(b) The Developer shall submit to the City for review and approval all plans required by the City's Building Code or other ordinances, including, but not limited to, drainage, sanitary sewer, water service, foundation and other subsurface structure plans, prior to the commencement of any construction. The Developer shall, if requested by the City Commission, supply a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City pursuant to MCLA 125.584(e) covering the estimated costs of implementing the approved landscaping plan, to ensure completion of the roadways, lighting, utilities, sidewalks, screening, and drainage, and to finish all excavation work. The City Commission shall determine the amount of security required. In making this determination, the City Commission shall recognize that this project may be developed in stages pursuant to Section 3(d).

- Subsection 3(b) of the Original Ordinance remains substantially the same and is retained; provided however, the developer anticipates that the proposed project will be completed in phases. The boundaries of the phases and the phasing plan will be identified and considered for approval in final site plan review and the PUD agreement. Section 6(c) of the amended PUD Ordinance authorizes building in phases.

(c) In order to facilitate traffic flow in and out of the Development and to minimize the impact of traffic from the Development on surrounding city streets, certain road and intersection improvements will likely be installed by the City. The Developer will contribute \$100,000.00 toward these various road and intersection improvements. These improvements will occur on streets that surround the Property or that are impacted by the development of the Property. The Developer acknowledges that these planned improvements, including the improvement of the intersection of Lakeside Drive and Greenwood, will benefit the Property by improving the flow of traffic on and about the Property.

- Subsection 3(c) of the Original Ordinance refers to items that were agreed upon in 2004. Any requirements of the nature of those previously contained in Section 3(c) that are relevant to the amended concept plan will be addressed in a PUD agreement that is part of final site plan approval.

(d) The Commission recognizes the Developer may want to construct the PUD in phases. The commercial/retail buildings adjacent to Wealthy Street shall be completed first. The Developer may construct the remaining residential buildings in whatever order it desires. A final site plan shall be approved for each phase. Each site plan shall be complete for that phase including off-site items such as access and utilities.

- Subsection 3(d) is changed to acknowledge that the commercial/retail buildings adjacent to Wealthy Street have been constructed and that the remainder of the proposed project is anticipated to be constructed in several phases. The boundaries of the phases and the phasing plan will be identified and considered in connection with final site plan review and the PUD agreement.

(e) All utilities shall be located underground and shall be installed and maintained according to the approved utilities plan.

- No changes.

(f) The Developer will implement the portion of the City's "streetscape" plan immediately adjacent to the Property from the front of the buildings to the curb line on Wealthy Street (including City-owned property located there), in accordance with the overall streetscape plan being implemented by the City. Improvements will include sidewalks, curbs, lighting, benches, planters, receptacles, and landscaping called for in the Wealthy Streetscape Plan. The streetscape design shall be consistent with the City's design plan that will be available prior to the commencement of construction. The Developer will contribute \$175,000 toward those improvements immediately adjacent to the Property. The Developer acknowledges that these streetscape improvements immediately adjacent to the Property will enhance its use and attractiveness.

- Subsection 3(f) is changed to acknowledge that the requirements of Section 3(f) were satisfied with respect to the portion of the PUD constructed in the initial phase of the project. The requirements of Section 3(f) are not relevant with respect to the future phases of the project; provided however, new specifications for streets, streetscape, lighting, and other details will be established in the final site plan and in the PUD agreement.

(g) Any rooftop heating, ventilation, air conditioning or other mechanical structures shall be completely screened from view from the street and neighboring properties outside the PUD through placement and building design.

~~(h) Any satellite dish antennas or other antennas utilized for television or telecommunication purposes shall be placed upon the top of buildings only and not on~~

~~balconies or sidewalls of any buildings. The condominium documents shall so restrict the placement of such antennas.~~Subsection (h) is reserved. Contents deleted.

(i) The drive-through shown on the preliminary site plan is to be for bank use only, not restaurant, pharmacy, or other use. The drive through, including any canopy and accessory structures, shall be integrated with the building design.

- Subsection 3(i) applies to a drive-thru window which has already been constructed in the initial phase.

(j) Any limitations or restrictions on parking spaces, other than barrier free spaces and reasonable controls to assure parking only by Property users, including reserved spaces, must be identified on the final site plan and approved by the City. The parking structure must be retained and maintained in order to meet parking requirements. The Developer will make the parking structure available for events such as high school sporting events or concerts, consistent with Property owners and tenants needs for parking.

- Subsection 3(j) is changed as the previously existing parking structure has been removed. A new parking structure is included in the approved concept plan and any conditions or restrictions on that structure will be addressed in final site plan approval and the PUD agreement.

(k) The final site plan shall be materially consistent in character with the ~~preliminary PUD site~~concept plan, and shall provide detail to demonstrate how views from adjacent uses will be improved through landscaping and architectural details.

- Refers to concept plan.

(l) The Developer shall provide pedestrian access for the public through the Property and attempt to obtain a pedestrian easement along the west side of the parking structure to facilitate this access. If this easement is not obtained, the Developer shall include in the PUD site plan an alternate method of providing pedestrian access for the public through the residential portion of the PUD to the parking deck (as shown on Exhibit C). The Developer shall construct such access when the appropriate phase of the Development is implemented and after such access is constructed the public shall be allowed to walk from such access through the parking deck to reach the commercial, retail, and office elements of the PUD. The Developer may terminate this public access to the parking deck should the Developer later obtain the pedestrian easement along the west side of the parking structure or otherwise provide public access approved by the City. The Developer shall also provide a pedestrian entrance for the public on the west side of the PUD from the Property to the current D&W site.

- Subsection 3(l) is changed to provide that the developer is to provide pedestrian access through the property in general locations identified for pedestrian access in the approved concept plan.

(m) An access easement (as illustrated on Exhibit D) shall be reserved in front of the parking structure to the Property to the west that would allow a vehicular connection in the future, if the adjacent Property is redeveloped and if, as part of the redevelopment, a public street is extended through the adjacent property between Wealthy Street and Lakeside Drive and the adjacent property owner provides an easement across its property from the Property to the public street. Development of the access easement for vehicular traffic need only be implemented if such connection is determined by the City to be beneficial for traffic circulation.

- Subsection 3(m) is no longer relevant.

(n) The following facilities located on the Property shall be maintained to their as-built standards, reasonable wear and tear excepted: on-site landscaping, lighting, signs, pavement markings, paving, stormwater facilities, and other on-site structures.

- The Buildings located on the subject property shall be maintained to their as-built standards, reasonable wear and tear excepted. The Buildings are identified in subsection (p) below and shall be addressed in the PUD agreement and illustrated in the final site plan.

(o) In consideration for the parking requirement of 687 spaces, the size of each of the respective uses shall not exceed the Square Foot Limitation shown on Exhibit E without approval by the City Commission based upon a finding that on-site parking for all uses is adequate and that on-site parking for the increase in size of any of the uses will also be adequate. Such approval shall follow a review and recommendation by the Planning Commission.

- The parking requirements and the number of spaces shall be mutually agreed upon by Gaslight Investors, L.L.C. and the City Commission as part of the final site plan and PUD agreement. The agreement of the parties shall take into consideration any parking studies performed in conjunction with the final site plan. In the event the project is built in phases, each phase will provide sufficient parking as agreed upon by the City and Gaslight Investors. Upon the approval of each phase, the parking constructed will be sufficient to provide parking for all completed phases.

(p) The Developer ~~shall~~may construct up to ~~six "Buildings"~~9 "Buildings" as shown on the ~~preliminary site plan (Exhibit B). Of these, up to four would be residential structures.~~

~~These residential Buildings shall be of varying heights so as to provide a “stepped-up” appearance. The average elevation of the finished lot grade for purposes of measuring building height under the City Code for each of the Property’s Buildings shall be as follows (the Building numbers refer to the numbers shown on Exhibit B):~~concept plan. These buildings will contain a mix of residential uses, retail uses, and commercial uses, though some buildings may contain just one use. The maximum height of each building shall be as follows:

- Building C – four stories at 57’ – 0”
- Building D – five stories at 70’ – 0”
- Building E – five stories at 70’ – 0”
- Building F – four stories at 57’ – 0”
- Building G – three stories at 40’ – 0”
- Building H – three stories at 40’ – 0”
- Number of buildings increased. Other provisions moved to the PUD agreement.

<b>Building 1</b>	–	754 feet above mean sea level
<b>Building 2</b>	–	754 feet above mean sea level
<b>Building 3</b>	–	754 feet above mean sea level
<b>Building 4</b>	–	752 feet above mean sea level
<b>Building 5</b>	–	752 feet above mean sea level
<b>Building 6</b>	–	752 feet above mean sea level

The residential Buildings when constructed shall have the following height limitations, with the height being measured in accordance with the provisions of the City Code:

	<b>Height</b>
<b>Building 3</b>	– (located between parking structure and the adjacent property’s existing condominium) may be up to 79 feet.
<b>Building 4</b>	– (located directly to the north of the D&W building) may be up to 71 feet, 1 inch.
<b>Building 5</b>	– (located in the northeast corner of the Property) may be up to 79 feet.

**Building 6** – (located in the northwest corner of the Property) may be up to 60 feet, 9 inches.

~~Each residential unit shall have a minimum of 2 subsurface parking spaces.~~

~~Developer will install a roof top garden above the proposed fitness center/retail portion of Building 3.~~

(q) Within the commercial area of the PUD, all first floor space in Building 1 and Building 2A shall be used for permitted C-1 uses other than business or professional offices and ancillary group uses. Business and professional offices shall be located on the second floor of Buildings 1 and 2A. All other C-1 uses are also permitted on second floor of Building 1 and Building 2A other than ancillary group uses. While Building 2B uses are contemplated to be primarily medical offices or retail space related to medical offices and Building 2C is contemplated to be occupied by a bank or other financial organization, any use permitted in the C-1 zone is approved for those buildings other than ancillary group uses. In addition, business or professional offices are not permitted in the first floor of Building 2C. Developer will use its best efforts to utilize the bank façade it has acquired on the front of Building 2C if such use is commercially reasonable. Nonresidential portions of the first floor of Building 3 shall be used for permitted C-1 uses other than ancillary group uses, including a fitness center. While this paragraph specifies allowed uses in specific buildings, this paragraph is subject to the conditions of Section 3(o) (and Exhibit E) that only specified uses are allowed without additional review and approval for parking space compliance.

- The Buildings identified as A and B in the approved concept plan have been established and are in the commercial area of the PUD along Wealthy Street. In the event that any or all of Buildings C and D are constructed, they may be used for any use that is allowed in the C-1 zoning district as set forth in Table 5.36 of the Zoning Ordinance. In the event that any or all of the Buildings F, G and H are constructed, they shall be used for residential uses as identified in the approved concept plan. In the event Building E is constructed, it may be used for any use that is allowed in the C-1 zoning district and for any or all residential uses on all levels as identified in the approved concept plan.

#### Section 4. Enforcement.

(a) The City may enforce the provisions of this Resolution, the continuing provisions of the Original Ordinance and applicable provisions of the Zoning Ordinance, Building Code, and other ordinances, laws, and regulations to the extent and in any manner provided by law.

(b) All conditions contained ~~herein~~ in this Resolution shall be binding upon the Developer as well as its successors, tenants, and assigns. ~~The conditions may be modified or amended only pursuant to a formal amendment of the PUD (and site plan if necessary) ordinance.~~

~~(c) The PUD approval is expressly contingent upon all conditions of approval herein remaining fully effective and valid. If any condition proposed herein is ever determined to be illegal or contrary to law as a result of a successful legal challenge by the Developer or its assigns, or any other party, the City reserves the right to review the entire Development under the PUD provisions of the Zoning Ordinance, and further, as to any portion of the Development which is not substantially under construction or constructed, to withdraw its approval of such portion of the PUD if it finds that absent the effect of any condition imposed herein, the PUD no longer meets the standards for PUD approval contained in the Zoning Ordinance.~~

- Subsection (c) deleted with provisions being moved to the PUD agreement and/or final site plan documents.

**Section 5. Findings.** ~~The~~ In 2004, the Planning Commission determined that the proposed project met the required standards contained in the City Code for site plan review and for planned unit development approval. While some details of the approved concept plan vary from the 2004 plan, the overall uses, scale, and relationships are in keeping with the previously approved concept. Therefore, the current Planning Commission and City Commission have determined that ~~this proposed project meets those standards contained in Article XIII.B. for site plan review and Article XIII.A. for planned unit development approval. The City Commission finds that~~ the revisions proposed to the development as illustrated in the approved concept plan dated \_\_\_\_\_ (attachment A) and described in the applicant's submittal (attachment B) meet the following Zoning Ordinance standards ~~have been met~~:

(a) All applicable provisions of Article VI Planned Unit Development of the Zoning Ordinance are met;

(b) The proposed PUD meets the intent of Article VI, as outlined in Section 5.41, through each of the following:

1. Providing for a mix of compatible uses and residential types,
2. Creating an innovative development in terms of variety, design, layout, and types of structures,
3. Facilitating a more efficient use of land and economic arrangement of buildings and uses,

4. Minimizing traffic impacts while accommodating safe and efficient pedestrian and bicycle access and circulation, and

5. Using the land where site conditions make development under conventional zoning difficult or less desirable.

(c) The qualifying conditions in § 5.42 are met, as follows:

1. The proposed development is under unified control.

2. The proposed development provides public benefits in several ways, including:

a. Creating a mixed-use project combining residential and nonresidential uses and a variety of housing types,

b. High quality design beyond the minimum ordinance requirements,

c. Providing open space, plazas, and features,

d. Efficiently consolidating irregularly shaped properties,

e. Effectively transitioning from higher to lower density uses.

3. Uses along the perimeter of the property will be compatible with the use of adjacent property through screening, landscaping, and separation distances, as well as ensuring that all uses abut nonresidential structures on adjacent property,

4. The development will be served by public water and sanitary sewer,

5. The proposed PUD is consistent with the City's 2018 Master Plan which advocates for diverse housing opportunities for new families, aging-in-place, and young professionals and adapting to changing retail and residential needs while retaining the City's character and walkability. The Plan also recognizes the proposed mixed-use development of the subject property as desirable.

(d) The standards of approval in § 5.49 are met, as follows:

1. ~~(a)~~ The proposed PUD complies with the intent and all qualifying conditions of ~~Section 5.135~~ §§ 5.41 and 5.42 of Article VI, respectively, as stated in (b) and (c) above;

~~(b) The proposed PUD meets the applicable objectives contained in Section 5.137 including the development of support facilities within a reasonable distance of living units, an efficient use of land, a coordination of architectural styles, integrated safe and abundant pedestrian access within the PUD, and consistency with objectives of the East Grand Rapids Master Plan and Gaslight Village Subarea Plan. While the proposed PUD is generally consistent with the objectives of the East Grand Rapids Master Plan and Gaslight Village subarea plan, the Master Plan should be reviewed and amended as necessary to recognize the changes brought about by the demolition of the Jacobson's building and the provisions of the proposed PUD. The City should begin the amendment process now.~~

2. ~~(e) The uses conducted within the proposed PUD and, the overall design are generally~~ PUD's impact on the community and other aspects of the PUD are consistent with the City's Master Plan and the subarea plan for Gaslight Village, though these plans fail to address the magnitude of the proposed Development. A review and amendment of the City's Master Plan and the subarea plan for Gaslight Village is appropriate, as stated in (c)5 above;

3. ~~(d) The proposed PUD is to~~ shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment and the capacity of public services and facilities affected by the ~~Development.~~ development. Design, construction, and operation will be determined as part of the final site plan review and PUD agreement. However, the approved concept plan does illustrate sensitivity to the adjacent and surrounding uses, the natural environment, and the capacity of public services and facilities through the uses proposed, the arrangement of those uses, the accommodations for both vehicular and non-motorized circulation, the availability of public spaces, and the utilization of public services within their capacity;

4. ~~(e) The proposed PUD will support objectives for a viable Gaslight Village business district but will not significantly~~ shall not change the essential character of the surrounding area. The proposed development is consistent with the range of uses in the surrounding area, including commercial, office, high density residential, mixed-use neighborhoods, and open spaces;

5. ~~(f) The proposed PUD will~~ shall not be hazardous to ~~the~~ adjacent property or involve uses, activities, ~~material,~~ materials or equipment which ~~would~~ will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes or glare. No hazardous uses or activities are proposed and the site is designed to mitigate traffic impacts and separate vehicular traffic from pedestrians and bicycles; and

~~6. (g) The PUD, including improvements proposed, will shall not place demanddemands on public services and facilities in excess of current or anticipated future capacity. All public services are available and capable of fully serving the proposed development.~~

~~(h) The Developer proposes up to 107 residential condominium units creating a residential density of up to 18.4 units per acre. The City's planning consultant has suggested that density of 17-20 units per acre is appropriate for this area. The City Commission recognizes that the Master Plan contemplates increased residential density within the Gaslight Village business district, and the Commission is supportive of increased density.~~

~~(i) It is desirable for the City to have housing alternatives other than just single family homes. The proposed PUD provides residential condominium units that are otherwise in very limited supply in the City.~~

~~(j) The proposed PUD represents a special redevelopment opportunity of a significant scope on a unique parcel at a unique time in the history of the Gaslight Village business district. It is in the best interests of the City that the redevelopment of the "Jacobson's parcel" on Wealthy Street and the "Ramona Medical site" on Lakeside Drive occur jointly pursuant to a single comprehensive plan that will help revitalize the Gaslight Village business district and set the standard for further redevelopment on Wealthy Street. The Developer's proposal presents a unique opportunity to propel the redevelopment of Gaslight Village at a time when it is needed while adding increased residential density within this area and providing housing alternatives as suggested by the Master Plan. Because of this one-time confluence of circumstances, the Commission does not consider the proposed PUD as a precedent for height or for any subsequent redevelopment in the Gaslight Village business district area.~~

~~(k) This PUD is reviewed in its entirety and the Commission finds that a mixed-use development to include retail, general office, medical office, health/fitness facilities, bank, restaurants, and multi-family residential is important for the overall quality and success of the Development.~~

~~(e) (l) The Commission determinescommission determined that the height of residentialthe buildings for the PUD shouldmay exceed the 35-foot limitation of the underlying zone districtnormally prescribed height limitations because such increased height of residential buildings allows for desirable on-site green spacepublic spaces and plazas, subsurface residential parking with a lawn above, and deck parking to improve aesthetics and reduce environmental impacts, extensive pedestrianwaysmore vibrant streetscaping and activity, extensive provisions for pedestrians and non-motorized traffic, high quality architectural design, views of Reeds Lake for most units and, of considerable public benefit, the innovative commercial and office development along the Wealthy Street frontage. The use of multiple residential buildings of various heights, with staggered setbacks and architectural~~

~~design elements to reduce the visual impact of the height is preferable to fewer, larger buildings surrounded by unattractive surface parking lots. Such uses and innovative mixed-use development to complement the current gaslight village district and support the goals of the City Master Plan. Such usage~~ and design amenities would not be achievable under a more conventional development ~~without the building height modification~~ nor under the current Zoning Ordinance requirements.

~~(m) The City's planning consultant has defined seven different uses within the PUD consisting of residential condominiums, medical/dental offices, general offices, retail, restaurants, bank, and health/fitness club (the "Uses"). Exhibit E defines the residential use of up to 107 units and defines all other Uses by square footage (the number of square feet for each Use shown on Exhibit E is referenced as the "Square Foot Limitation"). The number of parking spaces required under the City ordinance for all such Uses ranges from approximately 750 parking spaces to 812 parking spaces. The Developer requests a modification to reduce the total number of parking spaces to 687 and the Commission supports such reduction, subject to the conditions of approval contained herein, based upon the report of the City's traffic consultant and the historical review by the City Attorney of the parking requirements contained in the City ordinance.~~

~~(n) The requested modification for relief from the standard setbacks along Wealthy Street is appropriate in order to create a village atmosphere that should assist in the revitalization of the entire business district. Since the vast majority of buildings in the business district are located at or near the front property line, continuation of that development will lead to a certain consistency that is desirable and consistent with the City's Master Plan and design concepts for Wealthy Street.~~

~~(o) The requested modification to permit a low intensity drive through bank is appropriate in relationship to the overall PUD design, given its integration with buildings lining Wealthy Street, its location, the limitation on the use, and favorable experience with other similar drive through banks in the downtown.~~

~~The conditions of approval are necessary to ensure that public services and facilities affected by the Development will be capable of accommodating increased service and facilities loads caused by the Development, to protect the environment, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.~~

(f) On November 12, 2024, the East Grand Rapid planning commission recommended approval of the concept plan with the following conditions:

1. A comprehensive traffic, pedestrian, bicycle and mobility study to address to the City's satisfaction vehicle, bicycle, and foot traffic for the site during the high traffic season.
2. Physical traffic (vehicle) counts at active times.
3. A review of the traffic study by city staff to verify its accuracy.
4. An analysis of delivery truck accessibility.
5. An analysis of full utility capacity for stormwater management pursuant to Chapter 28 of the city code, with a priority for natural based solutions.
6. An impact assessment for sanitary sewer, storm sewer, and water system utilities that is acceptable to the city.
7. A "shade study" to evaluate the effects of building massing on neighboring properties (note that this was requested when the proposed building height was 94 feet).
8. An environmental assessment satisfactory to the city for proposed and historical uses.
9. A fiscal impact study demonstrating financial feasibility for the development and Gaslight Village as a whole.
10. Parking analysis with a balanced solution.

Because of the nature of most of these studies, they need to be completed and reviewed based on the parameters imposed by an approved concept plan. Upon approval of the concept plan, the applicant can confidently proceed with the studies using actual specifications rather than numbers subject to change before a concept plan is actually approved (e.g., residential units, density, height, square footage). Language will need to be included in the final site plan documents and/or the PUD agreement to confirm that each of these conditions were met to the City's satisfaction, including the contents of all studies, and modifications were made to the final plan, if needed, based on the applicable study results.

The East Grand Rapids City Commission hereby makes the following modifications to some of the conditions submitted by the planning commission as well as adding some additional conditions.

Condition number one suggested by the planning commission shall be restated to read as follows: A comprehensive traffic, pedestrian, bicycle, and mobility study to evaluate the

extent of and potential conflicts between vehicle, bicycle, and foot traffic for the site during the high traffic season and to suggest solutions to the city. Such solutions shall take into consideration traffic issues and determine the division of cost-sharing for all required infrastructure updates. This study shall include intersections outside the immediate PUD area including Lakeside and Robinson, Lake Drive and Breton, Lake Drive and Bagley/San Lu Rae, Wealthy and Lakeside, and Wealthy and Lovett. Traffic and mobility issues shall be addressed to the satisfaction of the City traffic engineer.

Condition number three suggested by the planning commission shall be restated to read as follows: A review of the traffic study by city staff or a city-chosen third-party consultant to verify its accuracy.

Condition number six suggested by the planning commission shall be restated to read as follows: An impact assessment for sanitary sewer, storm water, and water system utilities, including the impact of runoff from surface parking lots. Any necessary mitigation shown by such studies shall be taken into consideration. Priority shall be given to natural based solutions in accordance with applicable laws and regulations.

In light of the reduced height of the tallest building contained in the concept plan by over twenty feet, planning commission condition number seven regarding a shade study is unnecessary.

Condition number eight suggested by the planning commission shall be restated to read as follows: An environmental assessment satisfactory to the city for proposed uses. Any necessary mitigation shall be taken into consideration.

Condition number nine suggested by the planning commission shall be restated to read as follows: A fiscal impact study demonstrating financial feasibility for the development.

Condition number ten suggested by the planning commission shall be restated to read as follows: A parking analysis with possible shared solutions. These parking solutions shall be subject to the provisions of section 3(o).

(g) In addition to these modifications of the planning commission conditions, the city commission adds the following additional conditions:

1. Any private streets and sidewalks constructed by the developer shall be built to standards approved by the City. The private streets shall be maintained to City standards, including snow removal on streets/sidewalks. Obstructions that may be allowed on any sidewalk shall be in accordance with existing City ordinances, regulations, and policies.

2. The upper floors of buildings in excess of three stories shall be stepped back from the lower floors.
3. Developer/Owner must apply for the closure of private streets so as to limit the impact upon vehicular traffic. Private street closures and temporary blockage shall be permitted in accordance with City ordinances, regulations, and policies.
4. The City is not obligated to fund any improvements to streets or utilities necessitated by increased demand resulting from the development. This condition does not preclude the City from voluntarily funding any improvements.
5. During the final plan review stage, if street or utility improvements are determined to be needed, as specified in condition 4, and are not appropriately funded, the final plan must be amended to eliminate the need for such improvements or amended to a level at which the improvements can be funded. This condition does not preclude the City from voluntarily funding any improvements.
6. Development of the project in phases may require updates to studies related to parking, utilities, and traffic. Such updates may be required at each phase at the discretion of the City.
7. Traffic circulation within the PUD area shall be addressed to the satisfaction of the City traffic engineer.
8. The locations of Building E and the open space around that building, as shown on the attached illustration, shall be adjusted to a mutually agreed upon location within this area in the final site plan and PUD agreement for the 2255 Wealthy Street parcel. This agreement should make the open space a more prominent site feature and improve vehicular circulation through the site.

The Planning Commission may recommend and the City Commission may require that the final PUD plan and/or the PUD agreement shall include such modifications or improvements recommended by the relevant studies and such other requirements related to the standards of approval.

Section 6. PUD Expiration. ~~This PUD shall be subject to the expiration provisions of Section 5.140-A of the City Code. Since it is contemplated that this Development may be~~

~~constructed in phases, the expiration deadlines contained in Section 5.140-A apply only to those phases which have been presented for and received final approval.~~

(a) Approval of the PUD concept plan by the city commission shall confer upon the applicant the right to proceed through the subsequent final planning phase for a period not to exceed two years from the date of approval. The city commission may for good cause approve one extension of up to one year, if requested by the applicant prior to the expiration of the original concept plan approval. If application for final site approval for the PUD is not requested within this time period, the PUD concept plan shall automatically become null and void and all rights thereunder shall terminate. However, the PUD zoning shall remain in place unless a change is initiated by the City Commission.

(b) Construction shall commence on the project within one year of final plan approval unless an extension is granted in accordance with Section 5.51 of the Zoning Ordinance.

(c) If the development is proposed to be completed in more than one phase, a final site plan for each subsequent phase shall be submitted no later than three years from the date construction commences within the prior phase or three years from the date of formal approval of the prior phase if construction has not commenced. Failure to submit a final plan for a subsequent phase or commence construction for such phase within the required time frames or extension specified in Section 5.51 shall nullify the concept plan as to future phases but shall have no impact on previously constructed phases or phases that are under construction.

- This section changes the termination provisions of the original ordinance.

Section 7. Effective Date. ~~This Ordinance shall become effective upon receipt by the City of the Developer's written acceptance of the conditions of approval and a revised preliminary PUD site plan incorporating all required conditions and changes; provided, however, that in no event shall this Ordinance become effective before October 29, 2004.~~

- This Amendment shall become effective upon receipt by the City of the Developer's written acceptance of approval of the PUD concept plan. In the event of a conflict or inconsistency between this Amendment and/or the Adopting Resolution and the Original Ordinance, the terms and conditions of this Amendment and/or the Adopting Resolution shall govern and control.

Section 8. Notice of Adoption. ~~Notice of adoption of this Ordinance shall be published within ten (10) days after its enactment by publication of the following digest, summary, or statement of purpose of the Ordinance as provided in Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.~~

- Notice of adoption of this Amendment shall be published within ten (10) days after its enactment by a publication of the following digest, summary, or statement of the purpose of the Amendment as provided Chapter VII, Section 7.5 of the Charter of the City of East Grand Rapids.

**NOTICE OF ADOPTION OF ORDINANCE BY  
THE CITY OF EAST GRAND RAPIDS**

A Summary of Jade Pig Ventures  
Planned Unit Development

~~The purpose of this Ordinance is to establish a planned unit development for a property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This planned unit development will allow a combination of commercial and retail uses, offices, residential condominiums with associated parking, and open space. The Ordinance approves a specific site plan for location of structures on the Property and deals with the Development and use of these structures including access, drainage, and landscaping. Copies of the Ordinance in its entirety and copies of the approved site plan are available at the office of the City Clerk, 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506, during normal business hours.~~

- The purpose of this Amendment is to update the concept plan for the property located between Wealthy Street and Lakeside Drive in the City of East Grand Rapids. This Planned Unit Development allows a combination of commercial and retail uses, offices, residential condominiums, apartments, and townhouses with associated parking, and open space. The Amendment approves a revised concept plan for location of structures on the property and deals with the development and use of these structures including access and parking. Copies of the Amendment and copies of the approved concept plan and the resolution to approve amendment are available at the office of the City Clerk, 750 Lakeside Drive S.E., East Grand Rapids, Michigan during normal business hours.

CITY OF EAST GRAND RAPIDS

By \_\_\_\_\_

~~Karen K. Brower~~

Lori Parmenter

---

City Clerk



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DEREK MELVILLE  
PARKS & RECREATION DIRECTOR

**MEMORANDUM**

TO:                      Parks & Recreation Commission  
FROM:                  Derek Melville, Parks and Recreation Director  
DATE:                  July 15, 2025  
  
RE:                      Middle School Sports Vertical Alignment Pilot Program

Action Requested: That the City Commission consider approving a one-year pilot with East Grand Rapids Public Schools for a cost of \$50,000 to provide vertical integration of Middle School sports for the 2025-2026 fiscal year.

Background: The 2024-2025 fiscal year budget included a new Sports Supervisor position in the Parks & Recreation Department. In early Spring, the City extended two job offers that were declined. Shortly after school administrators and City staff met to discuss Middle School sports in general. As a result of these conversations Dr. Kattula and City Manager Shea Charles are recommending to their respective boards that the City and EGRPS pursue a one-year pilot project to foster vertical alignment and integration for a cost of \$50,000. Under this proposal the City would contract with EGRPS for the services of Mr. Josh Shattuck for an average of approximately 4 ~ 5 hours per day. Mr. Shattuck teaches a couple of classes at the high school, is the Manager of Student Life & Activities and is also the high school football coach. Before joining EGRPS he was a high school assistant athletic director in Indiana.

During this pilot project Mr. Shattuck would be responsible for developing and implementing vertical alignment/integration plans for Interscholastic Middle School sports. In addition to this work, he would also assume oversight of our youth football program for grades 3-8, becoming involved with coaches' selection and training and athlete development initiatives. The goal is to improve the quality of our Middle School athletic program while continuing to meet the needs of our recreational users. If it is determined that the program is either meeting our goals and moving us forward to that end, then we will look to extend and potentially look at other integration opportunities. The proposed agreement outlines responsibilities as well as metrics to help both organizations evaluate the pilot project's impacts. Key deliverables in year one of this proposed pilot includes creation of an athlete development handbook and coaches handbook for selected sports programs, research and creation of an implementation plan for additional participation opportunities (Courthouse/local sports leagues) for selected sports programs, development of a player evaluation/feedback process, and increased connections between youth and high school programs (more "youth nights" at varsity sports events, HS athletes supporting youth programs via mentoring, etc.). Ultimately, over time the goal is to increase skill building opportunities for all athletes and to increase athlete retention from youth programs through High School sports.

EGRPS administration will work with Mr. Shattuck to reassign some of his existing job duties to provide him with adequate time to perform these newly assigned duties. Additionally, Mr. Shattuck will continue to be an EGRPS employee and his compensation package will not change, and the City will contract with EGRPS for a proposed amount of \$50,000 for this pilot program.

One outstanding matter is identifying a solution to fulfill the requirements of the initial Sports Supervisor job description that Mr. Shattuck will not be responsible for completing under this pilot. Additionally, a current full-time Supervisor position within the Parks and Recreation Department will become vacant in July, so City staff are evaluating the best options for moving forward with a staffing plan to cover the current responsibilities and the remaining items from the initial Sports Supervisor position that included new program offerings for the community.

Before 2011, EGR Public Schools ran the Middle School sports program. The City assumed this operation as the schools were ending the program due to State funding cuts as a result of the 2008 recession. **Please note:** The City and EGRPS have no intent to shift these programs back to the schools as both parties agree the Parks & Recreation Department does an excellent job of running them. The pilot project is intended to improve the quality of our Middle School athletes' experience at all levels

The Parks and Recreation Commission has reviewed this request and is supportive of the details and the approval of a one-year pilot contract to improve vertical alignment efforts for our Middle School sports program.

City staff is requesting review of the proposed agreement and pilot expectations and request consideration of approval to allow for implementation of the vertical alignment initiatives beginning with the upcoming fall sports season.

**REVIEWED & APPROVED FOR SUBMISSION:**



Shea Charles, City Manager

## K-12 Sports Improvement and Alignment Pilot Program

### DRAFT Letter of Agreement

Whereas the City of East Grand Rapids (the “City”) and East Grand Rapids Public Schools (the “District”) mutually desire to collaborate in the development and alignment of the City’s recreational sports programs and middle interscholastic sports program and the District’s high school sports program, both parties agree to the following:

1. The collective efforts under this Agreement by both parties shall be referred to as the K-12 Sports Improvement and Alignment Pilot Program (the “Program”).
2. The Program shall focus its activities on programs offered to students in grades 3 through 8 by developing standardized manuals, handbooks, staff development materials, and other activities that aim to create alignment between the City’s youth sports programs and District’s high school sports program.
3. The Program shall be principally managed by the District under the direction of its High School Athletic Director and by the City’s Parks and Recreation Director who will meet regularly to establish goals, quantifiable metrics that will be delivered, identify milestones, gather and provide reciprocal input, guidance, and feedback from the other related to all aspects of the Program. The District’s Manager of Student Life and Activities shall execute the Program on a day-to-day basis and shall provide periodic reports and deliverables on the progress and efforts of all Program activities.
4. Nothing within this agreement shall be construed to constitute a dual employer relationship for any personnel named in this agreement, or those directly or indirectly involved in Program activities.
5. The Program shall commence on the date of execution of this agreement and shall terminate on June 30, 2026 unless modified or extended through written agreement.
6. The District commits to allocating such staff time to Program goals and activities to reasonably anticipate accomplishing those mutually agreed upon Program objectives and milestones.
7. For consideration of the District’s commitment to the Program, the City agrees to pay the District the sum of \$50,000 in one installment by June 1, 2026.

8. The City and District both recognize that unforeseeable circumstances could develop that necessitate the early cancellation of the Program and either party may cancel the Program by providing written notice to the other party at any time. In such circumstances, payment shall be prorated by dividing the total number of days this agreement was in effect by the total numbers of days from the Agreement execution date through June 30, 2026.
9. Should disputes arise related to Program activities of this Agreement, both parties agree that all such disputes shall be reviewed and resolved by the District's Superintendent and the City's City Manager who shall agree to a resolution or remedy in writing. Both parties agree that any dispute that can not be resolved through mutual agreement shall trigger cancellation of this agreement and neither party shall take other action, legal or otherwise, to find relief from such disputes.
10. This is the complete Agreement related to the Program and no planning materials, ad hoc discussions, or other verbal information shared prior or after this Agreement is executed shall be considered part of this Agreement.

Executed this \_\_\_\_\_ day of June, 2025

\_\_\_\_\_  
Dr. Heidi Kattula, Superintendent      Date  
Date  
East Grand Rapids Public Schools

\_\_\_\_\_  
Mr. Shea Charles, City Manager  
City of East Grand Rapids

June 10, 2025

## EGRPS/City of EGR Vertical Alignment Pilot Job Description

### Description

This position operates under the supervision of the EGRPS Athletic Director, with input from the City of East Grand Rapids Parks and Recreation director. Duties to include, but not limited to the following: plan, organize, coordinate, and supervise vertical alignment initiatives to meet community athletic program expectations and manage assigned sports programs. All activities and areas of responsibility must be managed with a high level of coordination and communication with East Grand Rapids Public Schools coaches to ensure promotion of programming growth, safety, and participant satisfaction and retention, and ensuring programs are structured so participants meet the performance standards of EGRPS Varsity coaches.

- Develops and refines a youth sports handbook that provides student athletes an age-appropriate development roadmap from youth recreational sports to Middle School athletics to High School Athletics for all MS sport programs.
- Develops a coach's handbook and training program to strengthen the training, feedback, and evaluation process.
- Coordination of seasonal player evaluation process for sports programs for select ages.
- Communicate with EGRPS Varsity coaches to integrate High School Athletic performance standards into youth sports programming practice plans.
- Coordinate value-added involvement opportunities (youth nights at HS games, HS athlete mentor opportunities, Varsity Coach visits with youth programs, drop-in practice opportunities, etc.) with EGRPS staff.
- Conduct ongoing assessment and evaluation of all sports programming managed and recommend program changes and/or enhancements as needed.
- Engages with citizens, community groups, school officials, and other community stakeholders to promote interest in and enhance the services and programs within the community.
- Attends programs and events, provides oversight and coordination, and ensures proper staffing. Administers league sports as assigned.

- Prepares staff and officials' schedules, as well as schedules for programs, camps, and other activities.
- Participates in the recruitment, selection, training and management of various part-time recreation staff, special interest instructors, seasonal employees, and volunteers as assigned.
- Performs other related duties as assigned.

#### EGRPS/City of EGR Pilot Key Deliverables

Year 1
Youth/MS Sports Curriculum/Handbook Development (football, field hockey, basketball, baseball/softball, track).
Youth Sports Coaches Handbook & Training Coordinator (football, field hockey, basketball, baseball/softball, track)
Youth Sports Player Evaluation Coordination (football, field hockey, basketball, baseball/softball, track)
Vertical Alignment Coordination
Research/Plan/Create an Implementation plan for travel basketball/Courthouse teams
Research/Plan/Create an Implementation plan for travel/PowerLeague Volleyball grades 6-8
Youth & MS Football - (FALL)
Football Camps- (SUMMER)

#### Key Performance Indicators

- Increased retention rate of student athletes per sport/season
- Increased participation numbers across all sport programs
  - Retain current participation numbers, add participants where possible on C teams or non-cut sports.
- Improved development strategy for Middle School coaches

- Seasonal pre-season meeting (3 Fall, Winter, Spring)
- Structured Vertical Implementation meetings between varsity coaches and middle school coaches, with the help of this pilot position. (1 Meeting a year) (1 per Season, pre-season in year 1) ( 2 of these meetings per academic year starting in year 2)
- Increased value-added vertical alignment opportunities ( youth sports nights at Varsity games, HS players support youth sports programs, etc. )
  - At Pre-Season Middle School meetings: Pilot position will have youth sports night designations prepared for middle school coaches, to bring their teams to interact with varsity teams pre-game/post-game.
  - It can also be planned during vertical implementation meetings.
  - Offer at least one of these opportunities a night, a season in sports where it is appropriate.



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DEREK MELVILLE  
PARKS & RECREATION DIRECTOR

**MEMORANDUM**

TO:                      Parks & Recreation Commission  
FROM:                  Derek Melville, Parks and Recreation Director  
DATE:                  July 15, 2025  
  
RE:                      EGR Crew Boathouse Facility Naming

Action Requested: That the City Commission consider the EGR Crew request to rename the boathouse and to place donor recognition signage on the facility.

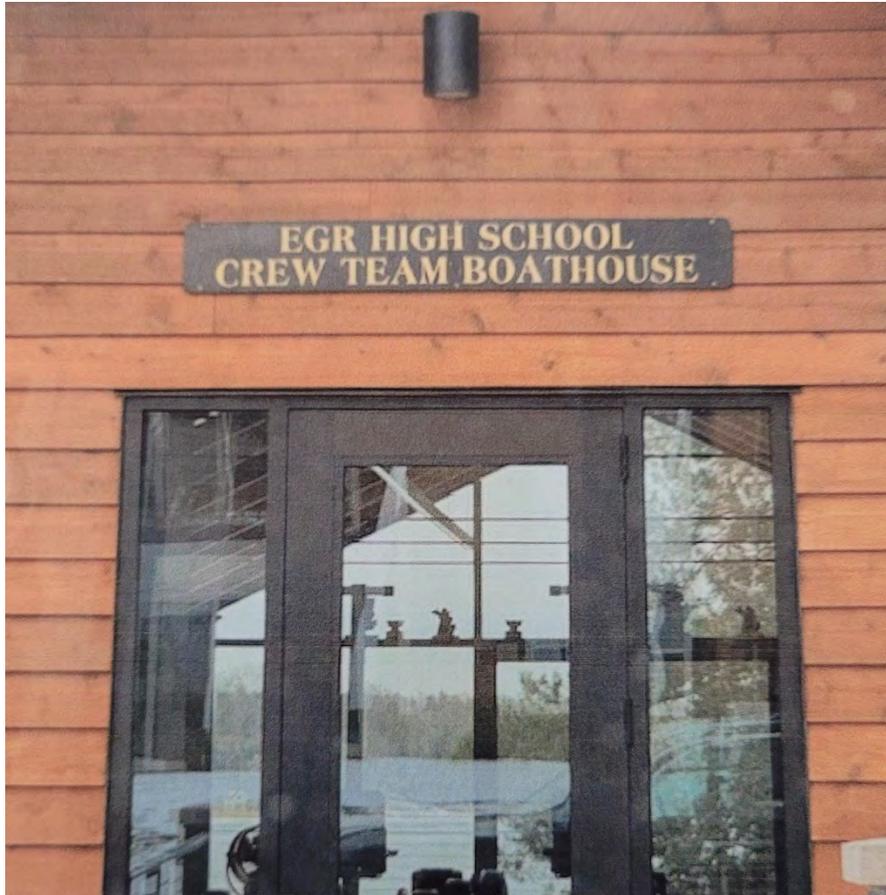
Background:

The EGR Crew Boathouse is in John Collins Park and was originally built and recently expanded in 2022 to support the functions of the EGR Crew program. The City and East Grand Rapids Team Boosters, doing business as the East Grand Rapids High School Crew team, entered into a shared use agreement in 2022 that permitted the expansion of the facility, and outlined terms of use, ownership, maintenance and other operational considerations.

Fundraising for the expansion of the boathouse facility was completed in 2022, which was prior to the establishment of the City of East Grand Rapids Naming and Recognition Policy (approved in 2025). Attached is a copy of the Naming and Recognition policy for your review.

During the fundraising process in 2022, EGR Crew was offering naming rights as an opportunity for prospective donors. At the time of construction there was not a definitive plan for naming, but recently EGR Crew representatives met with City staff to discuss the possibility of naming both the upper and lower portions of the facility for families that have been instrumental in the creation and operation of the crew program, as well as the potential to recognize a significant family donation that was made for the boathouse expansion project. Although the Boathouse fundraising and expansion project started and finished before the creation of the new Naming and Recognition policy applies to this request.

Dr. Tom Getz and his family have been involved with the EGR Crew team since its inception in 1999 and over the years has helped in numerous ways to support the program. Due to Tom's longstanding support for the program, it has been requested to place a sign on the Reeds Lake side of the lower portion of the building that recognizes his contributions to the program. The verbiage "East Grand Rapids Crew Team Getz Family Boathouse" has been identified to recognize the Getz Family, with a sign that similar to the original Boathouse signage (see photo below).



Additionally, EGR Crew would like to recognize Dr. John Mitchell and Dr. Gina Ang for their contributions to the boathouse expansion project and their commitment to the East Grand Rapids rowing program. The Ang-Mitchell family have been involved in EGR Crew in various capacities over the years, and for that support of the program and their boathouse donation, EGR Crew is requesting permission to place a sign above the upper boathouse entrance along Lakeside Drive to recognize the contributions of the Ang-Mitchell family. The verbiage “East Grand Rapids Crew Team Ang-Mitchell Rowing Center” has been selected for the Ang-Mitchell family name and the signage will be similar design to the signage shown in the photo above.

The Parks and Recreation Commission reviewed this request at their June 2025 meeting and there was unanimous support for supporting the proposed verbiage.

**REVIEWED & APPROVED FOR SUBMISSION:**

A handwritten signature in black ink, appearing to read "Shea Charles".

---

Shea Charles, City Manager



# CITY OF EAST GRAND RAPIDS

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(616) 949-2110 [www.eastgrmi.gov](http://www.eastgrmi.gov)

## **NAMING & RECOGNITION POLICY**

This policy will establish uniform criteria, procedures and guidelines to be utilized in reviewing naming requests for City-owned and operated facilities. For purposes of this policy, the term “facility” will mean a City-owned property, parks, building, pavilion, trail system, athletic field or area, public garden, street or section of street, park amenities or other public property capable of being named or memorialized.

### **NAMING OR RENAMING OF PUBLIC STREETS, PARKS AND FACILITIES**

#### Procedure:

- A. Requests must be submitted in writing to the City Manager’s office. Requests must include the requestor’s name, contact information and a detailed narrative with the reasons and justification for the request, any funding provided by the requestor, donor or family permission to use the requested name, and other relevant information. Requests may be submitted by residents, organizations, staff or City officials.
- B. The City Manager will process the request using this policy as well as input from City departments, officials and residents.
- C. If the request involves a City park facility or any portion of a park, the Parks & Recreation Commission should consider the request, hold a public hearing and then provide a recommendation to the City Commission.
- D. If the request involves the Kent District Library’s portion of the Community Center, the Library Commission should gather public input and provide a recommendation to the City Commission.
- E. Street renaming requests will be considered by the City Commission.
- F. At least one public hearing should be held by the applicable advisory board or the City Commission.
- G. Prior to submission to the City Commission, the City Manager will provide an analysis of the time and costs involved to name or rename the facility, provide proper signage, map changes, notification of federal or state authorities, and any other information required for consideration.
- H. Following the recommendation of the City Manager or Advisory Board, the City Commission will consider the proposal and will take public input. The City Commission may impose conditions, time limits or financial requirements, including the City’s costs involved in implementing the naming or renaming or any other conditions deemed appropriate. The City Commission has the final authority regarding these requests and reserves the right to deny requests for any reason.
- I. Following the City Commission’s decision, the City Manager will communicate the decision to the requestor and, if approved, will oversee the implementation of the new facility name or the renaming. The City will have the right to determine the size, style and type of sign for consistency with the current signing system.

#### Criteria and Guidelines:

- A. Proposed names may include some type of location or reference to a natural feature (example: Manhattan Park, Waterfront Park), local resident, national figures with connections to East Grand Rapids, or names with significant historical references to past events or locations.

- B. Proposed names may include someone who has provided extensive service to the community or made significant contributions to the area or its history, including an elected official, City employee or historical person (example: Fred Bunn Trails, Leidlein Public Safety Building).
- C. Current or former residents or entities who made significant public contributions to local history or who have some connection to EGR at some time during their life may also be considered. The person or entity must have made a significant positive contribution to society, the community, or to purchase, donate or significantly enhance the facility in question.
- D. Donors contributing a significant financial or in-kind contribution of at least 50% of the value of the facility or its improvement may submit a naming request. This includes those donating property for public use (i.e. Schroder Park)
- E. Properties acquired by federal, state or private grants may have grant restrictions associated with the terms of the grant that do not allow the property to be named/renamed or may have restrictions. Under no circumstances will the City approve a request that conflicts with these terms or restrictions.
- F. Generally, only one property or facility in the City will be named for a person, corporation, etc. Subsequent requests or those closely resembling existing named facilities will not be considered.
- G. As a general rule, portions of a facility will not have a name other than that of the entire facility. Exceptions may be considered where a significant donation or appropriate request honoring a historical or prominent local resident is received. In the case of financial contributions, the donation must be designated for the construction or remodeling of the facility in question. Such facilities could also be dedicated in memory of a person as described above and an appropriate plaque may be dedicated and placed at the facilities.
- H. Once named, a facility will not be considered for renaming for a period of 20 years unless the City Commission determines the renaming will significantly benefit the community and not adversely affect the surrounding residents. Facilities named after individuals are not subject to renaming requests unless the original naming approval was for a specified period of time and that time has elapsed.
- I. Renaming requests are subject to the same criteria as initial naming requests, including deed restrictions or other agreements imposed during the initial naming process.
- J. Fundraising campaigns proposing to name facilities, sections of facilities or multiple areas honoring the campaign's donors must receive City approval prior to beginning any fundraising efforts (example community center campaign in 2005).
- K. Naming requests involving religious organizations, drugs/alcohol/tobacco manufacturers, living political candidates or others deemed inappropriate will not be considered.

### **RECOGNITION PLAQUES FOR SMALL ITEMS**

- A. The Parks & Recreation Department will consider requests for plaques placed on public benches, table sets or other furniture or outdoor amenities pursuant to an established program. These opportunities may be limited by the number of available benches, etc. The Parks & Recreation Director has the authority to approve, order and install these plaques and has the discretion to deny requests due to availability, inappropriate content or other criteria.
- B. The City Manager has the authority to consider and approve other requests for plaques or monuments using the process and criteria above and may take requests to the City Commission for final approval, if deemed necessary.

Reviewed by the Parks & Recreation Commission  
December 9, 2024

Approved by the City Commission  
January 7, 2025



SHEA CHARLES  
CITY MANAGER

CITY OF  
EAST GRAND RAPIDS

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750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506

(616) 940-4817

[www.eastgr.org](http://www.eastgr.org)

**MEMORANDUM**

TO: Honorable Mayor and City Commissioners  
FROM: Shea Charles, City Manager  
DATE: July 16, 2025  
  
RE: Michigan Municipal League Workers' Compensation Fund Election

Action Requested: That the City Commission cast their vote for four candidates for the Michigan Municipal League Workers' Compensation Fund.

Background: The City of East Grand Rapids is part of the Michigan Municipal League's Workers' Compensation Fund. As part of our membership, we are asked to vote for the Trustees. This year's candidates are Brian Boggs, City Councilmember, City of Durand. He is seeking re-election to the Board. The second candidate is Maureen Donker, Mayor, City of Midland. She is seeking re-election to the Board. The third candidate is Craig Stolsonburg, Village Manager, Village of Middleville. This will be his first term if elected. The fourth candidate is Deborah Stuart, City Manager, Mason City. This will be her first term if elected. There are four open seats. The candidate information is attached.

Shea Charles  
City Manager



michigan  
municipal  
league

workers'  
compensation  
fund

1675 Green Road  
Ann Arbor, MI 48105  
P: 734-662-3246  
800-653-2483  
F: 734-662-8083  
[mml.org](http://mml.org)

**To:** Members of the MML Workers' Compensation Fund  
**From:** Michael J. Forster, Fund Administrator  
**Date:** June 23, 2025  
**Subject:** **Fund Trustee Election**

Dear Fund Member:

Enclosed is your ballot for this year's Board of Trustees election. Two appointees have agreed to seek election to their first term, as well as two incumbent Trustees are seeking re-election. You may also write in one or more candidates if you wish.

A brief biographical sketch of the candidates is provided for your review.

I hope you will affirm the work of the Nominating Committee by returning your completed ballot in the enclosed return envelope, no later than August 8th. Alternately, you may complete your ballot online:

Go to [www.mml.org](http://www.mml.org). At the top of the page, hover over *Programs & Services* and select *Risk Management* from the drop-down list. Next, look for the *Jump To* panel and select *Workers' Compensation Fund*. The ballot link is on the next page, in the *Jump To* panel, under *Online Forms*.

The MML Workers' Compensation Fund is owned and controlled by its members. Your comments and suggestions on how we can serve you better are very much appreciated. Thank you again for your membership in the Fund, and for participating in the election of your governing board.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Forster".

Michael J. Forster  
Fund Administrator  
[mforster@mml.org](mailto:mforster@mml.org)

# THE CANDIDATES

## Four-year terms beginning October 1, 2025



### ***Brian Boggs, City Councilmember, City of Durand***

Brian has more than 18 years' experience in local government and is currently the Shiawassee County Administrator and a longtime member of the Durand City Council. Brian is an Assistant Professor for the Hubert H. Humphrey Fellowship Programs in International Studies and Programs at Michigan State University. He has written extensively on educational organizational complexity, specifically as it affects urban schools and policy. He has most recently been published in Teacher's College Record at Columbia with a piece titled, "Conceptualizing Virtual Instructional Resource Enactment in an Era of Greater Centralization, Specification of Quality Instructional Practices, and Proliferation of Instructional Resources." Further, he has published book chapters in: Handbook of Urban Education Leadership; Handbook of Education Politics and Policy; School to Prison Pipeline; Emerging Issues and Trends in Education; Beyond Marginality; and Educational Policy Goes to School. He has also been published in the Journal of School Public Relations. Brian holds a Ph.D. in educational policy from Michigan State University and is currently finishing his J.D. from Mitchell Hamline School of Law. He holds an MA in Rhetoric and a BA in English from the University of Michigan. Brian is seeking re-election to his second term.



### ***Maureen Donker, Mayor, City of Midland***

Maureen has more than sixteen years' experience as a municipal official, having served as mayor of Midland since 2009. She has been the Executive Director of The Reece Endeavor of Midland, a community program providing homes for individuals with special needs, since 1998.

Maureen is also active in the Midland community, serving on various local and regional civic organizations. Maureen is seeking re-election to her fourth term.



### ***Craig Stolsonburg, Village Manager, Village of Middleville***

Craig has been Village Manager of Middleville since 2022. Prior to joining the village, he was a Business Solutions Professional with West Michigan Works! for six years, and began his career with twenty years in real estate. He has previously served on the Barry County Board of Commissioners for eight years, including five years as Chair.

A lifelong resident of the Middleville area, Craig is actively involved in his community, including membership in the Middleville Rotary Club and the Thornapple Area Enrichment Foundation (Past President), and sitting on the Boards of Directors for the Thornapple Credit Union and Barry County United Way. Additionally, he has coached for the Thornapple Kellogg High School wrestling and football programs, and volunteers as a public address announcer at school sporting events. Craig is married with two adult children and enjoys spending time with family, golfing, and rooting for the Detroit Lions. Craig is seeking election to his first term.

# THE CANDIDATES

Four-year terms beginning October 1, 2025

## *Deborah Stuart, City Manager, Mason City*



Deborah Stuart has served as City Manager of Mason City since January 2016. She has more than 20 years of local and state experience in community and economic development, most recently in her role as Community Development Incentives Director for the Michigan Economic Development Corporation (MEDC). Previously, she served the MEDC as its Community Assistance Team Specialist and the City of Jackson in various economic development roles.

Deborah currently sits on the Boards of Directors for three statewide entities: the Michigan Municipal League, the Michigan Municipal League Foundation and the Michigan Municipal Executives. In addition, she is an active contributor to the 16/50 Project in Michigan, focused on increasing the number of women in local government executive positions through training, mentoring, and promotion of the field to undergraduates. Deborah holds a Bachelor's degree in Communication from

Central Michigan University and a Master's degree in Public Administration from Western Michigan University. She is a proud resident of the City of Mason with her husband and her two children. Deborah is seeking election to her first term.



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(616) 949-2110                      www.eastgr.org

Lori Parmenter  
City Clerk

**MEMORANDUM**

TO:                      Mayor and City Commissioners  
FROM:                  Lori Parmenter  
DATE:                  July 15, 2025  
RE:                      MML Convention Delegate

Action Requested: That the City Commission designate a delegate and alternate for the Annual Michigan Municipal League Business meeting held during the annual convention.

Background: the 2025 Michigan Municipal League Convention is September 17-19, 2025, in Grand Rapids. The MML's Annual Business meeting is held during the convention and each member community is to designate a delegate and an alternate for the meeting. The delegate can be any elected or appointed city official. The Annual Business meeting is on September 17<sup>th</sup> at 4:30 pm.

**REVIEWED & APPROVED FOR SUBMISSION:**

Shea Charles, City Manager

June 27, 2025

**Michigan Municipal League Annual Meeting Notice**

**(Please present at the next Council, Commission or Board Meeting)**

Dear Official:

The Michigan Municipal League Annual Convention will be held in Grand Rapids, September 17-19, 2025. The League's "**Annual Meeting**" is scheduled for 4:30 pm on Wednesday, September 17 in the Pantlind Ballroom at the Amway Grand Plaza Hotel. The meeting will be held for the following purposes:

1. **Election of Trustees.** To elect five members of the Board of Trustees for terms of four years each (see #1 on page 2).
2. **Policy.** A) **To vote on the Core Legislative Principles document.**

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <https://mml.org/resources-research/delegate/>. If you would like to receive a copy of the proposed principles by fax, please call Monica Drukis at the League at 800-653-2483.

**B) If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on.** (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **August 17, 2025.**

3. **Other Business.** To transact such other business as may properly come before the meeting.

**Designation of Voting Delegates**

Pursuant to the provisions of the League Bylaws, **you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate.** Please submit this information through the League website by visiting <https://mml.org/resources-research/delegate/> **no later than August 17, 2025.**

We love where you live.



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary Members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

#### 1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, five members of the Board of Trustees will be elected at the annual meeting for a term of four years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

#### 2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus, the deadline this year for the League to receive resolutions is **August 17, 2025**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.**

Further, “Every proposed resolution submitted to the Board of Trustees by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or a modification thereof.

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3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, September 16, 2025, at the Amway Grand Hotel for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,



Donald Gerrie  
President  
Mayor, Sault Sainte Marie



Daniel P. Gilmartin  
Executive Director & CEO

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EAST GRAND RAPIDS

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(616) 949-2110 www.eastgr.org

**MEMORANDUM**

TO: Mayor and City Commissioners  
FROM: Shea Charles, City Manager  
DATE: July 14, 2025  
  
RE: Advisory Board Appointments

Action Requested: That the City Commission consider the Mayor's recommendations for the Board & Commission appointments.

Background: Over the last few years, the City Commission has used the Personnel Committee to provide board appointment recommendations.

1. Length of service: The City Commission previously determined that it was appropriate to cycle off longer-standing advisory board members and provide more opportunities for other qualified residents to serve on these boards. Consistent with the City Commission's determination, the Personnel Committee applied the following standards to applicants seeking reappointment to the advisory boards:
  - Applicants who have completed a partial term on their respective advisory board and are eligible to serve another full term were given a presumption of reappointment;
  - Applicants who are currently serving as chair or vice-chair on their respective advisory board and are expected to continue in a leadership role were also given a presumption of reappointment;
  - Applicants who have served a full term on their advisory board and are eligible for a second term were considered with other applicants but were not given a presumption of reappointment; and
  - Applicants who have served two full terms on their advisory board and are not expected to continue in a leadership role were not considered for reappointment.
2. Ward representation: The Personnel Committee continues to believe that, when possible, it is important to have geographic representation from different parts of the city on its advisory boards. We used the city's Ward map as a basis for considering geographic representation.
3. Expressed interest in a particular commission: Although the Personnel Committee appreciated applicants who expressed a willingness to serve on any advisory board, we gave some additional weight to those applicants who indicated a particular interest in one or two particular boards.

4. Diversity of skill set and experience: The Personnel Committee seeks to appoint board members who who have a wide range of skills and experience that they may contribute to their advisory board.

Of those currently serving, most have expressed a desire to continue on their respective Boards, with the exceptions of:

Board of Review member Ms. Kruiuzenga  
Library Commission member Mr. Westphal  
Parks and Recreation members Mr. Bell and Mr. Abraham.

Given these factors the Mayor has recommended the appointment and reappointment of the following to various City Boards & Commissions.

Parks and Recreation Commission – Term Expiring 06/30/2028

1. Lauren Jacoby, 2623 Boston St SE
2. Steve Krogman, 324 Kingswood Dr. SE (New)
3. Paul Bratt, 2330 Argentina Dr., SE (New)

Planning Commission – Term Expiring 06/30/2028

1. Mary Mapes, 2405 Elmwood Dr., SE
2. Christopher Rosmarin, 549 Lovett, SE
3. Thomas Tilma, 1635 Hall St., SE

Zoning Board of Appeals – Term Expiring 06/30/2028

1. George Davis, 2624 Elmwood Dr., SE
2. Andrew Howard, 606 Greenwood Ave., SE
3. Johnathan Paasch 2639Hall St., SE
4. Janet Dietsch, 562 Greenwood Ave., SE (New)

Board of Review – Term Expiring 06/30/2027

1. Sally Scripps, 1601 Alexander St., SE
2. Susan Keil, 1701 Amberly Ct. (New)
3. Carol Paine-McGovern, 2445 Hall St., SE (New)

Library Commission – Term Expiring 06/30/2028

1. Mary O’Kelly, 1700 Whitfield Rd., SE
2. Kyle Watson, 1012 San Jose Dr., SE (New)



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Shea Charles, City Manager

CITY OF EAST GRAND RAPIDS  
FISCAL YEAR 2024-25

BOARD OF REVIEW

		<u>Appointed</u>	<u>Term Expires</u>	<u>Ward</u>
Marilee Fisher 565 Lakeside Dr SE, Apt E East Grand Rapids, MI 49506	616-299-4082 <a href="mailto:marileefisher@comcast.net">marileefisher@comcast.net</a>	7/1/20	6/30/26	1
Ryan Burdick 2904 Pioneer Club Rd East Grand Rapids, MI 49506	734-926-5585(c) rburdick@eastgr.org	2/19/23	City Comm Liaison	1
Sally Scripps 1601 Alexander St SE EGR, MI 49506	616-450-9732 sallyscripps@gmail.com	2/3/25	6/30/25	3
Adi Jelovac 2627 Richards Dr SE EGR, MI 49506	616-881-9069 <a href="mailto:adi.jelovac@yahoo.com">adi.jelovac@yahoo.com</a>	2/17/25	6/30/26	2
<b>Vacant</b>				
Kathie Kruiuzenga 943 Santa Barbara SE East Grand Rapids, MI 49506	616.813.0691 <a href="mailto:kathiek@buildersiron.com">kathiek@buildersiron.com</a>	7/1/21	6/30/25	3
Brad Hunter 2252 Hall St SE East Grand Rapids, MI 49506	616-498-5019 (c) bhunter@eastgr.org	10/24 Liaison	City Comm	3

## LIBRARY COMMISSION FY 2024-25

Name and Address	Contact Info	Date Appointed	Term Ends
Micki Benz 817 Gladstone Ave SE Ward 3	6163407977 <a href="mailto:mickibenz@gmail.com">mickibenz@gmail.com</a>	11/5/21	6/30/27
Salina Bishop 2216 Estelle Dr SE Ward 2	313.378.7702 <a href="mailto:Salinab77@yahoo.com">Salinab77@yahoo.com</a>	7/1/23	6/30/26
Mary O'Kelly 1700 Whitfield Rd SE Ward 2	616.916.3917 (c) <a href="mailto:Okellym99@gmail.com">Okellym99@gmail.com</a>	7/1/22	6/30/25
David Westphal 2630 Maplewood Dr SE Ward 2	616.242.2334 616.635.612 <a href="mailto:david.westphal@wfadvisors.com">david.westphal@wfadvisors.com</a>	7/1/22	6/30/25
Ryan Duffield 735 San Jose Dr SE Ward 3	515.344.3393 <a href="mailto:ryan@duffieldlane.com">ryan@duffieldlane.com</a>	7/1/20	6/30/26
Michelle Grinnell 946 Ogden Ave SE Ward 3	734-845-0847 <a href="mailto:michelle.m.grinnell@gmail.com">michelle.m.grinnell@gmail.com</a>	11/15/21	6/30/26
Lori Johnson 3011 Beechwood Dr SE Ward 1	616.916.2756 (day) 616.940.1896 (evening) <a href="mailto:Ljohnson1024@yahoo.com">Ljohnson1024@yahoo.com</a>	7/1/21	6/30/27
Charles Myers 1050 Monterey Dr SE Ward 3	616-560-1345 <a href="mailto:Charles.myers8@gmail.com">Charles.myers8@gmail.com</a>	KDL Board appt 1/1/2019	KDL Board Rep. exp 12/31/2022
Abbie Groff-Blaszak 2360 Lake Dr SE Ward 3	616-516-6401 <a href="mailto:agroff-blaszak@eastgr.org">agroff-blaszak@eastgr.org</a>	12/18/23	Appointed by Mayor
Michael Meyers 635 Cambridge Blvd SE Ward 3	703.403.5850 <a href="mailto:michaelpaulmeyers@yahoo.com">michaelpaulmeyers@yahoo.com</a>	7/1/2023	6/30/2026

**CITY OF EAST GRAND RAPIDS  
PLANNING COMMISSION  
FISCAL YEAR 2024-2025**

NAME & ADDRESS	PHONE/E-MAIL	DATE APPOINTED	TERM ENDS
Steve Achram 1038 San Jose Drive, S.E. East Grand Rapids, MI 49506 Ward 3	616-915-1491 <a href="mailto:steve.achram@gmail.com">steve.achram@gmail.com</a>	07/06/20	06/30/26
Matt Feyen 630 Rosewood Avenue, S.E. East Grand Rapids, MI 49506 Ward 3	616-299-7974 <a href="mailto:matt.feyen@gmail.com">matt.feyen@gmail.com</a>	07/06/20	06/30/26
Thomas Tilma 1635 Hall St SE East Grand Rapids, MI 49506 Ward 3	616-560-5705 (C) <a href="mailto:thomastilma@gmail.com">thomastilma@gmail.com</a>	7/1/22	06/30/25
Laura Schwartz 902 Floral Ave SE East Grand Rapids, MI 49506 Ward 3	617-634-9465 <a href="mailto:lschwartz@eastgr.org">lschwartz@eastgr.org</a>	12/18/23	City Comm. Liaison
Mary Mapes 2405 Elmwood Drive, S. E. East Grand Rapids, MI 49506 Ward 2	616-446-7955 (C) <a href="mailto:mapes@grar.com">mapes@grar.com</a>	07/06/10	06/30/25
Greg Metz 303 Briarwood Avenue, S.E. East Grand Rapids, MI 49506 Ward 1	616-454-5175 (Day) 616-901-7137 (Evening) <a href="mailto:greg@lott3metz.com">greg@lott3metz.com</a>	07/06/20	06/30/26
Brian Miller (Vice-chairman) 1033 Floral Avenue, S. E. East Grand Rapids, MI 49506 Ward 3	616-821-2618 (C) <a href="mailto:suydam@gmail.com">suydam@gmail.com</a>	12/02/19	06/30/27
Peter Michell 858 Bellclaire, S.E. East Grand Rapids, MI 49506 Ward 1	616-581-7674 <a href="mailto:pmichell@rockfordconstruction.com">pmichell@rockfordconstruction.com</a>	6/21/21	6/30/27
Christopher Rosmarin 549 Lovett Ave SE East Grand Rapids, MI 49506 Ward 1	616-625-6143 <a href="mailto:chrisrosmarin@yahoo.com">chrisrosmarin@yahoo.com</a>	7/1/22	06/30/25
Katie Favale, Mayor 2557 Hall Street, S.E. East Grand Rapids, MI 49506 Ward 1	773-914-0406 <a href="mailto:kfavale@eastgr.org">kfavale@eastgr.org</a>		Ex-Officio
Doug La Fave, Deputy City Manager Ward 2	616-940-4817 (W) <a href="mailto:dlafave@eastgr.org">dlafave@eastgr.org</a>		Ex-Officio

# ZONING BOARD OF APPEALS

## FY 2024-25

Name and Address	Contact Info	Date Appointed	Term Ends
George Davis 2624 Elmwood Dr SE Ward 2	616-308-8900 <a href="mailto:georgebd@mac.com">georgebd@mac.com</a>	1/1/2022	6/30/25
Matt Feyen 630 Rosewood Ave SE Ward 3	616-299-7974 <a href="mailto:Matt.feyen@gmail.com">Matt.feyen@gmail.com</a>	1/1/2022	Planning Commission Liaison
Andrew Howard 606 Greenwood Ave SE Ward 1	616-916-0931 <a href="mailto:Andrew.howard94@gmail.com">Andrew.howard94@gmail.com</a>	1/1/2022	6/30/25
David Jackson 2721 Albert Dr SE Ward 2	231-429-0748 <a href="mailto:davidjackson@grar.com">davidjackson@grar.com</a>	1/1/2022	6/30/27
Joe Rizqallah 2730 Maplewood Dr SE Ward 2	616.822.6310 <a href="mailto:jrizqallah@signatureassociates.com">jrizqallah@signatureassociates.com</a>	7/1/2023	6/30/26
Scott Dienes 935 Rosewood Ave SE Ward 3	269-932-5466 <a href="mailto:SDienes@btlaw.com">SDienes@btlaw.com</a>	2/3/2025	6/30/26
Brad Hunter 2252 Hall St Ward 2	616-498-5019 <a href="mailto:bhunter@eastgr.org">bhunter@eastgr.org</a>	12/18/2023	City Commission Liaison
Jonathan Paasch 2639 Hall St SE Ward 1	616-862-9410 <a href="mailto:jjp@durellaw.com">jjp@durellaw.com</a>	7/1/2022	6/30/25
Vacant			6/30/27
Jonathan Macha 1102 Breton Rd SE (Backup) Ward 1	810.627.9669 <a href="mailto:jmmacha@gmail.com">jmmacha@gmail.com</a>	7/1/2023	6/30/26

CITY OF EAST GRAND RAPIDS  
FISCAL YEAR 2024-25

PARKS & RECREATION COMMISSION

<u>Name and Address</u>	<u>Contact Info</u>	<u>Date Appointed</u>	<u>Term Ends</u>	<u>Ward</u>
Todd Bell 2428 Hall St SE East Grand Rapids, MI 49506	616-813-2549 (c) <a href="mailto:saxton@gmail.com">saxton@gmail.com</a>	2/17/25	6/30/25	2
Nicholas Abraham, Chair 1108 Lakeside Drive SE East Grand Rapids, MI 49506	616-485-2219 (c) <a href="mailto:Nicholas.p.abraham@gmail.com">Nicholas.p.abraham@gmail.com</a>	9/5/17	6/30/25	3
Ryan Burdick 2904 Pioneer Club Rd SE East Grand Rapids, MI 49506	734.926.5585 <a href="mailto:ryan.w.burdick@gmail.com">ryan.w.burdick@gmail.com</a>	7/1/21	Appointed By Mayor	1
Lan Le 1090 Idema Dr SE East Grand Rapids, MI 49506	703-475-2300 (c) <a href="mailto:lan.quynh.le@gmail.com">lan.quynh.le@gmail.com</a>	2/3/2025	6/30/26	1
Lawrence Fisher 565 Lakeside Dr SE, Apt E East Grand Rapids, MI 49506	616.446.8886 616.299.3258 <a href="mailto:lvfisher@comcast.net">lvfisher@comcast.net</a>	7/1/20	6/30/26	1
Michelle Brown 538 Lovett Ave SE East Grand Rapids, MI 49506	616-446-7148 <a href="mailto:michelle.delana.brown@gmail.com">michelle.delana.brown@gmail.com</a>	3/15/24	6/30/27	1
Layla Kuhl (Schools) 1900 San Lu Rae Dr SE East Grand Rapids, MI 49506	616.307.0593 <a href="mailto:lkuhl@egrps.org">lkuhl@egrps.org</a>	2024	Appointed by School Board	2
Lauren Jacoby 2623 Boston St SE East Grand Rapids, MI 49506	617-821-6064 (c) <a href="mailto:lmjacoby@gmail.com">lmjacoby@gmail.com</a>	2/21/2022	6/30/25	2
Patrick Parkes, Vice Chair 2429 Richards Dr SE East Grand Rapids, MI 49506	616.706.9694 <a href="mailto:patrick.parkes@outlook.com">patrick.parkes@outlook.com</a>	7/1/21	6/30/27	2
Derek Melville, Parks & Recreation Director	949-1750 (w) <a href="mailto:dmelville@eastgr.org">dmelville@eastgr.org</a>			
Shea Charles, City Manager	949-2110 (w) <a href="mailto:scharles@eastgr.org">scharles@eastgr.org</a>			
EGRPS Athletic Director 2211 Lake Drive SE East Grand Rapids, MI 49506	235-7593 (w)			

PROCEEDINGS OF THE CITY COMMISSION  
CITY OF EAST GRAND RAPIDS

**Regular Meeting Held June 16, 2025**

Mayor Favale called the meeting to order at 6:00 p.m. in the City Commission Chambers at the East Grand Rapids Community Center and led the audience in the Pledge of Allegiance.

Present: Commissioners Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Mayor Favale.

Absent: None.

Also Present: City Manager Charles; Deputy City Manager LaFave; City Attorney Huff; Finance Director Seath; City Clerk Parmenter.

2025-82. The agenda was approved as presented.

2025-83. Public comment:

Nancy Pattison, 2104 Gorham, spoke about the killing of lawmakers in Minnesota and found Gaslight Investor information on past water bill inserts.

Jerry Anderson, 435 Edgemere, spoke about communication.

David Decker, 925 Bellclaire, spoke about parking.

Judith Baxter, Hall St., wants a public hearing and more communication.

John Schreur, 2925 Oakwood, encouraged everyone to take their time, listen and slow down.

Lynette Schreur, 2925 Oakwood, stated that East is more of a suburb and said that the plans are stated as “urban”. Aspects should be reviewed, and a community-wide meeting should be held.

Nyal Deems, 701 Laurel Circle, reviewed the PUD ordinance and the relating to approval.

Janet Dietsch, 562 Greenwood, stated that it is hard not knowing what the commission is thinking.

2025-84. Mayor and City Commission comments, including committee liaison reports.

Commissioner Skaggs reminded everyone about the Wednesday on Wealthy this week and thanked the City for the quick action regarding the sink hole by her house.

Commissioner Burdick congratulated the Boys LaCross team for winning the State Championship.

Commissioner Wessely thanked everyone for coming out and speaking and stated that he is available to talk about the PUD. He also noted that their decision on this is one based on a legal decision and whether it meets the standards. He mentioned that we don't have information to do detailed studies at this time.

Commissioner Schwartz thanked everyone for coming out and echoed what Commissioner Wessely said. She also stated that they work hard to make decisions based on the standards.

Commissioner Groff-Blaszak said that we need to review the standards in an open work session.

Commissioner Hunter spoke about the timeline, density and to make sure the character of East is upheld.

Mayor Favale hoped everyone had a wonderful Father's Day and reminded everyone about the coffees at Bagel Kitchen that are held monthly and that all the Commissioners make themselves available for discussions.

City Manager Charles reminded everyone that City offices will be closed on Thursday for Juneteenth and this week is the Wednesday on Wealthy event.

- 2025-85. Consider approval of a four-year contract for heating, ventilation and air conditioning (HVAC) preventative maintenance services for city facilities in the total amount not to exceed \$71,287 total for Fiscal Years 2025/2026 through 2028/2029.

Deputy City Manager La Fave reviewed the information.

- 2025-85-A. Skaggs-Burdick. To approve a four-year contract for heating, ventilation and air conditioning (HVAC) preventative maintenance services for city facilities with Seaman's Mechanical of Grand Rapids, MI in the total amount not to exceed \$71,287 total for Fiscal Years 2025/2026 through 2028/2029.

Yeas: Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Favale – 7  
Nays: None.

- 2025-86. Consider approving the revised meeting schedule for FY 2025-26.

City Manager Charles highlighted the request.

Commissioner Groff-Blaszak asked about conflicts with school board meetings. City Manager Charles stated that he reviews them with Dr. Kattula for possible changes.

2025-86-A. Hunter-Schwartz. To approve the revised meeting schedule for FY 2025-26.

Commissioner Groff-Blaszak wants a policy for rescheduling meetings.

Yeas: Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Favale – 7  
Nays: None.

2025-87. Consider approving the attached resolution amending the FY 2024-25 budget.

Finance Director Seath reviewed the information.

2025-87-A. Hunter-Groff-Blaszak. To approve the attached resolution amending the FY 2024-25 budget.

Yeas: Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Favale – 7  
Nays: None.

2025-88. Burdick-Skaggs. To approve the consent agenda as follows:

2025-88-A. Minutes of the workshop, regular meeting and special meeting held June 2, 2025.

2025-88-B. Disbursement of funds: payroll disbursements of \$304,531.64; county and school disbursements of \$0, and total remaining disbursements of \$778,779.76.

2025-88-C. Consider approval of the purchase of 9 - HP Pro 400 G9 256GB hard drive with extended warranty for \$8,021.88 and the purchase of 2 – HP Pro 400 G9 512GB hard drive desktop PCs with extended warranty for \$1,886.60 for a total cost of \$9,908.48.

2025-88-D. Communications.

Yeas: Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Favale – 7  
Nays: None.

2025-89. Consider entering into an executive session for attorney client communication in accordance with Section 8(h) of the Open Meetings Act.

City Manager Charles reviewed the request.

2025-89-A. Hunter-Groff-Blaszak. To approve entering into closed session at 6:50 p.m.

Yeas: Burdick, Groff-Blaszak, Hunter, Schwartz, Skaggs, Wessely and Favale – 7  
Nays: None.  
Roll call vote was taken.

The meeting adjourned at 6:50 p.m., subject to the call of the Mayor until July 7, 2025.

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Lori A Parmenter, City Clerk

City of East Grand Rapids  
 Agenda of the City Commission  
 Voucher Run Summary July 7, 2025  
 CHECKS #139255-139307 ACH# 709649-709774

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<b>Fund 101 GENERAL FUND</b>					
Dept 000					
101-000-0380.00	ACCOMMODATION PURCHASES	LOWE'S	FILTER/RETURNED	\$ 18.03	139285
101-000-0380.00	ACCOMMODATION PURCHASES	LOWE'S	FILTER/CREDIT FOR RETN	\$ (18.03)	139285
101-000-0380.00	ACCOMMODATION PURCHASES	STATE OF MICHIGAN	UNCLAIMED FUNDS/ASHELY BUCY	\$ 134.00	139302
101-000-1230.00	PREPAID EXPENSES	MML LIABILITY AND PROPERTY POC	ANNUAL INSURANCE RENEW	\$ 174,524.00	709737
101-000-1230.00	PREPAID EXPENSES	MML WORKERS COMP FUND	1ST QTR WC	\$ 12,541.00	709738
101-000-2880.05	JADE PIG ESCROW	PROGRESSIVE AE INC	GASLIGHT INVESTORS/ESCROW EXP	\$ 5,923.29	709719
		Total For Dept 000		\$ 193,122.29	
<b>Dept 101 CITY COMMISSION</b>					
101-101-9560.06	THE RIGHT PLACE	THE RIGHT PLACE INC	RIGHT PLACE ANNUAL FEE	\$ 2,500.00	709739
		Total For Dept 101 CITY COMMISSION		\$ 2,500.00	
<b>Dept 172 CITY MANAGER</b>					
101-172-8010.42	COMMUNICATIONS	SABO PUBLIC RELATIONS LLC	PROF COMMUNICATIONS SVCS-6/25	\$ 6,514.39	709686
		Total For Dept 172 CITY MANAGER		\$ 6,514.39	
<b>Dept 209 ASSESSOR</b>					
101-209-8010.00	CONTRACTUAL SERVICES	A VAN STENSEL & SON LLC	RESIDENTAIL APPRAISAL	\$ 1,350.00	139287
		Total For Dept 209 ASSESSOR		\$ 1,350.00	
<b>Dept 210 CITY ATTORNEY</b>					
101-210-7080.00	CONTRACTUAL WAGES	VARNUM LLP	LEGAL SVCS/MAY	\$ 17,000.00	709731
101-210-8180.00	LABOR ATTORNEY FEES	BLOOM SLUGGETT, PC	LEGAL/CODE ENFORCEMENT	\$ 3,664.00	139276
101-210-8180.00	LABOR ATTORNEY FEES	BLOOM SLUGGETT, PC	LEGAL/CODE ENF	\$ 2,304.00	139276
101-210-8180.00	LABOR ATTORNEY FEES	MILLER JOHNSON	LEGAL SERVICES/EMP MATTERS	\$ 395.00	139299
		Total For Dept 210 CITY ATTORNEY		\$ 23,363.00	

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<b>Dept 260 FINANCE</b>					
101-260-7410.00	POSTAGE	KENT COMMUNICATIONS INC	POSTAGE	\$ 130.50	139280
101-260-7410.00	POSTAGE	PITNEY BOWES PURCHASE POWER	POSTAGE	\$ 1,009.75	709758
101-260-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 37.58	139271
101-260-8010.00	CONTRACTUAL SERVICES	EVERSTREAM SOLUTIONS LLC	PRIMARY INTERNET SVC	\$ 600.00	709656
101-260-8010.00	CONTRACTUAL SERVICES	CORPORATE TECHNOLOGIES LLC	PROTECT BACKUP SVC/JUNE	\$ 650.00	709698
101-260-8010.00	CONTRACTUAL SERVICES	REHMANN TECHNOLOGY SOLUTIO	OFFICE 365/EXCHANGE SUBSCRIP	\$ 1,077.60	709763
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	VPN AUTH SUBSCRIPTION	\$ 343.08	709736
		Total For Dept 260 FINANCE		\$ 3,848.51	
<b>Dept 265 CITY BUILDINGS</b>					
101-265-7400.00	OPERATING SUPPLIES	KERRIE MANNOR	REIMB/DAMAGED MAILBOX	\$ 68.49	139281
101-265-7400.00	OPERATING SUPPLIES	LOWE'S	VACUUM FILTER	\$ 18.03	139285
101-265-7400.00	OPERATING SUPPLIES	LOWE'S	DOOR STOPS	\$ 15.12	139285
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	FILTERS/PW FURNACE	\$ 139.32	709704
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	FILTERS/PW FURNACE	\$ 51.00	709704
101-265-7400.00	OPERATING SUPPLIES	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 295.50	709741
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	CLEANING/JANITORIAL SUPPLIES	\$ 1,047.25	709691
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	CLEANING/JANITORIAL SUPPLIES	\$ 837.32	709691
101-265-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
101-265-7400.11	EMPLOYEE SAFETY GEAR	RED WING BUSINESS ADVANTAGE	SAFETY BOOTS/R RUSSELL	\$ 247.49	709722
101-265-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	PARKING STUDY/GASLIGHT	\$ 13,142.64	709661
101-265-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	GASLIGHT PARKING STUDY	\$ 13,551.18	709707
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
101-265-8010.31	LIGHTING - R/M	LOWE'S	LIGHT	\$ 39.88	139285
101-265-8010.35	GENERAL BUILDING/COM CENTE	KERKSTRA SEPTIC TANK CLEANING	GREASE TRAP CLEANING	\$ 250.00	709665

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101-265-8010.35	GENERAL BUILDING/COM CENTE	F & M MECHANICAL SERVICES, LLP	PS EXHAUST SYSTEM REPAIRS	\$ 1,370.50	139291
101-265-8010.36	PARKS	LOWE'S	FAUCETS/PARKS	\$ 100.68	139285
101-265-8010.36	PARKS	LOWE'S	RETURNED ITEM	\$ (93.10)	139285
101-265-8010.36	PARKS	GRAINGER INC	FAUCETS/JCP	\$ 490.60	709704
101-265-8010.48	FIRE MONITORING AND LOCK SYS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 277.59	709735
101-265-8010.48	FIRE MONITORING AND LOCK SYS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 45.51	709735
101-265-8010.48	FIRE MONITORING AND LOCK SYS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 330.90	709735
101-265-8040.00	JANITORIAL SERVICE	JO CLEANING SERVICE	CLEANING SERVICES	\$ 12,507.00	709664
101-265-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 153.98	709696
101-265-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/CITY	\$ 2,822.15	709774
101-265-9240.00	TELEPHONE SERVICE + CELL	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 86.02	139271
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	LIGHTING CONTROL SYS	\$ 4,867.50	709659
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	LIGHTING CONTROL/CIP	\$ 4,976.75	709659
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	CIP LIGHTING SYSTEM UPGRADE	\$ 4,633.75	709703
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	CIP LIGHTING SYS UPGRADE	\$ 4,655.00	709703
101-265-9701.00	SMALL CAPITAL	MILLENNIA TECHNOLOGIES	EMERGENCY CALL BOX REPL/DEPOSIT	\$ 739.52	709674
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	LIGHTING PROJECT	\$ 4,931.25	709703
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	LIGHTING CONTROL PANEL	\$ 4,442.50	709703
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	ELECTRICAL/LIGHTING PROJ	\$ 766.25	709703
		Total For Dept 265 CITY BUILDINGS		\$ 78,363.28	
<b>Dept 345 PUBLIC SAFETY</b>					
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 115.98	709678
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 25.99	709678
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	ARMORED VEST/BROWN	\$ 770.00	709714
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 818.88	709714
101-345-7400.01	UNIFORMS	THE SCREEN PRINT DEPT	UNIFORM SHIRTS	\$ 94.97	139304
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	BACKGROUND CK/OSTERMAN	\$ 1,275.00	139261
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	BACKGROUND CK/O SIMS	\$ 1,275.00	139261

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101-345-8010.00	CONTRACTUAL SERVICES	SHELDON CLEANERS INC	PUBLIC SAFETY DRY CLEANING-MAY	\$ 101.24	139270
101-345-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 288.33	139271
101-345-8010.00	CONTRACTUAL SERVICES	NATIONAL HOSE TESTG SPECIALTIE	HOSE TESTING	\$ 2,078.40	709677
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH EXAM/A OSTERMAN	\$ 950.00	139289
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH BG CK/SIMS	\$ 950.00	139289
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	PSYCH EXAM/MILLER & HENDRICKSON	\$ 2,550.00	139292
101-345-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATIONA	MCOLES PHYS/M ALBERT	\$ 372.00	709744
101-345-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH W CLIENT BILL	LAB FEES	\$ 50.00	709745
101-345-9300.00	REPAIRS & MAINTENANCE	FLYING DUTCHMAN FLAGS	FLAG REPAIR	\$ 60.00	709649
101-345-9571.00	INSERVICE TRAINING	WEST MI CRIMINAL JUSTICE TRAINI	TRAINING	\$ 250.00	139275
101-345-9571.00	INSERVICE TRAINING	DAVID KATJE	INSTRUCTOR SCHOOL EXPENSES	\$ 80.00	139296
		Total For Dept 345 PUBLIC SAFETY		\$ 12,105.79	
<b>Dept 346 PUBLIC SAFETY STATE PROGRAMS</b>					
101-346-9580.00	ST TRNG GRANT-POLICE / PA302	MICHIGAN AMMO LLC	TRAINING AMMO	\$ 1,467.50	139298
		Total For Dept 346 PUBLIC SAFETY STATE PROGRAMS		\$ 1,467.50	
<b>Dept 371 ZONING ADMINISTRATION</b>					
101-371-8010.00	CONTRACTUAL SERVICES	PLB PLANNING GROUP LLC	MASTER PLAN UPDATE & PLANNING	\$ 6,330.00	709681
		Total For Dept 371 ZONING ADMINISTRATION		\$ 6,330.00	
<b>Dept 447 CITY ENGINEERING</b>					
101-447-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	DTE CONSTR OBSERVATION	\$ 17,467.20	709661
101-447-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	DTE OBSERVE CONTRACT	\$ 15,261.24	709707
		Total For Dept 447 CITY ENGINEERING		\$ 32,728.44	
<b>Dept 448 STREET LIGHTING</b>					
101-448-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 7,682.58	709696
101-448-9700.00	CAPITAL EXPENDITURES	GRAYBAR ELECTRIC CO INC	STREETLIGHT REPLACEMENTS	\$ 4,874.30	139278

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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
		Total For Dept 448 STREET LIGHTING		\$ 12,556.88	
<b>Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT</b>					
101-485-8010.42	COMMUNICATIONS AND MARKET	SABO PUBLIC RELATIONS LLC	PROF COMMUNICATIONS SVCS-6/25	\$ 750.00	709686
101-485-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 78.59	709696
101-485-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/CITY	\$ 272.85	709774
		Total For Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT		\$ 1,101.44	
<b>Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST</b>					
101-528-7400.00	OPERATING SUPPLIES	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 142.50	709741
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	ORGANICYCLE LLC	COMPOST SITE	\$ 780.00	709679
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
		Total For Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST		\$ 7,922.50	
<b>Dept 751 RECREATION</b>					
101-751-8010.00	CONTRACTUAL SERVICES	CIVICPLUS	REC 1 SOFTWARE	\$ 669.07	709652

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101-751-9700.00	CAPITAL EXPENDITURES	WATER MANAGEMENT SPECIALIST,	REMINGTON PAY APP #5	\$ 13,461.65	139273
101-751-9700.00	CAPITAL EXPENDITURES	WATER MANAGEMENT SPECIALIST,	REMINGTON PAY APP #5	\$ 85,345.35	709733
		Total For Dept 751 RECREATION		\$ 99,476.07	
<b>Dept 756 POOL PROGRAMS</b>					
101-756-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATIONA	PRE EMP SCREEN/AVERY, KING,REAMES,VANDYKE	\$ 147.00	709697
101-756-8010.00	CONTRACTUAL SERVICES	EGR PUBLIC SCHOOLS	POOL USE REVENUE/AQUINAS	\$ 12,500.00	709700
101-756-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATIONA	EMP SCREEN/MORROW	\$ 49.00	709744
101-756-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 788.98	709774
		Total For Dept 756 POOL PROGRAMS		\$ 13,484.98	
<b>Dept 771 TREE MAINTENANCE AND REMOVAL</b>					
101-771-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 163.50	139259
101-771-7400.00	OPERATING SUPPLIES	WEINGARTZ SUPPLY CO	CHAIN SAW PARTS	\$ 114.59	139274
101-771-8010.00	CONTRACTUAL SERVICES	HARDER & WARNER NURSERY INC	REPAIR IRRIGATION/947 LAKESIDE	\$ 70.88	139294
101-771-8060.00	TREE TRIMMING & REMOVAL	H A IRISH TREE SERVICE	TREE REMOVAL/1065 SAN LUCIA	\$ 1,800.00	139263
101-771-8060.00	TREE TRIMMING & REMOVAL	H A IRISH TREE SERVICE	BRANCH REMOVAL/2633 HAMPSHIRE	\$ 400.00	139263
		Total For Dept 771 TREE MAINTENANCE AND REMOVAL		\$ 2,548.97	
<b>Dept 775 SPECIAL EVENTS</b>					
101-775-7400.00	OPERATING SUPPLIES	SWANK MOTION PICTURES INC	MOVIE RENTAL/TWISTERS	\$ 480.00	709770
101-775-8010.00	CONTRACTUAL SERVICES	TRACY L DANZ	BAND/CONCERTS IN THE PARK	\$ 250.00	139260
101-775-8010.00	CONTRACTUAL SERVICES	GREAT LAKES OUTDOOR CINEMA L	MOVIE/THE FALL GUY	\$ 1,272.50	139262
101-775-8010.00	CONTRACTUAL SERVICES	ERIN RUSSELL	BAND/CONCERTS IN THE PARK	\$ 250.00	139268
101-775-8010.00	CONTRACTUAL SERVICES	GREAT LAKES OUTDOOR CINEMA L	MOVIES IN THE PK/TWISTERS	\$ 1,272.50	139279
101-775-8010.00	CONTRACTUAL SERVICES	MAX LOCKWOOD	BAND/CONCERT IN PARK	\$ 600.00	139282
101-775-8010.00	CONTRACTUAL SERVICES	STEVE ONEAL	RLR/SOUND EQUIPMENT	\$ 1,500.00	139300
		Total For Dept 775 SPECIAL EVENTS		\$ 5,625.00	

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<b>Dept 777 RECREATION PROGRAMMING</b>					
101-777-7400.00	OPERATING SUPPLIES	SHANNON FAUBLE	REIMB/SAFETY TOWN SUPPLIES	\$ 4.49	709701
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS 4 KIZ CLASSES	\$ 1,430.00	709680
101-777-8010.00	CONTRACTUAL SERVICES	SEVA YOGA	SPRING SLOW FLOW 2025	\$ 993.25	709688
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS 4 KIDZ	\$ 1,235.00	709716
		Total For Dept 777 RECREATION PROGRAMMING		\$ 3,662.74	
<b>Dept 778 GROUNDS MAINTENANCE</b>					
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 0.01	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	NORTHERN SAFETY CO INC	PPE/CLOTHING	\$ 65.45	139283
101-778-7400.00	OPERATING SUPPLIES	GRAINGER INC	MISC SUPPLIES	\$ 50.12	709704
101-778-7400.00	OPERATING SUPPLIES	ECO GREEN SUPPLY	ORGANIC TURF SUPPLIES	\$ 77.84	139290
101-778-8080.00	GROUNDS MAINTENANCE	VANVOSSEN PROPERTY SERVICES	MULCH	\$ 4,721.00	139306
		Total For Dept 778 GROUNDS MAINTENANCE		\$ 4,948.32	
<b>Dept 779 RECREATION SPORTS</b>					
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709663
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 228.00	709667
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709669
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL OFFICIAL	\$ 140.00	709669
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	6TH GR SOCCER OFFICIAL	\$ 100.00	709684
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	6TH GR SOCCER OFFICIAL	\$ 100.00	709685
101-779-7080.00	CONTRACTUAL WAGES	LINO ZAMORA	ADULT SOCCER OFFICIAL	\$ 150.00	139284
101-779-7080.00	CONTRACTUAL WAGES	LUIS ANTONIO AGUILAR POZOS	ADULT SOCCER OFFICIAL	\$ 225.00	709692
101-779-7080.00	CONTRACTUAL WAGES	FRANCISCO ARVIZU	ADULT SOCCER OFFICIAL	\$ 150.00	709693
101-779-7080.00	CONTRACTUAL WAGES	NOE BERNARDINO	ADULT SOCCER OFFICIAL	\$ 225.00	709694

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101-779-7080.00	CONTRACTUAL WAGES	MICHELLE CHENLO	ADULT SOCCER OFFICIAL	\$ 300.00	709695
101-779-7080.00	CONTRACTUAL WAGES	JESUS CRUZ	ADULT SOCCER OFFICIAL	\$ 225.00	709699
101-779-7080.00	CONTRACTUAL WAGES	GRANT HASSENRIK	ADULT SOCCER OFFICIAL	\$ 300.00	709706
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709709
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 228.00	709710
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709711
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	ADULT SOCCER OFFICIAL	\$ 150.00	709712
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	SOFTBALL UMPIRE	\$ 297.00	709712
101-779-7080.00	CONTRACTUAL WAGES	EDUARDO PEREZ CHAGOYA	ADULT SOCCER OFFICIAL	\$ 300.00	709715
101-779-7080.00	CONTRACTUAL WAGES	PORFIDIO R CABALLERO MEZA	ADULT SOCCER OFFICIAL	\$ 300.00	709717
101-779-7080.00	CONTRACTUAL WAGES	JAIME RAMIREZ	ADULT SOCCER OFFICIAL	\$ 150.00	709720
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	ADULT SOCCER OFFICIAL	\$ 450.00	709721
101-779-7080.00	CONTRACTUAL WAGES	HELDER REYES	ADULT SOCCER OFFICIAL	\$ 150.00	709723
101-779-7080.00	CONTRACTUAL WAGES	JULIO R REYES	ADULT SOCCER OFFICIAL	\$ 150.00	709724
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	ADULT SOCCER OFFICIAL	\$ 450.00	709725
101-779-7080.00	CONTRACTUAL WAGES	IVAN ROJAS-GALLEGOS	ADULT SOCCER OFFICIAL	\$ 150.00	709726
101-779-7080.00	CONTRACTUAL WAGES	ENRIQUE SOLIS	ADULT SOCCER OFFICIAL	\$ 150.00	709727
101-779-7080.00	CONTRACTUAL WAGES	NARA SUNUWAR	ADULT SOCCER OFFICIAL	\$ 600.00	709728
101-779-7080.00	CONTRACTUAL WAGES	SAMUEL THAPA	ADULT SOCCER OFFICIAL	\$ 450.00	709730
101-779-7080.00	CONTRACTUAL WAGES	FRANCISCO ARVIZU	SOCCER OFFICIAL	\$ 150.00	709740
101-779-7080.00	CONTRACTUAL WAGES	NOE BERNARDINO	SOCCER OFFICIAL	\$ 225.00	709742
101-779-7080.00	CONTRACTUAL WAGES	MICHELLE CHENLO	SOCCER OFFICIAL	\$ 300.00	709743
101-779-7080.00	CONTRACTUAL WAGES	JESUS CRUZ	SOCCER OFFICIAL	\$ 225.00	709746
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709752
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 190.00	709753
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709754
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	SOFTBALL UMPIRE	\$ 198.00	709755
101-779-7080.00	CONTRACTUAL WAGES	GUSTAVO MALDONADO	SOCCER OFFICIAL	\$ 150.00	709756
101-779-7080.00	CONTRACTUAL WAGES	EDUARDO PEREZ CHAGOYA	SOCCER OFFICIAL	\$ 300.00	709757

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101-779-7080.00	CONTRACTUAL WAGES	PORFIDIO R CABALLERO MEZA	SOCCER OFFICIAL	\$ 150.00	709759
101-779-7080.00	CONTRACTUAL WAGES	JAIME RAMIREZ	SOCCER OFFICIAL	\$ 150.00	709761
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	SOCCER OFFICIAL	\$ 300.00	709762
101-779-7080.00	CONTRACTUAL WAGES	HELDER REYES	SOCCER OFFICIAL	\$ 150.00	709764
101-779-7080.00	CONTRACTUAL WAGES	JULIO R REYES	SOCCER OFFICIAL	\$ 150.00	709765
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	SOCCER OFFICIAL	\$ 300.00	709766
101-779-7080.00	CONTRACTUAL WAGES	IVAN ROJAS-GALLEGOS	SOCCER OFFICIAL	\$ 225.00	709767
101-779-7080.00	CONTRACTUAL WAGES	ENRIQUE SOLIS	SOCCER OFFICIAL	\$ 150.00	709768
101-779-7080.00	CONTRACTUAL WAGES	NARA SUNUWAR	SOCCER OFFICIAL	\$ 450.00	709769
101-779-7080.00	CONTRACTUAL WAGES	SAMUEL THAPA	SOCCER OFFICIAL	\$ 450.00	709772
101-779-7400.00	OPERATING SUPPLIES	GRAINGER INC	YOUTH FOOTBALL SUPPLIES	\$ 14.52	709704
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	BBALL SUMMER CAMP SHIRTS	\$ 231.91	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	YOUTH FOOTBALL SAMPLE JERSEY	\$ 58.00	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	LITTLE SLUGGERS SHIRTS	\$ 2,597.82	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	ADULT SOCCER SHIRTS	\$ 277.00	709771
		Total For Dept 779 RECREATION SPORTS		\$ 14,698.25	
<b>Dept 781 MIDDLE SCHOOL SPORTS</b>					
101-781-7400.00	OPERATING SUPPLIES	GR TRACK CLUB SUMMER YOUTH P	MS TRACK MEET	\$ 275.00	139277
		Total For Dept 781 MIDDLE SCHOOL SPORTS		\$ 275.00	
<b>Dept 783 AQUATIC CLUB (WAVES)</b>					
101-783-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 291.84	709774
		Total For Dept 783 AQUATIC CLUB (WAVES)		\$ 291.84	
		Total For Fund 101 GENERAL FUND		\$ 528,285.19	
<b>Fund 202 MAJOR STREET FUND</b>					
<b>Dept 447 CITY ENGINEERING</b>					

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202-447-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 27.02	139271
202-447-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	ENGINEERING SERVICES	\$ 6,843.50	709705
		Total For Dept 447 CITY ENGINEERING		\$ 6,870.52	
<b>Dept 451 STREET CONSTRUCTION</b>					
202-451-9730.00	STREET CONSTRUCTION EXPENS	MICHIGAN PAVING & MATERIALS C	PAY APP #2 MILL/FILL	\$ 140,161.71	139265
202-451-9730.00	STREET CONSTRUCTION EXPENS	MOORE & BRUGGINK INC	PLYMOUTH RD PROJ CIP	\$ 569.59	709676
		Total For Dept 451 STREET CONSTRUCTION		\$ 140,731.30	
<b>Dept 463 ROUTINE MAINTENANCE</b>					
202-463-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 143.64	139267
202-463-7400.27	MISC MATERIALS AND TOOLS	TRAFFIC LOGIX CORP	TRAFFIC/PILOT SUPPLIES	\$ 411.50	139305
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
202-463-9700.07	MANHOLE CASTING REPLACEMENT	HAVENER PROPERTIES LLC	MANHOLE/CATCH BASIN REHAB	\$ 75,000.00	139295
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 76,110.85	
<b>Dept 474 TRAFFIC SERVICES</b>					
202-474-7400.00	OPERATING SUPPLIES	FASTSIGNS OF GRAND RAPIDS	CONSTRUCTION SIGNS	\$ 241.51	709748
202-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	SIGNS	\$ 266.60	709657
202-474-8010.12	GR, KENT CNTY, CONSUMERS, SI	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 1,161.34	709696
		Total For Dept 474 TRAFFIC SERVICES		\$ 1,669.45	
		Total For Fund 202 MAJOR STREET FUND		\$ 225,382.12	
<b>Fund 203 LOCAL STREET FUND</b>					
<b>Dept 447 CITY ENGINEERING</b>					

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203-447-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 27.01	139271
203-447-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	ENGINEERING SERVICES	\$ 1,000.00	709705
		Total For Dept 447 CITY ENGINEERING		\$ 1,027.01	
<b>Dept 451 STREET CONSTRUCTION</b>					
203-451-9730.00	STREET CONSTRUCTION EXPENS	MICHIGAN PAVING & MATERIALS C	PAY APP #2 MILL/FILL	\$ 620,180.00	139265
		Total For Dept 451 STREET CONSTRUCTION		\$ 620,180.00	
<b>Dept 463 ROUTINE MAINTENANCE</b>					
203-463-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 163.50	139259
203-463-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 327.00	139259
203-463-7400.00	OPERATING SUPPLIES	TRAFFIC LOGIX CORP	TRAFFIC/PILOT SUPPLIES	\$ 411.50	139305
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 143.64	139267
203-463-7400.27	MISC. MATERIALS AND TOOLS	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
203-463-8010.44	DUST CONTROL - LIQUID CALCIU	LIQUID SOLUTIONS INC	DUST CONTROL	\$ 1,700.00	709670
203-463-9700.00	CAPITAL EXPENDITURES	HAVENER PROPERTIES LLC	MANHOLE/CATCH BASIN REHAB	\$ 21,025.00	139295
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL CONTRACT/1053 SAN JOSE	\$ 940.00	709773
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL SERVICES	\$ 2,100.00	709773
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL CONTRACT/1039 SAN JOSE	\$ 940.00	709773
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 28,306.35	
<b>Dept 474 TRAFFIC SERVICES</b>					
203-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	SIGNS	\$ 266.60	709657
203-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	CONSTRUCTION SIGNS	\$ 241.52	709748
		Total For Dept 474 TRAFFIC SERVICES		\$ 508.12	

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		Total For Fund 203 LOCAL STREET FUND		\$ 650,021.48	
<b>Fund 204 MUNICIPAL STREET FUND</b>					
<b>Dept 444 SIDEWALKS</b>					
204-444-9350.04	SIDEWALK REPAIR PROGRAM	PREIN & NEWHOF	ROBINSON/CASCADE SIDEPATH PROJ	\$ 1,347.50	709682
204-444-9350.04	SIDEWALK REPAIR PROGRAM	PREIN & NEWHOF	CASCADE/ROBINSON PROJECT	\$ 46,142.15	709718
204-444-9350.04	SIDEWALK REPAIR PROGRAM	SPENCER CONCRETE INC	LAKE DR SIDEWALK	\$ 1,800.00	139301
204-444-9350.04	SIDEWALK REPAIR PROGRAM	STATE OF MICHIGAN/DEPT OF TRAN	CASCADE/ROBINSON RD PROJECT	\$ 62,434.28	139303
		Total For Dept 444 SIDEWALKS		\$ 111,723.93	
		Total For Fund 204 MUNICIPAL STREET FUND		\$ 111,723.93	
<b>Fund 408 PARKS CAPITAL PROJECT FUND</b>					
<b>Dept 786 PARKS TURF PROJECTS</b>					
408-786-9300.00	REPAIRS & MAINTENANCE	EGR PUBLIC SCHOOLS	JT FACILITY/TURF MAINT	\$ 7,500.00	709654
		Total For Dept 786 PARKS TURF PROJECTS		\$ 7,500.00	
<b>Dept 788 PARKS MANHATTAN PROJECT MILLAGE</b>					
408-788-8010.00	CONTRACTUAL SERVICES	VIRIDIS DESIGN GROUP	MP DESIGN	\$ 500.00	139272
408-788-9700.00	CAPITAL EXPENDITURES	KATERBERG-VERHAGE INC	MP CONSTRUCTION #6	\$ 412,537.50	139264
408-788-9700.00	CAPITAL EXPENDITURES	KATERBERG-VERHAGE INC	MP CONSTRUCTION #7	\$ 295,858.80	139264
		Total For Dept 788 PARKS MANHATTAN PROJECT MILLAGE		\$ 708,896.30	
		Total For Fund 408 PARKS CAPITAL PROJECT FUND		\$ 716,396.30	
<b>Fund 592 WATER &amp; SEWER FUND</b>					
<b>Dept 000</b>					
592-000-0180.00	Water, Residential	LUSSIER, KIM	UB refund for account: LAKE-002885-0000-	\$ 7.15	139286
592-000-0180.00	Water, Residential	HAGLER, KEVIN	UB refund for account: LSID-001144-0000-	\$ 14.30	139255

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592-000-0180.00	Water, Residential	SWART, ALLAIRE	UB refund for account: ARGE-001908-0000-	\$ 21.45	139256
		Total For Dept 000		\$ 42.90	
<b>Dept 542 MAINS AND HYDRANTS</b>					
592-542-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 318.49	139271
592-542-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	NOTEBOOK PC/WATER	\$ 1,204.84	709653
592-542-7400.00	OPERATING SUPPLIES	PRINTING PRODUCTIONS INK	NOTICES/WATERMAIN FLUSHING	\$ 143.88	709683
592-542-7400.00	OPERATING SUPPLIES	SEILER INSTRUMENT & MANUFACT	GPS UNITS/UTILITIES	\$ 1,423.91	709687
592-542-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	CURB BOX REPAIR	\$ 4,400.00	709655
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	WATER MATERIAL PARTS	\$ 240.00	709747
592-542-7400.22	SPOILS	LAKESIDE AGGREGATE LLC	SPOILS	\$ 37.50	709666
592-542-7400.23	STAKING, SAMPLES, SMALL EQUIP	HAMMERSMITH EQUIPMENT CO INC	WATER PARTS TOOLS	\$ 630.00	709751
592-542-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 194.82	139271
592-542-8010.00	CONTRACTUAL SERVICES	HYDROCORP	CCC PROGRAM WATER SYS	\$ 380.00	709662
592-542-8010.00	CONTRACTUAL SERVICES	HYDROCORP	CCC PROGRAM/MONTHLY	\$ 380.00	709708
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.65	709675
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.14	709675
592-542-8170.00	BULK SUPPLY - WATER	GRAND RAPIDS CITY TREASURER	W/S SERVICES-4.22.25-5.23.25	\$ 75,034.54	709750
592-542-9700.00	CAPITAL EXPENDITURES	M&K CONSTRUCTION SUPPLY LLC	WATER PROJECTS SUPPLIES	\$ 4,503.13	709671
592-542-9700.00	CAPITAL EXPENDITURES	M&K CONSTRUCTION SUPPLY LLC	WATER PROJECTS SUPPLIES	\$ 1,940.93	709671
592-542-9700.00	CAPITAL EXPENDITURES	MICHIGAN PIPE & VALVE	CIPP LINING WATER	\$ 5,795.00	709673
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATERMAIN PROJECTS MAT	\$ 260.26	139293
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATER PORJECTS MAT	\$ 2,301.38	139293
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATERMAIN PROJECT MAT	\$ 1,538.63	139293
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL CONTRACT/1053 SAN JOSE	\$ 2,820.00	709773
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL SERVICES	\$ 6,300.00	709773
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL CONTRACT/1039 SAN JOSE	\$ 2,820.00	709773

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<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
		Total For Dept 542 MAINS AND HYDRANTS		\$ 113,223.04	
<b>Dept 545 METER READING AND COLLECTING</b>					
592-545-7400.00	OPERATING SUPPLIES	KENT COMMUNICATIONS INC	WATER BILLS/ANN WATER QUAL REPORT	\$ 1,540.02	139297
592-545-7400.00	OPERATING SUPPLIES	PRINTING PRODUCTIONS INK	ENVELOPES/WATER BILLING	\$ 583.00	709760
592-545-8010.00	CONTRACTUAL SERVICES	BADGER METER	CELLULAR METER UNITS	\$ 46.53	709650
592-545-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	WATER METER READS/MONTHLY	\$ 5,063.50	709660
		Total For Dept 545 METER READING AND COLLECTING		\$ 7,233.05	
<b>Dept 550 SEWER EXPENDITURES</b>					
592-550-7400.00	OPERATING SUPPLIES	BEHRENS LTD	PAINT/STORM & SANIT SEWER STAKING	\$ 552.00	139258
592-550-7400.00	OPERATING SUPPLIES	SAFETY SERVICES INC	GAS DETECTOR	\$ 225.00	139269
592-550-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	NOTEBOOK PC/WATER	\$ 1,204.85	709653
592-550-7400.00	OPERATING SUPPLIES	SEILER INSTRUMENT & MANUFACT	GPS UNITS/UTILITIES	\$ 1,423.91	709687
592-550-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 513.32	139271
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.14	709675
592-550-8175.00	BULK SUPPLY - SEWER	GRAND RAPIDS CITY TREASURER	W/S SERVICES-4.22.25-5.23.25	\$ 92,217.25	709750
592-550-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 2,612.72	709696
		Total For Dept 550 SEWER EXPENDITURES		\$ 98,915.27	
		Total For Fund 592 WATER & SEWER FUND		\$ 219,414.26	
<b>Fund 677 HEALTH CARE FUND</b>					
<b>Dept 852 HEALTH CARE ADMINISTRATION</b>					
677-852-8010.00	CONTRACTUAL SERVICES	FIRST STOP HEALTH	TELEHEALTH/MONTHLY	\$ 714.00	709702
677-852-8310.00	LIFE AND AD&D INS. PREMIUM	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-JUNE	\$ 1,768.22	709713
677-852-8370.00	LTD INSURANCE PREMIUMS	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-JUNE	\$ 1,437.21	709713

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<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
		Total For Dept 852 HEALTH CARE ADMINISTRATION		\$ 3,919.43	
		Total For Fund 677 HEALTH CARE FUND		\$ 3,919.43	
<b>Fund 692 MOTOR EQUIPMENT REVOLVING FUND</b>					
<b>Dept 570 MOTOR EQUIPMENT EXPENDITURES</b>					
692-570-7540.00	OP. SUP - PARTS	NAPA AUTO PARTS	#208 CRUISER	\$ 98.50	139266
692-570-7540.00	OP. SUP - PARTS	NAPA AUTO PARTS	#133 PARTS	\$ 106.11	139266
692-570-7540.00	OP. SUP - PARTS	MACQUEEN	#151 PARTS	\$ 84.33	709672
692-570-7540.00	OP. SUP - PARTS	WEST MICHIGAN INTERNATIONAL	BATTERIES	\$ 593.70	709734
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	MECH TOOLS	\$ 81.98	139266
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	MECH TOOLS/CREDIT	\$ (145.98)	139266
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	SALES TAX REFUND	\$ (31.80)	139266
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	TORQUE WRENCH DIGITAL	\$ 1,256.08	139266
692-570-7590.00	OP. SUP - GARAGE	NAPA AUTO PARTS	CLIPS	\$ 13.27	139266
692-570-7590.00	OP. SUP - GARAGE	NICHOLAS BLOCHER	DRIVER'S LIC RENEWAL	\$ 53.00	709651
692-570-7590.00	OP. SUP - GARAGE	FASTSIGNS OF GRAND RAPIDS	SAFETY DECALS PARTNERSHIP	\$ 89.03	709657
692-570-7590.00	OP. SUP - GARAGE	LAWSON PRODUCTS INC	WASHERS	\$ 9.08	709668
692-570-7590.00	OP. SUP - GARAGE	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 320.50	709741
692-570-7620.00	OP. SUP - UL GAS	FLYERS ENERGY LLC	FUEL PURCHASE/PS	\$ 194.02	709658
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUELMASTER/ANNUAL MAINT	\$ 175.00	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,198.21	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,136.78	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,099.57	709732
692-570-7620.00	OP. SUP - UL GAS	FLYERS ENERGY LLC	FUEL PURCHASE/PS	\$ 274.10	709749
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUELMASTER/ANNUAL MAINT	\$ 175.00	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 762.15	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 560.35	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 693.64	709732

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692-570-8010.00	CONTRACTUAL SERVICES	VERIZON CONNECT	GPS UNITS/ACCT#100000161949	\$ 269.68	709689
692-570-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATION	PRE EMP SCREEN/AVERY, KING, REAMES, VANDYKE	\$ 49.00	709697
		Total For Dept 570 MOTOR EQUIPMENT EXPENDITURES		\$ 9,115.30	
		Total For Fund 692 MOTOR EQUIPMENT REVOLVING FUND		\$ 9,115.30	
<b>Fund 731 RETIREMENT SYSTEM FUND</b>					
<b>Dept 560 GENERAL ADMINISTRATION</b>					
731-560-8010.00	CONTRACTUAL SERVICES	ACRISURE GREAT LAKES PARTNERS	ANNUAL PENSION INS	\$ 4,583.00	139307
		Total For Dept 560 GENERAL ADMINISTRATION		\$ 4,583.00	
		Total For Fund 731 RETIREMENT SYSTEM FUND		\$ 4,583.00	
		Fund Totals:			
			Fund 101 GENERAL FUND	\$ 528,285.19	
			Fund 202 MAJOR STREET FUND	\$ 225,382.12	
			Fund 203 LOCAL STREET FUND	\$ 650,021.48	
			Fund 204 MUNICIPAL STREET FUND	\$ 111,723.93	
			Fund 408 PARKS CAPITAL PROJECT FUND	\$ 716,396.30	
			Fund 592 WATER & SEWER FUND	\$ 219,414.26	
			Fund 677 HEALTH CARE FUND	\$ 3,919.43	
			Fund 692 MOTOR EQUIPMENT REVOLVING FUND	\$ 9,115.30	
			Fund 731 RETIREMENT SYSTEM FUND	\$ 4,583.00	
			Total For All Funds:	\$ 2,468,841.01	

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**CHECKS #139255-139307 ACH# 709649-709774**

Finance Cmte Date	Commission Member	Voucher Total	Approval Signatures:		
7/7/2025	Laura Schwartz	\$2,468,841.01			
	Brad Hunter				
	Ryan Burdick				
Alternate:					
Alternate:					

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<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
<b>Fund 101 GENERAL FUND</b>					
Dept 000					
101-000-0380.00	ACCOMMODATION PURCHASES	LOWE'S	FILTER/RETURNED	\$ 18.03	139285
101-000-0380.00	ACCOMMODATION PURCHASES	LOWE'S	FILTER/CREDIT FOR RETN	\$ (18.03)	139285
101-000-0380.00	ACCOMMODATION PURCHASES	STATE OF MICHIGAN	UNCLAIMED FUNDS/ASHELY BUCY	\$ 134.00	139302
101-000-1230.00	PREPAID EXPENSES	MML LIABILITY AND PROPERTY POC	ANNUAL INSURANCE RENEW	\$ 174,524.00	709737
101-000-1230.00	PREPAID EXPENSES	MML WORKERS COMP FUND	1ST QTR WC	\$ 12,541.00	709738
101-000-2880.05	JADE PIG ESCROW	PROGRESSIVE AE INC	GASLIGHT INVESTORS/ESCROW EXP	\$ 5,923.29	709719
		Total For Dept 000		\$ 193,122.29	
<b>Dept 101 CITY COMMISSION</b>					
101-101-9560.06	THE RIGHT PLACE	THE RIGHT PLACE INC	RIGHT PLACE ANNUAL FEE	\$ 2,500.00	709739
		Total For Dept 101 CITY COMMISSION		\$ 2,500.00	
<b>Dept 172 CITY MANAGER</b>					
101-172-8010.23	OFF-SITE STORAGE	VITAL RECORDS CONTROL	OFFSITE STORAGE-JUNE	\$ 212.84	709813
101-172-8010.42	COMMUNICATIONS	SABO PUBLIC RELATIONS LLC	PROF COMMUNICATIONS SVCS-6/25	\$ 6,514.39	709686
		Total For Dept 172 CITY MANAGER		\$ 6,727.23	
<b>Dept 209 ASSESSOR</b>					
101-209-8010.00	CONTRACTUAL SERVICES	A VAN STENSEL & SON LLC	RESIDENTAIL APPRAISAL	\$ 1,350.00	139287
		Total For Dept 209 ASSESSOR		\$ 1,350.00	
<b>Dept 210 CITY ATTORNEY</b>					
101-210-7080.00	CONTRACTUAL WAGES	VARNUM LLP	LEGAL SVCS/MAY	\$ 17,000.00	709731
101-210-8180.00	LABOR ATTORNEY FEES	BLOOM SLUGGETT, PC	LEGAL/CODE ENFORCEMENT	\$ 3,664.00	139276
101-210-8180.00	LABOR ATTORNEY FEES	BLOOM SLUGGETT, PC	LEGAL/CODE ENF	\$ 2,304.00	139276
101-210-8180.00	LABOR ATTORNEY FEES	MILLER JOHNSON	LEGAL SERVICES/EMP MATTERS	\$ 395.00	139299

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		Total For Dept 210 CITY ATTORNEY		\$ 23,363.00	
<b>Dept 260 FINANCE</b>					
101-260-7410.00	POSTAGE	KENT COMMUNICATIONS INC	POSTAGE	\$ 130.50	139280
101-260-7410.00	POSTAGE	PITNEY BOWES PURCHASE POWER	POSTAGE	\$ 1,009.75	709758
101-260-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 37.58	139271
101-260-8010.00	CONTRACTUAL SERVICES	EVERSTREAM SOLUTIONS LLC	PRIMARY INTERNET SVC	\$ 600.00	709656
101-260-8010.00	CONTRACTUAL SERVICES	CORPORATE TECHNOLOGIES LLC	PROTECT BACKUP SVC/JUNE	\$ 650.00	709698
101-260-8010.00	CONTRACTUAL SERVICES	REHMANN TECHNOLOGY SOLUTIO	OFFICE 365/EXCHANGE SUBSCRIP	\$ 1,077.60	709763
101-260-8010.00	CONTRACTUAL SERVICES	ORACLE AMERICA INC	QTRLY TALEO/APR-JUN 2025	\$ 951.59	139315
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	VPN AUTH SUBSCRIPTION	\$ 343.08	709736
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	SERVER HARDWARE MAINT	\$ 230.00	709775
101-260-8010.00	CONTRACTUAL SERVICES	I3 BUSINESS SOLUTIONS LLC	IT MONITORING SVC	\$ 1,325.00	709775
		Total For Dept 260 FINANCE		\$ 6,355.10	
<b>Dept 265 CITY BUILDINGS</b>					
101-265-7400.00	OPERATING SUPPLIES	KERRIE MANNOR	REIMB/DAMAGED MAILBOX	\$ 68.49	139281
101-265-7400.00	OPERATING SUPPLIES	LOWE'S	VACUUM FILTER	\$ 18.03	139285
101-265-7400.00	OPERATING SUPPLIES	LOWE'S	DOOR STOPS	\$ 15.12	139285
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	FILTERS/PW FURNACE	\$ 139.32	709704
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	FILTERS/PW FURNACE	\$ 51.00	709704
101-265-7400.00	OPERATING SUPPLIES	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 295.50	709741
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 33.23	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 87.24	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 14.20	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	CREDIT/SUPPLIES	\$ (16.00)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	CREDIT/SUPPLIES	\$ (40.00)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	CREDIT/SUPPLIES	\$ (118.30)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 171.45	709786

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101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	CREDIT/SUPPLIES	\$ (44.00)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 87.24	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	CREDIT/SUPPLIES	\$ (64.00)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 804.36	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 36.11	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 144.44	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 139.76	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 230.72	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 363.91	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 52.14	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 187.26	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES/CREDIT	\$ (50.00)	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 369.40	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 130.86	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 181.70	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 554.09	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 31.89	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 185.06	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 45.89	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 283.23	709786
101-265-7400.00	OPERATING SUPPLIES	GRAINGER INC	SUPPLIES	\$ 115.30	709786
101-265-7400.04	MEDICAL SUPPLIES	STAPLES	OFFICE SUPPLIES	\$ 132.31	139318
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	CLEANING/JANITORIAL SUPPLIES	\$ 1,047.25	709691
101-265-7400.05	CLEANING SUPPLIES	ACTION CHEMICAL INC	CLEANING/JANITORIAL SUPPLIES	\$ 837.32	709691
101-265-7400.06	OFFICE SUPPLIES	STAPLES	OFFICE SUPPLIES	\$ 77.34	139318
101-265-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
101-265-7400.11	EMPLOYEE SAFETY GEAR	RED WING BUSINESS ADVANTAGE	SAFETY BOOTS/R RUSSELL	\$ 247.49	709722
101-265-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	PARKING STUDY/GASLIGHT	\$ 13,142.64	709661
101-265-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	GASLIGHT PARKING STUDY	\$ 13,551.18	709707

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101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
101-265-8010.02	UNIFORMS	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 56.00	709794
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 35.25	709795
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.45	709795
101-265-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 44.27	709795
101-265-8010.31	LIGHTING - R/M	LOWE'S	LIGHT	\$ 39.88	139285
101-265-8010.35	GENERAL BUILDING/COM CENTER/LIB	KERKSTRA SEPTIC TANK CLEANING	GREASE TRAP CLEANING	\$ 250.00	709665
101-265-8010.35	GENERAL BUILDING/COM CENTER/LIB	F & M MECHANICAL SERVICES, LLP	PS EXHAUST SYSTEM REPAIRS	\$ 1,370.50	139291
101-265-8010.36	PARKS	LOWE'S	FAUCETS/PARKS	\$ 100.68	139285
101-265-8010.36	PARKS	LOWE'S	RETURNED ITEM	\$ (93.10)	139285
101-265-8010.36	PARKS	GRAINGER INC	FAUCETS/JCP	\$ 490.60	709704
101-265-8010.48	FIRE MONITORING AND LOCK SYSTEMS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 277.59	709735
101-265-8010.48	FIRE MONITORING AND LOCK SYSTEMS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 45.51	709735
101-265-8010.48	FIRE MONITORING AND LOCK SYSTEMS	EVERON	FIRE MONITORING/DOOR ACCESS	\$ 330.90	709735
101-265-8040.00	JANITORIAL SERVICE	JO CLEANING SERVICE	CLEANING SERVICES	\$ 12,507.00	709664
101-265-9210.00	GAS SERVICE	DTE ENERGY	GAS BILLING-5.23.25-6.20.25	\$ 1,730.06	139311
101-265-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 153.98	709696
101-265-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.16.25-6.24.25	\$ 15,066.81	709781
101-265-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/CITY	\$ 2,822.15	709774
101-265-9240.00	TELEPHONE SERVICE + CELL	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 86.02	139271
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	LIGHTING CONTROL SYS	\$ 4,867.50	709659
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	LIGHTING CONTROL/CIP	\$ 4,976.75	709659
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	CIP LIGHTING SYSTEM UPGRADE	\$ 4,633.75	709703
101-265-9700.00	CAPITAL EXPENDITURES	GR ELECTRIC INC	CIP LIGHTING SYS UPGRADE	\$ 4,655.00	709703
101-265-9701.00	SMALL CAPITAL	MILLENNIA TECHNOLOGIES	EMERGENCY CALL BOX REPL/DEPOSIT	\$ 739.52	709674
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	LIGHTING PROJECT	\$ 4,931.25	709703
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	LIGHTING CONTROL PANEL	\$ 4,442.50	709703

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<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
101-265-9701.00	SMALL CAPITAL	GR ELECTRIC INC	ELECTRICAL/LIGHTING PROJ	\$ 766.25	709703
101-265-9701.00	SMALL CAPITAL	GRAND RAPIDS TECH	CAMERA SYSTEM PROJECTS	\$ 1,580.00	709788
101-265-9701.00	SMALL CAPITAL	GRAND RAPIDS TECH	CAMERAL SYSTEM PROJECTS	\$ 1,679.20	709788
		Total For Dept 265 CITY BUILDINGS		\$ 102,714.15	
<b>Dept 345 PUBLIC SAFETY</b>					
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 115.98	709678
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 25.99	709678
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	ARMORED VEST/BROWN	\$ 770.00	709714
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	UNIFORMS	\$ 818.88	709714
101-345-7400.01	UNIFORMS	THE SCREEN PRINT DEPT	UNIFORM SHIRTS	\$ 94.97	139304
101-345-7400.01	UNIFORMS	TERRYBERRY	CROSSING GD SERVICE AWARD	\$ 77.88	139319
101-345-7400.01	UNIFORMS	ON DUTY GEAR LLC	ARMOR VESTS	\$ 1,310.00	709796
101-345-7400.06	OFFICE SUPPLIES	FIRST CHOICE COFFEE SERVICES	COFFEE ORDER	\$ 432.58	709784
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	BACKGROUND CK/OSTERMAN	\$ 1,275.00	139261
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	BACKGROUND CK/O SIMS	\$ 1,275.00	139261
101-345-8010.00	CONTRACTUAL SERVICES	SHELDON CLEANERS INC	PUBLIC SAFETY DRY CLEANING-MAY	\$ 101.24	139270
101-345-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 288.33	139271
101-345-8010.00	CONTRACTUAL SERVICES	NATIONAL HOSE TESTG SPECIALTIE	HOSE TESTING	\$ 2,078.40	709677
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH EXAM/A OSTERMAN	\$ 950.00	139289
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH BG CK/SIMS	\$ 950.00	139289
101-345-8010.00	CONTRACTUAL SERVICES	FIFER INVESTIGATIONS LLC	PSYCH EXAM/MILLER & HENDRICKSON	\$ 2,550.00	139292
101-345-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATION	MCOLES PHYS/M ALBERT	\$ 372.00	709744
101-345-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH W CLIENT BILL	LAB FEES	\$ 50.00	709745
101-345-8010.00	CONTRACTUAL SERVICES	CONCORDIA PSYCHOLOGICAL SEF	PSYCH EVAL/D MILLER	\$ 950.00	139310
101-345-8010.00	CONTRACTUAL SERVICES	VITAL RECORDS CONTROL	OFFSITE STORAGE-JUNE	\$ 111.79	709813
101-345-8010.00	CONTRACTUAL SERVICES	COMCAST CABLE	CABLE/JULY 2025	\$ 102.48	139325
101-345-9300.00	REPAIRS & MAINTENANCE	FLYING DUTCHMAN FLAGS	FLAG REPAIR	\$ 60.00	709649
101-345-9571.00	INSERVICE TRAINING	WEST MI CRIMINAL JUSTICE TRAINI	TRAINING	\$ 250.00	139275

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101-345-9571.00	INSERVICE TRAINING	DAVID KATJE	INSTRUCTOR SCHOOL EXPENSES	\$ 80.00	139296
101-345-9571.00	INSERVICE TRAINING	NICK PINDER	LESS LETHAL/ INSTRUCTOR	\$ 262.68	709799
		Total For Dept 345 PUBLIC SAFETY		\$ 15,353.20	
<b>Dept 346 PUBLIC SAFETY STATE PROGRAMS</b>					
101-346-9580.00	ST TRNG GRANT-POLICE / PA302	MICHIGAN AMMO LLC	TRAINING AMMO	\$ 1,467.50	139298
		Total For Dept 346 PUBLIC SAFETY STATE PROGRAMS		\$ 1,467.50	
<b>Dept 371 ZONING ADMINISTRATION</b>					
101-371-8010.00	CONTRACTUAL SERVICES	PLB PLANNING GROUP LLC	MASTER PLAN UPDATE & PLANNING	\$ 6,330.00	709681
		Total For Dept 371 ZONING ADMINISTRATION		\$ 6,330.00	
<b>Dept 447 CITY ENGINEERING</b>					
101-447-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	DTE CONSTR OBSERVATION	\$ 17,467.20	709661
101-447-8010.00	CONTRACTUAL SERVICES	HUBBELL, ROTH & CLARK INC	DTE OBSERVE CONTRACT	\$ 15,261.24	709707
		Total For Dept 447 CITY ENGINEERING		\$ 32,728.44	
<b>Dept 448 STREET LIGHTING</b>					
101-448-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 7,682.58	709696
101-448-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.16.25-6.24.25	\$ 128.32	709781
101-448-9700.00	CAPITAL EXPENDITURES	GRAYBAR ELECTRIC CO INC	STREETLIGHT REPLACEMENTS	\$ 4,874.30	139278
		Total For Dept 448 STREET LIGHTING		\$ 12,685.20	
<b>Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT</b>					
101-485-8010.42	COMMUNICATIONS AND MARKETING	SABO PUBLIC RELATIONS LLC	PROF COMMUNICATIONS SVCS-6/25	\$ 750.00	709686
101-485-9210.00	GAS SERVICE	DTE ENERGY	GAS BILLING-5.23.25-6.20.25	\$ 53.06	139311
101-485-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 78.59	709696
101-485-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.16.25-6.24.25	\$ 344.48	709781
101-485-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/CITY	\$ 272.85	709774

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		Total For Dept 485 GASLIGHT VILLAGE BUSINESS DISTRICT		\$ 1,498.98	
<b>Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST</b>					
101-528-7400.00	OPERATING SUPPLIES	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 142.50	709741
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139259
101-528-8050.00	YARD WASTE DISPOSAL	ORGANICYCLE LLC	COMPOST SITE	\$ 780.00	709679
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139288
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139309
101-528-8050.00	YARD WASTE DISPOSAL	CANNONSBURG WOOD PRODUCT	YARD WASTE	\$ 500.00	139309
		Total For Dept 528 YARD WASTE COLLECTION/REFUSE/COMPOST		\$ 8,922.50	
<b>Dept 751 RECREATION</b>					
101-751-8010.00	CONTRACTUAL SERVICES	CIVICPLUS	REC 1 SOFTWARE	\$ 669.07	709652
101-751-9700.00	CAPITAL EXPENDITURES	WATER MANAGEMENT SPECIALIST,	REMINGTON PAY APP #5	\$ 13,461.65	139273
101-751-9700.00	CAPITAL EXPENDITURES	WATER MANAGEMENT SPECIALIST,	REMINGTON PAY APP #5	\$ 85,345.35	709733
		Total For Dept 751 RECREATION		\$ 99,476.07	

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<b>Dept 756 POOL PROGRAMS</b>					
101-756-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATION	PRE EMP SCREEN/AVERY, KING, REAMES, VA	\$ 147.00	709697
101-756-8010.00	CONTRACTUAL SERVICES	EGR PUBLIC SCHOOLS	POOL USE REVENUE/AQUINAS	\$ 12,500.00	709700
101-756-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATION	EMP SCREEN/MORROW	\$ 49.00	709744
101-756-8010.00	CONTRACTUAL SERVICES	PREIN & NEWHOF	WATER TESTING/W POOL	\$ 20.00	709801
101-756-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 788.98	709774
		Total For Dept 756 POOL PROGRAMS		\$ 13,504.98	
<b>Dept 771 TREE MAINTENANCE AND REMOVAL</b>					
101-771-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 163.50	139259
101-771-7400.00	OPERATING SUPPLIES	WEINGARTZ SUPPLY CO	CHAIN SAW PARTS	\$ 114.59	139274
101-771-8010.00	CONTRACTUAL SERVICES	HARDER & WARNER NURSERY INC	REPAIR IRRIGATION/947 LAKESIDE	\$ 70.88	139294
101-771-8060.00	TREE TRIMMING & REMOVAL	H A IRISH TREE SERVICE	TREE REMOVAL/1065 SAN LUCIA	\$ 1,800.00	139263
101-771-8060.00	TREE TRIMMING & REMOVAL	H A IRISH TREE SERVICE	BRANCH REMOVAL/2633 HAMPSHIRE	\$ 400.00	139263
		Total For Dept 771 TREE MAINTENANCE AND REMOVAL		\$ 2,548.97	
<b>Dept 775 SPECIAL EVENTS</b>					
101-775-7400.00	OPERATING SUPPLIES	SWANK MOTION PICTURES INC	MOVIE RENTAL/TWISTERS	\$ 480.00	709770
101-775-7400.00	OPERATING SUPPLIES	ELIJAH VLASSES	RLR SUPPLIES	\$ 154.37	709814
101-775-8010.00	CONTRACTUAL SERVICES	TRACY L DANZ	BAND/CONCERTS IN THE PARK	\$ 250.00	139260
101-775-8010.00	CONTRACTUAL SERVICES	GREAT LAKES OUTDOOR CINEMA L	MOVIE/THE FALL GUY	\$ 1,272.50	139262
101-775-8010.00	CONTRACTUAL SERVICES	ERIN RUSSELL	BAND/CONCERTS IN THE PARK	\$ 250.00	139268
101-775-8010.00	CONTRACTUAL SERVICES	GREAT LAKES OUTDOOR CINEMA L	MOVIES IN THE PK/TWISTERS	\$ 1,272.50	139279
101-775-8010.00	CONTRACTUAL SERVICES	MAX LOCKWOOD	BAND/CONCERT IN PARK	\$ 600.00	139282
101-775-8010.00	CONTRACTUAL SERVICES	STEVE ONEAL	RLR/SOUND EQUIPMENT	\$ 1,500.00	139300
101-775-8010.00	CONTRACTUAL SERVICES	DEBORAH BELL	FACE PAINTING @ CONCERTS IN PK	\$ 150.00	709778
101-775-8800.00	COMMUNITY PROMOTION	EAST GRAND RAPIDS HS DRUM CO	4TH OF JULY ENTERTAINMENT	\$ 150.00	139320
101-775-8800.00	COMMUNITY PROMOTION	FULL CORD, LLC	4TH OF JULY ENTERTAINMENT	\$ 2,000.00	139321
101-775-8800.00	COMMUNITY PROMOTION	GRAND CITY SHOW SKIERS	4TH OF JULY SHOW ENTERTAINMENT	\$ 1,900.00	139322

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101-775-8800.00	COMMUNITY PROMOTION	GRAND RAPIDS & DISTRICT PIPE BA	4TH OF JULY ENTERTAINMENT	\$ 800.00	139323
		Total For Dept 775 SPECIAL EVENTS		\$ 10,779.37	
<b>Dept 777 RECREATION PROGRAMMING</b>					
101-777-7400.00	OPERATING SUPPLIES	SHANNON FAUBLE	REIMB/SAFETY TOWN SUPPLIES	\$ 4.49	709701
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS 4 KIZ CLASSES	\$ 1,430.00	709680
101-777-8010.00	CONTRACTUAL SERVICES	SEVA YOGA	SPRING SLOW FLOW 2025	\$ 993.25	709688
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS 4 KIDZ	\$ 1,235.00	709716
101-777-8010.00	CONTRACTUAL SERVICES	GRAND RAPIDS RUNNING TOURS	WALKING TOUR/MAY	\$ 30.00	139313
101-777-8010.00	CONTRACTUAL SERVICES	PIATT BRICKZ LLC	BRICKS 4 KIDZ	\$ 665.00	709798
		Total For Dept 777 RECREATION PROGRAMMING		\$ 4,357.74	
<b>Dept 778 GROUNDS MAINTENANCE</b>					
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 0.01	709675
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS	\$ 11.30	709675
101-778-7400.00	OPERATING SUPPLIES	NORTHERN SAFETY CO INC	PPE/CLOTHING	\$ 65.45	139283
101-778-7400.00	OPERATING SUPPLIES	GRAINGER INC	MISC SUPPLIES	\$ 50.12	709704
101-778-7400.00	OPERATING SUPPLIES	ECO GREEN SUPPLY	ORGANIC TURF SUPPLIES	\$ 77.84	139290
101-778-7400.00	OPERATING SUPPLIES	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 767.55	709794
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709795
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709795
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709795
101-778-7400.00	OPERATING SUPPLIES	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/GROUNDS MAINT	\$ 11.30	709795
101-778-8080.00	GROUNDS MAINTENANCE	VANVOSSEN PROPERTY SERVICES	MULCH	\$ 4,721.00	139306
101-778-8080.00	GROUNDS MAINTENANCE	ECO GREEN SUPPLY	ORGANIC TURF SUPPLIES	\$ 571.44	139312
		Total For Dept 778 GROUNDS MAINTENANCE		\$ 6,332.51	

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<b>Dept 779 RECREATION SPORTS</b>					
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709663
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 228.00	709667
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709669
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL OFFICIAL	\$ 140.00	709669
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	6TH GR SOCCER OFFICIAL	\$ 100.00	709684
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	6TH GR SOCCER OFFICIAL	\$ 100.00	709685
101-779-7080.00	CONTRACTUAL WAGES	LINO ZAMORA	ADULT SOCCER OFFICIAL	\$ 150.00	139284
101-779-7080.00	CONTRACTUAL WAGES	LUIS ANTONIO AGUILAR POZOS	ADULT SOCCER OFFICIAL	\$ 225.00	709692
101-779-7080.00	CONTRACTUAL WAGES	FRANCISCO ARVIZU	ADULT SOCCER OFFICIAL	\$ 150.00	709693
101-779-7080.00	CONTRACTUAL WAGES	NOE BERNARDINO	ADULT SOCCER OFFICIAL	\$ 225.00	709694
101-779-7080.00	CONTRACTUAL WAGES	MICHELLE CHENLO	ADULT SOCCER OFFICIAL	\$ 300.00	709695
101-779-7080.00	CONTRACTUAL WAGES	JESUS CRUZ	ADULT SOCCER OFFICIAL	\$ 225.00	709699
101-779-7080.00	CONTRACTUAL WAGES	GRANT HASSENRIK	ADULT SOCCER OFFICIAL	\$ 300.00	709706
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709709
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 228.00	709710
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709711
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	ADULT SOCCER OFFICIAL	\$ 150.00	709712
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	SOFTBALL UMPIRE	\$ 297.00	709712
101-779-7080.00	CONTRACTUAL WAGES	EDUARDO PEREZ CHAGOYA	ADULT SOCCER OFFICIAL	\$ 300.00	709715
101-779-7080.00	CONTRACTUAL WAGES	PORFIDIO R CABALLERO MEZA	ADULT SOCCER OFFICIAL	\$ 300.00	709717
101-779-7080.00	CONTRACTUAL WAGES	JAIME RAMIREZ	ADULT SOCCER OFFICIAL	\$ 150.00	709720
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	ADULT SOCCER OFFICIAL	\$ 450.00	709721
101-779-7080.00	CONTRACTUAL WAGES	HELDER REYES	ADULT SOCCER OFFICIAL	\$ 150.00	709723
101-779-7080.00	CONTRACTUAL WAGES	JULIO R REYES	ADULT SOCCER OFFICIAL	\$ 150.00	709724
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	ADULT SOCCER OFFICIAL	\$ 450.00	709725
101-779-7080.00	CONTRACTUAL WAGES	IVAN ROJAS-GALLEGOS	ADULT SOCCER OFFICIAL	\$ 150.00	709726
101-779-7080.00	CONTRACTUAL WAGES	ENRIQUE SOLIS	ADULT SOCCER OFFICIAL	\$ 150.00	709727
101-779-7080.00	CONTRACTUAL WAGES	NARA SUNUWAR	ADULT SOCCER OFFICIAL	\$ 600.00	709728

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101-779-7080.00	CONTRACTUAL WAGES	SAMUEL THAPA	ADULT SOCCER OFFICIAL	\$ 450.00	709730
101-779-7080.00	CONTRACTUAL WAGES	FRANCISCO ARVIZU	SOCCER OFFICIAL	\$ 150.00	709740
101-779-7080.00	CONTRACTUAL WAGES	NOE BERNARDINO	SOCCER OFFICIAL	\$ 225.00	709742
101-779-7080.00	CONTRACTUAL WAGES	MICHELLE CHENLO	SOCCER OFFICIAL	\$ 300.00	709743
101-779-7080.00	CONTRACTUAL WAGES	JESUS CRUZ	SOCCER OFFICIAL	\$ 225.00	709746
101-779-7080.00	CONTRACTUAL WAGES	GREG JAMES	SOFTBALL UMPIRE	\$ 198.00	709752
101-779-7080.00	CONTRACTUAL WAGES	DARRYL LANCASTER	SOFTBALL UMPIRE	\$ 190.00	709753
101-779-7080.00	CONTRACTUAL WAGES	STEVEN D LEE	SOFTBALL UMPIRE	\$ 198.00	709754
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	SOFTBALL UMPIRE	\$ 198.00	709755
101-779-7080.00	CONTRACTUAL WAGES	GUSTAVO MALDONADO	SOCCER OFFICIAL	\$ 150.00	709756
101-779-7080.00	CONTRACTUAL WAGES	EDUARDO PEREZ CHAGOYA	SOCCER OFFICIAL	\$ 300.00	709757
101-779-7080.00	CONTRACTUAL WAGES	PORFIDIO R CABALLERO MEZA	SOCCER OFFICIAL	\$ 150.00	709759
101-779-7080.00	CONTRACTUAL WAGES	JAIME RAMIREZ	SOCCER OFFICIAL	\$ 150.00	709761
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	SOCCER OFFICIAL	\$ 300.00	709762
101-779-7080.00	CONTRACTUAL WAGES	HELDER REYES	SOCCER OFFICIAL	\$ 150.00	709764
101-779-7080.00	CONTRACTUAL WAGES	JULIO R REYES	SOCCER OFFICIAL	\$ 150.00	709765
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	SOCCER OFFICIAL	\$ 300.00	709766
101-779-7080.00	CONTRACTUAL WAGES	IVAN ROJAS-GALLEGOS	SOCCER OFFICIAL	\$ 225.00	709767
101-779-7080.00	CONTRACTUAL WAGES	ENRIQUE SOLIS	SOCCER OFFICIAL	\$ 150.00	709768
101-779-7080.00	CONTRACTUAL WAGES	NARA SUNUWAR	SOCCER OFFICIAL	\$ 450.00	709769
101-779-7080.00	CONTRACTUAL WAGES	SAMUEL THAPA	SOCCER OFFICIAL	\$ 450.00	709772
101-779-7080.00	CONTRACTUAL WAGES	LUIS ANTONIO AGUILAR POZOS	SOCCER OFFICIAL	\$ 225.00	709776
101-779-7080.00	CONTRACTUAL WAGES	FRANCISCO ARVIZU	SOCCER OFFICIAL	\$ 150.00	709777
101-779-7080.00	CONTRACTUAL WAGES	NOE BERNARDINO	SOCCER OFFICIAL	\$ 225.00	709779
101-779-7080.00	CONTRACTUAL WAGES	MICHELLE CHENLO	SOCCER OFFICIAL	\$ 300.00	709780
101-779-7080.00	CONTRACTUAL WAGES	JESUS CRUZ	SOCCER OFFICIAL	\$ 225.00	709782
101-779-7080.00	CONTRACTUAL WAGES	GRANT HASSENRIK	SOCCER OFFICIAL	\$ 150.00	709790
101-779-7080.00	CONTRACTUAL WAGES	GREGORY LUCAS SR	SOCCER OFFICIAL	\$ 300.00	709792
101-779-7080.00	CONTRACTUAL WAGES	GUSTAVO MALDONADO	SOCCER OFFICIAL	\$ 300.00	709793

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<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
101-779-7080.00	CONTRACTUAL WAGES	EDUARDO PEREZ CHAGOYA	SOCCER OFFICIAL	\$ 300.00	709797
101-779-7080.00	CONTRACTUAL WAGES	PORFIDIO R CABALLERO MEZA	SOCCER OFFICIAL	\$ 300.00	709800
101-779-7080.00	CONTRACTUAL WAGES	JAIME RAMIREZ	SOCCER OFFICIAL	\$ 150.00	709802
101-779-7080.00	CONTRACTUAL WAGES	GENOVEVO RANGEL	SOCCER OFFICIAL	\$ 450.00	709803
101-779-7080.00	CONTRACTUAL WAGES	HELDER REYES	SOCCER OFFICIAL	\$ 150.00	709804
101-779-7080.00	CONTRACTUAL WAGES	JULIO R REYES	SOCCER OFFICIAL	\$ 150.00	709805
101-779-7080.00	CONTRACTUAL WAGES	EDVIN R RODAS LOPEZ	SOCCER OFFICIAL	\$ 450.00	709806
101-779-7080.00	CONTRACTUAL WAGES	IVAN ROJAS-GALLEGOS	SOCCER OFFICIAL	\$ 150.00	709807
101-779-7080.00	CONTRACTUAL WAGES	ENRIQUE SOLIS	SOCCER OFFICIAL	\$ 150.00	709808
101-779-7080.00	CONTRACTUAL WAGES	NARA SUNUWAR	SOCCER OFFICIAL	\$ 600.00	709809
101-779-7080.00	CONTRACTUAL WAGES	SAMUEL THAPA	SOCCER OFFICIAL	\$ 300.00	709811
101-779-7080.00	CONTRACTUAL WAGES	LINO ZAMORA GARCIA	SOCCER OFFICIAL	\$ 150.00	709817
101-779-7400.00	OPERATING SUPPLIES	GRAINGER INC	YOUTH FOOTBALL SUPPLIES	\$ 14.52	709704
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	BBALL SUMMER CAMP SHIRTS	\$ 231.91	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	YOUTH FOOTBALL SAMPLE JERSEY	\$ 58.00	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	LITTLE SLUGGERS SHIRTS	\$ 2,597.82	709729
101-779-7400.00	OPERATING SUPPLIES	TH BRANDS	ADULT SOCCER SHIRTS	\$ 277.00	709771
		Total For Dept 779 RECREATION SPORTS		\$ 19,873.25	
<b>Dept 781 MIDDLE SCHOOL SPORTS</b>					
101-781-7400.00	OPERATING SUPPLIES	GR TRACK CLUB SUMMER YOUTH P	MS TRACK MEET	\$ 275.00	139277
		Total For Dept 781 MIDDLE SCHOOL SPORTS		\$ 275.00	
<b>Dept 783 AQUATIC CLUB (WAVES)</b>					
101-783-9230.00	WATER SERVICE	CITY OF EAST GRAND RAPIDS/WTR	WATER BILLING/W POOL	\$ 291.84	709774
		Total For Dept 783 AQUATIC CLUB (WAVES)		\$ 291.84	
<b>Dept 875 GENERAL ADMINISTRATION</b>					
101-875-8010.55	BROWNFIELD REDEV AUTH EXP	FISHBECK	BROWNFIELD CONSULT	\$ 247.50	709785

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101-875-8010.55	BROWNFIELD REDEV AUTH EXP	FISHBECK	BROWNFIELD CONSULT	\$ 1,904.41	709785
101-875-8010.55	BROWNFIELD REDEV AUTH EXP	FISHBECK	BROWNFIELD CONSULT	\$ 1,196.25	709785
		Total For Dept 875 GENERAL ADMINISTRATION		\$ 3,348.16	
		Total For Fund 101 GENERAL FUND		\$ 575,905.48	
<b>Fund 202 MAJOR STREET FUND</b>					
<b>Dept 447 CITY ENGINEERING</b>					
202-447-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 27.02	139271
202-447-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	ENGINEERING SERVICES	\$ 6,843.50	709705
		Total For Dept 447 CITY ENGINEERING		\$ 6,870.52	
<b>Dept 451 STREET CONSTRUCTION</b>					
202-451-9730.00	STREET CONSTRUCTION EXPENSE	MICHIGAN PAVING & MATERIALS C	PAY APP #2 MILL/FILL	\$ 140,161.71	139265
202-451-9730.00	STREET CONSTRUCTION EXPENSE	MOORE & BRUGGINK INC	PLYMOUTH RD PROJ CIP	\$ 569.59	709676
		Total For Dept 451 STREET CONSTRUCTION		\$ 140,731.30	
<b>Dept 463 ROUTINE MAINTENANCE</b>					
202-463-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 143.64	139267
202-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 144.00	139317
202-463-7400.27	MISC MATERIALS AND TOOLS	TRAFFIC LOGIX CORP	TRAFFIC/PILOT SUPPLIES	\$ 411.50	139305
202-463-7400.30	ASPHALT OVERLAY, MASTIC & CRACK S	SUPERIOR ASPHALT INC	ASPHALT/RESTORATION	\$ 620.00	709810
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
202-463-8010.02	UNIFORMS	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 56.00	709794
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 35.25	709795
202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.46	709795

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202-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 44.27	709795
202-463-9700.07	MANHOLE CASTING REPLACEMENT/RE	HAVENER PROPERTIES LLC	MANHOLE/CATCH BASIN REHAB	\$ 75,000.00	139295
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 77,042.83	
<b>Dept 474 TRAFFIC SERVICES</b>					
202-474-7400.00	OPERATING SUPPLIES	FASTSIGNS OF GRAND RAPIDS	CONSTRUCTION SIGNS	\$ 241.51	709748
202-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	SIGNS	\$ 266.60	709657
202-474-8010.12	GR, KENT CNTY, CONSUMERS, SIGNAL	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 1,161.34	709696
		Total For Dept 474 TRAFFIC SERVICES		\$ 1,669.45	
		Total For Fund 202 MAJOR STREET FUND		\$ 226,314.10	
<b>Fund 203 LOCAL STREET FUND</b>					
<b>Dept 447 CITY ENGINEERING</b>					
203-447-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 27.01	139271
203-447-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	ENGINEERING SERVICES	\$ 1,000.00	709705
		Total For Dept 447 CITY ENGINEERING		\$ 1,027.01	
<b>Dept 451 STREET CONSTRUCTION</b>					
203-451-9730.00	STREET CONSTRUCTION EXPENSE	MICHIGAN PAVING & MATERIALS C	PAY APP #2 MILL/FILL	\$ 620,180.00	139265
		Total For Dept 451 STREET CONSTRUCTION		\$ 620,180.00	
<b>Dept 463 ROUTINE MAINTENANCE</b>					
203-463-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 163.50	139259
203-463-7400.00	OPERATING SUPPLIES	CANNONSBURG WOOD PRODUCT	TOPSOIL/RESTORATIONS	\$ 327.00	139259
203-463-7400.00	OPERATING SUPPLIES	TRAFFIC LOGIX CORP	TRAFFIC/PILOT SUPPLIES	\$ 411.50	139305
203-463-7400.12	ASPHALT	RIETH-RILEY CONSTRUCTION CO IN	ASPHALT/POTHOLE PATCHING	\$ 143.64	139267
203-463-7400.27	MISC. MATERIALS AND TOOLS	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
203-463-7400.30	ASPHALT OVERLAY, MASTIC & CRACK S	SUPERIOR ASPHALT INC	ASPHALT/RESTORATION	\$ 2,170.00	709810

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203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.13	709675
203-463-8010.02	UNIFORMS	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 56.00	709794
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 35.25	709795
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.46	709795
203-463-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 44.27	709795
203-463-8010.44	DUST CONTROL - LIQUID CALCIUM CH	LIQUID SOLUTIONS INC	DUST CONTROL	\$ 1,700.00	709670
203-463-9700.00	CAPITAL EXPENDITURES	HAVENER PROPERTIES LLC	MANHOLE/CATCH BASIN REHAB	\$ 21,025.00	139295
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL CONTRACT/1053 SAN JOSE	\$ 940.00	709773
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL SERVICES	\$ 2,100.00	709773
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	LSL CONTRACT/1039 SAN JOSE	\$ 940.00	709773
203-463-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	RELOCATE SVC/WATERMAIN CIPP	\$ 2,250.00	709812
		Total For Dept 463 ROUTINE MAINTENANCE		\$ 32,894.33	
<b>Dept 474 TRAFFIC SERVICES</b>					
203-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	SIGNS	\$ 266.60	709657
203-474-7400.14	SIGNS, POSTS, BARRICADES	FASTSIGNS OF GRAND RAPIDS	CONSTRUCTION SIGNS	\$ 241.52	709748
		Total For Dept 474 TRAFFIC SERVICES		\$ 508.12	
		Total For Fund 203 LOCAL STREET FUND		\$ 654,609.46	
<b>Fund 204 MUNICIPAL STREET FUND</b>					
<b>Dept 444 SIDEWALKS</b>					
204-444-9350.04	SIDEWALK REPAIR PROGRAM	PREIN & NEWHOF	ROBINSON/CASCADE SIDEPATH PROJ	\$ 1,347.50	709682
204-444-9350.04	SIDEWALK REPAIR PROGRAM	PREIN & NEWHOF	CASCADE/ROBINSON PROJECT	\$ 46,142.15	709718
204-444-9350.04	SIDEWALK REPAIR PROGRAM	SPENCER CONCRETE INC	LAKE DR SIDEWALK	\$ 1,800.00	139301
204-444-9350.04	SIDEWALK REPAIR PROGRAM	STATE OF MICHIGAN/DEPT OF TRAN	CASCADE/ROBINSON RD PROJECT	\$ 62,434.28	139303
204-444-9350.04	SIDEWALK REPAIR PROGRAM	GROUNDHAWG EXCAVATING & LAI	SIDEWALK PROJECT	\$ 150,000.00	709789

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		Total For Dept 444 SIDEWALKS		\$ 261,723.93	
		Total For Fund 204 MUNICIPAL STREET FUND		\$ 261,723.93	
<b>Fund 408 PARKS CAPITAL PROJECT FUND</b>					
<b>Dept 786 PARKS TURF PROJECTS</b>					
408-786-9300.00	REPAIRS & MAINTENANCE	EGR PUBLIC SCHOOLS	JT FACILITY/TURF MAINT	\$ 7,500.00	709654
		Total For Dept 786 PARKS TURF PROJECTS		\$ 7,500.00	
<b>Dept 788 PARKS MANHATTAN PROJECT MILLAGE</b>					
408-788-8010.00	CONTRACTUAL SERVICES	VIRIDIS DESIGN GROUP	MP DESIGN	\$ 500.00	139272
408-788-9700.00	CAPITAL EXPENDITURES	KATERBERG-VERHAGE INC	MP CONSTRUCTION #6	\$ 412,537.50	139264
408-788-9700.00	CAPITAL EXPENDITURES	KATERBERG-VERHAGE INC	MP CONSTRUCTION #7	\$ 295,858.80	139264
		Total For Dept 788 PARKS MANHATTAN PROJECT MILLAGE		\$ 708,896.30	
		Total For Fund 408 PARKS CAPITAL PROJECT FUND		\$ 716,396.30	
<b>Fund 592 WATER &amp; SEWER FUND</b>					
<b>Dept 000</b>					
592-000-0180.00	Water, Residential	LUSSIER, KIM	UB refund for account: LAKE-002885-0000-	\$ 7.15	139286
592-000-0180.00	Water, Residential	HAGLER, KEVIN	UB refund for account: LSID-001144-0000-	\$ 14.30	139255
592-000-0180.00	Water, Residential	SWART, ALLAIRE	UB refund for account: ARGE-001908-0000-	\$ 21.45	139256
592-000-0180.00	Water, Residential	GRIFFIN, ROBERT	UB refund for account: RICH-002709-0000-	\$ 75.57	139308
		Total For Dept 000		\$ 118.47	
<b>Dept 542 MAINS AND HYDRANTS</b>					
592-542-7400.00	OPERATING SUPPLIES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 318.49	139271
592-542-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	NOTEBOOK PC/WATER	\$ 1,204.84	709653
592-542-7400.00	OPERATING SUPPLIES	PRINTING PRODUCTIONS INK	NOTICES/WATERMAIN FLUSHING	\$ 143.88	709683

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592-542-7400.00	OPERATING SUPPLIES	SEILER INSTRUMENT & MANUFACT	GPS UNITS/UTILITIES	\$ 1,423.91	709687
592-542-7400.11	EMPLOYEE SAFETY GEAR	AD-AMERICA MARKETING GROUP	EMP SAFETY SHIRTS	\$ 389.50	139257
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	CURB BOX REPAIR	\$ 4,400.00	709655
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	WATER MATERIAL PARTS	\$ 240.00	709747
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	WATER PARTS	\$ 392.00	709783
592-542-7400.18	WATER MAIN MTRL AND ACCES	ETNA SUPPLY COMPANY	WATER MAIN MATERIAL	\$ 1,206.40	709783
592-542-7400.22	SPOILS	LAKESIDE AGGREGATE LLC	SPOILS	\$ 37.50	709666
592-542-7400.23	STAKING, SAMPLES, SMALL EQUIP, MIS	HAMMERSMITH EQUIPMENT CO IN	WATER PARTS TOOLS	\$ 630.00	709751
592-542-7400.23	STAKING, SAMPLES, SMALL EQUIP, MIS	PREIN & NEWHOF	SAMPLING	\$ 1,068.00	709801
592-542-7400.23	STAKING, SAMPLES, SMALL EQUIP, MIS	PREIN & NEWHOF	WATER SAMPLING	\$ 320.00	709801
592-542-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 194.82	139271
592-542-8010.00	CONTRACTUAL SERVICES	HYDROCORP	CCC PROGRAM WATER SYS	\$ 380.00	709662
592-542-8010.00	CONTRACTUAL SERVICES	HYDROCORP	CCC PROGRAM/MONTHLY	\$ 380.00	709708
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.65	709675
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.14	709675
592-542-8010.02	UNIFORMS	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 56.00	709794
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ (5.57)	709795
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 35.26	709795
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.45	709795
592-542-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 44.28	709795
592-542-8170.00	BULK SUPPLY - WATER	GRAND RAPIDS CITY TREASURER	W/S SERVICES-4.22.25-5.23.25	\$ 75,034.54	709750
592-542-9560.00	DUES & SUBSCRIPTIONS	MRWA (MI RURAL WATER ASSOCIA	MRWA MEMBERSHIP/ANNUAL	\$ 970.00	139324
592-542-9700.00	CAPITAL EXPENDITURES	M&K CONSTRUCTION SUPPLY LLC	WATER PROJECTS SUPPLIES	\$ 4,503.13	709671
592-542-9700.00	CAPITAL EXPENDITURES	M&K CONSTRUCTION SUPPLY LLC	WATER PROJECTS SUPPLIES	\$ 1,940.93	709671
592-542-9700.00	CAPITAL EXPENDITURES	MICHIGAN PIPE & VALVE	CIPP LINING WATER	\$ 5,795.00	709673
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATERMAIN PROJECTS MAT	\$ 260.26	139293
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATER PORJECTS MAT	\$ 2,301.38	139293
592-542-9700.00	CAPITAL EXPENDITURES	GRAND RAPIDS GRAVEL COMPANY	WATERMAIN PROJECT MAT	\$ 1,538.63	139293

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592-542-9700.00	CAPITAL EXPENDITURES	ETNA SUPPLY COMPANY	BACKFLOW PREVENTER	\$ 1,795.00	709783
592-542-9700.00	CAPITAL EXPENDITURES	TUBERGEN CONSTRUCTION	RELOCATE SVC/WATERMAIN CIPP	\$ 6,400.00	709812
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL CONTRACT/1053 SAN JOSE	\$ 2,820.00	709773
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL SERVICES	\$ 6,300.00	709773
592-542-9700.36	LEAD SERVICE LINE (LSL)	TUBERGEN CONSTRUCTION	LSL CONTRACT/1039 SAN JOSE	\$ 2,820.00	709773
		Total For Dept 542 MAINS AND HYDRANTS		\$ 125,536.86	
<b>Dept 545 METER READING AND COLLECTING</b>					
592-545-7400.00	OPERATING SUPPLIES	KENT COMMUNICATIONS INC	WATER BILLS/ANN WATER QUAL REPORT	\$ 1,540.02	139297
592-545-7400.00	OPERATING SUPPLIES	PRINTING PRODUCTIONS INK	ENVELOPES/WATER BILLING	\$ 583.00	709760
592-545-8010.00	CONTRACTUAL SERVICES	BADGER METER	CELLULAR METER UNITS	\$ 46.53	709650
592-545-8010.00	CONTRACTUAL SERVICES	HALVERSON ENGINEERING LLC	WATER METER READS/MONTHLY	\$ 5,063.50	709660
		Total For Dept 545 METER READING AND COLLECTING		\$ 7,233.05	
<b>Dept 550 SEWER EXPENDITURES</b>					
592-550-7400.00	OPERATING SUPPLIES	BEHRENS LTD	PAINT/STORM & SANIT SEWER STAKING	\$ 552.00	139258
592-550-7400.00	OPERATING SUPPLIES	SAFETY SERVICES INC	GAS DETECTOR	\$ 225.00	139269
592-550-7400.00	OPERATING SUPPLIES	DELL MARKETING LP	NOTEBOOK PC/WATER	\$ 1,204.85	709653
592-550-7400.00	OPERATING SUPPLIES	SEILER INSTRUMENT & MANUFACT	GPS UNITS/UTILITIES	\$ 1,423.91	709687
592-550-8010.00	CONTRACTUAL SERVICES	VERIZON WIRELESS	CELLULAR SVC/DEVICES	\$ 513.32	139271
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 48.64	709675
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.44	709675
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 85.14	709675
592-550-8010.02	UNIFORMS	MIERAS WORK & COMFORT SHOES	SAFETY BOOTS REC/DPW	\$ 56.00	709794
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ (5.56)	709795
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 35.26	709795
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 32.45	709795
592-550-8010.02	UNIFORMS	MODEL COVERALL SERVICE INC	UNIFORM RENTAL/DPW	\$ 44.28	709795
592-550-8175.00	BULK SUPPLY - SEWER	GRAND RAPIDS CITY TREASURER	W/S SERVICES-4.22.25-5.23.25	\$ 92,217.25	709750

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592-550-9210.00	GAS SERVICE	DTE ENERGY	GAS BILLING-5.23.25-6.20.25	\$ 59.10	139311
592-550-9220.00	ELECTRIC SERVICE	CONSUMERS ENERGY	ELECTRIC SERVICE-5.1.25-6.15.25	\$ 2,612.72	709696
		Total For Dept 550 SEWER EXPENDITURES		\$ 99,136.80	
		Total For Fund 592 WATER & SEWER FUND		\$ 232,025.18	
<b>Fund 677 HEALTH CARE FUND</b>					
<b>Dept 852 HEALTH CARE ADMINISTRATION</b>					
677-852-8010.00	CONTRACTUAL SERVICES	FIRST STOP HEALTH	TELEHEALTH/MONTHLY	\$ 714.00	709702
677-852-8310.00	LIFE AND AD&D INS. PREMIUM	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-JUNE	\$ 1,768.22	709713
677-852-8370.00	LTD INSURANCE PREMIUMS	MADISON NATIONAL LIFE INS CO IN	LTD & LIFE INS PREMIUMS-JUNE	\$ 1,437.21	709713
		Total For Dept 852 HEALTH CARE ADMINISTRATION		\$ 3,919.43	
		Total For Fund 677 HEALTH CARE FUND		\$ 3,919.43	
<b>Fund 692 MOTOR EQUIPMENT REVOLVING FUND</b>					
<b>Dept 570 MOTOR EQUIPMENT EXPENDITURES</b>					
692-570-7530.00	OP. SUP - OIL	J&H OIL COMPANY	OIL ACCESSORIES	\$ 373.00	139314
692-570-7530.00	OP. SUP - OIL	J&H OIL COMPANY	OIL DRUMS	\$ 1,030.76	139314
692-570-7530.00	OP. SUP - OIL	J&H OIL COMPANY	DRUM DEPOSIT CREDIT	\$ (40.00)	139314
692-570-7540.00	OP. SUP - PARTS	NAPA AUTO PARTS	#208 CRUISER	\$ 98.50	139266
692-570-7540.00	OP. SUP - PARTS	NAPA AUTO PARTS	#133 PARTS	\$ 106.11	139266
692-570-7540.00	OP. SUP - PARTS	MACQUEEN	#151 PARTS	\$ 84.33	709672
692-570-7540.00	OP. SUP - PARTS	WEST MICHIGAN INTERNATIONAL	BATTERIES	\$ 593.70	709734
692-570-7540.00	OP. SUP - PARTS	WEST MICHIGAN INTERNATIONAL	PARTS/#127	\$ 159.15	709816
692-570-7540.00	OP. SUP - PARTS	WEST MICHIGAN INTERNATIONAL	PARTS/#127	\$ 441.05	709816
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	MECH TOOLS	\$ 81.98	139266
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	MECH TOOLS/CREDIT	\$ (145.98)	139266
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	SALES TAX REFUND	\$ (31.80)	139266

**City of East Grand Rapids  
 Agenda of the City Commission  
 Voucher Run Summary July 21, 2025  
 CHECKS #139255-139325 ACH# 709649-709817**

<b>GL Number</b>	<b>Invoice Line Desc</b>	<b>Vendor</b>	<b>Invoice Description</b>	<b>Amount</b>	<b>Check #</b>
692-570-7560.00	OP. SUP - SM. TOOLS	NAPA AUTO PARTS	TORQUE WRENCH DIGITAL	\$ 1,256.08	139266
692-570-7590.00	OP. SUP - GARAGE	NAPA AUTO PARTS	CLIPS	\$ 13.27	139266
692-570-7590.00	OP. SUP - GARAGE	NICHOLAS BLOCHER	DRIVER'S LIC RENEWAL	\$ 53.00	709651
692-570-7590.00	OP. SUP - GARAGE	FASTSIGNS OF GRAND RAPIDS	SAFETY DECALS PARTNERSHIP	\$ 89.03	709657
692-570-7590.00	OP. SUP - GARAGE	LAWSON PRODUCTS INC	WASHERS	\$ 9.08	709668
692-570-7590.00	OP. SUP - GARAGE	BEAVER RESEARCH COMPANY	CLEANING/MISC SUPPLIES	\$ 320.50	709741
692-570-7590.00	OP. SUP - GARAGE	PURITY CYLINDER GASES INC	GARAGE SUPPLIES	\$ 67.03	139316
692-570-7590.00	OP. SUP - GARAGE	FIRST CHOICE COFFEE SERVICES	COFFEE ORDER	\$ 15.57	709784
692-570-7590.00	OP. SUP - GARAGE	LAWSON PRODUCTS INC	GARAGE SUPPLIES	\$ 422.27	709791
692-570-7620.00	OP. SUP - UL GAS	FLYERS ENERGY LLC	FUEL PURCHASE/PS	\$ 194.02	709658
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUELMaster/ANNUAL MAINT	\$ 175.00	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,198.21	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,136.78	709690
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,099.57	709732
692-570-7620.00	OP. SUP - UL GAS	FLYERS ENERGY LLC	FUEL PURCHASE/PS	\$ 274.10	709749
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,184.34	709815
692-570-7620.00	OP. SUP - UL GAS	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,338.85	709815
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUELMaster/ANNUAL MAINT	\$ 175.00	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 762.15	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 560.35	709690
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 693.64	709732
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 757.20	709815
692-570-7630.00	OP. SUP - DIESEL FUEL	VMJH, LLC	FUEL/CITY VEHICLES	\$ 1,078.49	709815
692-570-8010.00	CONTRACTUAL SERVICES	VERIZON CONNECT	GPS UNITS/ACCT#100000161949	\$ 269.68	709689
692-570-8010.00	CONTRACTUAL SERVICES	COREWELL HEALTH OCCUPATION	PRE EMP SCREEN/AVERY, KING, REAMES, VA	\$ 49.00	709697
		Total For Dept 570 MOTOR EQUIPMENT EXPENDITURES		\$ 15,943.01	
		Total For Fund 692 MOTOR EQUIPMENT REVOLVING FUND		\$ 15,943.01	

**City of East Grand Rapids**  
**Agenda of the City Commission**  
**Voucher Run Summary July 21, 2025**  
**CHECKS #139255-139325 ACH# 709649-709817**

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<b>Fund 731 RETIREMENT SYSTEM FUND</b>					
<b>Dept 560 GENERAL ADMINISTRATION</b>					
731-560-8010.00	CONTRACTUAL SERVICES	ACRISURE GREAT LAKES PARTNERS	ANNUAL PENSION INS	\$ 4,583.00	139307
		Total For Dept 560 GENERAL ADMINISTRATION		\$ 4,583.00	
		Total For Fund 731 RETIREMENT SYSTEM FUND		\$ 4,583.00	
		Fund Totals:			
			Fund 101 GENERAL FUND	\$ 575,905.48	
			Fund 202 MAJOR STREET FUND	\$ 226,314.10	
			Fund 203 LOCAL STREET FUND	\$ 654,609.46	
			Fund 204 MUNICIPAL STREET FUND	\$ 261,723.93	
			Fund 408 PARKS CAPITAL PROJECT FUND	\$ 716,396.30	
			Fund 592 WATER & SEWER FUND	\$ 232,025.18	
			Fund 677 HEALTH CARE FUND	\$ 3,919.43	
			Fund 692 MOTOR EQUIPMENT REVOLVING F	\$ 15,943.01	
			Fund 731 RETIREMENT SYSTEM FUND	\$ 4,583.00	
			Total For All Funds:	\$ 2,691,419.89	

**City of East Grand Rapids**  
**Agenda of the City Commission**  
**Voucher Run Summary July 21, 2025**  
**CHECKS #139255-139325 ACH# 709649-709817**

Finance Cmte Date	Commission Member	Voucher Total	Approval Signatures:		
7/21/2025	Laura Schwartz	\$2,691,419.89			
	Brad Hunter				
	Ryan Burdick				
Alternate:					
Alternate:					

**Lori Parmenter**

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**From:** Ashley Brodess <aeb842@gmail.com>  
**Sent:** Monday, July 7, 2025 3:29 PM  
**To:** Public Input  
**Subject:** Feedback on Proposed Gaslight Village Development

**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.

Dear East Grand Rapids City Commission,

I'm writing to share feedback on the proposed development in Gaslight Village. As an EGR resident and parent, I appreciate the city's efforts to thoughtfully evolve and solicit feedback on this important community space.

I strongly support a vision for Gaslight Village that puts pedestrians first. I encourage the Commission and developers to consider a plan that limits surface-level vehicle traffic and parking near storefronts—reserving only essential, accessible parking for those with disabilities—and instead directs all other traffic to the garage. Prioritizing walkability will create a safer, more inviting environment for residents, families, and visitors alike.

In addition, I would love to see thoughtfully designed, pedestrian-friendly open spaces between buildings. Outdoor dining areas, shaded seating, and natural play features for children would help bring the village to life and foster a greater sense of community. **A wonderful example of this is Snowmass, Colorado where “arbor pods” allow children to play while parents shop and dine nearby** (<https://garrettbrowndesigns.com/projects/snowmass-playground/>). Elements like these would be a beautiful and functional addition to Gaslight Village.

Thank you for considering this feedback. I'm excited to see how the plans for Gaslight Village develop and hope the final design reflects our community's values of accessibility, sustainability, and connection.

Warm regards,

Ashley Brodess



## Lori Parmenter

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**From:** Lucy <lucycaldwell@sbcglobal.net>  
**Sent:** Monday, July 14, 2025 11:00 AM  
**To:** Lori Parmenter  
**Subject:** New EGR Vision

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.

Dear city commissioners. Thank you for your service to our community. I am writing to express concern about the new project under consideration for our city.

I am a 43 year resident of EGR . I have the following issues to present for your consideration.

1. There has always been a high turnover for many of the businesses in the CWD portfolio.

This is often due to the very high rent which has caused there to be many vacancies over the years. Businesses either go out of business or move to other locations with lower overhead. Some of the spaces built 20 years ago in the redesigned project are still vacant.

2 Even now two premier locations ..Rite Aid and Hoffmann remain vacant.

3 I also think it is unwise to have one developer own so much of our property. It would seem that before you grant more development under the same ownership, they should be required to divest some of the properties to other owners or developers to help diversify control of ALL or the properties in the city. Does the name Potterville ring a bell ?

I know you have much to consider .And we all want some of the land to be put to better use. But the plan under consideration seems too densely populated, with minimal green space , insufficient parking and in the wrong place.

The letter from former Mayor Deems and the Andersons contained some very reasonable concerns. Please do not pass the plans as currently presented. Thank you for your service and consideration on these very important and irreversible decisions.

Sincerely, Charles and Lucy Caldwell.

Sent from my iPad



## Lori Parmenter

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**From:** Patricia Cunningham <patriciabaragar@gmail.com>  
**Sent:** Sunday, June 29, 2025 2:38 PM  
**To:** Public Input  
**Subject:** Please stop the development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

Please don't go forward with this development. It's poorly planned. I'd rather have all residential added and no increase in taxes. We don't want to be a place for the entire county to come and shop. We don't need the traffic or the spotlight. The development is too close to TWO schools to be this. Would you want your kids school that they walk to next to Breton village? Between lululemon and blimpie?

What will these stores be. What is the plan for the stores welcome? Dollar general? Pot shop? More pizza places - like we don't have enough in Eastown. Please stop the madness and stop entertaining this hideous poorly planned development wreak havoc on this town.

Everyone compares this to ada. Is there a child elementary school within walking distance of Ada. Have we even gotten any information from people who live in Ada that they like the development? It is a complete maze. It is absolutely the most unfriendly on navigational place. Yes it's on the river, but you can't walk past the river and there's so much traffic. You can't even safely cross the road. I barely see any children in this place and it's because it's only People driving around a parking lot aimlessly and that's exactly what they're hoping to do here. DeVos owned hotel. DeVos owned coffee shop. DeVos owned fashion store. I could go on. No thank you.

Please stop the development. I'd rather have a field. Or what about the school buy it and we build a track and a community rec center for our kids to play basketball and seniors to workout in try winter?

Please stop the madness. Shut it down before they get the developers get their fingernails into the city.  
Sent from my iPhone



Madame Mayor and City Commissioners,

Recent correspondence from the city staff and its consultants to the City Commission compels us to reassert the role and responsibility of the City Commission in the approval process.

1. The City Commission is elected to represent the views and voice of its constituents. Those constituents have made it clear that a large majority of them oppose the scope and scale of the current PUD Concept Plan. The City Code (5.47 B2 and 5.47 C1) stipulates that both the Planning Commission and the City Commission **must hold public hearings and consider the view of the public** in their decision. The Mayor and City Commissioners are ultimately responsible to their citizens. It will be unfortunate for East Grand Rapids if the city becomes embroiled in suits or recall campaigns because the voters believe that their elected officials are not faithfully fulfilling their roles.
2. The City Commission is being misinformed and misguided by the city staff and its consultants. Despite what has been claimed at commission meetings, **approval of the PUD Concept Plan is at the discretion of the City Commission**. *Nowhere* in our city code does it state that the City Commission must approve a plan if certain standards are met.
  - Consultant Paul LeBlanc has said *“The basis for the decision must only be the standards listed in the Zoning Ordinance. If the request meets those standards it must be approved, though conditions may be added . . .”* This statement is contrary to, and not supported by, the City Code. The standards to which he refers (5.47 B2) apply only as minimum requirements to the Planning Commission before they can present the PUD Concept Plan to the City Commission. No such restriction is placed on the City Commission. Their approval, approval with conditions, or denial is completely discretionary.
  - For motivations that are unclear, the staff and consultants have presented a one-sided view, structured to support the developer’s proposal and at odds with the public interest. Data on height, density, traffic, parking, and environmental impact have all been skewed to present the view that this development will fit the character of the surrounding area and of our city. The contradictions have been pointed out to the City Commission in written form and verbally at commission meetings. Despite the repeated claim that they are listening, the mayor and commissioners are hiding behind a screen of confidentiality and have given little feedback to show that they are actually hearing what is being said by their constituents.

**The risks of approving the current PUD Concept Plan are great.** It gives the City’s assurance to the developer that the city supports all significant metrics in the plan, including density, height, parking, traffic, privatization of roads, environmental mitigations, greenspace, public space etc. It commits future generations to the developer’s vision. It also risks embroiling the city’s elected officials in a battle against its own constituents. **The risks of denying the plan are small.** The property would revert back to the PUD that was approved in 2004, and dialogue with the developer would begin anew. As was stated by a commissioner at a recent public meeting, **“We can do better than this.”**



## Lori Parmenter

---

**From:** frances Mogle <fmogle1@comcast.net>  
**Sent:** Tuesday, June 17, 2025 9:06 AM  
**To:** Public Input  
**Subject:** PUD - question

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Good Morning

I watched the June 16 meeting on you tube last night.

It seems to me that the (commissioners and all city staff mayor etc) have the belief that the CONCEPT PLAN needs to be approved due for legal reasons BEFORE any further changes can be addressed . Looking at the current CONCEPT PLAN - and comparing it to the 2004 PUD plan - there is a stark difference with open/ green space and number of buildings and units. I accept zoning legalities BUT I QUESTION acceptance of the CHANGE in how the zoning is now PRESENTED.

FEB 17 2025 - public meeting feedback

The feb 17 public meeting resulted in the developers **Changing** the PUD ( 7 to 5 story building and 180 to 149 units).

MY CONCLUSION IS - the **CONCEPT**. Is still the issue with the public feedback you are receiving at each meeting since feb 2025.

**I SUPPORT** the request for another **PUBLIC MEETING** -and **GOOD COMMUNICATION** to the residents of East Grand Rapids.

**City officials** you have a right to your opinions and actions - regarding legal matters - I. Respect that.

**However PUBLIC COMMENTS SEEM TO HAVE HAD THE ABILITY TO AFFECT CHANGE TO THE 2025 PUD. Why take the RISK** of a legal battle post concept plan approval. I truly think you are caught in a very difficult situation.

Laurie Skaggs - thank you for at least presenting a drawing that included open public space. Abby and Brian thank you for acknowledging parking and density issues. Charlie thank you for being willing to share your thoughts with residents.

Thank you for listening to my thoughts. I welcome any and all responses to this email.

Bonnie and Denny Mogle

Residents of EGR since 1980  
2626 maplewood dr se  
Phone 616-560-0841  
fmogle1@comcast.net

## Lori Parmenter

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**From:** Nancy Pattison <napattisonmd@gmail.com>  
**Sent:** Tuesday, July 8, 2025 3:32 PM  
**To:** Bradley Hunter  
**Subject:** EGR PUD

**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.

Good Day, Mr. Hunter,

I trust you are well. I am a Ward 2 constituent. I have spoken at the Commissioner's meetings a few times. You have invited us to reach out to you personally, so here I am doing so.

I have lived on my street for nearly 13 years, since I moved here from Maine to take a job at Network 180. Some would say I have done well for myself; those who don't know me make assumptions that because I retired as a physician, I must have had a life of privilege.

Not so.

I joined the US Navy after only 1 year of college because I could see my college debts were huge (\$700 seemed like a lot of money to someone making minimum wage in 1973, at \$1.65 an hour). My parents could not help. I needed help with college, so I dropped out and spent 4 years doing my 12 hour shifts in the weather office while going to college part time in NW Florida. As there was no housing for women on the base, I had to live off base. I couldn't afford to eat; I couldn't afford clothes to "go out." One of the places I lived in was a 6' by 14' trailer on a 10 acre farm; I was located next to the pig sty (the farmer gave me delicious pork chops, which I guiltily ate). The back 7 acres was fenced off for cattle. In my mind's eye I try to envision streets, commercial space, and housing for 149 families on only 5 acres of that land. All I can see is a concrete jungle, guided by the footprint plan offered by the developer. It is not pretty, not in concert with the atmosphere of the village, and by all views, seems to be something that does NOT enhance Gaslight Village from an aesthetic, lifestyle or business perspective.

I think this would become apparent if you had the developer do a mockup of their plan, complete with roads, sidewalks, and buildings (including the architectural style of the buildings). I see these mockups for plans presented for all kinds of building projects in Grand Rapids, yet I have seen none for the PUD in EGR. Buildings, trees, people gathering, parking - it is easy for someone with CAD skills or other such computer based skills to do. Why have we not seen one for this project? Could you get one done for us by the developers? Including the surrounding buildings in the area?

After 4 years of being extremely poor in the Navy, I went to be even *more* poor as a medical student who couldn't afford 25 cents for a cafe cubano (in Miami outside the school there was a coffee vendor I never got to meet but could have used his product!). As a pediatric resident, I was still poor due to paying off school loans primarily, but I could afford some clothes (we got food vouchers when we were on call at the hospital). 13 years after med school, I paid off my last school loan. My point? 21 years of extreme poverty limited where I could live (very grateful for government subsidized

housing for 2 years). I do not believe anyone who is going through what I went through can afford the "affordable housing" in this PUD. Giving the developers a Brownfield designation so we taxpayers pay them to build on the most prime real estate in West Michigan is contemptible.

Finally, please, please believe the former mayor when he says a "concept of a plan" got Walker into legal trouble, and find out for yourself what that is meaning for Walker and its taxpayers.

Thank you for taking the time to read part of my (*long* life) story. I look forward to a fruitful dialogue about this in the future.

Sincerely,

Nancy A. Pattison  
2104 Gorham Dr. SE, EGR

Mayor Favale,

Thank you for your July 5 response to my prior letter. As you know I sent that letter and am sending this one on behalf of a large group of citizens who believe the Gaslight project is too large in scope and is being rushed along without a thorough review. In that regard I had input from a number of those people in reviewing my letter to you, your response, and this response that I am now sending.

Most of your communication was 4 pages of response prepared by City Manager Charles. We do not intend to respond directly to his statements. The people of EGR will be forced to bear the result of the decisions made; both now and for generations to come. We (including the lawyers in our group) believe that Mr. Charles' response minimizes the large amount of discretion allowed to the City Commission. His response likewise minimizes the impact that public hearings should have on decision making, stating that, "The public's input during these processes is an opportunity to see if anything was missed that would change the analysis." He offers no comment regarding public input that is 85% opposed to the current proposal. According to the opening paragraph of our City Code, a PUD must "ensure compatibility with adjacent land use." We contend that public input is an excellent gauge as to whether that important, yet subjective, requirement is met.

Mayor Favale, we would like to reply to the three points which you made:

First, while your loyalty to the city staff is undoubtedly sincere and well-founded, it is perhaps blinding you to what is being seen by the citizens of EGR. The claim that the presentation to the city council by the planning commission is "objective" is difficult to substantiate. Virtually every metric presented is skewed to present this development as fitting in with its neighborhood and causing no disruption to the safety and well-being of the citizens and environment in the surrounding area:

- Building heights are compared to a hospital and the tower above the high school auditorium, not to any existing retail, commercial, or residential structures.
- Residential density calculations include large amounts of non-residential area. They are then compared to a single 12-unit development to claim comparable density for a 149 unit development.
- No justification is given for accepting the minimal parking provided.
- Traffic generation numbers are unverified. The claim that the two existing commercial buildings are generating over twice the traffic that the six new buildings will generate is unfounded and seems absurd.
- The many ways in which the proposal does not match the existing Master Plan is ignored.
- The fact that no comprehensive safety study has been conducted is ignored.
- The fact that no environmental impact study has been conducted is ignored.
- The insistence by the developer that streets be privatized is ignored. No discussion at all is made on the impact of this decision on the city's access and obligations.

The perception of pro-developer bias is further amplified by the fact that the city has been willing to hand over any negotiating leverage that it had. Instead of insisting on the maximum of 107 residential units that the standing 2004 PUD affords, the developer was complimented for a

proposal that has 40% more units. Instead of holding the developer to his contractual obligation to maintain the parking garage and keep it available for public use, he was given permission to tear it down for no other reason than that he wanted to. The commission even allowed the possibility of tax dollars reimbursing his costs. Apparently, the city is giving the developer everything he asks for with no push back to make a proposal that benefits the people of EGR.

Second, for those of us in the visitors' seats at commission meetings, the "screen of confidentiality" is very visible. It obscures our view of the thoughts and opinions of our commissioners. We do see our commissioners ask questions, offer opinions, and engage in dialogue on a wide range of topics. On the addition of bike lanes, the timing of field resurfacing, the need for a better rescue craft; commissioners seem open and willing to discuss these things and share their views. When it comes to the most important decision they will make as a commission, voices go silent. On this one issue the role of being an elected *representative* and a city *leader* is set aside. It is the job of commissioners to represent the views of their constituents, not just privately over coffee, but publicly. It is the job of the mayor to lead.

Third, we have no doubt that "the East Grand Rapids City Commission and city staff are committed public servants who care deeply about this community." That is why it is so difficult for us to comprehend why a proposal of such lasting importance is being rushed forward to the benefit of the developer's profits and at the expense of the needs of the East Grand Rapids community. That is why we persist in believing that you might eventually open your eyes and ears and act on behalf of the people that elected you.

Again, we request that any vote on the concept plan be delayed until everything shown in the concept plan can be questioned to the satisfaction of all the commissioners. The Commission *should* question the input the city manager, zoning administrator and planner have made for the Commission. This is due diligence, not a betrayal of trust. It is the City Commission that has been elected and entrusted to care for the future of our city. This is not a check-box decision, it is discretionary, which is why it is put to a vote. Commissioners must be given all the time needed to get it right.

Jerry Anderson on behalf of EGR Responsible Development



CITY OF  
EAST GRAND RAPIDS

16

750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506  
(616) 949-2110                      www.eastgr.org

Lori Parmenter  
City Clerk

**MEMORANDUM**

TO:                      Mayor and City Commissioners  
FROM:                  Lori Parmenter  
DATE:                  July 15, 2025  
RE:                      MML Membership Renewal Invoice

Action Requested: That the City Commission approve the renewal of the City's membership with the Michigan Municipal League along with the Legal Defense Fund.

Background: The City of East Grand Rapids has been a member of the Michigan Municipal League for a number of years. The City has benefited throughout our membership by utilizing their different resources available and training opportunities. This is a yearly expenditure that is accounted for in the current fiscal year budget.

Shea Charles, City Manager



1675 Green Road  
Ann Arbor, MI 48105  
T 734.662.3246  
800.653.2483  
F 734.662.8083  
mml.org

Lori Parmenter  
City Clerk  
City of East Grand Rapids

Dear Lori Parmenter,

As a member-driven organization, the Michigan Municipal League serves with a spirit of collaboration and innovation. We are able to effectively and powerfully champion Michigan communities as a direct result of your membership support and the critical role you play, from your leadership on our Legislative Policy Committees to your prompt advocacy in response to our Action Alerts. In the coming year, we look forward to enhancing our member benefits in the form of programs, services, and advocacy. These include:

**Legislative Activities.** League lobbyists have been repeatedly recognized as the most effective in Michigan by the MIRS News Service/EPIC-MRA Insider Survey. Our legislative priorities underscore our commitment to creating thriving communities that attract and retain residents and businesses: We are pushing the Michigan Legislature to focus on local investment with the creation of the Revenue Sharing Trust Fund and Neighborhood Roads Fund, and we continue to work towards holistic strategies to address the housing needs members face.

**Local Economies.** We are exploring local entrepreneurship to help municipalities build more equitable small business ecosystems, focusing on “microbusinesses”—those with no more than 10 employees. To that end, we have developed two Microbusiness Playbooks, offering steps municipalities of all sizes may use to foster their microbusiness economies. We also create opportunity reports with tailored recommendations, the result of on-site visits and rigorous conversations to understand a community’s assets and the needs of its microbusinesses.

**Risk Management.** Our insurance and risk programs continue to deliver excellent value for our members, with a \$2.3 million dividend distributed for Liability & Property Pool 2025 renewals. Our robust Workers’ Compensation Fund saw a \$15.5 million dividend this year, an increase of \$1.5 million from 2024.

**Expanded Trainings and Education.** We are proud to support public officials with professional development at every career stage. Elected leaders are automatically enrolled in our free Elected Officials Academy, focused on governance, leadership, and community impact. This year, we are excited to launch our self-paced online learning curricula, covering topics from lobbying and municipal finance to FOIA compliance, taught by subject experts. All our training programs may be accessed via the updated League Portal at [my.mml.org](http://my.mml.org).

We would not be the organization we are without the support of our largest stakeholders—our members. To maintain our top-notch service, innovative programming, and advocacy in Lansing and D.C., we are adhering to the Headlee Inflationary Index and increasing membership dues by 3.1 percent, beginning July 1, 2025.

If you have questions related to your dues, contact Katie Farver at [kfarver@mml.org](mailto:kfarver@mml.org). Please direct any other questions to [info@mml.org](mailto:info@mml.org). Because of you, we are confident in our journey to a brighter future—together.

Sincerely,

A handwritten signature in black ink that reads 'Daniel P. Gilmartin'.

Daniel P. Gilmartin  
Executive Director & CEO

A handwritten signature in black ink that reads 'Don Gerrie'.

Don Gerrie  
President, 2024-2025

**We love where you live.**



**Notice**

**Michigan Municipal League**  
 1675 Green Road  
 Ann Arbor, MI 48105  
 Phone: 734-669-6371  
 Website: <https://www.mml.org>

<b>Renewal Number</b>	0007111
<b>Document Date</b>	06/1/2025
<b>Due Date</b>	60 Days

City of East Grand Rapids  
 750 Lakeside Dr. SE  
 East Grand Rapids, MI 49506-3029

Membership Renewal for East Grand Rapids  
 Membership Type: MML Full Member  
 Membership Term: 06/01/2025 - 05/31/2026

Item	Quantity	Price	Total
MML Full Member Dues	1	\$5,634.00	\$5,634.00
Legal Defense Fund Member Dues	1	\$563.00	\$563.00

**Please make checks payable to:**

**Michigan Municipal League**  
 PO Box 7409  
 Ann Arbor, MI 48107-7409

**Total:** \$6,197.00  
**Grand Total:** \$6,197.00  
**Payment:** \$0.00  
**Balance:** \$6,197.00

**Please sign, date, and return with your payment.**

\_\_\_\_\_  
 (Signature)

\_\_\_\_\_  
 (Date)

MML dues include annual digital or print subscriptions to the Review for your officials valued at \$12.00 per copy.

The Legal Defense Fund is an optional charge. The purpose of the fund is to provide specialized legal assistance to member municipalities in cases that have significant statewide impact.

**We love where you live.**

**EAST GRAND RAPIDS  
PARKS & RECREATION COMMISSION MEETING  
EGR COMMUNITY CENTER  
COMMISSION CHAMBERS  
6:00 PM  
Monday April 28, 2025**

The regular meeting of the Parks and Recreation Commission was held in the City Commission Chambers in the East Grand Rapids Community Center.

Nick Abraham called the meeting to order at 6:02 pm.

Present in Person: Nick Abraham, Michelle Brown, Layla Kuhl, Lan Le and Patrick Parkes,

Absent: Todd Bell, Ryan Burdick, Larry Fisher, Lauren Jacoby and Kate Skaggs

Also Present: Parks and Recreation Director, Derek Melville and Sara Coffey

Guests: None

**Public Comment:**

None

**Report of Commissioners:**

**Nick Abraham, Lan Lee and Patrick Parkes** – Nothing

**Layla Kuhl** – EGRPS Foundation hosted the Hurrah this past weekend, it was well attended and well organized.

**Michelle Brown** – Another spring soccer season is underway. Lots of people are coming to Manhattan Park for soccer and parking is intense. Is excited about her own upcoming rental of a school pavilion and field.

**Review of minutes:**

Minutes of the March 24, 2025, Parks and Recreation Commission meeting were presented for approval.

MOTION to approve: Brown

SUPPORT: Parkes

YES: Abraham, Brown, Kuhl, Le and Parkes (5)

NO: (0)

**MINUTES APPROVED**

**Special Event Calendar – FYI**

**Consider request to approve Special Events Permits:**

**a. 2025 Wednesdays on Wealthy Food Truck Request**

Director Melville gave an overview of this request; Gaslight Village Business Association (GVBA) in conjunction with the Community Foundation request to have a food truck in Regatta Plaza and it was denied by CWD (the owners of Regatta Plaza) they are now requesting to have a food truck placed on Wealthy Street during the Wednesdays on Wealthy events. The city's policy states that food trucks can only be in the city during a special event. If a food truck is approved, it should not offer the same food that is already available in the city.

Le – Asked if this would be a one-time approval or for the duration of the events?

Melville – Approval would be for the season. The City does have the ability to rescind the approval.

MOTION to approve: Brown

SUPPORT: Kuhl

YES: Abraham, Brown, Kuhl, Le and Parkes (5)

NO: (0)

**2025 Wednesdays on Wealthy Food Truck Request APPROVED**

**b. 2025 Winterfest at Manhattan Park**

Director Melville outlined the request from the East Grand Rapids Community Foundation's proposed winter field day event to take place at Manhattan Park. The event layout is fluid as of now, they are requesting conceptual approval for the event. This is a new event, with no road closures and there will be plenty of space for other people to use the park during this event. Weather will help determine what type of activities will happen. A warming tent and seasonal restrooms are on the list of amenities.

Parkes – Wanted everyone to be aware, for the sake of transparency, that he is a member of the Community Foundation. Patrick let the Commission know that the activities will include all age groups and they are looking to get the community together during a time of year when people don't get out as much.

Abraham – This this is an awesome idea!

Brown – How does Parks and Recreation determine if an event is a private rental or a Special Event?

Melville – Renters complete an application; it asks questions about participation fees and number of people attending. Staff review the information, contact the applicant, if needed, and determine if the request is a private event or Special Event. For example, the Kisscross event uses a large area of the park and is considered a Special Event. Many sports teams rent areas such as Memorial Field and is considered a private event, but if they requested to have food trucks then it would move to a special event request.

This event is slightly different, since the Community Foundation is a partner with the city. The Parks and Recreation Commission will determine if this event is approved and if it is we will provide a permit, but the permit fee would be waived.

Brown – Doesn't feel that having a Community Foundation member voting is an issue.

Abraham – Wondered how common rentals in the community are.

Melville – Explained that there are quite a few field and pavilion reservations each year.

Kuhl – Is in support of this event but proposes moving the approval request to next month.

Brown – Feels that there is lots of time to approve this request and supported not voting tonight.

**No action taken on this request.**

**4<sup>th</sup> of July Road Closure Discussion:**

Director Melville reminded the Commission of the public comment from the March meeting, bringing awareness to the safety issue on Lakeside Drive on July 4<sup>th</sup>. Once the parade is done people tend to migrate to John Collins Park for activities. In years past there would be no parking on Lakeside Dr. but traffic is heavy, and pedestrian safety is a concern. Public Safety was consulted and they agree to close Lakeside Drive between Wealthy St. and Reeds Lake Blvd. without blocking the boat launch all day.

Lakeside Drive has traditionally been closed for the Trailblazer run and parade. The boat launch has been open and closed several times throughout the day for the Trailblazer, parade, ski show and fireworks. With Lakeside Drive being closed, there is more room for food trucks and people will be able to walk in the street. Lines for the food trucks can be in the road instead of blocking the sidewalks.

This year, ingress and egress for the few properties on this stretch of Lakeside Drive, Roses' and the condo, will be available throughout the day. The boat launch would be open from 5:30-7:30pm so people can get their boats on the lake for the fireworks. There will be no parking on Lakeside Drive within the closing. The boat launch would be closed again from 7:30pm-11:30pm for the Concert in the Park and fireworks.

Abraham – The boat launch would be open before 1:00 pm and from 5:30-7:30p, wonders if 2 hours is enough time to get a bunch of boats in the water? Suggests closing the boat launch at 1:00 pm for the rest of the day.

Melville – With the current plan, the boat launch would be closed from the Trailblazer until 5:30pm. We will continue to work with Public Safety to determine the best plan for the day, with consideration to having one way traffic to make it more streamlined. We will build a time buffer in; the water show could be done early, then we could allow for more boat launch access.

Abraham – Stated that he would hate to see people mad because they waited in line and couldn't launch.

Kuhl – Asked how busy the boat launch is on July 4<sup>th</sup> and how is the boat launch closing communicated?

Melville – Is not able to say how busy the boat launch is, he is hoping for Public Safety's presence during it. The boat launch closing schedule is sent to local news, posted on water bills, social media, and is posted at the boat launch.

Brown – Requested clarification on how the timeframe of the boat launch being open compares to previous years.

Melville – Last year had a smaller, earlier window of time. People seem to want to be on the lake for the concert and fireworks.

Brown – Asked how many people want to see the ski show from their boats?

Abraham – Stated most people are getting on the lake to be on the lake for the day, and to watch the fireworks, not to watch the ski show.

Le – Why does Reeds Lake Blvd need to be closed?

Melville – It's only closed from 7:30pm-11:30pm for safety due to the location of launching fireworks.

Le – Asked if Shopping Center Drive is public or private?

Melville – It is a public road, but traffic would be detoured to Greenwood and Lovett. People would not be directed to Shopping Center Drive.

Brown – Will the lot where the parking structure was be accessible?

Melville – This will be evaluated closer to July 4<sup>th</sup>. Staff will need to be stationed at 2 locations to get traffic in and out.

Brown – Suggested moving barricades detouring traffic prior to where staff will be stationed.

Abraham – Agrees that the road closures are great for safety. Asked if Public Safety would be at the boat launch during the closure.

Melville – There would be a firm barricaded at Wealthy and Lakeside Drive. City vehicles might be used for this. Public Safety can be stationed at the closure and then move to the boat launch when it opens.

Abraham – Supports these changes and added safety.

**Construction Updates:**

Director Melville provided an update on Remington Park; no baseball games were canceled this year due to water! The irrigation system needed to be turned on because the area was too dry, this means the drainage is doing exactly what it should be doing. The field looks good. Sand caps will need to be done this year and next. This will help keep the field playable and level the field. The EGR athletic department and the Varsity Baseball coach are pleased with the outcome.

Manhattan Park is coming along nicely; photo worthy things are happening every day. The rain has been beneficial in showing where bigger drains are needed. The splash pad has been started; the roof is on the restroom and the play structures are being installed. Sport courts are slated to be painted by the end of the month. Construction timeline and money are on track.

**Report of Director:** Nothing additional.

**Communications:** None.

The meeting was adjourned at 6:57 pm

Next Meeting: Tuesday, May 27, 2025

Respectfully Submitted by Sara Coffey.