

# Bailey Newsletter

BAILEY COMMUNITY ASSOCIATION



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**Important Note:** The Bailey Community Association is seeking to limit the size of the printed version of the *Newsletter*. In addition to this hard copy, you can find the complete version at: <http://www.eastlansingneighborhoods.com/Bailey>.

## LUMINARIES

**Canvassing Neighbors:**

**SOON!**

**Block Captain Pick-Up Date:**

**Saturday, December 12<sup>th</sup>, 11 a.m. - 1 p.m.**

**Pick-Up Place:**

**Orchard Street Pump House**

**Display Date:**

**Tuesday, December 22<sup>nd</sup>, beginning at 6 p.m.**  
(in case of bad weather on the 22<sup>nd</sup>, light'em up on Christmas Eve)

**Cost for Luminaries:**

**\$5/set of 10 candles, 10 bags, 10 cups**

The sale of luminaries to light up the darkest nights of winter is the main income source for the Orchard Street Pump House. Luminaries are candles placed in white bags, with sand or similar ballast material in the bottom of the bag. They're placed along the street curbs, and are lit at about 6 pm. The candles can burn for up to 8 hours, and the effect when all of them are lit is very nice, particularly if we get less breezy and drier weather this year! This year's display is scheduled for **Tuesday, December 22<sup>nd</sup>**, on Winter Solstice. If you haven't heard from a block captain by December 11th, or if you would like to pick up a set for your household or for another reason, you can go to the Orchard Street Pump House on the 12<sup>th</sup>, between 11AM and 1 PM, to get luminaries. If you are a block captain unable to pick up your luminary sets on December 12<sup>th</sup>, please use contact information below and reschedule.

### **! MORE BLOCK CAPTAINS NEEDED!**

Block captains are still needed for a number of streets that were 'dark' last year. It's not much work (see the 'long newsletter' for details), so if you are interested, please contact Konrad Hittner ([khittner1@gmail.com](mailto:khittner1@gmail.com), 351-6354), or Dudley Smith ([dudley.b.smith@gmail.com](mailto:dudley.b.smith@gmail.com), 337-1651) with questions, or to indicate interest in being a block captain.

**NEW POLLING PLACE FOR PRECINCT 9 VOTERS**  
**Now at Edgewood United Church at 469 Hagadorn**  
**!!! VOTE FOR CITY COUNCIL MEMBERS ON NOV. 3<sup>rd</sup> !!!**

Because of the closure of the Bailey Community Center, which previously served as the polling place for Precinct 9\* voters, Precinct 9 voters have been reassigned to cast their ballots at Edgewood United Church at 469 Hagadorn Road. Precinct 9 voters should have received a new Voter Identification Card from the Office of the City Clerk, and the changed polling location has also been referenced in the “Dialog”. But for those who are unaware of this change, notice of the change will be posted at the Bailey Community Center. Don’t forget to vote! (\*Please see the long version of this *Newsletter* for more important information from the city clerk and a legal description of Precinct 9.)

**ALERT: MICHIGAN SENATE BILL 442 ALLOWING CONCEALED CARRY, PENDING**

The East Lansing Public Schools Board of Education unanimously opposed Michigan Senate Bill 442 that would allow people to carry concealed weapons into our public schools and universities. The bill is being fast-tracked and awaits Governor Snyder’s signature. If this bill concerns you, as it does our school board, you can send a form letter to your State Senator, Curtis Hertel, and Governor Snyder via <http://cqcengage.com/gomasa/app/write-a-letter?0&engagementId=137053>, notify your friends in East Lansing and elsewhere in Michigan, and call the Senator (517-373-1734) and Governor (517-373-3400) to express your views.

**WANTED: SNOW SHOVELERS & NAMES OF THOSE IN NEED OF HELP**

Are you someone who from frailty or age, is unable to clear your sidewalks of snow and other winter ‘gifts’ but cannot afford to hire others to do so? The Bailey Community Association is setting up a program to coordinate those who need help with volunteers who can help them. The staff at Hannah’s Senior Center will serve as a clearinghouse for this service. Already, MSU students who are interns with the Community Relations Coalition have volunteered to help with this effort. And we do hope neighbors will continue to look out for each other and help those in need as they have done in the past. *But the program still needs additional volunteers.*

If you live in the Bailey neighborhood and would like to volunteer to help shovel sidewalks, please contact Nancy at 517-214-1598. If you *need* such help, please call the Hannah Senior Center at 517-337-1113. The Center’s staff will then contact Nancy who will find volunteers to help you. Homeowners receiving help should provide a shovel and salt to the volunteers – and cookies would be nice, too! (Thanks to Nancy Cuddeback for her initiative and reporting for this article and to the Senior Center and CRC for their help.)

**MORE GREAT PUMP HOUSE CONCERTS**

**All shows start at 7 p.m.**

The Pump House Concerts music series at the Bailey Pump House brings in top- level talent from Michigan, Nashville, and across the country to play in this special venue. **All shows begin at 7 p.m. unless there is contrary notice, and a \$15 voluntary contribution/person is appreciated for the artists unless stated otherwise.** More shows may be scheduled beyond those listed below, so do check concert schedules at [pumphouseconcerts@gmail.com](mailto:pumphouseconcerts@gmail.com) to receive updates on shows, or go to [www.facebook.com/pumphouseconcerts](http://www.facebook.com/pumphouseconcerts) and the new Bailey website at:

<http://www.eastlansingneighborhoods.com/Bailey>. You can also call Smitty at 517-927-2100. Here are some of the upcoming concerts. Please consult the above sources for more information.

**Saturday, November 14<sup>th</sup> – Sam Baker.** Sam Baker is an icon among Texas singer/songwriters. His record, “Say Grace,” was a *Rolling Stone* top 5 in 2013. He is a man of few but always beautifully chosen and fully wrought words. Baker turned inward to relearn the use of his body and brain after a Peruvian train bombing almost killed him in 1986. It’s taken years to heal. The road back was arduous, but it opened up new vistas in art, poetry, and music. For more about Sam’s music, please see: [www.sambakermusic.com](http://www.sambakermusic.com). \$20 contribution suggested.

**HOLIDAY SHOW: Saturday, December 12<sup>th</sup> – Lost Voices.** This year’s Pump House holiday show features a group of amazing Michigan musicians who bring life changing creative programs through music to at risk and incarcerated young people as a means to help turn their lives around. *Lost Voices* includes Josh White, Mike Ball, Reverend Robert Jones, Drew Nelson, and Peter Madcat Ruth. It will be great to welcome them for our annual holiday concert. For more about the group, please see: [www.lostvoices.org](http://www.lostvoices.org).

### **UPDATE: Garten House Apts. Development at Beech and Gunson**

As we reported in December of 2013, DTN Management proposed to remove the small cottages at the corner of Beech and Gunson and replace them with five 3-story, 4-unit buildings that would feature ground level parking under each unit and two bedrooms in all but two units for a total of 40 licensed beds. You can see plans for the project in the City Council agenda and minutes for May 6<sup>th</sup>, 2014. The development is now going forward and ground has been broken. Completion date is Fall of 2016. (This article is elaborated in the long version of the *Bailey Newsletter*.)

### **UPDATE: Bailey Community Center**

**Background and Process:** On January 20<sup>th</sup>, 2015, the East Lansing City Council voted to close the childcare program at the Bailey Community Center and, since that program covered the operational costs of the building, the community center as a whole. The building ceased operations on September 4<sup>th</sup>. This decision had been opposed by the Bailey Community Association, which strongly supported the proposal of a group of childcare parents to create a viable new program to take over from the city-operated program at Bailey.

Following two facilitated discussions held at Hannah in late March and April, participants came up with a number of preferred uses for the site. At about the same time, a nonprofit housing group, the Capital Area Housing Partnership (CAHP) presented to the neighborhood a plan that met many of the criteria suggested by the participants in the discussions: preservation of the park and historic building, continued ownership of the building by the city, and mixed and intergenerational uses such as senior apartments, community programs, offices, and above all childcare.

The CAHP plan proposed to use federal and state tax credits for low-income housing and historic preservation, as well as more conventional financial instruments, to finance an 8.6 million dollar project. It would demolish the newer wing on the building’s east side and build a three-story building in its place. It would completely renovate the old west-side building while keeping intact its important historic features and the gym. On the upper two floors, it would create 26 apartments for seniors 55 and older whose income was 60% or less of the median income threshold in Ingham County. The lower levels would be used for a childcare center, community space, low traffic offices and some apartments. CAHP proposed to lease the space from the city for 45 years rather than purchase it.

Because this plan would preserve the original elementary school building, keep city ownership of the building and grounds through a lease arrangement, provide uses compatible with the neighborhood, and move forward relatively soon, neighborhood leaders supported it, and on June 2<sup>nd</sup> the City Council unanimously approved this proposal in concept. It had yet to go through site plan reviews from the Planning Commission and City Council. (For more background information, please see the long version of this *Newsletter* and other newsletters from 2014 and 2015 at: <http://www.eastlansingneighborhoods.com/Bailey>. For a review of the controversy and the council's January vote, see <http://www.eastlansinginfo.org/content/triplett-goddeeris-and-woods-vote-close-bailey-building-set-be-locked-june>).

Because funding for this project required tax credits from the Michigan State Housing Development Authority (MSHDA) through a competition with an application date of October 1<sup>st</sup>, CAHP and the City were under pressure to complete a large number of steps by October 1<sup>st</sup>. Amazingly, CAHP succeeded. Below are some of the steps involved and the dates on which those steps were completed:

- (1) The site plan for the project had to be approved by the Planning Commission (Sept. 1) and the City Council (September 15<sup>th</sup>).
- (2) The City Council had to agree to a lease arrangement for the use of the building (August 4<sup>th</sup>).
- (3) The City Council had to change the C zone, in which the Bailey building sits, to allow the proposed new uses. On September 1<sup>st</sup> Council voted for Ordinance 1349, to allow publicly owned buildings in the C zone to be “partially or fully privately leased for businesses or residential uses that meet specific needs of the community and residents of East Lansing.”

Meanwhile, in order to compete for the tax credits that MSHDA would award, CAHP had to do well on a point system that would determine who would ‘win’ these credits. Mikki Droste, the Executive Director of CAHP, explained what some of those points were for. We’ve added in parentheses the dates on which some of those criteria were met:

“When applying for these funds the state hires a firm to complete a market survey – they analyze the local housing market, needs, probability of renting units added, rents proposed and ‘marketability’ of the proposed project. Our market survey came back mid-September with a couple small ‘marketability’ suggestions but otherwise was very positive.

Outside of the market survey, items that MSHDA uses to ‘grade’ the project is walkability (this project scores an 82 out of 100 on this – making it ‘very walkable’), its proximity to a thriving downtown (we believe we scored maximum points on this) and local municipal support – through the execution of a PILOT (payment in lieu of taxes) (passed Sept. 15<sup>th</sup> by City Council), preliminary approval of site plans (Sept. 15<sup>th</sup>), resolution of support (Sept. 15<sup>th</sup>), and the presence of the type of project listed as a part of planned growth in the community in the city’s Comprehensive Plan” (acknowledged in an August 26<sup>th</sup> memo to the Planning Commission and after).”

Forty-four entities submitted applications for MSHDA’s tax credits. CAHP believes it did well based on its own self-scoring, but MSHDA will do its own scoring and make its selections in late December or early January 2016.

CAHP had hoped to qualify also for federal tax credits to help pay for the historic preservation parts of its project, but learned that the Bailey Community Center was not eligible for that program, so will seek funds elsewhere.

**What’s in the Plan?** The current site plan for the rebuilding of Bailey shows the demolition of the current one-story (childcare) wing and its replacement with a three-story wing on essentially the same footprint, essentially as described above. The existing three-story wing on Bailey Street will remain, but will be completely renovated on the inside with only the gym kept in its current configuration. Existing entrances on

the West will be maintained; barrier-free entrances to the new wing will be added on the East side (approximately where the current childcare entrance sits) and on the North and South sides near the junctions with the existing wing. The site will contain 57 parking spots, distributed around the North, West, and South sides of the structure. There will be no curb cuts on Collingwood. Three curb cuts will remain off of Ann Street and one off of Bailey, as now. The project area will also include the Northern extension of the current Bailey Street driveway and its sidewalk and buffer.

The project area (including parking and buffer zones) will extend North from the building to encompass the area of pavement immediately around the building and about half of the area now occupied by the smaller (2-5 year old) play structure, but stopping just a few feet into the larger paved area (the one-time basketball court). Importantly, the plan will keep the larger (5-12 year old) play structure and adjoining swing set along Bailey. The smaller play structure and the swing set along Collingwood will be removed as part of the project, with the CAHP providing a cash payment to the city toward replacement or other mitigation of the lost equipment. The project area will also include the Northern extension of the current Bailey Street driveway and its sidewalk and buffer.

While many Bailey residents would have preferred not to have parking on the north side of the building, which was determined by the city staff to require 64 spaces for the new residential and business/community uses, CAHP argued that its mortgage lender required adequate parking for the proposed uses and would otherwise not extend a loan and that its engineers could not find more parking space elsewhere on the lot. However, CAHP did receive a waiver from the Council on the required parking and reduced the number from 64 to 57 spaces.

Although CAHP is not assured of winning the MSHDA tax credits, it has nonetheless begun to look for low traffic commercial and daycare tenants for the first floor. If anyone has any ideas, please contact Mikki Droste at: 332.4663 and/or her email address – [mdroste@capitalareahousing.org](mailto:mdroste@capitalareahousing.org). (For extensive information about this, please see the City Council agenda and minutes from their September 15<sup>th</sup> meeting at <http://www.cityofeastlansing.com/576/Agendas-Minutes-Videos>, Agenda Items 11, 14, and especially 22.)

(Thanks to city BCA-liaison Megan Clark, CAHP Executive Director Mikki Droste, and BCA board member Charles Hoogstraten for their help with this article.)

### **NEW Development at 565 East Grand River (Taco Bell location)**

On September 15<sup>th</sup>, the City Council voted unanimously to approve the site plan for a development at 565 East Grand River that would remove the disused Taco Bell building and replace it with a mixed use, five story building of about 6,000 square feet with commercial space on the first floor and one-, two-, and three-bedroom apartments above. It will use some leftover materials from the Broad Museum construction to add surface details that will blend with the Museum, though the general look of the building mirrors the apartments to its east along Bailey Street that were built by the same developer, David Krause. It would include a plaza adjacent to the east side of the building that would require removing the southbound lane on Bailey Street.

On the 15<sup>th</sup>, a majority of the Council (Goddeeris, Triplett, and Woods with Beier and Boyle opposing) voted to approve a TIF (tax increment financing) package of \$1,521,880 whereby 90% of the new tax revenue generated by the project would go towards the project rather than to the city and other taxing jurisdictions over a period of 15 years. Those in favor argued the project deserved this support because of its quality while those opposed cited the need for the city to be fiscally prudent and questioned whether TIFs were necessary to get projects built in that location. The B.C.A. did not weigh in on this proposal. (For more info, see longer *Newsletter*.)

## About the Bailey Community Association

The Bailey Community Association was founded to enhance the residential quality of life for those living in the Bailey Neighborhood. The Bailey neighborhood extends from Hagadorn to Abbot, and from Saginaw to Grand River. Anyone living within the boundaries of the neighborhood is welcome to join the association. Beginning in September, the BCA Board of Directors will meet on the second Thursday of each month except August at 6:30 p.m. at the Orchard Street Pump House. Meetings are open to the public, and all residents are urged to attend meetings with their concerns. If you have questions, please contact Chairperson Konrad Hittner at [khittner1@gmail.com](mailto:khittner1@gmail.com) or Vice Chairperson Erik Altmann at [ema@msu.edu](mailto:ema@msu.edu).

Dues help the Bailey Community Association to organize meetings where viewpoints and concerns can be aired, organize “meet the candidates” forums; organize and complete Bailey park and neighborhood clean-up days; work with MSU’s Community Relations Coalition; work with the Pump House Board to organize social events such as the Ice Cream Social and Valentine’s Party; and publicize these through emails and newsletters. Don’t forget the **Bailey website** for updates and more information: found under <http://www.eastlansingneighborhoods.com/Bailey>.

### BCA MEMBERSHIP and ANNUAL DUES FORM

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE: \_\_\_\_\_

ANNUAL DUES: \$10.00 for couples and families

\$5.00 for singles

\$5.00 for couples and singles over 65 or for students.

(Please send dues to Jim Liesman, 436 Division Street, East Lansing, MI 48823. Checks should be made out to the Bailey Community Association. If you are sending annual dues, please make a note of the date for your records so you do not send another payment by mistake in the same year period. Thank you!)

**Thanks to the City of East Lansing for helping to pay for the copying of this *Newsletter!***