

Grand Rapids - Kent County Convention/Arena Authority

***Wednesday, November 29, 2000 – 7:30a.m. – 9:30a.m.
Progressive AE
1811 Four Mile Road
Grand Rapids, Michigan 49525***

A G E N D A

- | | | |
|-------|---|-------------|
| I. | Call to Order | |
| II. | Review and Approval of the Minutes of the October 25, 2000 Meeting of the CAA | Action |
| III. | Public Comment | |
| IV. | Presentation – Design and Construction – Dale Sommers | Information |
| V. | Committee Reports | |
| | a. Building Committee | |
| | b. Operations Committee | |
| | c. Finance Committee | |
| VI. | SMG Report – Facilities Calendar | Information |
| VII. | Board concurrence in financial participation in Enhancement Grants for Streetscape in Monroe Avenue from Lyon Street to Michigan Street and Construction of Grand River Promenade from Lyon Street Square to Michigan Street. (Subject to City of Grand Rapids Commission approval and DDA approval). | Action |
| VIII. | Reconstruction of Monroe Avenue, Pearl Street and Michigan – East Side Sanitary Trunk Sewer (Increase in scope of work-Black & Veatch). | Action |
| IX. | Convention/Arena Authority Administrative Support | Action |
| X. | Approval of right of way: | |
| | a. The Herald Company (GR Press Building) | |
| | b. GSA (Federal Building) | Action |

XI. Other Business

XII. Future Business

- a. Competitive Bidding - Operations
- b. Competitive Bidding - Construction
- c. Permanent Assignment of Construction Management Contract
- d. Establish Change Order Approval Process
- e. Design and Construction Approval

XIII. Next Meeting Date – January 24, 2001

XIV. Adjournment

Distribution:

Convention/Arena Authority:

Steve Heacock, Chair
David Frey, Vice-Chair
Birgit Klohs
Mayor John Logie
Joe Tomaselli
Lew Chamberlin
Clif Charles

Staff:

Kurt Kimball, City of Grand Rapids
Eric DeLong, City of Grand Rapids
Robert White, City of Grand Rapids
Bill Cole, City of Grand Rapids
Dianette Hight, City of Grand Rapids
Daryl Delabbio, Kent County
Al Vanderberg, Kent County
Dave Waichum, Kent County

Jim Leach, Kent County
Dick Wendt, Legal Counsel
Jon Nunn, Grand Action
Dale Sommers, Contracted Owner's Rep
Jim Knack, DDA
Rich MacKeigan, SMG
Jim Day, Kent County

Committee Members:

John Canepa
Milt Rohwer
Robert Herr
Tom Carnegie
Robert Hooker
Don Maine
Marty Allen

Other:

Ingrid Scott-Weekley
Tim Wondergem
Don Hunt
Media
Jack Naudi
Steve Wilson
Peter Ross

*****REMINDER*****

**THE MEETING OF THE
GRAND RAPIDS – KENT COUNTY
CONVENTION/ARENA AUTHORITY ON**

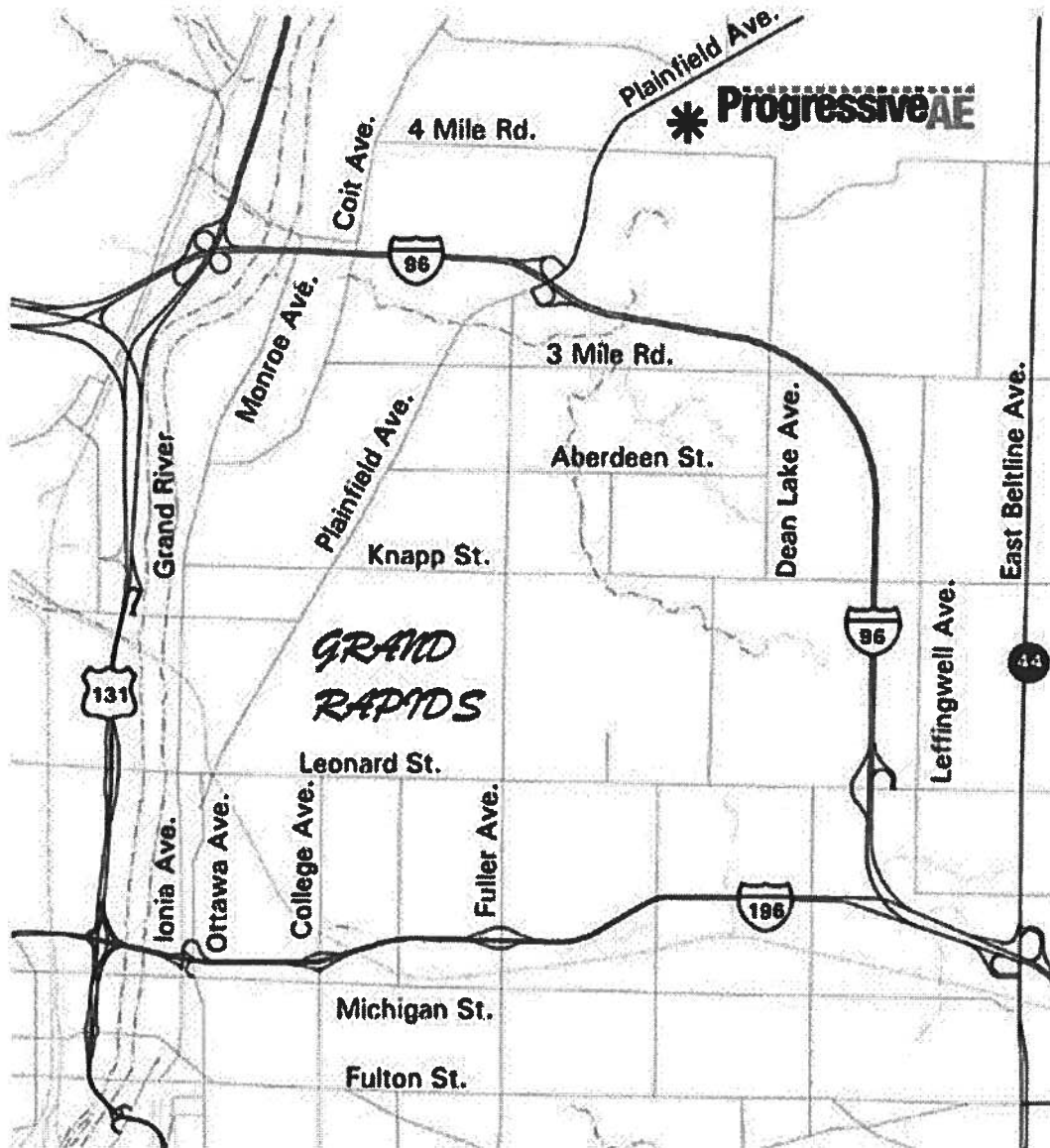
**WEDNESDAY, November 29, 2000
7:30 A.M. – 9:30 A.M.**

WILL BE HELD AT

**PROGRESSIVE AE
1811 FOUR MILE ROAD
GRAND RAPIDS, MI 49525**

A MAP IS ATTACHED

Progressive AE
1811 Four Mile Road
Grand Rapids, MI 49525



Item II

**MINUTES OF THE GRAND RAPIDS-KENT COUNTY
CONVENTION/ARENA AUTHORITY
BOARD OF DIRECTORS MEETING
Wednesday, October 25, 2000**

I. Call to Order

The meeting was called to order by Chair Steve Heacock at 7:35 a.m., in the County Administration Building Board Room. Mr. Heacock presided and Ms. Birgit Klohs, Secretary, recorded.

Attendance

Members Present:

Steve Heacock, Chair
David Frey, Vice-Chair
Birgit Klohs, Secretary
Lew Chamberlin
Joe Tomaselli
Mayor John Logie
Clif Charles

Members Absent: None

Staff/Others: Authority

Dale Sommers, CAA Representative
Jim Gray, CAA Representative
Dick Wendt, Legal Counsel from Dickinson Wright

Grand Rapids

Kurt Kimball
Eric DeLong
Robert White

Kent County

Daryl Delabbio
Al Vanderberg
Eileen Pierce
Jim Day

SMG

Richard MacKeigan
Chris Machuta

DDA

Jim Knack

DP Fox Sports and Entertainment

Dan Devos
Robert Sack
Scott Gorsline
David Green

Convention & Visitors Bureau

Tom Schultz
Steve Wilson
Jim Labidie

Agenda

No changes were made to the agenda.

II. Minutes of Prior Meeting

Motion: Director Frey, supported by Director Tomaselli, moved to approve the minutes of the September 27, 2000 meeting of the Authority. Motion carried unanimously.

III. Public Comment – None

IV. Presentation – Grand Rapids-Kent County Convention and Visitors Bureau

Steve Wilson and Jim Labidie presented the CVB convention marketing report outlining the \$2.2 million budget, new business marketing, the retention program for existing business, and special projects. In response to a question, Mr. Labidie indicated that customer response to the proposed building expansion was favorable, emphasizing that the availability of meeting rooms in addition to exhibit halls is a valuable asset.

V. Presentation on the Griffins – DP Fox Sports and Entertainment

Dan Devos, Bob Sack, and Scott Gorsline, presented a historical review of DP Fox Ventures and DP Fox Sports, goals for the 2000-01 season, and the importance of the partnership of the Griffins and the Arena.

VI. Committee Reports

Building Committee

Dale Sommers stated that the target date to reopen the Monroe/Lyon intersection is November 11, 2000

Design development for the project will near completion in November. The design and development and cost of the project will be presented to the Authority in January 2001. Chair Heacock stated that he would arrange for the next Authority meeting to be held at the architect's office so that the board and other interested parties could view the model of the proposed design.

Motion: Director Tomaselli, supported by Director Klohs, moved to retain the following owner consultants and to authorize the Chair to sign agreements subject to Legal Counsel review and approval.

- a. *McGuire Associates Inc. - \$225/hr not to exceed \$500 – Consultant for ADA issues related to areas not covered by the construction project, but which might be affected by the project.*

- b. *Jim Hiaeshutter/Jerry Fellingner Consultants - \$100/hr not to exceed \$10,000. The Fire/Security Systems Consultant will determine requirements and develop a request for proposal for the owner for fire/security/card access/cctv and personnel security requirements.*
- c. *Robert Duff Consulting Inc. - \$95/hr not to exceed \$10,000. The Communication/Data Consultant will develop a conceptual design for the communication portion of the Information Technology infrastructure for the Convention Center, along with an assessment of its financial impact to the project.*

Motion carried unanimously.

Operations Committee

Motion: Mayor Logie, supported by Director Klohs, moved to accept the Administrative Guidelines for Minority and Women Business Enterprises (M/WBE) adopted from the City of Grand Rapids with the editorial note on Page 21, and that the Convention Arena Authority is the designated body for appeals. Motion carried unanimously.

Finance Committee

Director Klohs, supported by Mayor Logie, moved to approve the September 2000 Convention/Arena Authority financial statements for the Van Andel Arena and Grand Center as presented. Motion carried unanimously.

Director Klohs, supported by Director Chamberlin, moved to approve payment of invoices totaling \$721,078.02 as presented. Motion carried unanimously.

Director Klohs, supported by Director Tomaselli, moved to approve the Convention/Arena Authority Interim Financial Statements dated from inception June 20, 2000 to September 30, 2000 as presented by Beene, Garter LLP. Motion carried unanimously.

VII. SMG Reports

Calendar

Rich MacKeigan reported that several significant shows were booked for the Arena, including Prince. He noted that traditionally, the first six months of the year are busier than the last 6 months. The Grand Center was down a little for the second and into the third quarter. It is anticipated that the trend will improve when the road construction is completed.

VIII. Other Business

Chair Heacock invited Authority members to evaluate the meetings and to provide the feedback to him, Daryl Delabbio, Kurt Kimball or Eileen Pierce.

The next meeting of the Authority will be held on Wednesday, November 29, 2000 at Progressive AE, 1811 Four Mile Road.

IX. Future Business

Probable future business for Authority Board meetings was listed in the agenda but not discussed.

X. Adjournment

There being no other business, the meeting was adjourned at 9:25a.m.

Birgit Klohs
Secretary

/elp



DATE: November 2, 2000

TO: James H. Knack, Executive Director
Downtown Development Authority

FROM: Bill Cole, P.E.
City Engineer

SUBJECT: Enhancement Grant Applications

The Transportation Equity Act for the 21st Century (TEA21) establishes a fund for transportation enhancement activities. Transportation Enhancement Funds can be used for non-traditional transportation projects. Previously, the City was successful in securing funding for various projects for which the Downtown Development Authority (DDA) contributed the local match. City staff is recommending that the City of Grand Rapids submit grant applications for fourteen (14) projects. The following five projects are totally or partially within the DDA tax increment district and it is recommended that, should the City be successful with these five applications, the DDA contribute the local share of costs, or portions thereof.

Reconstruction of Ionia Avenue from Goodrich Street to Wealthy Street

This project will include brick pavement including concrete base, curbs and gutters, sidewalks, street trees, landscaping, street lighting and utility reconstruction, as well as possibly placing Consumer's Energy lines underground. The estimated cost for this project is \$925,000, of which \$325,000 is estimated to be financed by the Enhancement Grant Funds and \$500,000 in a local match from the DDA. The remaining cost (\$100,000) for utility reconstruction work would be financed by the Sewer/Water System Funds. This project would complete the funding for the reconstruction of Ionia Avenue brick streets within the DDA boundaries. An amount of \$400,000 is currently included in the DDA's priority plan for this project.

Reconstruction of Cherry Street from Commerce Avenue to Division Avenue

This project will include the intersection of Cherry Street and Division Avenue (replacement with brick or concrete pavement), brick pavement in Cherry Street including concrete base, new curbs and gutters, sidewalks, street trees, street lighting, property acquisition and utility reconstruction. In addition, the project is anticipated to include the realignment of Cherry Street at Division Avenue as recommended in the Heartside Main Street Initiative. The estimated cost for this project is \$1,044,000, of which \$390,000 is estimated to be financed by the Enhancement Grant Funds and

MEMORANDUM

\$542,000 in a local match shared with the DDA (\$271,000 for portions within the DDA tax increment district) and Heartside Main Street Initiative/City Street Fund (\$271,000). The remaining cost (\$112,000) for utility reconstruction work would be financed by the Sewer/Water System Funds.

Construction of Grand River Walkway from US 131 to North of Fulton Street

This project includes the non-motorized multi-purpose pathways and landscaping along the east and west sides of the Grand River from US 131 to north of Fulton Street. The estimated cost for this project is \$500,000, of which \$350,000 is estimated to be financed by Enhancement Grant Funds and \$150,000 in a local match from the DDA, which amount is currently included in the DDA's priority plan for this project.

*** Construction of Grand River Promenade from Lyon Street Square to Michigan Street**

This project includes the non-motorized multi-purpose pathways and landscaping along the Grand River from Lyon Street Square to Michigan Street. The estimated cost for this project is \$1,400,000, of which \$350,000 is estimated to be financed by Enhancement Grant Funds and \$1,050,000 in a local match from the DDA. The DDA's share of cost is currently included in its priority plan for this project as part of the contribution to the Convention Center project.

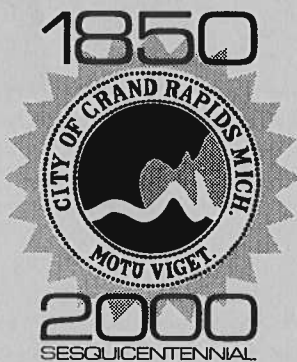
*** Streetscape in Monroe Avenue from Lyon Street to Michigan Street**

This project includes street trees, landscaping, and street lighting along Monroe Avenue from Lyon Street to Michigan Street. The estimated project cost for this project is \$1,350,000, of which \$350,000 is estimated to be financed by Enhancement Grant Funds and \$500,000 in a local match from the DDA for that portion within the tax increment district and \$500,000 from the Convention/Arena Authority (CAA). The DDA's share of cost is currently included in its priority plan for this project as part of the contribution to the Convention Center project.

It is anticipated that these projects along with the other projects will be presented to the Grand Rapids City Commission in the near future to consider authorizing the City Manager to submit the grant applications.

BC/RDV/ts

cc: Eric DeLong
Jay Steffen



DATE: November 15, 2000

TO: Steve Heacock, Chairperson
Grand Rapids – Kent County Convention/Arena Authority

FROM: Bill Cole, P.E.
City Engineer

SUBJECT: **Reconstruction of Monroe Avenue, Pearl Street and Michigan Street – East Side Sanitary Trunk Sewer (Increase in Scope of Work)**

Background: The professional engineering services agreement for the above-captioned project was awarded by the Grand Action Committee to Black & Veatch (B & V) and said agreement was subsequently assigned to the Grand Rapids – Kent County Convention/Arena Authority (CAA) on April 18, 2000. On June 28, 2000 the CAA concurred in the award of the construction contract to Diversco Construction Company, Inc. (Diversco) by the City of Grand Rapids (City) for the above-captioned project and authorized its share of expenditures in connection therewith. The scope of the project along Monroe Avenue currently extends from Pearl Street to 350' north of Trowbridge Street. In this regard, the bid documents included a provision, at the City's option, to extend the contract limits to include that section of Monroe Avenue from 350' north of Trowbridge Street to Newberry Street. The extension of the contract to include this section of roadway would then complete the total reconstruction of Monroe Avenue from Pearl Street to Coldbrook Street. The construction of that portion of Monroe Avenue from Newberry Street to Coldbrook Street was recently completed. The cost for the design engineering and construction engineering/inspection phase services as well as the cost for the construction of that section of Monroe Avenue from 350' north of Trowbridge Street to Newberry Street will be paid for by the City. The design concept for this section of roadway will be consistent with that portion of Monroe Avenue which was recently completed and will include a boulevard type design, underground utilities, landscaping and street lighting.

Recommendation: It is recommended that the CAA approve an increase in the scope of work for B & V in connection with additional Design Engineering Phase services at an estimated cost of \$60,000 with total expenditures not-to-exceed \$70,000; and that the CAA authorize B & V to proceed at this time with the Design Engineering Phase services for the reconstruction of that section of Monroe Avenue from 350' north of Trowbridge Street to Newberry Street. The total expenditure amount covers the costs

MEMORANDUM

of the aforesaid additional B & V Design Engineering Phase services, testing, administration and contingencies. The City Engineer's Office will provide administrative services for this phase of work and invoice the CAA accordingly for such costs. It is further recommended that the Chairperson of the CAA be authorized to execute the change order to the aforesaid agreement for said services, after approval of the same by the CAA's Special Legal Counsel. Also, it is recommended that the City Engineer be authorized to negotiate any necessary change order(s) in connection with the scope of work, and execute the same upon approval of such change order(s) by the Grand Rapids City Manager and Kent County Administrator (or their designees), provided that any necessary change order(s) will not result in exceeding the aforesaid estimated total expenditure amount. The aforesaid costs will be financed by the City and were approved by the City Commission at its meeting of October 31, 2000.

BC/DH/TS 

cc: Kurt Kimball
Eric DeLong
Bob White
Pat Bush
James Jackson
Don Spencer
Corky Overmyer
Val Lazdins

MEMORANDUM

RECEIVED
NOV 17 2000
ADMINISTRATOR

TO: Convention/Arena Authority Board of Directors

FROM: Lew Chamberlin, Chair – CAA Operations Committee *LVC*

SUBJECT: Convention/Arena Authority Administrative Support

DATE: 11/16/00

For the past eight months, staff from the City of Grand Rapids, the Grand Rapids Downtown Development Authority, and the County of Kent has been performing numerous duties and tasks on behalf of the Convention/Arena Authority (CAA). This has been done in part to ensure that the transition to a fully operational Authority could take place in a relatively seamless manner. Along with the wise counsel of Dick Wendt and the able assistance of Dale Sommers, Jon Nunn, and Rich MacKeigan, staff's efforts have been successful.

The staff of the City, DDA, and County has met on several occasions to discuss the apparent need for the CAA to consider hiring or contracting for administrative support as a next step in the transition process. Attached is a list of some of the tasks that City and County staff have been performing that can be incorporated into a job description or personnel services contract. In its deliberations, staff has been conscious of the limited financial means necessary to fund a position. There is, however, \$37,500 that has been included in the existing CAA budget (ending June 30, 2001) for administrative support. This figure was provided as an estimate of salary and fringe benefit costs for a six-month period beginning January 1, 2001. At this point, skills typically associated with a high level "executive assistant" or "administrative assistant" is being recommended.

Staff believes that securing administrative support will not negate the need for City, DDA, County, SMG (or another management firm) to continue performing work on behalf of the CAA, nor the need for an Executive Director at a later date. There are many things that will continue to require the expertise offered by these organizations and the CAA will have to utilize these resources. These include negotiating an agreement with SMG (or another management firm), assisting in budget preparation, continuing to meet as a Transition Team, etc.

The Operations Committee of the CAA has met to review and discuss the attached information. Members of the Operations Committee believe that strong consideration to create an administrative position is necessary to ensure that the records of the CAA are maintained and that adequate support and coordinating functions exist for this important body. Thus, the Operations Committee is recommending that the CAA Board of Directors review and approve the attached list of responsibilities and authorize Kurt Kimball and Daryl Delabbio to initiate the process, in consultation with the CAA officers, to secure administrative support for the CAA as soon as possible.

Your strong consideration of this recommendation is appreciated.

Grand Rapids-Kent County Convention/Arena Authority Administrative Support Functions

Support functions for the Convention/Arena Authority include coordinating the professional and administrative operations of the Convention/Arena Authority. These functions include but are not limited to:

- Design, develop and implement organizational systems for filing and record keeping.
- Communications and Public Relations. Handle correspondence, phone calls, and media relations, including development and distribution of press releases. Delegate inquiries as required, and assist in resolution of public issues. Acts as liaison to the public and to private and public officials. Coordinate marketing efforts.
- Administrative support related to:
 - Procedure and Policy Development.
 - Vendor Coordination
 - Contract Administration
 - Budget Preparation and Management
 - Annual Review of Management Firm
 - Contract Negotiation

Specific Responsibilities:

- **CAA Meetings (Monthly)**
 - Secure meeting room
 - Post public meeting notices as required by the Open Meetings Act.
 - Make sure room is equipped with supplies as required (computer, datashow, overhead projector, easels. Provide coffee and refreshments.)
 - Agenda Preparation
 - Contact presenters or staff providing information for agenda backup.
 - Prepare agenda and have Chair Heacock approve.
 - Make 25 copies of agenda packet and distribute one week prior to the CAA meeting. Send packet to CAA, committee members, and CAATT members (and to any other requesting parties.) Send copy of agenda to media.
 - Take minutes at CAA meetings.
 - Type minutes, obtain signatures, file original, and distribute with next agenda.
- **CAATT Meetings (Monthly)**
 - Secure meeting room.
 - Prepare meeting notice and agenda - mail one week prior to meeting.

- Take minutes at meetings.
- Follow up as required for information that may be required for the CAA.
- Type and distribute meeting minutes.

- **Committee Meetings** (Operations, Finance, Building, Liaison)
 - Secure meeting room.
 - Prepare meeting notice and agenda. Post as required by bylaws as described in the Open Meetings Act.
 - Take minutes at meetings.
 - Follow up as required for information that may be required for the CAA.
 - Type and distribute meeting minutes.

- **Filing**
 - Original agenda packets
 - CAA Resolutions and backup material
 - Meeting Minutes (signed originals) (CAA and its committees)
 - Correspondence (incoming and outgoing)
 - Contracts
 - Financial information (Beene Garter)
 - Original invoices and payments
 - Insurance policies
 - Bylaws
 - Authority policies
 - Any miscellaneous documentation directly associated with the Authority.

- **Database Log** (maintain and create as needed)
 - CAA member list
 - CAA committee member list
 - Resolutions approved and date
 - Tickler system for policy renewals
 - Contact list (names and addresses)
 - Tickler system for contract renewals

- **Miscellaneous**
 - Sort, open and distribute mail.
 - Interface with bookkeeping firm.
 - Typing/support for authority members as needed.
 - Provide administrative support for ad-hoc committees or task forces.
 - Order office supplies.
 - Maintain office equipment.
 - Process invoices.
 - Order stationery and business cards.
 - Develop information systems that allow Authority members to be updated on relevant legislative activities, industry-specific articles, and local news events and activities.

- Administer use of owner suite at Arena.
- Answer the telephone and takes messages as required.



DATE: November 29, 2000

TO: Eric DeLong
Deputy City Manager

FROM: Bill Cole, P.E.
City Engineer

SUBJECT: **Reconstruction of Monroe Avenue from Pearl Street to 350' North of Trowbridge Street, Pearl Street from Campau Avenue to Monroe Avenue and Michigan Street from the Grand River to Monroe Avenue (East Side Sanitary Trunk Sewer)**

City staff has been working with the Grand Rapids – Kent County Convention/Arena Authority (CAA) and special counsel Law, Weathers & Richardson to resolve right-of-way issues in connection with the above-captioned project. The construction of the proposed Convention Center requires the relocation of Monroe Avenue. Properties on the east side of Monroe Avenue that will be affected by the proposed relocation are the Calder Plaza Building, Kent County Administration Building (Kent County), City Hall including Government Center Parking Ramp (City), Gerald R. Ford Federal Building (Federal Building) and the Grand Rapids Press. The right-of-way issues affecting the Calder Plaza Building, Kent County and the City have previously been finalized.

The attached resolution provides for the approval of a Real Estate Acquisition Agreement (Agreement) with the Herald Company, Inc., the owner of the Grand Rapids Press, including the acceptance of a Quit Claim Deed, and the dedication of the same as public right-of-way. The Herald Company, Inc. is donating the property for the necessary right-of-way to the City for the Convention Center project, with the understanding that a donation of \$100,000 will be recognized as a contribution to the Convention Center. The value of \$68,338 for the property to be acquired is based on an appraisal by John Sabin of the Genzink Sabin Group, L.L.C. The remainder of the \$100,000 contribution is a portion of the cost to reconstruct a sign and a landscaping planter box at this location. Any additional cost to cure, up to \$50,000, will be the responsibility of the City with the understanding that this cost will be paid/reimbursed by the CAA from Convention Center funds.

MEMORANDUM

The attached resolution also provides for the acceptance of a Right-of-Way Easement for Highway and Utility Purposes from the United States of America and dedicates the same as public right-of-way. The Federal Government conveyed the aforesaid easement for nominal consideration of \$1, conditional upon payment of \$60,000 per year for each year of construction within the Temporary Construction Easement area between the edge of the new right-of-way and the wall of the Federal Building parking ramp. The CAA has paid the first \$60,000 to the Federal Government for the first year's construction. Subsequent payments will be made by the CAA as necessary.

BC/CEB/ts
Attachment

cc: Eric DeLong
James Jackson
Pat Bush
Marilyn Cutrara
Steve Hitch
Dale Sommers, CAA

Approval of Right of Way:

A motion, in connection with the project to realign Monroe Ave., (1) to gratefully accept from The Herald Company (owner of the Grand Rapids Press) a donation of \$100,000 in value, (2) to reimburse the City of Grand Rapids up to \$50,000 for property acquisition from The Herald Company, and (3) to reimburse the City of Grand Rapids up to an additional \$60,000 per year through 2004, if necessary, for use of a temporary easement from the United States of America for each calendar year during which that realignment project work on the Gerald R. Ford Federal Building property (including all landscaping) remains unfinished, with the expectation that only one such payment will be made because such work will be completed during the 2001 calendar year.

YOUR COMMUNITY DEVELOPMENT COMMITTEE recommends adoption of the following resolution approving a Real Estate Acquisition Agreement with the Herald Company, Inc., including acceptance of a Quit Claim Deed, and dedication of the same as public right-of-way, and also accepting a Right-of-Way Easement for Highway and Utility Purposes from the United States of America and dedicating the same as public right-of-way, all in connection with the Reconstruction of Monroe Avenue from Pearl Street to 350' North of Trowbridge Street, Pearl Street from Campau Avenue to Monroe Avenue and Michigan Street from the Grand River to Monroe Avenue (East Side Sanitary Trunk Sewer).

COMMUNITY DEVELOPMENT COMMITTEE

Com. _____, supported by Com. _____, moved to adopt the following resolution:

WHEREAS, It is necessary to enter into a Real Estate Acquisition Agreement with the Herald Company, Inc., including acceptance of a Quit Claim Deed, and to dedicate the same as public right-of-way; and to accept a Right-of-Way Easement for Highway and Utility Purposes and dedicate the same as public right-of-way; all in connection with the Reconstruction of Monroe Avenue from Pearl Street to 350' North of Trowbridge Street, Pearl Street from Campau Avenue to Monroe Avenue and Michigan Street from the Grand River to Monroe Avenue (East Side Sanitary Trunk Sewer); therefore

RESOLVED:

1. That the aforesaid Real Estate Acquisition Agreement with the Herald Company, Inc. is hereby approved, and that the Mayor is authorized to execute said agreement on behalf of the City, contingent upon approval of the same by the City Attorney and special counsel Law, Weathers & Richardson.
2. That the City accept a Quit Claim Deed included in the aforesaid Real Estate Acquisition Agreement from the following property owner for the described property:

The Herald Company, Inc.
155 Michigan Street, N.W.
Grand Rapids, Michigan 49503

Beginning at the intersection of the North right-of-way line of Michigan Street (100 feet wide) with the East right-of-way line of Monroe Avenue (92 feet wide), Section 24, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan; thence North 01°15'11" West 185.00 feet along the east right-of-way line of Monroe Avenue; thence South 08°21'20" East 134.67 feet; thence South 01°15'11" East 32.52 feet; thence South 46°19'59" East 20.53 feet; thence North

2. That the City accept a Quit Claim Deed included in the aforesaid Real Estate Acquisition Agreement from the following property owner for the described property:

The Herald Company, Inc.
155 Michigan Street, N.W.
Grand Rapids, Michigan 49503

Beginning at the intersection of the North right-of-way line of Michigan Street (100 feet wide) with the East right-of-way line of Monroe Avenue (92 feet wide), Section 24, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan; thence North 01°15'11" West 185.00 feet along the east right-of-way line of Monroe Avenue; thence South 08°21'20" East 134.67 feet; thence South 01°15'11" East 32.52 feet; thence South 46°19'59" East 20.53 feet; thence North 88°45'09" East 14.44 feet; thence South 01°15'11" East 4.34 feet to the North right-of-way line of Michigan Street; thence South 88°45'09" West 45.62 feet along the North right-of-way line of Michigan Street to the point of Beginning.

3. That the City accept a Right-of-Way Easement for Highway and Utility Purposes from the following property owner for the described property:

The United States of America
230 South Dearborn Street
Chicago, Illinois 60604

A parcel of land located in the Northeast quarter of Section 25, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan being parts of Lots 188, 187, 175 and 174 of the plat of the Village of Kent as recorded in Liber 19 of Plats, on Page 12 in the office of the Register of Deeds for Kent County, Michigan further described as:

Beginning at the Northwest corner of Lot 188 of the plat of the Village of Kent (said point being the intersection of the South right of way line of Michigan Street and the East right of way line of Monroe Avenue); thence along said South right of way line of Michigan Street, North 88°45'09" East (recorded as North 88°49'04" East), 42.00 feet; thence parallel with said East right of way line of Monroe Avenue, South 01°17'56" East, 225.00 feet; thence parallel with said South right of way line of Michigan Street, South 88°45'09" West (recorded as South 88°49'04" West), 42.00 feet to said East right of way line of Monroe Avenue; thence along said East right of way line, North 01°17'56" West, 225.00 feet, to the point of Beginning.

4. That the above-described properties are hereby dedicated to street and highway purposes.
5. That, subject to the supervision and control of the City Manager, the Director of Public Service shall manage and have charge of the above-described property in accordance with Title VI, Section 9, of the Charter of the City of Grand Rapids.

6. That the City Engineer and other affected City officials and departments are hereby directed to designate and delineate said property on the official maps and records of the City as public right-of-way to be known as Monroe Avenue for the use and benefit of the public at large.
7. That the State Treasurer of the State of Michigan be notified of the dedication of the aforesaid property by the City of Grand Rapids as public right-of-way.
8. That the City Clerk is authorized and directed to record the aforesaid Real Estate Acquisition Agreement including a Quit Claim Deed, Right-of-Way Easement for Highway and Utility Purposes and a copy of this resolution with the Kent County Register of Deeds.

BUILDING COMMITTEE REPORT
To
Grand Rapids-Kent County Convention/Arena Authority
November 29, 2000

Monroe Ave Project Update

Monroe between Lyon. Remaining work includes pavement striping, which will be applied once weather allows. Underground electrical work continues in Lyon Court.

Lyon to Pearl. Pavement striping as dry weather permits. Traffic signal work has been scheduled for completion by the week of December 4.

- a. Private Utility work to begin soon in Preparation for 2001. Consumers Energy will be working in the area of Michigan and Monroe from December through February 2001. Kitchen Equipment Update

Grand Center Expansion and Renovation

Reviews took place on Communication/Data (fiber) and about features seen in other places, being able to plug and go (cell phones/computers).

A review also took place on Fire/Security. The perimeter security has been defined, secure areas identified and locations of TV monitors/camera's and location of security booth.

The Committee was informed that a Kitchen equipment list from the consultant has been delivered and is presently being review. The initial total is \$4,000,000. A determination will be made in the future what part of the total will be under the General Contract vs. FFE.

The committee received an update on the Riverwalk. Grand Rapids City Planning is asking for reconsideration of the design of the walk. The area covered is from Lyon to in front of the new Grand Gallery entrance. Riverfront grants dollars may be available for this

The Committee reviewed Upcoming Issues. The Construction Manager contract for GMP/Constructor. Once legal counsel has reviewed this agreement it will be present to the committee for approval. Also discussed was the Construction of the DeVos Hall Lobby. The DD estimate is currently in development and once a price is established the recommendation will be brought to the committee to proceed with construction with Erhardt/Hunt.