

August 15, 2018

Mayor Mark Meadows  
Mayor Pro Tem Erik Altmann  
Councilmember Ruth Beier  
Councilmember Shanna Draheim  
Councilmember Aaron Stephens  
City of East Lansing  
410 Abbot Road  
East Lansing, MI 48823

Dear Mayor Meadows and City Council Members:

We are the four resident co-owner members of the East Lansing City Center Condominium Association Board of Directors. We understand that the East Lansing City Council will soon be discussing and considering an ordinance to allow medical marijuana provisioning centers in the city. We are not opposed to allowing provisioning centers in the city but, given the proposal to locate one in the former Cosi space in the City Center building, we feel very strongly that any ordinance should limit possible provisioning center locations.

We have discussed the possible use of the former Cosi space, both among ourselves and, at our July board meeting, with the individuals seeking to place a provisioning center there. We do not support placement of a provisioning center in a residential building such as the City Center. We believe there are odor concerns, safety concerns (there is an interior alley that leads from the residential lobby to the back entrances of the three non-CVS commercial spaces), and risks to property values. As such we cannot support any ordinance that could ever allow a provisioning center to open in a residential building.

It is our view that any city ordinance on provisioning centers should either bar provisioning centers from being located in the downtown area and/or bar provisioning centers from being located in buildings that, like the City Center building, include a residential component.

We understand that some have discussed adopting an ordinance that limits placement of provisioning centers based on zoning. We believe this creates a dangerous loophole: instead of having to amend an ordinance to allow placement of a provisioning center in a residential building, a simple zoning change could achieve the same end.

We had an unfortunate experience with the Planning Commission last spring when they endorsed the use of the Cosi site without informing City Center co-owners that such a proposal was on the agenda. City Center co-owners frequently receive mailings informing us of routine agenda items such as permits for single evening events across the street at the Marriott, but we were not notified of an agenda item that could affect our building seven days a week in perpetuity. Because of this sort of oversight, we do not believe any ordinance hinging on zoning definitions offers us sufficient protection.

The opening of the City Center condos was very positive for the city; it was the first step in increasing the number of permanent residents downtown and enhancing the diversity of downtown. The City Center co-owners were arguably the tip of the spear - because a lot of us believed in downtown, had faith in the city and its leadership, we invested, collectively, millions in the downtown. The success of the City Center has opened the door for other, larger projects downtown as we can see and we're on the verge of a transformation of downtown East Lansing.

There are two approaches that would allow for an acceptable number of geographically dispersed provisioning centers while still addressing our concerns - a provision in the ordinance banning location of provisioning centers downtown and/or a provision in the ordinance banning location of provisioning centers in buildings with residential components. As noted above, we do not believe that an ordinance that only speaks to how an area is zoned offers sufficient protections as zoning can easily be changed through a less transparent process than changing an ordinance itself.

We believe there are constructive approaches that would allow provisioning centers in the city that would also address the concerns of our residents as well as those of other people in residential buildings that could be sites for provisioning centers. The City Center co-owners have, over the last 16 years, through their collective multi-million dollar investment, shown a great deal of loyalty to the city and to the downtown. We are hopeful that the Council will reward that loyalty by heeding our concerns.

Sincerely yours,

Steve Angelotti, Secretary of the East Lansing City Center Condominium Association Board of Directors

Due to scheduling conflicts the Board was unable to get together and sign this letter to ensure it arrived before the August 21<sup>st</sup> Council meeting, but the resident co-owner Board members (President Douglas Stover, Vice President Irv Leshner, Secretary Steve Angelotti, and Treasurer Douglas Jester) unanimously endorse this letter.