



# studio [intrigue] ARCHITECTS

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March 19, 2013

City of East Lansing  
Attn.: Lori Mullins, LLA, CTA  
Community and Economic Development Administrator  
410 Abbot Rd.  
East Lansing, MI 48823

RE: RFP+Q Committee Questions / Park District Planning Area / East Lansing,  
Michigan / Urban Cultural & Arts District, LLC

Ms. Mullins:

Thank you for forwarding your list of questions from the Parks District Review  
Committee. Please find below our responses to your questions.

architectural design

interiors

master planning

feasibility studies

construction

drawings

renderings

specifications

ADA studies

ordinance research

code research

logo design

graphic design

furniture design

brochure design

1. If the entity or proposed entity that will act as the developer is an LLC, please provide a list of the names of each member, the name of any managing members, as well as the ownership percentages of each member. If any member disclosed is also an LLC, please repeat the process until there are no longer any LLCs whose members have not been identified.

**Answer: The development entity is Urban Cultural & Arts District, LLC.  
Its membership and percentages of ownership are as follows:**

<b>Joe Biersbach, Managing Member</b>	<b>25%</b>
<b>Ken Brooks, Member</b>	<b>25%</b>
<b>Ray Cox, Member</b>	<b>25%</b>
<b>730 Equities LLC, Member</b>	<b>25%</b>

**730 Equities LLC**

<b>Roger J. Thornburg, Managing Member</b>	<b>02%</b>
<b>Aaron M. Thornburg, Member</b>	<b>49%</b>
<b>Amanda L. Jurcisin, Member</b>	<b>49%</b>

2. Please identify what, if any, components of the project you submitted that you expect to be financed with public debt.

**Answer: Our investment model does not include financing any portion of  
the proposed project with public debt (i.e.—municipal bonds).**

NCARB



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3. Please identify what, if any, components of the project you submitted that you expect to be financed privately but reimbursed with public funds.

**Answer:** Our investment model considers the following portions of the project to be financed privately, but reimbursed with public funds (termed over 20 years):

- A. Environmental clean-up of public health hazards noted in the environmental report**
- B. Demolition of existing structures**
- C. Parking deck**
- D. Infrastructure improvements**
- E. Streetscape**
- F. Pedway**
- G. Tensile Fabric Farmers' Market Structure**
- H. Site procurement**

**The 'reimbursement through public funds is being considered to be done through TIF and Brownfield incentives.**

**All considerations, of course, would be up for discussion during the Development Agreement negotiation phase.**

4. Please identify what, if any, components of the project you expect to be under the ownership and control of the City upon completion of the project.

**Answer:** Our group is considering the following elements to be under the ownership and control of the City of East Lansing:

- A. Albert Ave. extension and related streetscape that is in the Right-of-Way**
- B. Abbot Road improvements and related streetscape that is in the Right-of-Way**
- C. Public infrastructure improvements to support the additional development – i.e.--water, sanitary, storm**
- D. Tensile Fabric Farmers' Market Structure**
- E. Lease space---although not an ownership and control consideration, our group understands, from material provided during the RFP+Q process, that the city may desire some municipal parking office space. This is mentioned in our**

**submittal, but the success of the project is definitely not dependent upon the City leasing this space.**

Please feel free to contact me if you have any questions.

Sincerely,  
Studio [*intrigue*] Architects, LLC



March 19, 2013

David C. VanderKlok AIA NCARB  
Authorized Representative for Urban Cultural & Arts District, LLC