

Memorandum of Understanding

Between

L&L Market

and

Neighbors of Belknap Lookout

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the L&L Market (Vic Singh owner) and the Neighbors of Belknap Lookout (NOBL) to document expectations for the rebuilding of the L&L Market.

Background

The L&L Market has been operating at Clancy and Fairbanks for 50+ years. In order to offer more grocery products, expanded product lines and services, RJM Properties GR LLC acting under contract as General Contractor for L&L Market (Vic Singh owner) will tear down and rebuild across two lots (647 and 649 Clancy NE) under a Special Land Use (pending application to the Grand Rapids Planning Commission). NOBL has agreed to support the application for Special Land Use contingent on its Development Committee's approval of this MOU.

Purpose

This MOU will document expectations for amenities expected by the neighbors to be included in the project.

The above goals will be accomplished by L&L Market undertaking the following activities:

- a. Developing greenspace in the public right of way along Clancy and Fairbanks;
- b. Developing greenspace, a seating area, and an outdoor trash receptacle to the south of the building;
- c. Installing landscaping directly around the building;
- d. Moving the dumpster off the sidewalk into the new parking area;
- e. Restricting signage to the second story northeast corner above the overhang with up lighting; (a blade type sign)
- f. Installing clear glass in all the windows.

In addition, the above goals will be accomplished by L&L Market maintaining the previous items and undertaking the following additional activities:

- g. Keeping the clear glass in the window unobstructed; hold back the freezer/refrigerator 4 feet off from the east wall to keep window clear and unobstructed view.
- h. Stocking new grocery items;
- i. Devoting more percent of floor space to groceries.

Reporting

L&L Market / RJM Properties GR LLC will include the above lettered commitments in their application to the Grand Rapids Planning Commission. NOBL will review the publicly disseminated application prior to the hearing. NOBL will observe the completed construction immediately after completion and annually thereafter for adherence to the above lettered commitments.

Funding

This MOU is not a commitment of funds.

Duration

This MOU is at-will and may be modified by mutual consent of authorized officials from L&L Market and NOBL. This MOU shall become effective upon signature by the authorized officials from the L&L Market and NOBL and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from L&L Market and NOBL this MOU as it pertains to the Grand Rapids Planning Commission shall end on September 30, 2018; as it pertains to maintenance of the lettered commitments, it shall end on September 30, 2028.

Contact Information

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Neighbors of Belknap Lookout
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Date:
(Vic Singh, L&L Market, Owner)

Elianna Bootzin Date: 10/27/2017
(Elianna Bootzin, NOBL, Executive Director)