Board of Directors Meeting

Friday, May 09, 2025 – 8:30 AM

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

AGENDA

1. Call to Order
2. Approval of LBRA Board Meeting Minutes – April 04, 2025
3. Budget Update
4. 820 W. Miller Redevelopment Project Brownfield Plan #86 (ACTION)
5. Turner North Development Project Brownfield Plan #89 Policy Exemption (ACTION)
6. New Vision Lansing TBP Updates
7. Open Forum for LBRA Board Members
8. Other Business
9. Public Comment
10. Adjournment

Board of Directors Meeting

Friday, April 04, 2025 – 8:30 A.M.

Lansing EDC Office - 401 S. Washington Sq. Suite 101, Lansing, MI 48933

MINUTES

Members Present:	Chair - Shelley Davis Boyd, Vice-Chair - Calvin Jones, Treasurer - Catherine Rathbun, Jonathan Smith, Rawley Van Fossen
Members Absent:	Dr. Alane Laws-Barker, Chaz Carrillo
Staff Present:	Karl Dorshimer, Kris Klein, Brandy Standler, Aurelius Christian, Alex Watkins, Chelsea Dowler, Kahleea Washington, Shay Manawar
Guests:	Fred McClosin

Call to Order

Chair Davis Boyd called the meeting to order at 9:47 A.M.

Approval of LBRA Board Meeting Minutes – Friday, March 07, 2025 (ACTION)

MOTION: Member Rathbun moved to approve the LBRA meeting minutes from the Friday, March 07, 2025 Board of Directors meeting, as presented. Member Jones supported the motion.

YEAS: Unanimous, motion carried.

New Vision Lansing TPB Updates

The groundbreaking event will be Monday, April 7 at 11:30 A.M.

Open Forum for LBRA Board Members

None.

Other Business

None.

Public Comment

None.

Adjournment

Chair Davis Boyd called the Lansing Brownfield Redevelopment Authority meeting to adjourn at 9:49 A.M.

____

Karl Dorshimer, President & CEO

Lansing Economic Development Corporation (LEDC)

Lansing Brownfield Redevelopment Authority

Fiscal Year July 1, 2025 - June 30, 2026

Affiliated Agency Budget - LEDC

	FY 2024 Amended Budget	FY 2025 Adopted Budget	FY 2025 Projected Budget	FY 2026 Proposed Budget	Percent Change
Revenues					
RLF A TAX REVENUE	535,892	529,275	600,057	612,115	15.7%
PLAN 2 MOTOR WHEEL	249,965	38,120	240,712	245,526	544.1%
PLAN 9 SCHAFER BAKERY	324	330	368	375	13.6%
PLAN 20 LORANN OILS	33,367	-	-	-	0.0%
PLAN 30 BROWNFIELD DEV SPEC	15,862	-	-	-	0.0%
PLAN 37 CEDAR ST SCHOOL	24,429	22,058	26,048	26,569	20.5%
PLAN 42 NU UNION	14,451	15,079	14,134	15,381	2.0%
PLAN 8b JNL	116,074	117,888	111,503	-	0.0%
PLAN 49 MARSHALL ST ARMORY	9,890	9,972	10,571	10,783	8.1%
PLAN 77 501,503 S. CAPITOL	363,233	382,892	491,778	501,613	31.0%
PLAN 78 TEMPLE LOFTS	-	69,532	71,003	72,423	4.2%
PLAN 39 ACCIDENT FUND	1,106,107	1,764,391	1,773,583	1,809,054	2.5%
3 MILLS SET STATE BRF	330,094	361,364	344,687	368,656	2.0%
PLAN 52 MARKETPLACE PARTNER	375,959	383,479	400,780	408,796	6.6%
PLAN 55A BALLPARK NORTH	247,179	252,782	259,212	264,396	4.6%
PLAN 56 EMERGENT BIOSOLUTIONS	502,720	516,215	543,768	554,643	7.4%
PLAN 58 HIGH GRADE MATERIALS	13,911	14,406	15,387	15,694	8.9%
PLAN 59 400 N. GRAND	715	787	662	803	2.0%
PLAN 60 RISE PROPERERTIES	1,459,176	1,457,939	1,524,603	1,555,095	6.7%
PLAN 61 FELKOUTS	32,204	-	35,675	-	0.0%
PLAN 62 OLIVER TOWERS	71,560	155,652	157,975	161,134	3.5%
PLAN 63 2000 BLOCK	49,385	50,781	54,153	55,236	8.8%
PLAN 65 SOUTH STREET	35,892	36,609	39,012	39,792	8.7%
PLAN 66 FLUID CHILLERS	33,904	34,582	36,169	36,892	6.7%
PLAN 71 NEOGEN	3,448	3,756	4,319	4,406	17.3%
PLAN 74 MIDWEST SELF STORAGE	67,879	69,236	73,792	75,267	8.7%
PLAN 54 Y SITE	337,043	342,388	332,146	349,236	2.0%
PLAN 67 2200 BLOCK E MICH	77,332	87,848	81,970	89,605	2.0%
PLAN 75 CAP CITY MKT	521,299	532,462	542,220	553,065	3.9%
PLAN 76 BOJI FARNUM	272,723	278,177	280,619	286,231	2.9%
PLAN 73 3600 DUNCKEL	490,495	488,850	505,359	515,466	5.4%
PLAN 68 515 IONIA	6,816	7,357	10,721	10,935	48.6%
PLAN 72 RED CEDAR DEV	2,084,665	2,741,553	4,010,862	4,091,079	49.2%
PLAN 79 MI REALTORS	51,944	52,518	55,285	56,391	7.4%
PLAN 81 NEOGEN EXPANSION	4,927	4,949	161,201	164,425	3222.4%
PLAN 83 MONEYBALL	3,641	1,629	6,186	6,310	287.3%
PLAN 84 505 & 507 SHIAWASSEE	-	-	-	1,378	0.0%
INTEREST INCOME	300,000	300,000	300,000	300,000	0.0%
OTHER REVENUES & ADMIN	504,320	384,921	446,810	452,335	17.5%
TOTAL REVENUES	10,348,822	11,509,777	13,563,327	13,711,103	19.1%

Lansing Brownfield Redevelopment Authority

Fiscal Year July 1, 2025 - June 30, 2026

Affiliated Agency Budget - LEDC

Expenditures

REVOLVING FUND A	535,892	529,275	600,057	612,115	15.7%
PROJ COSTS PLAN 77 S. CAPITOL	363,233	382,892	491,778	501,613	31.0%
PROJ COSTS PLAN 78 TEMPLE LOFT	-	69,532	71,003	72,423	4.2%
PROJ COSTS PLAN 39 ACC. FUND	1,106,107	1,764,391	1,773,583	1,809,054	2.5%
PROJ COSTS PLAN 2 MOTOR WHEEL	249,965	38,120	240,712	245,526	544.1%
PROJ COSTS PLAN 9 SCHAFER BAKE	324	330	368	375	13.6%
PROJ COSTS PLAN 20 LORANN OILS	33,367	-	-	-	0.0%
PROJ COSTS PLAN 30 BRWNFLD DEV	15,862	-	-	-	0.0%
PLAN 37 CEDAR ST SCHOOL	24,429	22,058	26,048	26,569	20.5%
PROJ COSTS PLAN42 NU UNION	14,451	15,079	14,134	15,381	2.0%
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PROJ COSTS PLAN 52 MARKETPLACE	375,959	383,479	400,780	408,796	6.6%
PROJ COSTS PLAN 55A BALLPARK N	247,179	252,782	259,212	264,396	4.6%
PROJ COSTS PLAN 58 HIGH GRADE	13,911	14,406	15,387	15,694	8.9%
PROJ COSTS PLAN 59 4000 N. GRA	715	787	662	803	2.0%
PROJ COSTS PLAN 60 RISE PROP	1,459,176	1,457,939	1,524,603	1,555,095	6.7%
PROJ COSTS PLAN 61 FELDKOUTS	32,204	-	35,675	-	0.0%
PROJ COSTS PLAN 62 OLIVER TOWE	71,560	155,652	157,975	161,134	3.5%
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PROJ COSTS PLAN 83 MONEYBALL	3,641	1,629	6,186	6,310	287.3%
PLAN 84 505 & 507 SHIAWASSEE	-	-	-	1,378	0.0%
INTEREST INCOME	300,000	300,000	300,000	300,000	0.0%
ADMIN & OTHER COSTS	504,320	384,921	446,810	452,335	17.5%
TOTAL EXPENDITURES	10,348,822	11,509,777	13,563,327	13,711,103	19.1%

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Approval of Plan #86
820 W. Miller Road Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, May 9, 2025, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by

Member:

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of Novi Properties, LLC (the "Developer") to draft Brownfield Plan #86 – 820 W. Miller Road Brownfield Redevelopment Project (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of Act 381 of Michigan Public Acts of 1996, as amended (Act), and meets the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the cost of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #86 – 820 W. Miller Road Brownfield Redevelopment Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. The Brownfield Plan described as Brownfield Plan #86 – 820 W. Miller Road Brownfield Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 9th day of May 2025, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____

Shelly Davis-Boyd, Chair

CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
401 S. Washington Square, Suite 101
Lansing, MI 48933

LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

For consideration of a Brownfield Plan by the City of Lansing Brownfield Redevelopment Authority (LBRA), the Applicant must complete this form in full, provide all additional application forms, and pay applicable administration fees with the submission of a Brownfield Plan. The submitted Brownfield Plan must adhere to Michigan Public Act 381 of 1996, as amended.

APPLICANT INFORMATION

Project Name:	820 W. Miller Brownfield Redevelopment Project
Project Address:	820 W. Miller Road Lansing, Michigan 48911
Applicant Name:	Novi Properties, LLC
Contact Name:	Melissa White
Contact Phone:	517-331-4039
Contact Email:	melissa@novipropertiesmi.com
Submittal Date:	May 2, 2025

PLAN INFORMATION

Developer Reimbursement (Maximum)	$ 384,128
Duration of Plan (Maximum)	32 years
Duration of Capture (Maximum)	30 years
Total Local Capture during Plan	$ 329,904
Total State Capture during Plan	$ 160,484
Total New Taxes to Taxing Units during Plan	$ 111,610

**Brownfield Plan also includes $170,903 in reimbursement to the LBRA*

ADHERENCE TO LBRA BROWNFIELD PLAN POLICY

As part of the LBRA's review of the Applicant's submission, adherence to Plan Requirements and responses to the Plan Evaluation criteria will be considered. Applicant must complete each section in full in order for the LBRA to review the submission.

Plan Requirements

Applicant's submission must meet or exceed the following Brownfield Plan requirements of the LBRA's Brownfield Plan Policy.

Instructions: Applicant must initial each "Request" column of the table below attesting to the Plan's adherence to each criterion.

> * Exemptions to any Criterion: If the Plan does not meet one or more of the following criterion, an exemption must be requested by the Applicant. To request an exemption to a criterion, applicant must explain their request in the "Request" column. A request for exemption must be presented to the LBRA Board of Directors for their consideration at least one month prior to the final approval of the Brownfield Plan by the LBRA Board.

LBRA Plan Policy Criteria	Request
1) A minimum of 10% of yearly new incremental taxes flowing through to all taxing units.	MW
2) A minimum of 10% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	MW
3) A maximum of 3% simple interest on Developer Eligible Activities.	MW
4) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for the same project (ex: OPRA, Act 198, Act 328, etc.).	MW
5) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	MW
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	MW
7) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes. For example, if the annual brownfield capture is 20 mils state taxes and 30 mils local taxes, the ratio is 20/30 = .66 Thus in the brownfield plan for every dollar of local capture used to reimburse	See attached calculation for State and Local proportionality.

the Developer there should be at least 66 cents of state capture used to reimburse that Developer for Eligible Activities.	
8) Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.	MW

Plan Evaluation

Instructions: Please mark the section applicable to the Project under each criteria in the "Response" column. The Applicant may provide additional information or answer under "Applicant Comments".

Criteria		Response	Applicant Comments
Amount of private investment pledged	>/= $100,000,000		
	$50,000,000 to $99,999,999		
	$25,000,000 to $49,999,999		
	< $25,000,000	X	
Ratio of private investment pledged to requested public investment	>/= 10:1	X	
	5:1 to 9:1		
	1:1 to 4:1		
	< 1:1		
Number of pledged jobs created that are new to the City	>/= 500		
	100 to 499		
	50 to 99		
	< 50	X	
	0		
Average wage rate of new pledged jobs created that are new to the City	>/= $75,000/yr		
	$50,000 to $74,999		
	$30,000 to $49,999	X	
	< $30,000		
	N/A (no new Jobs)		
Percent of total pledged private project investment going to public improvements	>/= 20%		
	10% to %19.9		
	5% to 9.9%		
	< 5%		

	0%	X	
Height of Building	>/= 20 stories Downtown		Single Story
	10 to 19 stories Downtown		
	5 to 9 stories Downtown		
	5 to 9 stories Not Downtown		
	3 to 4 stories Not Downtown		
	Other (please explain)	X	
Length of Brownfield Plan *(Must be a stated cap in the Brownfield Plan)*	</= 10 years		32 years with 30 years of capture.
	11 to 15 years		
	16 to 20 years		
	Other (please explain)	X	
Project reuses a Historic Building	Project Nat. Registered Property		
	Project Meets Fed Standards		
	Project in Local Historic District		
	Project reuses Historic Building		
Project Provides a High Priority and Quality Product	Downtown Housing Units		
	Downtown Hotel		
	LEED Certified Building		
	Owner Occupied Housing		
	High Quality Exterior Materials/Exceptional Architecture		
	Other (please explain)		
Other Factors that demonstrate the need or impact of the Project or the applicant would like to highlight (please list).	- This property rehabilitation is a testament to the environmental and economic benefits that the project will bring to the community by redeveloping and re-purposing a contaminated and underutilized site. - The property is situated in the most densely populated residential neighborhood that will greatly benefit from revitalization. Improving this area will enhance the urban vitality of the Southside of Lansing, making it more attractive for both residents and visitors.		

Other Project Assistance

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

Facade Improvement Grant $20K, RAP 2.0 Sub-grant $1M

REQUIRED WITH APPLICATION

Applicant must submit the following items at the time the Brownfield Plan is submitted to the LBRA:

- Complete Brownfield Plan per Michigan Public Act 381 of 1996, as amended
- Litigation Affidavit for each person that has a 20% or greater ownership interest in the Applicant
- City of Lansing Treasury Information Form for each person that has a 20% or greater ownership interest in the Applicant
- Review and Application Fee

APPLICANT SIGNATURE

By signing below, the undersigned represents and warrants their authority to submit the Brownfield Plan on behalf of the Applicant and certifies all information provided by this Brownfield Plan Cover Sheet is true and correct. Furthermore, by signing below, the undersigned affirms that the Applicant's submittal follows the LBRA's Brownfield Plan Policy, as amended, and adheres to Michigan Public Act 381 of 1996, as amended.

Applicant Name: Novi Properties, LLC

By: Melissa White

Print Name: Melissa White

Its: Authorized Signatory

Date: May 2, 2025

Anticipated Federal, State, and Local Incentives

Below is a summary of the proportionality of state and local taxes captured. State and local taxes are relatively proportional to the ratio of state to local taxes being levied at the time this application was prepared.

Current Tax Rates – City of Lansing	Mills	Proportion
State Mills	23.44780	32.48%
Local Mills (capturable)	48.74410	67.52%
TOTAL	**72.19190**	**100.00%**

State and Local Tax Capture and Abatement – Proportionality		
820 W. Miller Road	**Brownfield TIR**	**TIR Proportion**
State	$160,484	32.73%
Local	$329,904	67.27%
TOTAL	**$490,389**	**100.00%**

Lansing Brownfield
Redevelopment Authority

Lansing Brownfield Redevelopment Authority
820 W. Miller Road Brownfield Redevelopment Project

Brownfield Plan #86

820 West Miller Road
Lansing, Michigan 48911

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact Person: Dave Van Haaren
dave.vanhaaren@triterra.us
Phone: 517-853-2152

REVIEWED BY:

Lansing Brownfield Redevelopment Authority
401 S. Washington Avenue, Suite 101
Lansing, Michigan 48910
Contact Person: Karl Dorshimer
karl@lansingedc.com
Phone: 517-243-3512

May 2, 2025

Approved by the LBRA on ___________, 2025
Adopted by the Lansing City Council on ___________, 2025

Brownfield Plan #86
820 W. Miller Brownfield
Redevelopment Project
May 2, 2025

Table of Contents

Section **Page**

1. Project Summary Sheet

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 820 W. Miller Road in the City of Lansing, Michigan. The Plan, once implemented, will generate increased property and income taxes, employment opportunities, and improve a vacant and blighted property.

Project Name: 820 W. Miller Road Redevelopment Project (the "Project")

Developer: Novi Properties, LLC (the "Developer")
4800 Collins Road, 27006
Lansing, MI 48909

Property Location: Parcel Number 33-01-05-05-431-321 which is one parcel of land, totaling 4.48 acres, located at 820 W. Miller Road, Lansing, Michigan 48911 (the "Property").

Type of Eligible Property: "Facility" and "Functionally Obsolete"

Project Description: The entire 4.48-acre Property will be redeveloped to include the rehabilitation of the existing single-story building into a mixed-use building totaling 12,200 gross square feet, including an event space with an outdoor venue, a laundromat, common areas, and commercial spaces for a future restaurant and retailer. This project is located on the heavily trafficked corner of W. Miller Road and S. Washington Avenue. The developer has taken the initiative to acquire and invest in area of deteriorating, vacant or underutilized, commercial and residential lots.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved and department specific activities, asbestos and lead survey and abatement activities, demolition, contingency, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A portion of lead and asbestos activities were conducted by the City of Lansing through the City of Lansing Brownfield Redevelopment Authority (LBRA), therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

Total Capital Investment: Property and Building Improvements is estimated at $3,837,607 of which there is $555,031 in eligible activities associated with the proposed Project.

Estimated Job Creation/Retention: The completed project will create 13 full-time equivalent (FTE) jobs and 4 seasonal positions; average hourly wage is estimated $14 per hour.

Duration of Plan: 30 years (starting in 2027)

Total New Taxes Generated by Development for the Duration (30 years) of the Brownfield Plan: $601,998		**% of New Taxes**
Uses		
Portion Captured by LBRA to Reimburse Developer and City	$439,524	73.0%
Passed Through to Debt Millage, 10% Local Millage, 10% State School Operating and State Education Tax)	$111,610	18.5%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	$32,990	5.5%
Portion Captured for the State Brownfield Revolving Fund	$17,874	3.0%
TOTAL NEW TAXES GENERATED	**$601,998**	**100%**

*TIR = tax increment revenue

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of $555,031 so long as there are available revenues. Even with the maximum number of years of tax capture allowed the Developer and/or LBRA may not be fully reimbursed. Currently, as identified in Section 5 and Table 3, the resultant deficiency/shortfall to the Developer and/or LBRA is estimated at $115,507.

2. Purpose of Brownfield Plan and Past Use of the Property

The City of Lansing Brownfield Redevelopment Authority (Authority or "LBRA"), duly established by resolution of the City Council of the City of Lansing, pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, MCLA 125.2651 et. seq., as amended (Act 381), is authorized to exercise its powers within the City of Lansing, Michigan. The purpose of this Plan, to be implemented by the LBRA, is to satisfy the requirements for a Brownfield Plan as specified in Act 381.

The Plan will allow the LBRA to use tax increment financing to reimburse **Novi Properties, LLC** (the "Developer"), and the LBRA, for the costs of eligible activities required to redevelop the eligible property located at 820 W. Miller Road in the City of Lansing, Michigan, (the "Property"). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

The Property is fully defined in the following table and in Attachment A.

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
820 W. Miller Road	33-01-05-05-431-321	Facility and Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by commercial property, residential property, and thoroughfares. Property layout and boundaries are depicted in Figure 2. The legal descriptions of the Property are included in Attachment A.

The Property consists of a total of 4.48-acres and is comprised of a single parcel. One vacant, 12,200 gross square foot, building exists on the Property. The remainder of the Property is comprised of pavement, landscaping, and undeveloped land.

The Property was undeveloped from at least 1938 to approximately 1973-1974 when the current Property buildings were constructed. Various commercial businesses including retail, dry cleaning, hair salons, and restaurants have operated on the Property since 1973. Currently the Property is vacant.

In total, subsurface investigation activities conducted in 2000, 2004, 2022, and 2024 included the advancement of twenty-nine (29) soil borings, five (5) monitoring wells, and thirteen (13) soil gas points on the property.

According to analytical results, Concentrations of cis-1,2-dichloroethylene, methylene chloride, tetrachloroethylene, and trichloroethylene were detected in soil above Part 201 Residential GCC. Concentrations of trans-1,2,-dichloroethylene and toluene were detected in soil above laboratory limits but below Part 201 Residential GCC. Concentrations of cis-1,2-dichloroethylene were detected in groundwater above laboratory detection limits but below Part 201 Residential GCC. Site closure was completed with a Tier 2 Commercial III Closure report on January 25, 2005. A restrictive covenant was implemented onsite that prevents the installation of a water well and restricts the use of the groundwater on the Property.

In addition, a Pre-Renovation Hazardous Materials Assessment Inspection conducted in June of 2023, identified asbestos and lead containing materials within the subject building. These materials include paints throughout the building, wool felt insulation, white duct insulation, tan floor tiles, 9x9 floor tiles throughout the building, vinyl flooring, linoleum flooring, carpet mastic, wood adhesive, ceiling tile glue, and black construction tar, all of which will require abatement prior to commencement of demolition activities.

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); and (c) the Property is a “facility” as defined in in Part 201 and Section 2(r) of Act 381.

3. Brownfield Project Description

The Developer, through their intimate knowledge of the south Lansing area and market studies, has identified the need for a laundromat and event space to serve the South Lansing area. The result of this redevelopment will create a laundromat and event space in an area where none currently exist.

The entire 4.48-acre Property will be redeveloped to include the rehabilitation of the existing single-story building into a mixed-use building totaling 12,200 gross square feet, including an event space with an outdoor venue, a laundromat, common areas, and commercial spaces for a future restaurant and retailer. This project is located on the heavily trafficked corner of W. Miller Road and S. Washington Avenue. The developer has taken the initiative to acquire and invest in an area of deteriorating, vacant or underutilized, commercial and residential lots.

Total capital investment is estimated at $3,837,607, including acquisition. This Project will result in the creation of 13 full-time equivalent jobs and 4 seasonal positions. New jobs will include event space and laundromat staff with an average pay of $14.00/hour.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in Property taxes will be used to reimburse the Developer and the City for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 and include EGLE pre-approved and department specific activities, asbestos and lead survey and abatement activities, demolition, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. Lead and asbestos survey activities were conducted by the City of Lansing through the LBRA, therefore, the applicable portion of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan. The breakdown of costs between the Developer and City are provided on Table 1. Brownfield Eligible Activities.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement"). The total estimated eligible activity costs estimated for Developer and LBRA reimbursement is $555,031.

Summary of Eligible Activities			
EGLE Eligible Activities	**Cost**	**Developer**	**LBRA**
Pre-Approved Activities	$28,350	$11,220	$17,130
Department Specific Activities	$42,000	$42,000	
Total Environmental Eligible Activities	**$70,350**	**$53,220**	**$17,130**
MSF Eligible Activities	**Cost**		
Asbestos and Lead Activities	$82,500	$74,750	$7,750
Demolition	$182,300	$182,300	
Total Non-Environmental Eligible Activities	**$264,800**	**$257,050**	**$7,750**
Contingency (15%) *	$44,858	$44,858	
Brownfield Plan & Act 381 Work Plan Preparation	$19,500	$19,500	
Brownfield Plan & Act 381 Work Plan Implementation	$4,500	$4,500	
Brownfield Plan Application Fee	$5,000	$5,000	
Interest (3% simple)	$146,023	$0	$146,023
Total Eligible Cost for Reimbursement	**$555,031**	**$384,128**	**$170,903**

* Pre-Approved Activities, Asbestos/Lead Surveys, Brownfield Plan and Act 381 Work Plan preparation are excluded from contingency calculation.

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property.

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2027.

The taxable value of the Property according to the city is $230,521, which is the initial taxable value for this Plan. The new projected taxable value for 2027 is estimated at $415,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2027 through 2056 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

The captured incremental taxable value and associated tax increment revenue will be determined by the City Assessor. The actual increased taxable value of the land and all future taxable improvements on the Property may vary. Furthermore, the amount of tax increment revenue available under this Plan will be based on the actual millage levied annually by each local taxing jurisdiction on the increase in tax value resulting from the redevelopment project that is eligible and approved for capture.

Additional Revenues Captured if Taxable Values Increase	
Estimated Eligible Activity Costs	$555,031
Estimated Potential Tax Capture	$439,524
Estimated Deficiency/Shortfall	$115,507

*Based upon Plan estimates of projected Taxable Value. Developer and/or LBRA eligible activity deficiency/shortfall amount shown will be reimbursed in accordance with Table 3 if Taxable Values increase over the 30-year capture period. The amount of tax increment revenue captured under this Plan will be based on the actual millage levied annually by each taxing jurisdiction on the increase in tax value resulting from the redevelopment Project that is eligible and approved for capture.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. The Developer must submit a reimbursement request to the LBRA that is reviewed and approved by the LBRA prior to any of these eligible activities being reimbursed to the Developer.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan. Annually, the LBRA will capture 10% of the available new local taxes for LBRA Plan administration and/or deposits into the LBRF.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 30 years total tax capture after the first year of tax capture anticipated as 2027.

9. Estimated Impact on Taxing Jurisdictions

The table on the following page presents a summary of the new tax revenues generated by the taxing jurisdictions whose millage is subject to capture by the LBRA under this Plan. These are estimations based on the commercial components of the proposed redevelopment.

Projected Impact on Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units***	**New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement**	**Total New Taxes**
SCHOOL OPERATING	$13,121	$118,088	$131,209
STATE EDUCATION TAX (SET)	$2,725	$42,396	$45,121
LANSING OPER	$14,619	$131,572	$146,191
INGHAM CNTY SUM	$5,099	$45,892	$50,992
INGHAM COUNTY	$4,220	$37,978	$42,198
INGHAM INTERMED	$3,713	$33,419	$37,133

Projected Impact on Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units***	**New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement**	**Total New Taxes**
LANSING COM COLLEGE	$2,834	$25,510	$28,345
CATA	$2,248	$20,233	$22,481
LANSING SCH SINK	$2,224	$20,017	$22,241
CADL-LIBRARY	$1,172	$10,551	$11,724
AIRPORT AUTH	$526	$4,731	$5,257
LANSING SCHOOL DEBT*	$30,832		$30,832
PUBLIC SAFETY	$26,320		$26,320
MONTGOMERY DRAIN*	$1,955		$1,955
Total	**$116,610 (18.5%)**	**$490,389 (81.5%)**	**$601,998**

* Increased by investment, but not captured by the LBRA

** The impact to each individual taxing jurisdiction may be as much as their proportionate share of $555,031 so long as there are available revenues. Even with the maximum number of years of tax capture allowed the Developer and/or LBRA may not be fully reimbursed. Currently, as identified in Section 5 and Table 3, the resultant deficiency/shortfall to the Developer and/or LBRA is estimated at $115,507.

Additional information related to the impact of tax increment financing on the various taxing jurisdictions is presented in Table 2.

10. Legal Description & Site Map

The Property location and boundaries are shown on Figures 1 and 2. The legal description of the Property is described below and provided in Attachment A.

<u>LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL</u>

Parcel 33-01-05-05-431-321: COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

11. Personal Property

The Property includes all tangible personal property that now or in the future comes to be owned or installed on the Property by the Developer or occupants.

12. Displacement of Persons

No persons will be displaced as a result of this Project.

13. Local Brownfield Revolving Fund

The LBRA's accelerated reimbursement loan (ARL) program may be used to finance all, or a portion, of the eligible activities under this Plan.

Additionally, the LBRA may capture available tax increment revenues for deposit to the LBRF as permitted by Act 381.

14. Other Information

The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

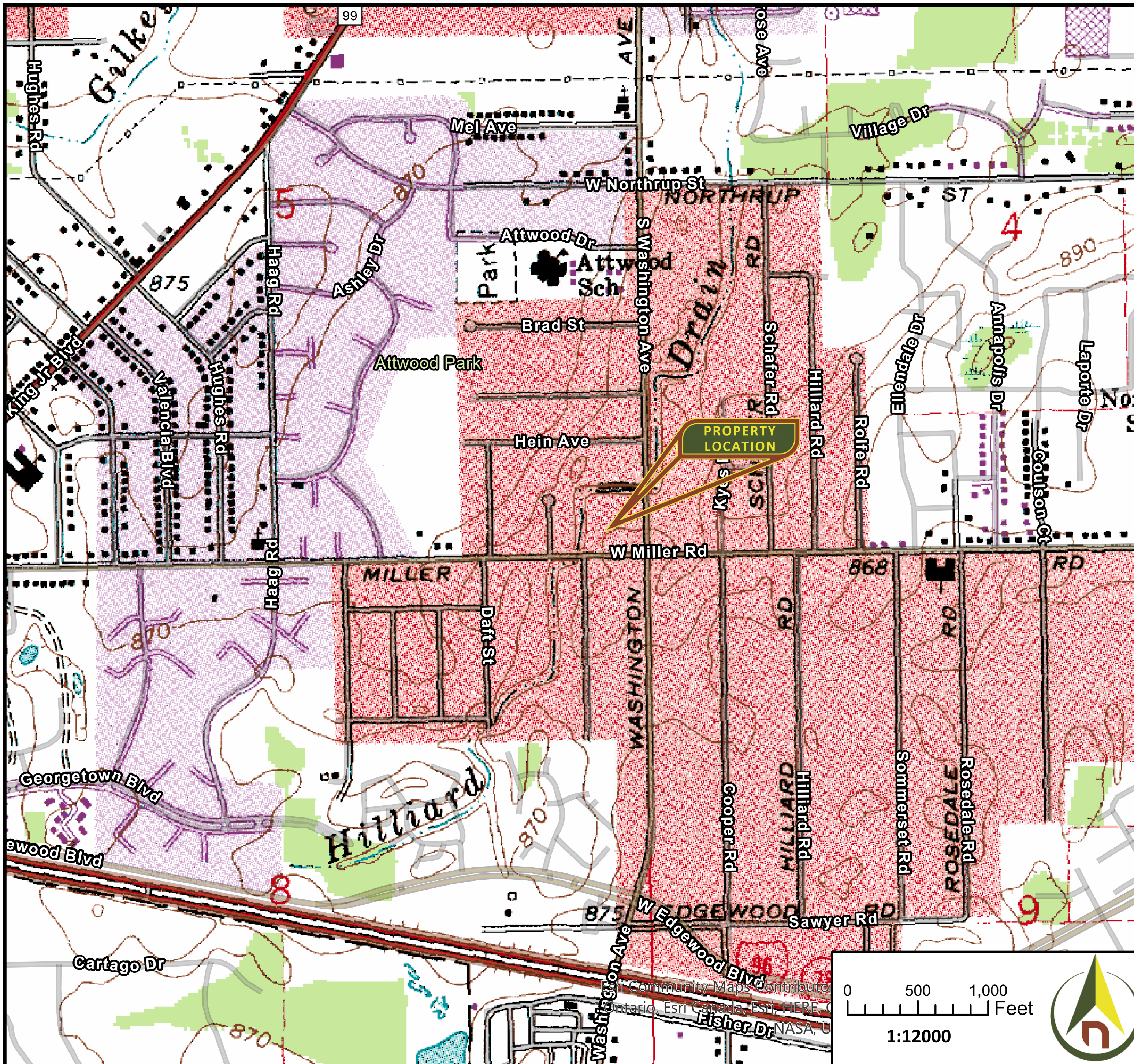
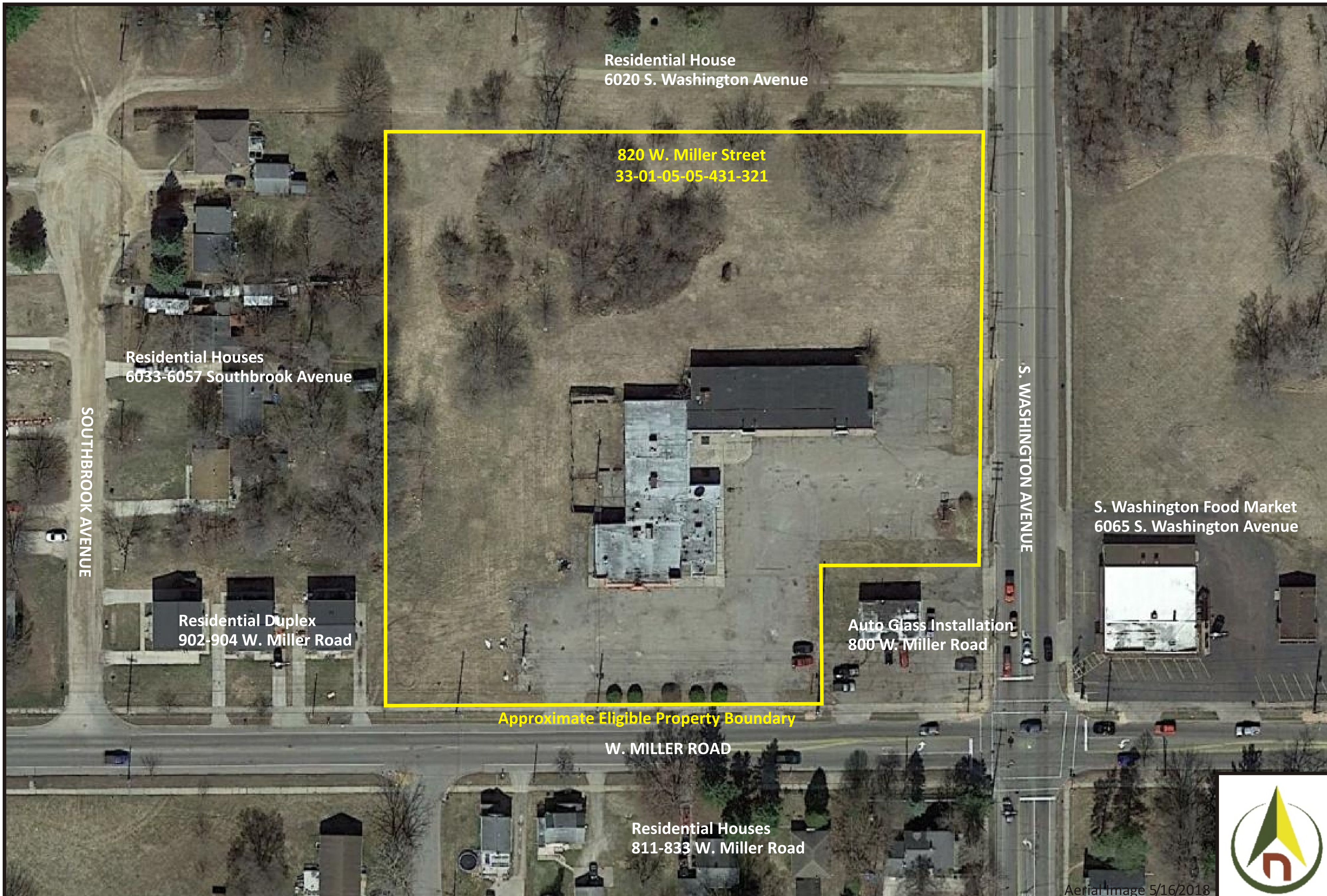


FIGURE 1 PROPERTY LOCATION

820 W. MILLER ROAD
LANSING, MICHIGAN 48911

INGHAM COUNTY
T3N, R2W, SECTION 9

PROJECT NUMBER 21-2901



TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER: 21-2901

820 W. MILLER ROAD
LANSING, MICHIGAN 48911

DIAGRAM CREATED BY: CJZ DATE: 03/31/2025

TABLES

Table 1
Brownfield Eligible Activities
820 W. Miller Road
Lansing, MI

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION: EGLE ACTIVITIES	REIMBURSEMENT ALLOCATION: MSF ACTIVITIES	REIMBURSEMENT ALLOCATION: LOCAL-ONLY ACTIVITIES	REIMBURSEMENT ENTITY: DEVELOPER	REIMBURSEMENT ENTITY: LBRA
EGLE ELIGIBLE ACTIVITIES									
Pre-Approved Activities									
Phase I Environmental Site Assessment	1	LS	$ 2,600	$ 2,600	$ 2,600			$ 260	$ 2,340
Phase I Environmental Site Assessment - Update	1	LS	$ 2,100	$ 2,100	$ 2,100			$ 210	$ 1,890
Phase II Site Investigations	1	LS	$ 5,900	$ 5,900	$ 5,900				$ 5,900
Baseline Environmental Assessment	1	LS	$ 2,500	$ 2,500	$ 2,500				$ 2,500
Due Care Investigation	1	LS	$ 10,750	$ 10,750	$ 10,750			$ 10,750	
Due Care Planning	1	LS	$ 4,500	$ 4,500	$ 4,500				$ 4,500
Total Pre-Approved Activities				**$ 28,350**	**$ 28,350**			**$ 11,220**	**$ 17,130**
Department Specific Activities									
Gas Vapor Mitigation System	6,000	SF	$ 7.00	$ 42,000	$ 42,000			$ 42,000	
Total Department Specific Activities				**$ 42,000**	**$ 42,000**		**$ -**	**$ 42,000**	
EGLE ELIGIBLE ACTIVITIES TOTAL				**$ 70,350**	**$ 70,350**	**$ -**	**$ -**	**$ 53,220**	**$ 17,130**
MSF ELIGIBLE ACTIVITIES									
Asbestos and Lead Activities									
Asbestos and Lead - Assessment/Survey	1	LS	$ 7,750	$ 7,750		$ 7,750			$ 7,750
Asbestos and Lead - Abatement	1	LS	$ 65,000	$ 65,000		$ 65,000		$ 65,000	
Asbestos and Lead - Abatement - Oversight	1	LS	$ 9,750	$ 9,750		$ 9,750		$ 9,750	
Total Asbestos and Lead Activities				***$ 82,500***	***$ -***	***$ 82,500***	***$ -***	***$ 74,750***	***$ 7,750***
Demolition									
Demolition - Interior and Select Exterior	1	LS	$ 165,300	$ 165,300		$ 165,300		$ 165,300	
Demolition - Soft Costs	1	LS	$ 17,000	$ 17,000		$ 17,000		$ 17,000	
Total Demolition Activities				***$ 182,300***	***$ -***	***$ 182,300***	***$ -***	***$ 182,300***	***$ -***
MSF ELIGIBLE ACTIVITIES TOTAL				**$ 264,800**	**$ -**	**$ 264,800**	**$ -**	**$ 257,050**	**$ 7,750**
MSF AND EGLE ELIGIBLE ACTIVITIES TOTAL				**$ 335,150**	**$ 70,350**	**$ 264,800**	**$ -**	**$ 310,270**	**$ 24,880**
Contingency				$ 44,858	$ 6,300	$ 38,558		$ 44,858	$ -
Brownfield Plan & Act 381 Work Plan Preparation	1	LS	$ 19,500	$ 19,500	$ -	$ 19,500		$ 19,500	$ -
Brownfield Plan & Act 381 Work Plan Implementation	1	LS	$ 4,500	$ 4,500	$ -	$ 4,500		$ 4,500	$ -
LBRA Brownfield Application Fee	1	LS	$ 5,000	$ 5,000	$ -	$ -	$ 5,000	$ 5,000	$ -
Interest (3%, simple)				$ 146,023	$ 30,651	$ 115,372	$ -	$ -	$ 146,023
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				**$ 555,031**	**$ 107,301**	**$ 442,730**	**$ 5,000**	**$ 384,128**	**$ 170,903**
State Brownfield Revolving Fund				$ 17,874					
BRA Administration/LBRF				$ 32,990					
GRAND TOTAL				**$ 605,895**					
					19.33%	*79.77%*	*0.90%*		

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Phase II ESAs, BEAs, Asbestos Surveys, Brownfield Plan and Act 381 Work Plan are excluded from contingency calculation.
Interest calculation is based on 3% simple interest on principal eligible activity costs incurred by the Developer.

Table 2
Tax Increment Revenue Capture Estimates
820 W. Miller Road
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 1% per year

	Calendar Year		**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**
	Plan Year		**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**
	Capture Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
Base Taxable Value (TV) of Land			$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500	$ 177,500
Base TV of Buildings			$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021	$ 53,021
Estimated New TV for Land			$ 195,250	$ 197,203	$ 199,175	$ 201,166	$ 203,178	$ 205,210	$ 207,262	$ 209,334	$ 211,428	$ 213,542	$ 215,677	$ 217,834	$ 220,013	$ 222,213	$ 224,435
Estimated New TV for Buildings			$ 219,750	$ 221,948	$ 224,167	$ 226,409	$ 228,673	$ 230,959	$ 233,269	$ 235,602	$ 237,958	$ 240,337	$ 242,741	$ 245,168	$ 247,620	$ 250,096	$ 252,597
Incremental Difference for Land			$ 17,750	$ 19,703	$ 21,675	$ 23,666	$ 25,678	$ 27,710	$ 29,762	$ 31,834	$ 33,928	$ 36,042	$ 38,177	$ 40,334	$ 42,513	$ 44,713	$ 46,935
Incremental Difference for Buildings			$ 166,729	$ 168,927	$ 171,146	$ 173,388	$ 175,652	$ 177,938	$ 180,248	$ 182,581	$ 184,937	$ 187,316	$ 189,720	$ 192,147	$ 194,599	$ 197,075	$ 199,576
Total Incremental Difference			$ 184,479	$ 188,629	$ 192,821	$ 197,054	$ 201,330	$ 205,648	$ 210,010	$ 214,415	$ 218,865	$ 223,358	$ 227,897	$ 232,481	$ 237,111	$ 241,788	$ 246,511
School Tax Millages	**Millage Rate**																
School Operating	17.44780		$ 3,219	$ 3,291	$ 3,364	$ 3,438	$ 3,513	$ 3,588	$ 3,664	$ 3,741	$ 3,819	$ 3,897	$ 3,976	$ 4,056	$ 4,137	$ 4,219	$ 4,301
State Education Tax (SET)	6.00000		$ 1,107	$ 1,132	$ 1,157	$ 1,182	$ 1,208	$ 1,234	$ 1,260	$ 1,286	$ 1,313	$ 1,340	$ 1,367	$ 1,395	$ 1,423	$ 1,451	$ 1,479
School Total:	**23.44780**	***32.48%***	**$ 4,326**	**$ 4,423**	**$ 4,521**	**$ 4,620**	**$ 4,721**	**$ 4,822**	**$ 4,924**	**$ 5,028**	**$ 5,132**	**$ 5,237**	**$ 5,344**	**$ 5,451**	**$ 5,560**	**$ 5,669**	**$ 5,780**
Local Tax Millages	**Millage Rate**																
LANSING OPER	19.44000		$ 3,586	$ 3,667	$ 3,748	$ 3,831	$ 3,914	$ 3,998	$ 4,083	$ 4,168	$ 4,255	$ 4,342	$ 4,430	$ 4,519	$ 4,609	$ 4,700	$ 4,792
INGHAM CNTY SUM	6.78070		$ 1,251	$ 1,279	$ 1,307	$ 1,336	$ 1,365	$ 1,394	$ 1,424	$ 1,454	$ 1,484	$ 1,515	$ 1,545	$ 1,576	$ 1,608	$ 1,639	$ 1,672
INGHAM COUNTY	5.61140		$ 1,035	$ 1,058	$ 1,082	$ 1,106	$ 1,130	$ 1,154	$ 1,178	$ 1,203	$ 1,228	$ 1,253	$ 1,279	$ 1,305	$ 1,331	$ 1,357	$ 1,383
INGHAM INTERMED	4.93780		$ 911	$ 931	$ 952	$ 973	$ 994	$ 1,015	$ 1,037	$ 1,059	$ 1,081	$ 1,103	$ 1,125	$ 1,148	$ 1,171	$ 1,194	$ 1,217
LANSING COM COLLEGE	3.76920		$ 695	$ 711	$ 727	$ 743	$ 759	$ 775	$ 792	$ 808	$ 825	$ 842	$ 859	$ 876	$ 894	$ 911	$ 929
CATA	2.98950		$ 551	$ 564	$ 576	$ 589	$ 602	$ 615	$ 628	$ 641	$ 654	$ 668	$ 681	$ 695	$ 709	$ 723	$ 737
LANSING SCH SINK	2.95750		$ 546	$ 558	$ 570	$ 583	$ 595	$ 608	$ 621	$ 634	$ 647	$ 661	$ 674	$ 688	$ 701	$ 715	$ 729
CADL-LIBRARY	1.55900		$ 288	$ 294	$ 301	$ 307	$ 314	$ 321	$ 327	$ 334	$ 341	$ 348	$ 355	$ 362	$ 370	$ 377	$ 384
AIRPORT AUTH	0.69900		$ 129	$ 132	$ 135	$ 138	$ 141	$ 144	$ 147	$ 150	$ 153	$ 156	$ 159	$ 163	$ 166	$ 169	$ 172
Local Total:	**48.74410**	***67.52%***	**$ 8,992**	**$ 9,195**	**$ 9,399**	**$ 9,605**	**$ 9,814**	**$ 10,024**	**$ 10,237**	**$ 10,451**	**$ 10,668**	**$ 10,887**	**$ 11,109**	**$ 11,332**	**$ 11,558**	**$ 11,786**	**$ 12,016**
Total Capturable Taxes	**72.19190**	***100.00%***	**$ 13,318**	**$ 13,617**	**$ 13,920**	**$ 14,226**	**$ 14,534**	**$ 14,846**	**$ 15,161**	**$ 15,479**	**$ 15,800**	**$ 16,125**	**$ 16,452**	**$ 16,783**	**$ 17,118**	**$ 17,455**	**$ 17,796**
Non-Capturable Millages	**Millage Rate**																
LANSING SCHOOL DEBT	4.10000		$ 756	$ 773	$ 791	$ 808	$ 825	$ 843	$ 861	$ 879	$ 897	$ 916	$ 934	$ 953	$ 972	$ 991	$ 1,011
PUBLIC SAFETY	3.50000		$ 646	$ 660	$ 675	$ 690	$ 705	$ 720	$ 735	$ 750	$ 766	$ 782	$ 798	$ 814	$ 830	$ 846	$ 863
STORM DRAIN	0.26000		$ 48	$ 49	$ 50	$ 51	$ 52	$ 53	$ 55	$ 56	$ 57	$ 58	$ 59	$ 60	$ 62	$ 63	$ 64
Total Non-Capturable Taxes:	**7.86000**		**$ 1,450**	**$ 1,483**	**$ 1,516**	**$ 1,549**	**$ 1,582**	**$ 1,616**	**$ 1,651**	**$ 1,685**	**$ 1,720**	**$ 1,756**	**$ 1,791**	**$ 1,827**	**$ 1,864**	**$ 1,900**	**$ 1,938**

Notes:

Table 2
Tax Increment Revenue Capture Estimates
820 W. Miller Road
Lansing, MI

		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056			
Estimated Taxable Value (TV) Increase Rate:																			
Calendar Year		**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**			
Plan Year		**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**			
Capture Year		**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**			
Base Taxable Value (TV) of Land		177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500			
Base TV of Buildings		53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021	53,021			
Estimated New TV for Land		226,679	228,946	231,235	233,548	235,883	238,242	240,625	243,031	245,461	247,916	250,395	252,899	255,428	257,982	260,562			
Estimated New TV for Buildings		255,123	257,674	260,251	262,853	265,482	268,137	270,818	273,526	276,262	279,024	281,814	284,633	287,479	290,354	293,257			
Incremental Difference for Land		49,179	51,446	53,735	56,048	58,383	60,742	63,125	65,531	67,961	70,416	72,895	75,399	77,928	80,482	83,062			
Incremental Difference for Buildings		202,102	204,653	207,230	209,832	212,461	215,116	217,797	220,505	223,241	226,003	228,793	231,612	234,458	237,333	240,236			
Total Incremental Difference		251,281	256,099	260,965	265,880	270,844	275,858	280,922	286,036	291,202	296,419	301,688	307,010	312,386	317,815	323,298			
School Tax Millages	**Millage Rate**																**Total New Taxes**	**Not Captured**	**Captured**
School Operating	17.44780	4,384	4,468	4,553	4,639	4,726	4,813	4,901	4,991	5,081	5,172	5,264	5,357	5,450	5,545	5,641	131,209	13,121	118,088
State Education Tax (SET)	6.00000	1,508	1,537	1,566	1,595	1,625	1,655	1,686	1,716	1,747	1,779	1,810	1,842	1,874	1,907	1,940	45,121	2,725	42,396
School Total:	**23.44780**	**5,892**	**6,005**	**6,119**	**6,234**	**6,351**	**6,468**	**6,587**	**6,707**	**6,828**	**6,950**	**7,074**	**7,199**	**7,325**	**7,452**	**7,581**	**176,330**	**15,846**	**160,484**
Local Tax Millages	**Millage Rate**																		
LANSING OPER	19.44000	4,885	4,979	5,073	5,169	5,265	5,363	5,461	5,561	5,661	5,762	5,865	5,968	6,073	6,178	6,285	146,191	14,619	131,572
INGHAM CNTY SUM	6.78070	1,704	1,737	1,770	1,803	1,837	1,871	1,905	1,940	1,975	2,010	2,046	2,082	2,118	2,155	2,192	50,992	5,099	45,892
INGHAM COUNTY	5.61140	1,410	1,437	1,464	1,492	1,520	1,548	1,576	1,605	1,634	1,663	1,693	1,723	1,753	1,783	1,814	42,198	4,220	37,978
INGHAM INTERMED	4.93780	1,241	1,265	1,289	1,313	1,337	1,362	1,387	1,412	1,438	1,464	1,490	1,516	1,542	1,569	1,596	37,133	3,713	33,419
LANSING COM COLLEGE	3.76920	947	965	984	1,002	1,021	1,040	1,059	1,078	1,098	1,117	1,137	1,157	1,177	1,198	1,219	28,345	2,834	25,510
CATA	2.98950	751	766	780	795	810	825	840	855	871	886	902	918	934	950	966	22,481	2,248	20,233
LANSING SCH SINK	2.95750	743	757	772	786	801	816	831	846	861	877	892	908	924	940	956	22,241	2,224	20,017
CADL-LIBRARY	1.55900	392	399	407	415	422	430	438	446	454	462	470	479	487	495	504	11,724	1,172	10,551
AIRPORT AUTH	0.69900	176	179	182	186	189	193	196	200	204	207	211	215	218	222	226	5,257	526	4,731
Local Total:	**48.74410**	**12,248**	**12,483**	**12,721**	**12,960**	**13,202**	**13,446**	**13,693**	**13,943**	**14,194**	**14,449**	**14,706**	**14,965**	**15,227**	**15,492**	**15,759**	**366,561**	**36,656**	**329,904**
Total Capturable Taxes	**72.19190**	**18,140**	**18,488**	**18,840**	**19,194**	**19,553**	**19,915**	**20,280**	**20,649**	**21,022**	**21,399**	**21,779**	**22,164**	**22,552**	**22,944**	**23,340**	**542,890**	**52,502**	**490,389**
Non-Capturable Millages	**Millage Rate**																		
LANSING SCHOOL DEBT	4.10000	1,030	1,050	1,070	1,090	1,110	1,131	1,152	1,173	1,194	1,215	1,237	1,259	1,281	1,303	1,326	30,832	30,832	-
PUBLIC SAFETY	3.50000	879	896	913	931	948	966	983	1,001	1,019	1,037	1,056	1,075	1,093	1,112	1,132	26,320	26,320	
STORM DRAIN	0.26000	65	67	68	69	70	72	73	74	76	77	78	80	81	83	84	1,955	1,955	-
Total Non-Capturable Taxes:	**7.86000**	**1,975**	**2,013**	**2,051**	**2,090**	**2,129**	**2,168**	**2,208**	**2,248**	**2,289**	**2,330**	**2,371**	**2,413**	**2,455**	**2,498**	**2,541**	**59,108**	**59,108**	**-**
																	601,998	**111,610**	**490,389**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
820 W. Miller Road
Lansing, MI

Developer/City Projected Reimbursement		Proportionality	School & Local Taxes	Local-Only Taxes	Total
State		32.4%	$ 142,610		**$ 142,610**
Local		67.6%	$ 291,914	$ 5,000	**$ 296,914**
TOTAL			**$ 434,524**	**$ 5,000**	**$ 439,524**
EGLE	19.5%	19.3%	$ 107,301	Developer	93.92%
MSF	80.5%	79.8%	$ 442,730	LBRA	6.08%
Local Only		0.9%	$ 5,000		

Estimated Total Years of Plan:	**30**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	$ 17,874
BRA Adminstration / LBRF	$ 32,990

* During the life of the Plan

	Beginning Balance	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Calendar Year		**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**
Plan Year		**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**
Capture Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available		$ 4,326	$ 4,423	$ 4,521	$ 4,620	$ 4,721	$ 4,822	$ 4,924	$ 5,028	$ 5,132	$ 5,237	$ 5,344	$ 5,451	$ 5,560	$ 5,669	$ 5,780
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		$ 553	$ 566	$ 578	$ 591	$ 604	$ 617	$ 630	$ 643	$ 657	$ 670	$ 684	$ 697	$ 711	$ 725	$ 740
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")		$ 377	$ 386	$ 394	$ 403	$ 412	$ 421	$ 429	$ 438	$ 448	$ 457	$ 466	$ 475	$ 485	$ 494	$ 504
State TIR Available for Reimbursement to Developer		$ 3,395	$ 3,471	$ 3,548	$ 3,626	$ 3,705	$ 3,785	$ 3,865	$ 3,946	$ 4,028	$ 4,110	$ 4,194	$ 4,278	$ 4,364	$ 4,450	$ 4,537
Total Local Tax Capture Available		$ 8,992	$ 9,195	$ 9,399	$ 9,605	$ 9,814	$ 10,024	$ 10,237	$ 10,451	$ 10,668	$ 10,887	$ 11,109	$ 11,332	$ 11,558	$ 11,786	$ 12,016
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")		$ 899	$ 919	$ 940	$ 961	$ 981	$ 1,002	$ 1,024	$ 1,045	$ 1,067	$ 1,089	$ 1,111	$ 1,133	$ 1,156	$ 1,179	$ 1,202
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)		$ 809	$ 828	$ 846	$ 864	$ 883	$ 902	$ 921	$ 941	$ 960	$ 980	$ 1,000	$ 1,020	$ 1,040	$ 1,061	$ 1,081
Local TIR Available for Reimbursement to Developer and City (LBRF)		$ 7,284	$ 7,448	$ 7,613	$ 7,780	$ 7,949	$ 8,120	$ 8,292	$ 8,466	$ 8,641	$ 8,819	$ 8,998	$ 9,179	$ 9,362	$ 9,546	$ 9,733
Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)		$ 10,679	$ 10,919	$ 11,162	$ 11,407	$ 11,654	$ 11,904	$ 12,157	$ 12,412	$ 12,669	$ 12,929	$ 13,192	$ 13,457	$ 13,725	$ 13,996	$ 14,269
DEVELOPER	Beginning Balance															
	$ 384,128	**$ 374,098**	**$ 363,844**	**$ 353,361**	**$ 342,648**	**$ 331,703**	**$ 320,523**	**$ 309,106**	**$ 297,449**	**$ 285,551**	**$ 273,408**	**$ 261,019**	**$ 248,380**	**$ 235,490**	**$ 222,345**	**$ 208,943**
MSF Eligible Activities	$ 319,608	$ 311,535	$ 303,281	$ 294,843	$ 286,220	$ 277,410	$ 268,411	$ 259,221	$ 249,839	$ 240,261	$ 230,488	$ 220,515	$ 210,342	$ 199,966	$ 189,386	$ 178,599
State Tax Reimbursement	$ 103,288	$ 2,566	$ 2,624	$ 2,682	$ 2,741	$ 2,801	$ 2,861	$ 2,922	$ 2,983	$ 3,045	$ 3,107	$ 3,170	$ 3,234	$ 3,299	$ 3,364	$ 3,429
Local Tax Reimbursement	$ 216,319	$ 5,506	$ 5,630	$ 5,755	$ 5,881	$ 6,009	$ 6,138	$ 6,268	$ 6,400	$ 6,532	$ 6,667	$ 6,802	$ 6,939	$ 7,077	$ 7,217	$ 7,358
EGLE Eligible Activities	$ 59,520	$ 57,564	$ 55,563	$ 53,518	$ 51,428	$ 49,293	$ 47,112	$ 44,885	$ 42,611	$ 40,290	$ 37,921	$ 35,504	$ 33,038	$ 30,523	$ 27,959	$ 25,345
State Tax Reimbursement	$ 18,923	$ 622	$ 636	$ 650	$ 664	$ 679	$ 693	$ 708	$ 723	$ 738	$ 753	$ 768	$ 784	$ 799	$ 815	$ 831
Local Tax Reimbursement	$ 40,597	$ 1,334	$ 1,365	$ 1,395	$ 1,425	$ 1,456	$ 1,488	$ 1,519	$ 1,551	$ 1,583	$ 1,616	$ 1,649	$ 1,682	$ 1,715	$ 1,749	$ 1,783
LOCAL-ONLY Activities	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
Local-Only Tax Reimbursement	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		**$ 10,029**	**$ 10,255**	**$ 10,483**	**$ 10,713**	**$ 10,945**	**$ 11,180**	**$ 11,417**	**$ 11,657**	**$ 11,898**	**$ 12,143**	**$ 12,390**	**$ 12,639**	**$ 12,890**	**$ 13,145**	**$ 13,401**
LBRA	Beginning Balance															
	$ 170,903	**$ 170,253**	**$ 169,589**	**$ 168,910**	**$ 168,216**	**$ 167,507**	**$ 166,783**	**$ 166,044**	**$ 165,289**	**$ 164,518**	**$ 163,732**	**$ 162,929**	**$ 162,111**	**$ 161,276**	**$ 160,424**	**$ 159,556**
MSF Eligible Activities	$ 123,122	$ 122,599	$ 122,065	$ 121,518	$ 120,959	$ 120,389	$ 119,806	$ 119,211	$ 118,603	$ 117,983	$ 117,350	$ 116,704	$ 116,045	$ 115,373	$ 114,688	$ 113,989
State Tax Reimbursement	$ 16,420	$ 166	$ 170	$ 174	$ 178	$ 181	$ 185	$ 189	$ 193	$ 197	$ 201	$ 205	$ 209	$ 214	$ 218	$ 222
Local Tax Reimbursement	$ 28,170	$ 357	$ 365	$ 373	$ 381	$ 389	$ 398	$ 406	$ 415	$ 423	$ 432	$ 441	$ 449	$ 458	$ 467	$ 477
EGLE Eligible Activities	$ 47,781	$ 47,654	$ 47,525	$ 47,392	$ 47,257	$ 47,119	$ 46,977	$ 46,833	$ 46,686	$ 46,535	$ 46,382	$ 46,225	$ 46,066	$ 45,903	$ 45,737	$ 45,567
State Tax Reimbursement	$ 3,980	$ 40	$ 41	$ 42	$ 43	$ 44	$ 45	$ 46	$ 47	$ 48	$ 49	$ 50	$ 51	$ 52	$ 53	$ 54
Local Tax Reimbursement	$ 6,827	$ 86	$ 88	$ 90	$ 92	$ 94	$ 96	$ 98	$ 100	$ 103	$ 105	$ 107	$ 109	$ 111	$ 113	$ 115
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		**$ 650**	**$ 664**	**$ 679**	**$ 694**	**$ 709**	**$ 724**	**$ 739**	**$ 755**	**$ 771**	**$ 786**	**$ 802**	**$ 819**	**$ 835**	**$ 851**	**$ 868**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
820 W. Miller Road
Lansing, MI

	Beginning Balance	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTALS
Calendar Year		**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	**TOTALS**
Plan Year		**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**	
Capture Year		**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	
Available Tax Increment Revenue (TIR)																	
Total State Tax Capture Available		$ 5,892	$ 6,005	$ 6,119	$ 6,234	$ 6,351	$ 6,468	$ 6,587	$ 6,707	$ 6,828	$ 6,950	$ 7,074	$ 7,199	$ 7,325	$ 7,452	$ 7,581	**$ 176,330**
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)		$ 754	$ 768	$ 783	$ 798	$ 813	$ 828	$ 843	$ 858	$ 874	$ 889	$ -	$ -	$ -	$ -	$ -	**$ 17,874**
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")		$ 514	$ 524	$ 534	$ 544	$ 554	$ 564	$ 574	$ 585	$ 595	$ 606	$ 707	$ 720	$ 732	$ 745	$ 758	**$ 15,846**
State TIR Available for Reimbursement to Developer		$ 4,624	$ 4,713	$ 4,803	$ 4,893	$ 4,984	$ 5,077	$ 5,170	$ 5,264	$ 5,359	$ 5,455	$ 6,367	$ 6,479	$ 6,592	$ 6,707	$ 6,823	**$ 142,610**
Total Local Tax Capture Available		$ 12,248	$ 12,483	$ 12,721	$ 12,960	$ 13,202	$ 13,446	$ 13,693	$ 13,943	$ 14,194	$ 14,449	$ 14,706	$ 14,965	$ 15,227	$ 15,492	$ 15,759	**$ 366,561**
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")		$ 1,225	$ 1,248	$ 1,272	$ 1,296	$ 1,320	$ 1,345	$ 1,369	$ 1,394	$ 1,419	$ 1,445	$ 1,471	$ 1,496	$ 1,523	$ 1,549	$ 1,576	**$ 36,656**
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)		$ 1,102	$ 1,123	$ 1,145	$ 1,166	$ 1,188	$ 1,210	$ 1,232	$ 1,255	$ 1,277	$ 1,300	$ 1,323	$ 1,347	$ 1,370	$ 1,394	$ 1,418	**$ 32,990**
Local TIR Available for Reimbursement to Developer and City (LBRF)		$ 9,921	$ 10,111	$ 10,304	$ 10,498	$ 10,694	$ 10,892	$ 11,092	$ 11,293	$ 11,497	$ 11,703	$ 11,911	$ 12,122	$ 12,334	$ 12,548	$ 12,765	**$ 296,914**
Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)		$ 14,546	$ 14,824	$ 15,106	$ 15,391	$ 15,678	$ 15,968	$ 16,261	$ 16,557	$ 16,856	$ 17,158	$ 18,278	$ 18,600	$ 18,926	$ 19,255	$ 19,587	
DEVELOPER	Beginning Balance																
	$ 384,128	**$ 195,283**	**$ 181,360**	**$ 167,173**	**$ 152,718**	**$ 137,994**	**$ 122,997**	**$ 107,725**	**$ 92,175**	**$ 76,344**	**$ 60,229**	**$ 43,063**	**$ 25,594**	**$ 7,819**	**$ -**	**-**	
MSF Eligible Activities	$ 319,608	$ 167,603	$ 156,396	$ 144,977	$ 133,342	$ 121,490	$ 109,419	$ 97,126	$ 84,609	$ 71,344	$ 55,229	$ 38,063	$ 20,594	$ 2,819	$ -	-	
State Tax Reimbursement	$ 103,288	$ 3,496	$ 3,563	$ 3,631	$ 3,699	$ 3,768	$ 3,838	$ 3,908	$ 3,979	$ 4,217	$ 5,123	$ 5,979	$ 6,085	$ 6,191	$ 982	-	**$ 103,288**
Local Tax Reimbursement	$ 216,319	$ 7,500	$ 7,644	$ 7,789	$ 7,936	$ 8,084	$ 8,234	$ 8,385	$ 8,537	$ 9,048	$ 10,992	$ 11,187	$ 11,384	$ 11,584	$ 1,837	-	**$ 216,319**
EGLE Eligible Activities	$ 59,520	$ 22,680	$ 19,964	$ 17,196	$ 14,376	$ 11,504	$ 8,578	$ 5,599	$ 2,565	$ -	$ -	$ -	$ -	$ -	$ -	-	
State Tax Reimbursement	$ 18,923	$ 847	$ 863	$ 880	$ 896	$ 913	$ 930	$ 947	$ 964	$ 816	$ -	$ -	$ -	$ -	$ -	-	**$ 18,923**
Local Tax Reimbursement	$ 40,597	$ 1,818	$ 1,853	$ 1,888	$ 1,923	$ 1,959	$ 1,996	$ 2,032	$ 2,069	$ 1,750	$ -	$ -	$ -	$ -	$ -	-	**$ 40,597**
LOCAL-ONLY Activities	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ -	-	
Local-Only Tax Reimbursement	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	-	**$ 5,000**
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		**$ 13,661**	**$ 13,923**	**$ 14,187**	**$ 14,454**	**$ 14,724**	**$ 14,997**	**$ 15,272**	**$ 15,550**	**$ 15,831**	**$ 16,115**	**$ 17,166**	**$ 17,469**	**$ 17,775**	**$ 7,819**	**-**	
																	$ 384,128
LBRA	Beginning Balance																
	$ 170,903	**$ 158,671**	**$ 157,770**	**$ 156,851**	**$ 155,915**	**$ 154,961**	**$ 153,990**	**$ 153,000**	**$ 151,993**	**$ 150,968**	**$ 149,924**	**$ 148,812**	**$ 147,681**	**$ 146,529**	**$ 135,093**	**115,506**	
MSF Eligible Activities	$ 123,122	$ 113,277	$ 112,551	$ 111,811	$ 111,058	$ 110,290	$ 109,508	$ 108,712	$ 107,901	$ 107,076	$ 106,236	$ 105,341	$ 104,430	$ 103,503	$ 94,298	78,532	
State Tax Reimbursement	$ 16,420	$ 226	$ 231	$ 235	$ 240	$ 244	$ 249	$ 253	$ 258	$ 262	$ 267	$ 312	$ 317	$ 323	$ 4,608	5,492	**$ 16,420**
Local Tax Reimbursement	$ 28,170	$ 486	$ 495	$ 504	$ 514	$ 524	$ 533	$ 543	$ 553	$ 563	$ 573	$ 583	$ 594	$ 604	$ 4,597	10,275	**$ 28,170**
EGLE Eligible Activities	$ 47,781	$ 45,395	$ 45,219	$ 45,040	$ 44,857	$ 44,671	$ 44,481	$ 44,289	$ 44,092	$ 43,892	$ 43,688	$ 43,471	$ 43,251	$ 43,026	$ 40,795	36,974	
State Tax Reimbursement	$ 3,980	$ 55	$ 56	$ 57	$ 58	$ 59	$ 60	$ 61	$ 62	$ 64	$ 65	$ 76	$ 77	$ 78	$ 1,117	1,331	**$ 3,980**
Local Tax Reimbursement	$ 6,827	$ 118	$ 120	$ 122	$ 125	$ 127	$ 129	$ 132	$ 134	$ 136	$ 139	$ 141	$ 144	$ 146	$ 1,114	2,490	**$ 6,827**
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT		**$ 885**	**$ 902**	**$ 919**	**$ 936**	**$ 954**	**$ 971**	**$ 989**	**$ 1,007**	**$ 1,025**	**$ 1,044**	**$ 1,112**	**$ 1,131**	**$ 1,151**	**$ 11,436**	**19,587**	
																	$ 55,397

Attachment A

Legal Description of the Property

Parcel Number: 33-01-05-05-431-321 Jurisdiction: CITY OF LANSING - INGHAM County: INGHAM/EATON/CLINTON Printed on 11/02/2021

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INGHAM COUNTY TREASURER	WHITE MELISSA	153,000	09/21/2021	WD	03-ARM'S LENGTH	2021 041399		100.0
SINGH MANJIT	INGHAM COUNTY TREASURER	0	04/13/2021	OTH	06-COURT JUDGEMENT	2021 017054	DEED	0.0
SINGH BALJIT	SINGH MANJIT	1	11/16/2020	QC	03-ARM'S LENGTH	2020 040346	S ROGERS	0.0
SINGH MANJIT	SINGH MANJIT & BALJIT	0	10/09/2002	QC	21-NOT USED	2994-382	D. CARTER	0.0

Property Address

820 W MILLER RD

Class: COMMERCIAL-IMPROV Zoning: F COM

School: LANSING PUBLIC SCHOOL DIST

P.R.E. 0%

MAP #: DI-0005 -0140

2022 Est TCV 476,422 TCV/TFA: 37.03

Building Permit(s)	Date	Number	Status
Electrical Permit	10/04/2021	PE21-1631	NEW PERMIT
Plumbing Permit - Water He	08/28/2017	PP17-0976	BLANK
Electrical Permit	08/07/2017	PE17-1017	BLANK
Remodel	07/13/2017	PB17-0921	BLANK

Owner's Name/Address

WHITE MELISSA
4800 COLLINS RD UNIT 27006
LANSING MI 48909

Tax Description

COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

Comments/Influences

9/4/2014 RETURNED '2014' JULY PROPERTY TAX BILL AS ATTEMPTED, NOT KNOWN, UNABLE TO FORWARD. RW
7/16/2014 RETURNED SNOW & ICE REMOVAL ASSESSMENT AS ATTEMPTED, NOT KNOWN. UNABLE TO FORWARD. RW
01/23/2014 RETURNED "2013" WINTER PROPERTY TAX BILL AS UNDELIVERABLE. RW

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
SER	10/15/2021	EXTERIOR I
SER	04/22/2021	SITE ONLY
TRS	09/02/1997	INSPECTED

Land Value Estimates for Land Table R260.R260-SOUTHWEST-RETAIL

* Factors * 316.5X150, MORE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Rate Table SF #6	0.75	195149 SqFt	0.75000		100			146,362

4.48 Total Acres Total Est. Land Value = 146,362

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

Commercial Local Cost Land Improvements

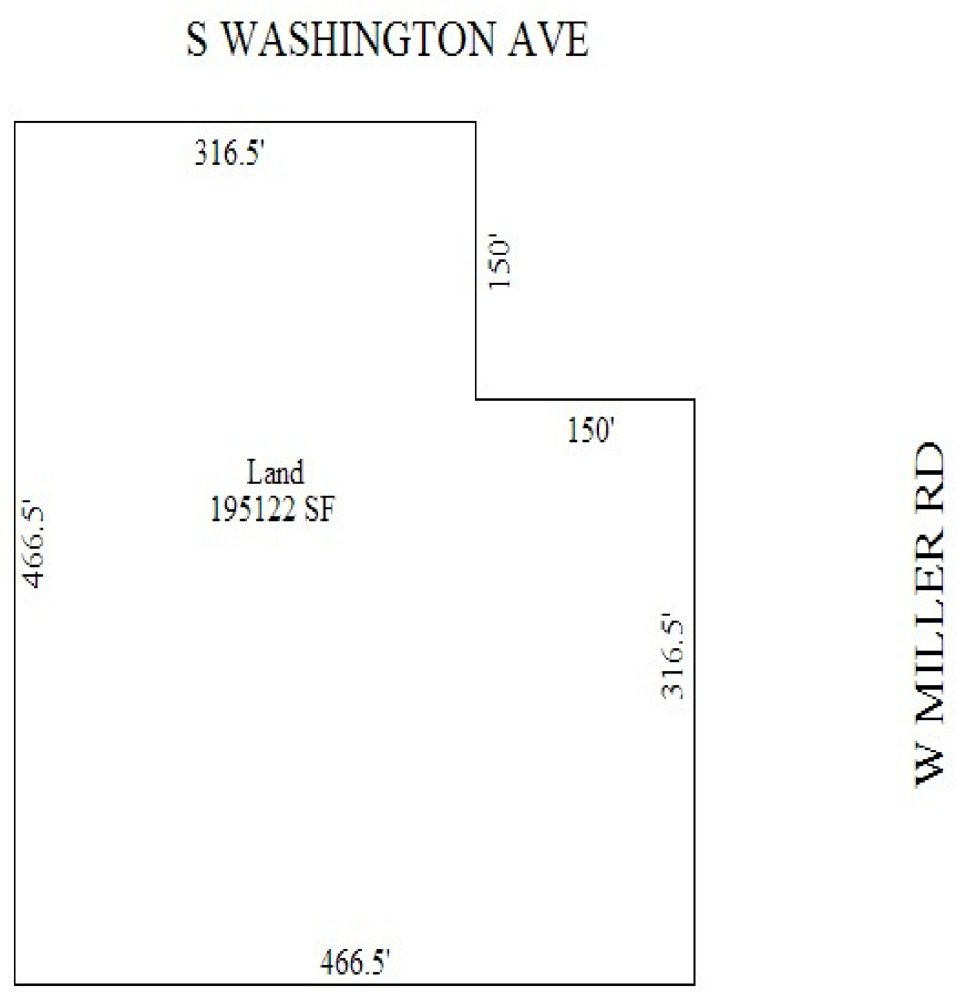
Description	Rate	Size	% Good	Arch Mult	Cash Value
3"ASPHALT / 2" BASE	1.83	21020	10	100	3,847
4" CONCRETE	2.65	572	10	100	152

Total Estimated Land Improvements True Cash Value = 3,999

Work Description for Permit PE21-1631, Issued 10/04/2021: Safety inspection in order to install temporary lighting for construction
Work Description for Permit PP17-0976, Issued 08/28/2017: Water Heater, 50 Gallons or less
Work Description for Permit PE17-1017, Issued 08/07/2017: Adding (2) new circuits and installing an EM light
Work Description for Permit PB17-0921, Issued 07/13/2017: Interior Alteration - Recording Studio- Change of Use
Work Description for Permit PB17-0847, Issued 06/21/2017: TEAR OUT OF OLD BARBERSHOP
Work Description for Permit PB14-0287, Issued 04/16/2014: Re Roof
Work Description for Permit PE12-0435, Issued 06/06/2012: 5 circuits & service

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2022	73,200	165,000	238,200			238,200S
2021	73,200	157,000	230,200			194,782C
2020	73,200	155,600	228,800			192,093C
2019	73,200	142,800	216,000			188,512C

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

Desc. of Bldg/Section: SAV MOR II PARTY STORE
Calculator Occupancy: Markets - Convenience

Class: C
Floor Area: 2,520
Gross Bldg Area: 12,866
Stories Above Grd: 1
Average Sty Hght : 13
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 60
Physical %Good: 35
Func. %Good : 90
Economic %Good: 80

1971	Year Built
	Remodeled
13	Overall Bldg Height

Comments:
FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION.

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 2520
Ave. Perimeter: 171
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Open (No Rates)
Area #2:
Type #2: Open (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 13 Perimeter: 171
Overall Building Height: 13

Base Rate for Upper Floors = 85.73

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.76 100%
Adjusted Square Foot Cost for Upper Floors = 101.49

Total Floor Area: 2,520 Base Cost New of Upper Floors = 255,755

Reproduction/Replacement Cost = 255,755
Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/90 /80 /25.2
Total Depreciated Cost = 64,450

ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 1 = 70,895
Replacement Cost/Floor Area= 101.49 Est. TCV/Floor Area= 28.13

(1) Excavation/Site Prep:

(2) Foundation: X Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:
X Concrete, On Ground

(5) Floor Cover:
X Asphalt Tile

(6) Ceiling:
X Acoustical Ceilings, Tile or Panel
X Gypsum Board, Taped and Painted

(7) Interior:
X Frame, Markets, Convenience

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths	1	Wash Bowls
2	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas		Coal		Hand Fired
	Oil		Stoker		Boiler

X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few	X	Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0
X Steel Joists, Steel Deck

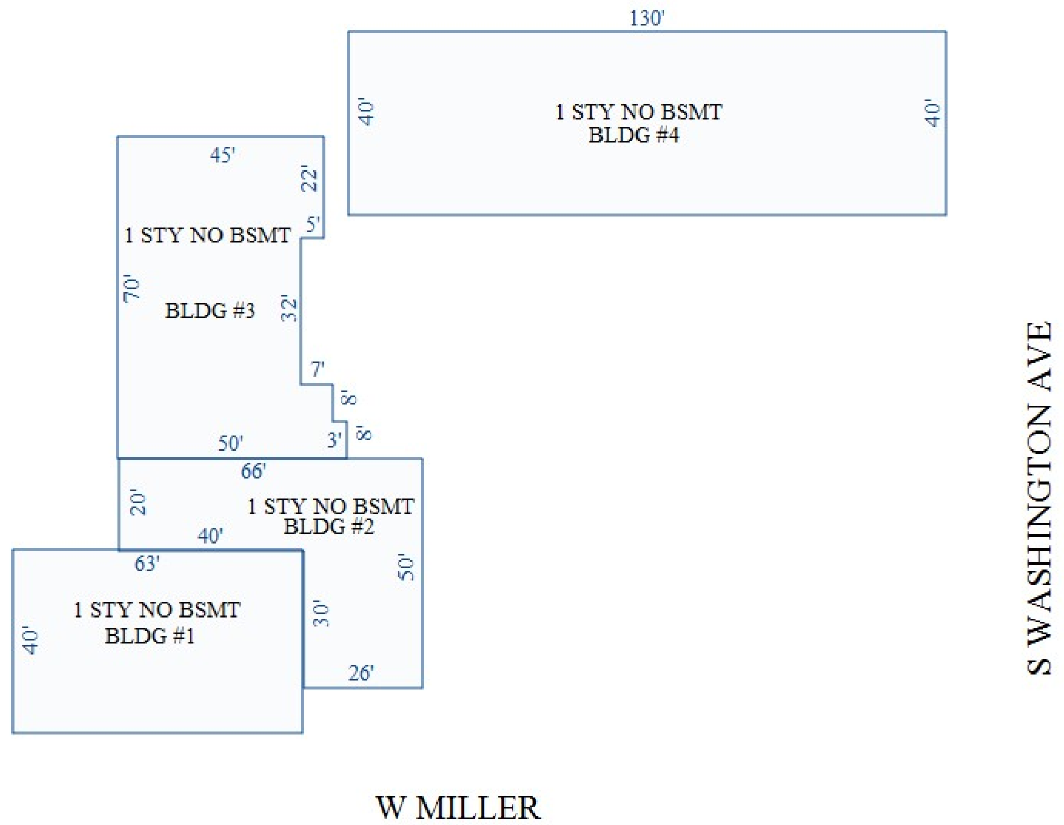
(14) Roof Cover:
X Built-Up Composite

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

X Block, Concrete, 8"



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: VACANT
Calculator Occupancy: Laundromats

Class: C
Floor Area: 5,200
Gross Bldg Area: 12,866
Stories Above Grd: 1
Average Sty Hght : 13
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 60
Physical %Good: 35
Func. %Good : 80
Economic %Good: 70

1973 Year Built
Remodeled

13 Overall Bldg Height

Comments:
ECON OBSOL FOR LOCATION

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 5200
Ave. Perimeter: 340
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Open (No Rates)
Area #2:
Type #2: Open (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 13 Perimeter: 340
Overall Building Height: 13

Base Rate for Upper Floors = 99.94

(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.60 100%
Adjusted Square Foot Cost for Upper Floors = 115.54

Total Floor Area: 5,200 Base Cost New of Upper Floors = 600,808

Reproduction/Replacement Cost = 600,808
Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /70 /19.6
Total Depreciated Cost = 117,758

ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 2 = 129,534
Replacement Cost/Floor Area= 115.54 Est. TCV/Floor Area= 24.91

(1) Excavation/Site Prep:

(2) Foundation: X Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:
X Concrete, On Ground

(5) Floor Cover:
X Terrazzo

(6) Ceiling:

(7) Interior:
X Masonry, Laundromats

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

2	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	2	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting:

	Outlets:		Fixtures:
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0
X Steel Joists, Steel Deck

(14) Roof Cover:
X Built-Up Composite

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

X Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: C
Floor Area: 3,046
Gross Bldg Area: 12,866
Stories Above Grd: 1
Average Sty Hght : 13
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 60
Physical %Good: 37
Func. %Good : 80
Economic %Good: 80

1973 Year Built
Remodeled

13 Overall Bldg Height

Comments:
FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 3046
Ave. Perimeter: 225
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Open (No Rates)
Area #2:
Type #2: Open (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 13 Perimeter: 225
Overall Building Height: 13

Base Rate for Upper Floors = 69.50

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.16 100%
Adjusted Square Foot Cost for Upper Floors = 85.66

Total Floor Area: 3,046 Base Cost New of Upper Floors = 260,920

Reproduction/Replacement Cost = 260,920
Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/80 /80 /23.7
Total Depreciated Cost = 61,786

ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 3 = 67,964
Replacement Cost/Floor Area= 85.66 Est. TCV/Floor Area= 22.31

(1) Excavation/Site Prep:

(2) Foundation: X Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:
X Concrete, On Ground

(5) Floor Cover:
X Asphalt Tile

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0
X Steel Joists, Steel Deck

(14) Roof Cover:
X Built-Up Composite

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

X Block, Concrete, 8"

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BINNI'S
Calculator Occupancy: Restaurants

Class: C
Floor Area: 2,100
Gross Bldg Area: 12,866
Stories Above Grd: 1
Average Sty Hght : 13
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 60
Physical %Good: 35
Func. %Good : 80
Economic %Good: 70

1974 Year Built
Remodeled

13 Overall Bldg Height

Comments:
FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION.

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100
Heat#2: Complete H.V.A.C. 0%
Ave. SqFt/Story: 2100
Ave. Perimeter: 172
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Open (No Rates)
Area #2:
Type #2: Open (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 13 Perimeter: 172
Overall Building Height: 13

Base Rate for Upper Floors = 110.72

(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.65 100%
Adjusted Square Foot Cost for Upper Floors = 127.37

Total Floor Area: 2,100 Base Cost New of Upper Floors = 267,477

Reproduction/Replacement Cost = 267,477
Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /70 /19.6
Total Depreciated Cost = 52,425

ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 4 = 57,668
Replacement Cost/Floor Area= 127.37 Est. TCV/Floor Area= 27.46

(1) Excavation/Site Prep:

(2) Foundation: X Footings

X	Poured Conc		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:
X Concrete, On Ground

(5) Floor Cover:
X Carpet and Pad

(6) Ceiling:
X Acoustical Ceilings, Tile or Panel

(7) Interior:
X Frame, Restaurants, Table Service

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures	2	Urinals
	3-Piece Baths	1	Wash Bowls
2	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

X Package Heating/Cooling, Short Ducts

(11) Electric and Lighting:

	Outlets:		Fixtures:
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0
X Steel Joists, Steel Deck

(14) Roof Cover:
X Built-Up Composite

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

X Block, Concrete, 8"

Address | Name | Parcel Number

Search

Home / Search Results / Record Details

Hide

820 W MILLER RD

LANSING, MI 48911

Parcel #33-01-05-05-431-321

Customer Name: NOVI PROPERTIES LLC

Property Information (2026) | Tax Information (2024) | Building Department | Invoices

Important Message

2025 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	NOVI PROPERTIES LLC 4800 COLLINS ROAD, UNIT #27006 LANSING, MI 48909

Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	201 COMMERCIAL-IMPROVED
School District	LANSING PUBLIC SCHOOL DIST
MAP #	DI-0005 -0140
User Number Index	*Not Available*
User Alpha 1	*Not Available*
User Alpha 3	*Not Available*

Historical District	*Not Available*
User Alpha 2	*Not Available*

Unit	33 CITY OF LANSING - INGHAM
Assessed Value	$387,400
Taxable Value	$230,521
State Equalized Value	$387,400
Date of Last Name Change	11/12/2021
Notes	*Not Available*
Census Block Group	*Not Available*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	12/30/1997

Principal Residence Exemption	June 1st	Final
2025	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$387,400	$387,400	$230,521
2024	$368,100	$368,100	$223,590
2023	$489,400	$489,400	$265,650

Land Information

Zoning Code	F COMM
Land Value	$564,176

Renaissance Zone	No
ECF Neighborhood	R260-SOUTHWEST-RETAIL
Lot Dimensions/Comments	316.5X150, MORE

Total Acres	4.480
Land Improvements	$3,999
Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	*No Data to Display*
Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	Average Depth: 0.00 ft

Legal Description

COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale
10/28/2021	$0.00	QC	WHITE MELISSA	NOVI PROPERTIES LLC	21-NOT USED/OTHER
09/21/2021	$153,000.00	QC	INGHAM COUNTY TREASURER	WHITE MELISSA	21-NOT USED/OTHER
04/13/2021	$0.00	OTH	SINGH MANJIT	INGHAM COUNTY TREASURER	06-COURT JUDGEMENT
11/16/2020	$1.00	QC	SINGH BALJIT	SINGH MANJIT	03-ARM'S LENG

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale
10/09/2002	$0.00	QC	SINGH MANJIT	SINGH MANJIT & BALJIT	21-NOT USED/OTHER
04/17/2002	$440,000.00	LC	FISCL PROPERTIES I	820 W MILLER RD, L.L.C.	33-TO BE DETERMINED

Building Information - 2520 sq ft Markets - Convenience (Commercial)

Floor Area	2,520 sq ft
Occupancy	Markets - Convenience

Estimated TCV	*Not Available*
Class	C

Stories Above Ground	1
Basement Wall Height	*Not Available*
Year Built	1971
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 5200 sq ft Laundromats (Commercial)

Floor Area	5,200 sq ft
Occupancy	Laundromats

Estimated TCV	*Not Available*
Class	C

Stories Above Ground	1
Basement Wall Height	*Not Available*
Year Built	1973
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 3046 sq ft Stores - Retail (Commercial)

Floor Area	3,046 sq ft
Occupancy	Stores - Retail

Estimated TCV	*Not Available*
Class	C

Stories Above Ground	1
Basement Wall Height	*Not Available*

Year Built	1973
Percent Complete	50%
Physical Percent Good	37%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	*Not Available*
Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 2100 sq ft Restaurants (Commercial)

Floor Area	2,100 sq ft
Occupancy	Restaurants

Estimated TCV	*Not Available*
Class	C

Stories Above Ground	1
Basement Wall Height	*Not Available*
Year Built	1974
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%

Average Story Height	13 ft
Identical Units	*Not Available*

Year Remodeled	*No Data to Display*
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Attachment B

Letter of Functional Obsolescence

Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO
Assessor's Office
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

April 17, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
820 W Miller
33-01-05-05-431-321

This one story, retail use building was constructed 1971 with multiple additions in 1973 and 1974. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

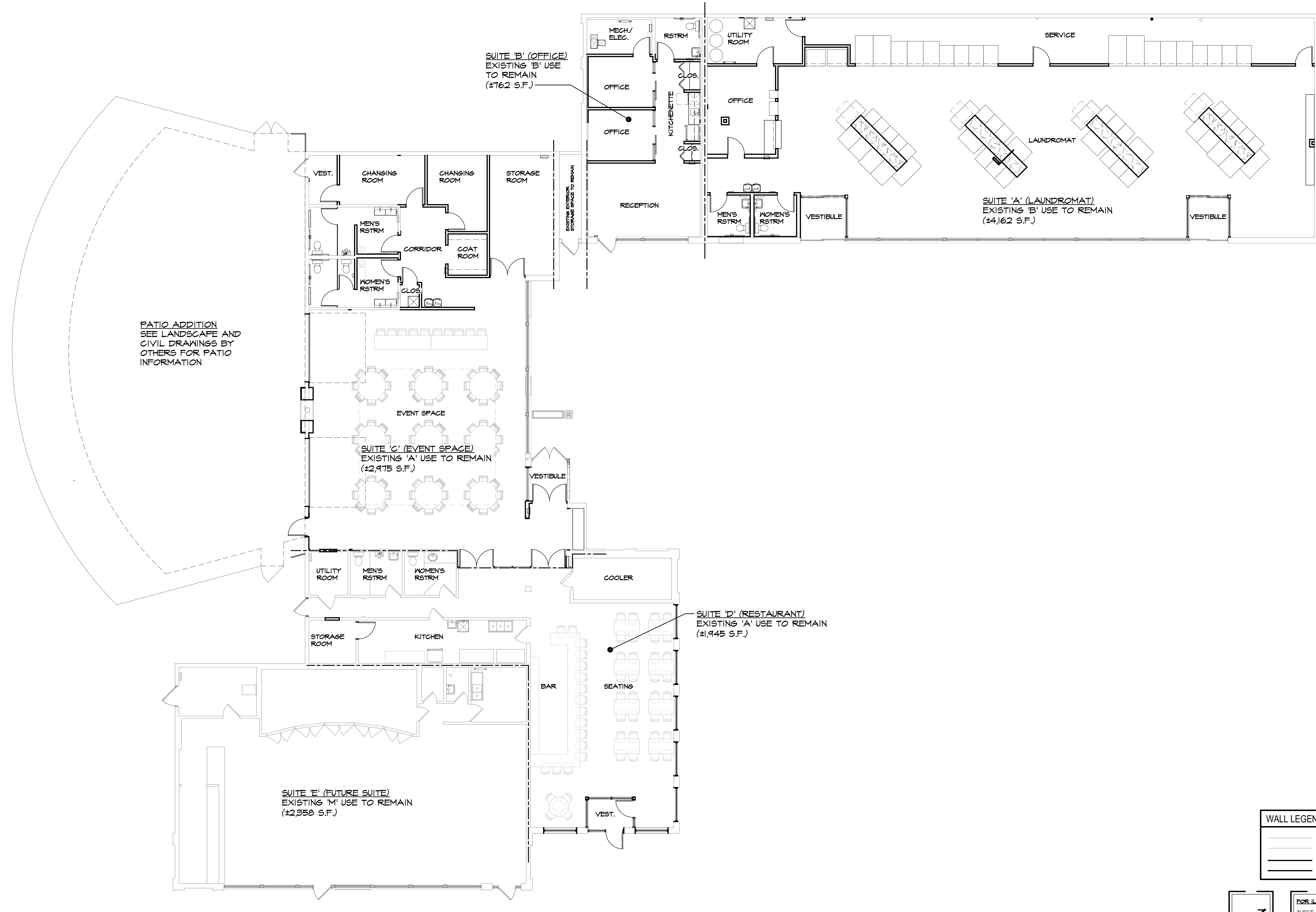
The interior and exterior walls have significant damage due to vandalism or deferred maintenance. Most of the windows have been broken and need replacement. The roof needs replacement as daylight was visible throughout the building during inspection.

The layout of the building and subsequent additions exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards.

Jennifer Czeiszperger, MMAO
City Assessor's Office

Attachment C

Site Plans



BUILDING MASTER PLAN

1/8" = 1'-0"

WALL LEGEND

	EXISTING
	NEW CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OR ALTERATIONS.

STUDIO [INTRIGUE] ARCHITECTS LLC EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY RESULTING FROM OR CONNECTED WITH THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN ILLUSTRATION.

LICENSE TO USE OF THIS DRAWING SHALL BE LIMITED TO CLIENT REVIEW ONLY.

RENOVATION PLAN

01/04/24

studio [intrigue] ARCHITECTS
114 S. WASHINGTON AVE. ¤ SUITE 100 ¤ LANSING ¤ MICHIGAN ¤ 48910
517.372.8804 PHONE ¤ 517.372.8805 FAX ¤ WWW.STUDIOINTRIGUE.COM

Project Type
RENOVATION

Project
820 MILLER RD PLAZA RENOVATION
820 MILLER RD.
LANSING, MI 48911

Client
NOVI PROPERTIES LLC
4800 COLLINS RD.,
UNIT 27006,
LANSING, MI 48909

Project Number
21.156

Sheet
A-1

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

Resolution Recommending Brownfield Plan Exemptions for Plan #89
Turner North Development Brownfield Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, May 09, 2025, at 8:30 a.m., pursuant to notice duly given:

MEMBERS PRESENT:

MEMBERS ABSENT:

The following preamble and resolution was offered by;

Member: and seconded by:

Member:

WHEREAS, the LBRA (Authority) staff has worked closely with representatives of Turner North Development, LLC (the "Developer") to draft Brownfield Plan #89 – Turner North Development Old Town Multifamily Brownfield Redevelopment Project (Plan); and

WHEREAS, the Authority's Brownfield Plan Policy (Policy) specifies standard requirements for brownfield plans submitted to the Authority for consideration of approval; and

WHEREAS, per the Policy, applicants (Developer) may request to be exempted from one or more of the standard requirements; and

WHEREAS, a request for exemptions to the Policy must be presented to the LBRA Board for their consideration, at least one month prior to the LBRA Board's consideration of the brownfield plan; and

WHEREAS, Draft Plan #89 as submitted by the Developer for the LBRA's consideration does not meet all of the Policy standards and the Developers submitted a Brownfield Plan Cover Sheet (Attachment A) requesting the following exemption(s):

> Criterion #8: Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

NOW, THEREFORE, BE RESOLVED BY THE BOARD OF DIRECTORS OF THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY, AS FOLLOWS:

1. Turner North Development, LLC (Developer) may submit Brownfield Plan #89 – Turner North Development Old Town Multifamily Brownfield Redevelopment Project (Plan) for consideration of approval at a future LBRA Board meeting with Brownfield Plan Policy exemptions as requested by the Developer on the Brownfield Plan Cover Sheet dated May 2, 2025.

The foregoing preamble and resolutions are hereby approved by the Board of Directors for the Economic Development Corporation of the City of Lansing.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 9th day of May 2025, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

IN WITNESS WHEREOF, I have hereunto affixed my official signature.

____

Shelley Davis-Boyd, Chair

CITY OF LANSING
BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)
401 S. Washington Sq. Ste. 101, Lansing, MI 48933

LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

For consideration of a Brownfield Plan by the City of Lansing Brownfield Redevelopment Authority (LBRA), the Applicant must complete this form in full, provide all additional application forms, and pay applicable administration fees with the submission of a Brownfield Plan. The submitted Brownfield Plan must adhere to Michigan Public Act 381 of 1996, as amended.

APPLICANT INFORMATION

Project Name:	Turner North Development
Project Address:	1413 Turner Street- 33-01-01-09-252-131 No Address- 33-01-01-09-252-152 1421 Turner Street- 33-01-01-09-252-161 No Address- 33-01-01-09-252-171 1429 Turner Street- 33-01-01-09-252-181 No Address- 33-01-01-09-252-191 (PART)
Applicant Name:	Turner North Development, LLC
Contact Name:	Craig Willian
Contact Phone:	313-960-7706
Contact Email:	craig@developdetroit.org
Submittal Date:	April 12, 2025

PLAN INFORMATION

Developer Reimbursement (Maximum) (Table 1a) However, deficiency/shortfall to the Developer is estimated at $2,136,541	$13,163,588
Public Reimbursement (Maximum) (BRA Admin, LBRF, and MBRF) (Table 1a)	$1,215,636
Duration of Plan (Maximum)	33 years
Duration of Capture (Maximum)	30 years
Total Local Capture during Plan (includes Application Fee, BRA Admin, and LBRF) (Table 1a)	$9,716,330
Total State Capture during Plan (includes MBRF) (Table 1a)	$4,662,894
Total New Taxes to Taxing Units during Plan (Table 3)	$2,705,313

ADHERENCE TO LBRA BROWNFIELD PLAN POLICY

As part of the LBRA's review of the Applicant's submission, adherence to Plan Requirements and responses to the Plan Evaluation criteria will be considered. Applicant must complete each section in full in order for the LBRA to review the submission.

Plan Requirements

Applicant's submission must meet or exceed the following Brownfield Plan requirements of the LBRA's Brownfield Plan Policy.

Instructions: Applicant must initial each "Request" column of the table below attesting to the Plan's adherence to each criterion.

> * Exemptions to any Criterion: If the Plan does not meet one or more of the following criterion, an exemption must be requested by the Applicant. To request an exemption to a criterion, applicant must explain their request in the "Request" column. A request for exemption must be presented to the LBRA Board of Directors for their consideration at least one month prior to the final approval of the Brownfield Plan by the LBRA Board.

LBRA Plan Policy Criteria	Request
1) A minimum of 10% of yearly new incremental taxes flowing through to all taxing units.	Plan adheres to criteria
2) A minimum of 10% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	Plan adheres to criteria
3) A maximum of 5% simple interest on Developer Eligible Activities.	Plan DOES NOT request interest
4) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for the same project (ex: OPRA, Act 198, Act 328, etc.).	Plan adheres to criteria
5) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	Plan adheres to criteria with $8,889,702
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	Plan adheres to criteria with $4,273,886
7) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes. For example, if the annual brownfield capture is 20 mils state taxes and 30 mils local taxes, the ratio is 20/30 = .66 Thus in the brownfield plan for every dollar of local capture used to reimburse the Developer there should be at least 66 cents of	Plan adheres to criteria

state capture used to reimburse that Developer for Eligible Activities.	
8) Language in the plan stating that if the state approves a 381 Workplan with less state tax capture than what was in the plan approved by the City, the not to exceed amount of local capture in the plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.	EXEMPTION REQUEST – In the event that the state (MSHDA) denies any eligible activity costs in a Work Plan request, those denied costs shall be adjusted to local-only reimbursement: If the state (MSHDA) does not approve of certain state tax funded eligible activity costs for the use of State tax capture, those costs then become eligible for reimbursement with the use of Local-only tax increment revenues not to exceed $767,871 (with 15% contingency).

Plan Evaluation

<u>Instructions</u>: Please mark the section applicable to the Project under each criteria in the "Response" column. The Applicant may provide additional information or answer under "Applicant Comments".

Criteria		Response	Applicant Comments
Amount of private investment pledged	>/= $100,000,000		Estimated as of March 27, 2025 Proforma
	$50,000,000 to $99,999,999		
	$25,000,000 to $49,999,999	$25,454,144	
	< $25,000,000		
Ratio of private investment pledged to requested public investment	>/= 10:1		Ratio out of $14,427,097 (Private investment) to requested $11,027,047 (Public eligible activity investment), not including cost of financing for this Project or its eligible activities, is 1.31:1.
	5:1 to 9:1		
	1:1 to 4:1	X	
	< 1:1		
Number of pledged jobs created that are <u>new to the City</u>	>/= 500		4 full-time permanent employees
	100 to 499		
	50 to 99		
	< 50	X	
	0		

Average wage rate of new pledged jobs created that are <u>new to the City</u>	>/= $75,000/yr		Based upon an average hourly wage of $24.00, no overtime, resulting in $49,920/year
	$50,000 to $74,999		
	$30,000 to $49,999	X	
	< $30,000		
	N/A (no new Jobs)		
Percent of total pledged private project investment going to public improvements	>/= 20%		$1,031,856 (inc. 15% contingency) out of $25,454,144 is 4.01%.
	10% to %19.9		
	5% to 9.9%		
	< 5%	X	
	0%		
Height of Building	>/= 20 stories Downtown		4 stories Old Town
	10 to 19 stories Downtown		
	5 to 9 stories Downtown		
	5 to 9 stories Not Downtown		
	3 to 4 stories Not Downtown	X	
	Other (please explain)		
Length of Brownfield Plan *(Must be a stated cap in the Brownfield Plan)*	</= 10 years		Request 30 Year capture. Estimated maximum developer reimbursement of eligible activities will not be fully reimbursed over 30 year capture period resulting in a potential deficiency/shortfall to the developer estimated at $2,136,541
	11 to 15 years		
	16 to 20 years		
	Other (please explain)	X	
Project reuses a Historic Building	Project Nat. Registered Property		None apply
	Project Meets Fed Standards		
	Project in Local Historic District		
	Project reuses Historic Building		
Project Provides a High Priority and Quality Product	Downtown Housing Units	X	No less than 59 units will be at or below 80% AMI. The Project will income-average all 76 units at 80 percent AMI.
	Downtown Hotel		
	LEED Certified Building		
	Owner Occupied Housing		

	High Quality Exterior Materials/Exceptional Architecture	X	Additionally, 49% (37 units) of our Projects total units are at 60% AMI, therefore the entire Project is dedicated to affordable workforce housing.
	Other (please explain)		

Other Factors that demonstrate the need or impact of the Project or the applicant would like to highlight (please list).	1. Project affordability period for workforce housing will be for the duration of the Brownfield Plan reimbursement period, which is currently estimated at 30 years. This is a high level of commitment by the developer. 2. Developer has been highly engaged with the community and has received strong public support from the Old Town businesses and residents. 3. The Project will maximize the development opportunity at the property to increase property tax revenue for the city, county and state from its current property taxable value of $74,000 to approximately $4.2 million. 4. Project will create an estimated 75 average on-the-job peak full-time equivalent construction jobs (average salary approximately $54,449). 5. Project will create and estimated up to 36 prevailing wage jobs during the on-site and off-site construction phases. 6. Project redevelops six vacant underutilized parcels with three of the parcels being functionally obsolete.

Other Project Assistance

Please list all other incentives or assistance the Applicant is seeking or has received for the Project from the City of Lansing, Lansing Brownfield Redevelopment Authority, Lansing Economic Development Corporation, Michigan Economic Development Corporation, Michigan Department of Environment, Great Lakes & Energy, or other Local, State, or Federal agencies:

Current requests under review for funding assistance: (a) Ingham County Housing Trust Fund; (b) LBRA LBRF Loan; (c) MSHDA Gap 19

REQUIRED WITH APPLICATION

Applicant must submit the following items at the time the Brownfield Plan is submitted to the LBRA:

- Complete Brownfield Plan per Michigan Public Act 381 of 1996, as amended
- Litigation Affidavit for each person that has a 20% or greater ownership interest in the Applicant

- City of Lansing Treasury Information Form for each person that has a 20% or greater ownership interest in the Applicant
- Review and Application Fee

APPLICANT SIGNATURE

By signing below, the undersigned represents and warrants their authority to submit the Brownfield Plan on behalf of the Applicant and certifies all information provided by this Brownfield Plan Cover Sheet is true and correct. Furthermore, by signing below, the undersigned affirms that the Applicant's submittal follows the LBRA's Brownfield Plan Policy, as amended, and adheres to Michigan Public Act 381 of 1996, as amended.

Applicant Name: Turner North Development, LLC

By:________________________________

Print Name: Craig P. Willian

Its: Co-Manager

Date: 05-02-2025