

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

December 2, 2024 at 7:00 PM



TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. November 18, 2024

Consideration Of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies And Presentations

Comments By Council Members And City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration For Public Comment On Legislative Matters

2. Virtual Participation is available for Public Comment on Legislative Matters. Legislative Matters consist of the following items on the agenda: Public Hearings (other than show cause hearings), Consent Agenda Items, Resolutions, Ordinances for Introduction, and Ordinances for Passage. Sign up by 3 p.m. on Council Meeting days using the following link:
<https://events.gcc.teams.microsoft.com/event/d185e26a-32a7-4fc1-93e4-d7ece93c41b8@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

3. Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave.
(PEND-3851)

Public Comment On Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

Scheduled Public Hearings

4. Transformational Brownfield Plan #87; New Vision Lansing, multiple addresses (PEND-3863)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

5. Redevelopment Area Liquor License for Pandoff-Hill Corporation dba Lansing DuckPin at 3224 E. Michigan Ave. Suite G (PEND-3879)
6. Appointment; Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025 (PEND-3872)

Resolutions For Action

7. Appointment; Glenn Lopez as the 1st Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025 (PEND-3871)
8. Claim Appeal; Claim #2086, CDDM Corporation for \$629 in trash fees at 5910 S. Pennsylvania Ave. (PEND-3874)
9. Orders to Make Safe or Demolish to the owners of 1044 Ontario St. (PEND-3776)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

Ordinances For Passage

10. Amending Chapter 404 to provide for designated Electric Vehicle (EV) parking space regulations (PEND-3835)

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

11. Minutes of Boards and Commissions placed on file in the Clerk's Office

Item(s) from the Mayor re:

12. Grant Acceptance; Firearms Prohibition Enforcement Project (PEND-3870)
13. Outside Legal Counsel; Weitz & Luxenberg, P.C. to represent the City in the matter of City of Lansing v. Purdue Pharma L.P. et al. (PEND-3887)
14. Act-5-2022; Purchase of Property, 927 S. Grand Ave., addition to Riverpoint Park (PEND-3886)

15. Workers Compensation Settlement; Claim #WC 2062876-01759-001 (PEND-3885)
16. Appointment; Cheryl Bernard as the 3rd Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2027 (PEND-3912)
17. Appointment; Christina Campbell as a member of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026 (PEND-3913)

Communications and Petitions

18. Notice from the Michigan Liquor Control Commission; Advanced UZP INC. request for transfer ownership escrowed 2024 SDD & SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) for SDD License - Spirits and Sunday Sales Permit (PM) for SDM License - Mixed Spirit Drink at 1825 E Michigan Ave., (RID #(RQ-2410-14642)
19. Claim Appeal; Claim #2114, Adam Fisher for \$565 in trash fees at 5900 S. Washington Ave. (PEND-3911)

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

Public Comment On City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 12/2/2024 7:00 PM

Starting Time_____

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: Jeffrey Isham

PLEDGE LED BY: _____

Adjournment Time_____

CHRIS SWOPE
LANSING CITY CLERK

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LANSING CITY COUNCIL MEETING

DATE & TIME: 12/2/2024 7:00 PM

Starting Time_____

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☒	☐	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: Jeffrey Isham

PLEDGE LED BY: _____

Adjournment Time_____

CHRIS SWOPE
LANSING CITY CLERK

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**Official Proceedings of the City Council
City of Lansing
November 18, 2024**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Garza.

PRESENT: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Jackson asked people to remember Brandon Glasgow, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Garza.

Approval of Printed Council Proceedings

By Vice President Hussain

To approve the printed Council Proceedings of October 14 and October 28, 2024.

Motion Carried.

Consideration of Late Items (delete if no late item)

By Vice President Hussain

To suspend City Council Rule #9 to allow for Consideration of Late Items.

Motion Carried.

The following items were added to the agenda:

Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave.

Special Ceremonies

2024 Citizens Academy Graduates

Council Member Hussain recognized the members of the 2024 Citizens Academy.

Comments by Council Members and the City Clerk

Council Member Brown congratulated the Citizens Academy on their completion of the program.

Council Member Hussain commented on the upcoming meetings for the Churchill Downs Community Association, Lewton Rich Neighborhood and the Third Ward Constituent Contact meeting.

City Clerk Swope thanked those who participated in the election including the voters, precinct workers, and staff.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address the Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor's Comments

Mayor Schor congratulated the Citizens Academy graduates. He also spoke on the opening of the Neighborhood Grant Portal, the community budget meetings, the re-opening of Michigan Ave and Martin Luther King Jr. Blvd, the Combined Sewer Overflow project meeting, the Lansing Save Night for high school students, the Safe Streets for All meeting schedule, the Mobile Food Pantry, a new store grand opening, the Lansing Community Connect meeting, and Silver Bells in the City events.

Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave.

Comment on Scheduled Show Cause Hearings:

Lindsey Leblanc spoke about the Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave.

Referral of Show Cause Hearings

Show Cause Hearing for 122 S. Grand Ave was not referred as another hearing will be held on December 2.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Special Assessment; Principal Shopping District 2024 to 2028 Rolls

Amending Chapter 404 to provide for designated Electric Vehicle (EV) parking space regulations

Council Members Hussain and Spadafore gave overviews of the public hearings.

Public Comment on Legislative Matters:

Clerk Swope acknowledged written appeals of the Special Assessment; Principal Shopping District 2024 to 2028 Rolls from Dan O'Leary, Dr. Priyanka Watwe, Mark Glasper on behalf of the Michigan Pharmacists Association, Mindy Kraus on behalf of B & G Investment Group II, LLC, Elyse Ribbons on behalf of Tarheel Love LLC, and Shawn Elliott.

Loretta Stanaway spoke about the Park Millage Ballot Proposal and Transformational Brownfield Plan #87.

Daniel Black spoke about the Transformational Brownfield Plan #87.

Legislative Matters

Referral of Public Hearings

Special Assessment; Principal Shopping District 2024 to 2028 Roll
Referred to the Committee of the Whole and placed on file

Amending Chapter 404 to provide for designated Electric Vehicle (EV) parking space regulations
Referred to the Committee of Public Safety

Consent Agenda

By Council Member Hussain

To approve all items on the Consent Agenda

Motion Carried

Resolution #2024-249

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

ACE Pyro, LLC for a public display of fireworks in the City of Lansing on the West of the State Capitol Building at 100 N. Capitol Ave.
to be held on November 22, 2024.

BE IT FURTHER RESOLVED, that this approval is contingent on the applicant providing evidence of insurance renewal to the City Clerk prior to the license being.

Adopted as part of the Consent Agenda.

Resolution #2024 -250

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

Authorizing Michigan Natural Resources Trust Fund (MNRTF) Grant Funding

WHEREAS, the Parks and Recreation Department applied for grant funding through Michigan Natural Resources Trust Fund (MNRTF for grant cycle 2023); and

WHEREAS, MNRTF requires a resolution from the governing body of the applicant accepting the Project Agreements, acknowledging the requirements required within the Project Agreements; and

WHEREAS, the Parks and Recreation Director is recommending the City accept the Project Agreements for the following projects:

Land acquisition of 1624 E. Cavanaugh	\$300,000
Land acquisition of Parcel 23-50-80-01-282-004	\$500,000

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the acceptance of the Michigan Natural Resources Trust Fund for the above projects.

BE IT FINALLY RESOLVED that the City of Lansing, Michigan, does hereby accept the terms of the Project Agreements as received from the Michigan Department of Natural Resources and that the City of Lansing Parks and Recreation Department does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the projects during the project period and to provide funding approved with Resolution #2024-011 to match the grant authorized by the Department of Natural Resources.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the Department of Natural Resources for auditing at reasonable times.
3. To regulate the use of the property acquired and reserved under these Agreements to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreements including all terms not specifically set forth in the foregoing portions of this Resolution.

Adopted as part of the Consent Agenda.

Resolution #2024-251

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, Shaymak Events Charity Golf Outing chose the LPD Victim Advocates Unit to benefit from the 2024 SHAYMAK CHARITY GOLF OUTING and donated a check dated September 6, 2024 to LPD Victim Advocate Unit; and

WHEREAS, the funds are dedicated to the Victim Advocate Unit for use; and

WHEREAS, the Victim Advocate Unit, a division of Investigations intends to use the donated funds in the amount of \$9,548.23 as needed.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the donation to the Victim Advocate Unit, a division of Investigations totaling \$9,548.23.

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda.

Resolution #2024-252

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the reappointment of Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on November 13, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Tiffany Dowling as a business representative of the Saginaw Street Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028.

Adopted as part of the Consent Agenda.

Resolution #2024-253

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Patricia Farhat as the 3rd Ward member of the Police Board of Commissioners for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the nominee has resigned from her at-large seat on the Commission effective November 17, 2024 in order to accept this appointment; and

WHEREAS, the Committee on Public Safety met on November 12, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Patricia Farhat as the 3rd Ward member of the Police Board of Commissioners for a term to expire June 30, 2027.

Adopted as part of the Consent Agenda.

Resolution #2024-254

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on November 18, 2024, in the City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B," east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning -B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.1559	0.0712	0.0562	0.0283	0.0780	0.0206	0.0283	0.0140
Zone B	0.0995	0.0373	0.0498	0.0249	0.0498	0.0206	0.0283	0.0140
Zone C	0.0498	0.0186	0.0248	0.0124	0.0248	0.0206	0.0283	0.0140

BE IT FURTHER RESOLVED, that these rates shall increase by 3% each year for collection years 2025, 2026, 2027, and 2028.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED, that Special Assessment Roll number PSD24 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually, except for the 2024 tax year. The 2024 special assessment shall be added directly to the 2024 December tax bill.

Adopted as part of the Consent Agenda.

Resolutions

Resolution #2024-255

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Sharon Gillison as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Equity Diversity and Inclusion met on November 13, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Sharon Gillison as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2028.

By Council Member Jackson

Motion Carried.

City Clerk Swope administered the Oath of Office to Sharon Gillison as an At-Large member of the Diversity, Equity, and Inclusion Advisory Board.

Resolution #2024-256

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made recommendation for the appointment of Randy Watkins as an At-Large member of the Police Board of Commissioners for a term to expire June 30, 2026; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Public Safety met on November 12, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Randy Watkins as an At-Large member of the Police Board of Commissioners for a term to expire June 30, 2026.

By Council Member Kost

Motion Carried.

City Clerk Swope administered the Oath of Office to Randy Watkins as an At-Large member of the Police Board of Commissioners.

Resolution #2024-257

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has recommended the appointment of Alexander Rusek as a Business Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on November 13, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Alexander Rusek as a Business Representative member of the Downtown Lansing Inc. Board for a term to expire June 30, 2028.

By Council Member Hussain

Motion Carried.

City Clerk Swope administered the Oath of Office to Alexander Rusek as a member of the Downtown Lansing Inc. Board.

FAILED

Claim Appeal; Claim #2081, James Davis for \$625 in trash fees at 5223 S. Martin Luther King Jr. Blvd.

By Council Member Jackson

Motion Failed by the following roll call vote:

Yeas: Council Members Hussain, Garza, Spadafore, Kost

Nays: Council Members Brown, Carter, Jackson, Pehlivanoglu

Resolution #2024-258

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, David Ludkin sought to eliminate a special assessment of \$597 for trash fees, on the property tax bill for 818 Call Street, (Tax ID #33-01-01-03-311-151); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 6, 2024, and granted an adjustment of \$32 on the amount of \$597, leaving a balance on the claim in the amount of \$565.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants an adjustment of \$32 on the amount of \$597, leaving a balance on the claim in the amount of \$565 for trash fees on the property tax bill for 818 Call Street, (Tax ID #33-01-01-03-311-151).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Council Member Jackson

Motion Carried.

Resolution #2024-259

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, IPLANGROUP sought to eliminate a special assessment of \$1,672.50 for red tag fees, on the property tax bill for 1504 Lansing Avenue, Lansing, MI 48915, (Tax ID #33-01-01-08-228-162); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 6, 2024, and denied the claim in the amount of \$1,672.50.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$1,672.50 for board up fees on the property tax bill for 1504 Lansing Avenue, Lansing, MI 48915 (Tax ID #33-01-01-08-228-162).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

By Council Member Jackson

Motion Carried with Council Member Jackson voting nay.

Resolution #2024-260

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

Resolution To Set A Public Hearing For
Brownfield Plan #87
New Vision Lansing

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as New Vision Lansing located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Brownfield Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard; and

WHEREAS, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, December 2, 2024 at 7:00 p.m. on Transformational Brownfield Plan #87 – New Vision Lansing

under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Address	Legal Description	Parcel ID
125 EAST WASHTENAW	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041
213 SOUTH GRAND	COM SW COR LOT 2, TH E 31 FT, N 10 FT, E 65.07 FT, S 03DEG 05MIN E 79.8 FT +/- TO A PT 3.75 FT S OF N LINE LOT 4, W 9.1 FT +/- TO A PT 91 FT E OF W LINE LOT 4, N .65 FT, W 30 FT, S 5 FT, W 61 FT, N 74.1 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-032
0 EAST WASHTENAW	PART OF LOTS 3, 4 & 5, BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53."E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE N02°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064
222 S GRAND	S 1/2 LOT 4 BLOCK 114 ORIG PLAT	33-01-01-16-404-171
211 S WASHINGTON	LOTS 3 & 10 ALSO N 1/2 LOT 4, N 32 FT OF E 40 FT LOT 8, S 2/3 OF E 50 FT LOT 9, N 1/3 LOT 9 & S 21 FT LOT 11 BLOCK 114 ORIG PLAT	33-01-01-16-404-031
209 S WASHINGTON SQ	W 117 FT OF N 45 FT LOT 11; BLOCK 114 ORIG PLAT	33-01-01-16-404-022
203 S WASHINGTON SQ	S 2/3 OF W 6 R LOT 12 BLOCK 114 ORIG PLAT	33-01-01-16-404-011
108 S WASHINGTON SQ	S 44 FT LOTS 1 & 2 ALSO N 64 3/8 FT LOTS 9 & 10 BLOCK 110 ORIG PLAT	33-01-01-16-325-051
100 S WASHINGTON SQ	N 48 1/8 FT LOTS 1 & 2 BLOCK 110 ORIG PLAT	33-01-01-16-325-081
221 N WALNUT ST	LOT 3 BLOCK 93 ORIG PLAT	33-01-01-16-158-131
215 N WALNUT ST	LOT 4 BLOCK 93 ORIG PLAT	33-01-01-16-158-121
209 N WALNUT ST	E 87.5 FT LOT 5 & W 28 FT OF N 54 FT OF E 7 R LOT 5 BLOCK 93 ORIG PLAT	33-01-01-16-158-111
201 N WALNUT ST	E 83.5 FT LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-101
406 W OTTAWA ST	S 12 FT OF W 28 FT OF E 7 R LOT 5 & W 32 FT OF E 7 R LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-091
412 W OTTAWA ST	W 3 R LOTS 5 & 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-081

416 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-071
420 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-061
426 W OTTAWA ST	W 55 FT LOT 7 & W 55 FT OF S 23 FT LOT 8 BLOCK 93 ORIG PLAT	33-01-01-16-158-051
1223 Turner Street	LOT 11 & N 22 FT LOT 12, MOSELY, HOWARD & OTHERS SUB OF A PART OF BLOCK 11, & LOTS 2, 3 & 4, BLOCK 11 ORIG PLAT, ALSO VAC STS & ALLEYS THEREIN BLOCK 11 ORIG PLAT COM AT SE COR LOT 1, MOSELEY, HOWARD AND OTHERS SUB; TH N89°47'55"W 109.15 FT; N00°46'31"E122 FT; TH N89°47'55"W 2.63 FT; TH N00°03'47"W .57 FT TO POB; TH N89°13'29"W 36.96 FT; TH N00°46'31"E 4.58 FT; TH N89°13'29"W 19.16 FT; TH S 00°46'31"W 4.58 FT; TH N89°13'29"W 5.73 FT; TH N 02°29'37"E 119.38 FT; TH S89°47'55"E 56.52 FT; TH S00°03'47"E119.90 FT TO POB.16 ACRES CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 01/10/2019 FROM 33-01-01-09-254-021;	33-01-01-09-254-011
Cesar Chavez Ave		33-01-01-09-254-023
Turner Street	LOT 1 & S 78 FT LOT 2 MOSELY, HOWARD AND OTHERS SUB OF A PART OF BLOCK 11	33-01-01-09-254-031
116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Transformational Brownfield Plan #87 – New Vision Lansing and the scheduled public hearing.

By Council Member Hussain

Motion Carried.

Resolution #2024 -261

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, Act 156, Public Acts of 1917, authorizes cities to vote and expend funds for the operation of public recreation systems; and

WHEREAS, the votes in the elections held on August 7, 1990, August 8, 1995, August 8, 2000, August 2, 2005, August 3, 2010, August 4, 2015 and August 4, 2020 supported levying one mill (\$1.00 per \$1,000), commencing July 1, 1991, on all taxable real and personal property for the purpose of operating the City's parks and recreation system; and

WHEREAS, fiscal year 2025-2026 marks the thirty-fourth year of the millage; and

WHEREAS, on October 9, 2024 the Parks Board recommended to the Mayor and City Council that the renewal of the one mill (\$1.00 per \$1,000) for five (5) years be placed on the August 5, 2025 ballot; and

WHEREAS, the City Council adopted a Parks and Recreation Five Year Master Plan 2020-2025 (Res. 2021-020), on January 11, 2021 identifying numerous capital improvement deficiencies and needs in the parks and recreation system; and

WHEREAS, the one mill (\$1.00 per \$1,000) will be instrumental in addressing these deficiencies and needs; and

WHEREAS, the City seeks the support of the votes for a renewal of the one mill (\$1.00 per \$1,000) for an additional five (5) years commencing July 1, 2026.

NOW THEREFORE BE IT RESOLVED, at the Primary Election, which is to be held in the City on Tuesday, August 5, 2025 between the hours 7:00 o'clock a.m. and 8:00 o'clock p.m., there shall be submitted to a vote of the qualified electors of the City, the proposition of levying one mill (\$1.00 per \$1,000), for an additional five (5) years beginning July 1, 2026, for operation of the City's parks and recreation system.

BE IT FURTHER RESOLVED THAT the proposition to be submitted at said election in substantially the following form:

PROPOSAL TO RENEW A LEVY OF ONE MILL FOR OPERATION OF PARKS AND RECREATION SYSTEM

Shall the City of Lansing, Counties of Ingham, Clinton, and Eaton, Michigan renew a levy of one mill (\$1.00 per \$1,000) for five years commencing July 1, 2026 on all taxable real and personal property in the City of Lansing for the purpose of operating, maintaining, and providing capital improvements to the City's Parks and Recreation System?

_____ YES

_____ NO

BE IT FURTHER RESOLVED that the City Clerk shall cause notice of the submission of this said proposition to be given at such times and places as other notices regarding the last day of registration and notice of election for the Primary Election to be held August 5, 2025 are given in accordance with Michigan Law.

BE IT FINALLY RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same are, hereby rescinded.

By Council Member Hussain

Motion Carried

Resolution #2024-262

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 122 S. GRAND AVENUE, 33-01-01-16-401-151, LOTS 9 AND 10, BLOCK 111, ORIGINAL PLAT, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Building Inspector red tagged the said structure on OCTOBER 20TH, 2016 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on AUGUST 28TH, 2024, the Lansing Demolition Board held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by SEPTEMBER 23RD, 2024; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, on October 28th, 2024 under Resolution 2024-244 a show cause hearing was set for Monday, November 18, 2024. The required notifications were not provided by the enforcing agency and therefore a second show cause hearing must be set for December 2, 2024.

NOW, THEREFORE, BE IT RESOLVED that a second show cause hearing for Monday, December 2, 2024 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Board Officer regarding the structure at 122 S. GRAND AVENUE, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the hearing officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

By Council Member Kost

Motion Carried

Ordinances for Passage

Passage of Ordinance

An Ordinance of the City of Lansing Amending Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Garza, Hussain, Carter, Kost, Pehlivanoglu, Spadafore

Nays: Council Member Jackson

By Council Member Hussain to give the ordinance immediate effect

Motion Carried

Ordinance #1326

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs in violation of Section 606.02

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 203, Section 203.03 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

Municipal civil infraction citations shall be issued and served by authorized City officials as follows:

- (a) The time for appearance specified in a citation shall be within a reasonable time after the citation is issued.
- (b) The place for appearance specified in a citation shall be the District Court.
- (c) Each citation shall be numbered consecutively and shall be in a form approved by the State Court Administrator. The original citation shall be filed with the District Court. Copies of the citation shall be retained by the City and issued to the alleged violator as provided by Section 8705 of the Act.
- (d) A citation for a Municipal civil infraction signed by an authorized City official shall be treated as if it were made under oath if the violation alleged in the citation occurred in the presence of the official signing the complaint and if the citation contains the following statement immediately above the date and signature of the official:

"I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge and belief."

(e) An authorized City official who witnesses a person commit a Municipal civil infraction shall prepare and subscribe, as soon as possible and as completely as possible, an original and required copies of a citation.

(f) An authorized City official may issue a citation to a person if:

- (1) Based upon investigation, the official has reasonable cause to believe that the person is responsible for a Municipal civil infraction; or
- (2) Based upon investigation of a complaint by someone who allegedly witnessed the person commit a Municipal civil infraction, the official has reasonable cause to believe that the person is responsible for an infraction, and the City Attorney approves in writing the issuance of the citation.

(g) Municipal civil infraction citations shall be served by an authorized City official as follows:

(1) Except as provided in paragraph (g)(2) or (g)(3) hereof, an authorized City official shall personally serve a copy of the citation upon the alleged violator.

(2) If the Municipal civil infraction involves the use or occupancy of land, a building or other structure, a copy of the citation does not need to be personally served upon the alleged violator, but may be served upon an owner or occupant of the land, building or structure by posting the copy on the land or attaching the copy to the building or structure. In addition, a copy of the citation shall be sent by first class mail to the owner of the land, building or structure at the owner's last known address.

(3) If the Municipal civil infraction is issued pursuant to a violation of Section 606.02 a copy of the citation does not need to be personally served upon the alleged violator, but may be served by sending a copy of the citation by first class mail to the person named as responsible for the violation.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

Passage of Ordinance

An Ordinance of the City of Lansing Amending Chapter 203, Section 203.03, to establish the service requirements for municipal civil infraction violations arising from the unauthorized placement of signs

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, , Pehlivanoglu, Spadafore

Nays: None

By Council Member Hussain to give the ordinance immediate effect

Motion Carried.

Ordinance #1325

An ordinance of the City of Lansing, Michigan, to amend the City of Lansing Codified Ordinance, being Chapter 606, Section 606.02, to prohibit the placement of signs in or on the public right of way and public buildings, places, and facilities; and to establish the responsibility of the persons who place, or cause to be placed, any sign on public or private property; and to provide that a violation of this section is a civil infraction.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 606, Section 606.02 of the Codified Ordinances of the City of Lansing, Michigan be and is hereby amended to read as

follows:

- (A) No person shall
- (1) Place, or in any manner fasten, ~~cause to be placed, without prior written authorization of the Director of the Public Service Department, or the director's designee, any sign (as defined in the Lansing Sign Code), placard, show bill or advertisement upon or against any public building or any part thereof on or in any City right of way, street, alley or sidewalk, or other public place.~~
 - (2) Place or in any manner fasten, ~~cause to be placed without the prior written authorization of the Mayor, or the Mayor's designee, any placard, show bill or advertisement sign (as defined in the Lansing Sign Code) upon or against any public building or any part thereof, or against any bridge, pole, post, fence, structure, or enclosure belonging to the City or its Board of Water and Light, or upon any private building, pole, fence or structure, without first obtaining consent therefor from the owner thereof.~~
 - (3) Place or in any manner fasten, ~~cause to be placed, any placard, show bill or advertisement sign upon any private building, pole, post, fence, structure, or enclosure belonging to another without first obtaining the consent therefore from the owner thereof to do so from the owner or other person in lawful possession or control thereof.~~
- (B) If a violation of this section has occurred, as evidenced by the existence of the unauthorized sign, in addition to the person placing the sign, any person designated or identified on the sign as the sponsor or whose business, event, or product contained in the message unit of the sign shall be presumed responsible for the violation in any proceeding for a violation of this section.
- (C) A person who violates this section shall be responsible for a municipal civil infraction. For enforcement of this section, the authorized city official to issue a civil infraction violation, shall be a police officer, the Director of the Public Service Department, or the director's designee, the Director of the Parks and Recreation Department, or the director's designee, and the Director of the Economic Development and Planning Department, or the director's designee.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Hussain that all items be considered as being read in full and that President Garza make the appropriate referrals

Motion Carried.

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

General Fund Status Report; Fiscal Year 2024-2025, 1st Quarter
Referred to the Committee of the Whole and Internal Auditor

Item(s) from the Mayor re:

Redevelopment Area Liquor License for Pandoff-Hill Corporation dba Lansing DuckPin at 3224 E. Michigan Ave. Suite G
Referred to the Committee on City Operations

Grant Acceptance; Michigan Commission on Law Enforcement Standards (MCOLES) Community Policing Grant
Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Office of Highway Safety Planning Grant for message signs
Referred to the Committee on Ways and Means and to the Internal Auditor

Appointment; Glenn Lopez as the 1st Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025
Referred to the Committee of City Operation

Appointment; Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025
Referred to the Committee of the Whole

Grant Acceptance; Priority Health and National Fitness Campaign Grant for an outdoor gym at Davis Park
Referred to the Committee on Ways and Means and to the Internal Auditor

Grant Acceptance; Staffing for Adequate Fire and Emergency Response (SAFER) Grant for hiring of additional firefighters
Referred to the Committee on Ways and Means and to the Internal Auditor

Objecting to the transfer of all unsold tax-reverted properties from the Ingham County Treasurer to the City of Lansing
Referred to the Committee on Development and Planning

Item(s) from the Council President Garza re:

Amending Chapter 206, Preference for Local Bidders
Referred to the Committee on City Operations

Setting a Public Hearing on Amending Chapter 206, Preference for Local Bidders
Referred to the Committee on City Operations

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2064, Collette Warren for \$755 in trash fees at 524 Avon St.
Referred to the Committee on City Operations

Claim Appeal; Claim #2086, CDDM Corporation for \$629 in trash fees at 5910 S. Pennsylvania Ave.
Referred to the Committee on City Operations

Claim Appeal; Claim #2109, Alexander Priest for \$2309 in trash fees at 4417 Ballard Rd.
Referred to the Committee on City Operations

Claim Appeal; Claim #2111, Alexander Priest for \$1050 in trash fees at 4417 Ballard Rd.
Referred to the Committee on City Operations

Claim Appeal; Claim #2112, Alexander Priest for \$475 in board up fees at 4417 Ballard Rd.
Referred to the Committee on City Operations

Communication from Bridgette Adams about CATA Spec-Tran Service
Referred to the Committee on City Operations

Remarks by City Council

Council Member Kost explained a scheduling conflict is why he did not attend the Tri-County Office on Aging meeting.

Remarks by the Mayor Or Executive Assistant

Mayor Schor thanked the Law Department for their work on the sign ordinances.

Public Comment on City Government-Related Matters

Daniel Arnold congratulated Farhan Sheikh-Omar for his recent appointment.

Loretta Stanaway spoke about various City matters.

Daniel Black spoke about various City matters.

Adjourned Time 8:14 P.M.

Chris Swope, City Clerk

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

*Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.*

Agenda Item Number(s) or Description(s) Public Hearing on NVL Brownfield TIF
Name (print) Samantha Benson E-Mail (optional) Samantha@oldtownmainstreet.org
Address (street, city, zip) 1232 Turner St. Lansing MI 48906
Company or organization represented, etc. (if applicable) Old Town Commercial Association
Signature [Handwritten Signature] Pronouns she/her

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Agenda Item Number(s) or Description(s) 3

Name (print) Lindsey Leblanc E-Mail (optional) lleblanc@grangergroup.com

Address (street, city, zip) 2240 Rodgemund Ave SE Grand Rapids, MI 49508

Company or organization represented, etc. (if applicable) Granger Group

Signature [Signature] Pronouns she/ Her

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Agenda Item Number(s) or Description(s) Public Hearing - Brownfield

Name (print) Lee Ann Lane Zimny E-Mail (optional) _____

Address (street, city, zip) 1317 Turner St

Company or organization represented, etc. (if applicable) _____

Signature Lee Ann Zimny Pronouns she/her

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Agenda Item Number(s) or Description(s) Public Hearing Braonfield

Name (print) Jamie Schriener E-Mail (optional) oldtownjamie@gmail.com

Address (street, city, zip) 1216 Turner St. Apt A, Lansing

Company or organization represented, etc. (if applicable) Self, OTCA

Signature [Signature] Pronouns She/her

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Agenda Item Number(s) or Description(s) 3+4

Name (print) David Ellis E-Mail (optional) _____

Address (street, city, zip) 323 N Walnut St

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Glen Lopez (7)

Name (print) Don Down E-Mail (optional) _____

Address (street, city, zip) 1321 E North

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Chris Swope

Lansing City Clerk

November 19, 2024

Summit Associates II LLC
Attn: Lindsey Leblanc
2380 Health Drive SW, Suite 210
Wyoming, MI 49519

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 122 S. Grand Ave., Lansing, MI 48933
Hearing Date and Time: Monday, December 2, 2024 at 7:00 p.m.
Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforestated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 122 S. Grand Avenue, Lansing, MI 48933

LEGAL DESCRIPTION: Lots 9 and 10, Block 111, Original Plat

PARCEL ID: 33-01-01-16-401-151

PROPERTY OWNER NAME: Summit Associates II LLC

PROPERTY OWNER ADDRESS: 2380 Health Drive SW, Suite 210, Wyoming, MI 49519

PROPERTY OWNER OTHER CONTACT:

Lindsey Leblanc
Director of Development, Granger
lleblanc@grangergroup.us
616-242-6566

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-004
---	---	------------------------------

Matter of the building/structure at 122 S GRAND AVE. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$561,800.00
11. The cost to repair the building or structure to make it safe is \$2,512,832.00
12. The real estate is described as follows:

Parcel Number: 33 01 01 16 401 151

LOTS 9 & 10 BLOCK 111 ORIG PLAT, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building pursuant to MCL 15.539(j), therefore this matter is closed.

☐ The exterior of the building shall be maintained, including:

☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

☒ The building/structure shall be made safe or demolished on or before 9/23/24.

8/22/24
Date


Hearing Officer

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Agenda Item Number(s) or Description(s) Public Hearing on NVL Brownfield TIF
Name (print) Samantha Benson E-Mail (optional) Samantha@oldtownmainstreet.org
Address (street, city, zip) 1232 Turner St. Lansing MI 48906
Company or organization represented, etc. (if applicable) Old Town Commercial Association
Signature [Handwritten Signature] Pronouns she/her

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Agenda Item Number(s) or Description(s) 3

Name (print) Lindsey LeBlanc E-Mail (optional) l1eblanc@grangergroup18

Address (street, city, zip) 2240 Rodgemund Ave SE Grand Rapids, MI

Company or organization represented, etc. (if applicable) Granger Group.

Signature [Handwritten Signature] Pronouns she/ Her

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Agenda Item Number(s) or Description(s) Public Hearing - Brownfield

Name (print) Lee Ann

Liane Zimny

E-Mail (optional) _____

Address (street, city, zip) 1317 Turner St

Company or organization represented, etc. (if applicable) _____

Signature Liane Zimny

Pronouns she/her

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Name (print) Jamie Schriener E-Mail (optional) oldtownjamie@gmail.com

Address (street, city, zip) 1216 Turner St. Apt A, Lansing

Company or organization represented, etc. (if applicable) Self, OTCA

Signature [Signature] Pronouns She/her

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Agenda Item Number(s) or Description(s) 3+4

Name (print) David Ellis E-Mail (optional) _____

Address (street, city, zip) 323 N Walnut St

Company or organization represented, etc. (if applicable) _____

Signature David Ellis Pronouns _____

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Agenda Item Number(s) or Description(s) Glen Lopez (7)

Name (print) Don Down E-Mail (optional) _____

Address (street, city, zip) 1321 E North

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, December 2, 2024, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Transformational Brownfield Plan #87 – New Vision Lansing pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as New Vision Lansing Project located in the City of Lansing, but more particularly described as:

Address	Legal Description	Parcel ID
125 EAST WASHTENAW	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041
213 SOUTH GRAND	COM SW COR LOT 2, TH E 31 FT, N 10 FT, E 65.07 FT, S 03DEG 05MIN E 79.8 FT +/- TO A PT 3.75 FT S OF N LINE LOT 4, W 9.1 FT +/- TO A PT 91 FT E OF W LINE LOT 4, N .65 FT, W 30 FT, S 5 FT, W 61 FT, N 74.1 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-032
0 EAST WASHTENAW	PART OF LOTS 3, 4 & 5, BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53."E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE N02°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064
222 S GRAND	S 1/2 LOT 4 BLOCK 114 ORIG PLAT	33-01-01-16-404-171
211 S WASHINGTON	LOTS 3 & 10 ALSO N 1/2 LOT 4, N 32 FT OF E 40 FT LOT 8, S 2/3 OF E 50 FT LOT 9, N 1/3 LOT 9 & S 21 FT LOT 11 BLOCK 114 ORIG PLAT	33-01-01-16-404-031
209 S WASHINGTON SQ	W 117 FT OF N 45 FT LOT 11; BLOCK 114 ORIG PLAT	33-01-01-16-404-022
203 S WASHINGTON SQ	S 2/3 OF W 6 R LOT 12 BLOCK 114 ORIG PLAT	33-01-01-16-404-011
108 S WASHINGTON SQ	S 44 FT LOTS 1 & 2 ALSO N 64 3/8 FT LOTS 9 & 10 BLOCK 110 ORIG PLAT	33-01-01-16-325-051
100 S WASHINGTON SQ	N 48 1/8 FT LOTS 1 & 2 BLOCK 110 ORIG PLAT	33-01-01-16-325-081
221 N WALNUT ST	LOT 3 BLOCK 93 ORIG PLAT	33-01-01-16-158-131

215 N WALNUT ST	LOT 4 BLOCK 93 ORIG PLAT	33-01-01-16-158-121
209 N WALNUT ST	E 87.5 FT LOT 5 & W 28 FT OF N 54 FT OF E 7 R LOT 5 BLOCK 93 ORIG PLAT	33-01-01-16-158-111
201 N WALNUT ST	E 83.5 FT LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-101
406 W OTTAWA ST	S 12 FT OF W 28 FT OF E 7 R LOT 5 & W 32 FT OF E 7 R LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-091
412 W OTTAWA ST	W 3 R LOTS 5 & 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-081
416 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-071
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426 W OTTAWA ST	W 55 FT LOT 7 & W 55 FT OF S 23 FT LOT 8 BLOCK 93 ORIG PLAT	33-01-01-16-158-051
1223 Turner Street	LOT 11 & N 22 FT LOT 12, MOSELY, HOWARD & OTHERS SUB OF A PART OF BLOCK 11, & LOTS 2, 3 & 4, BLOCK 11 ORIG PLAT, ALSO VAC STS & ALLEYS THEREIN BLOCK 11 ORIG PLAT	33-01-01-09-254-011
Cesar Chavez Ave	COM AT SE COR LOT 1, MOSELEY, HOWARD AND OTHERS SUB; TH N89°47'55"W 109.15 FT; N00°46'31"E122 FT; TH N89°47'55"W 2.63 FT; TH N00°03'47"W .57 FT TO POB; TH N89°13'29"W 36.96 FT; TH N00°46'31"E 4.58 FT; TH N89°13'29"W 19.16 FT; TH S 00°46'31"W 4.58 FT; TH N89°13'29"W 5.73 FT; TH N 02°29'37"E 119.38 FT; TH S89°47'55"E 56.52 FT; TH S00°03'47"E119.90 FT TO POB.16 ACRES CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 01/10/2019 FROM 33-01-01-09-254-021;	33-01-01-09-254-023
Turner Street	LOT 1 & S 78 FT LOT 2 MOSELY, HOWARD AND OTHERS SUB OF A PART OF BLOCK 11	33-01-01-09-254-031
116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051

Approval of this Transformational Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Chelsea Dowler, Projects Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-898-1709.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

PROJECT SUMMARY

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town, and Ingham Building. The values below are current approximations of unit count, square footage, gross building size, and other metrics. These values are subject to final engineering and architectural design.

Tower on Grand comprises the development of 308,380 square foot 27 story tower that will be the tallest building in the City, with 287 residential units and 48,000 square feet of attached commercial and retail space in the Atrium Office Building and a 314-space parking facility, with two levels spanning Grand Avenue.

Washington Square will convert the Washington Square office building into 60 apartments with up to 66 leasable spaces with a nearby 130 space parking facility and 9,350 square feet of renovated commercial retail space.

Capital Tower will redevelop almost an entire City block at Walnut and Ottawa across from the State Capital and significantly increase density with the development of mixed-use commercial and residential building of 120,470 square feet, one floor of office space totaling 24,358 square feet and four residential floors totaling 91,920 square feet, with approximately 140 parking spaces in surface lots or facilities.

Old Town includes the construction of a seven-story mixed use building with an integrated 88 space two story parking facility with approximately 1,552 of retail space facing Turner Street and a five-floor apartment building with 80 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet with a total project square footage of 60,961 square feet.

Ingham Building is the adaptive reuse of existing iconic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors. The building also contains a 2,838 square foot basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

New Vision Lansing will transform downtown Lansing, representing a shift away from predominantly office space to bringing residents and vitality to downtown with 573 residential units with a minimum of 150 workforce units matched effectively with integrated commercial space. With private investment of over \$253 million and public investment of \$63 million for a total of \$316 million, the project would be the largest ever in Lansing. In addition, the Transformational Brownfield Plan provides for up to \$15,655,015 in public infrastructure improvements.

The project is not economically viable without significant incentives. The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformation Brownfield Plan.

The redevelopment is consistent with the City of Lansing Master Plan and zoning ordinance. Initial work is anticipated to begin in Q4 2024, with tax increment capture beginning in 2026.



NEW VISION LANSING, LLC

REDEFINING LIVING AND WORKING DOWNTOWN

65 YEARS OF BUILDING LANSING





Development Summary

Total Development Costs:

\$316,737,458

Total Developed Square Footage:

601,287

Total Apartment Units:

573

Total Parking:

766 Spaces

Commercial / Retail / Office

102,518 Square Feet New and Existing

Workforce Rent Structure:

150 Units

Investment:

253,737,458 Private Investment

Construction Period:

Q4 2024 – Washington Square Begins Construction

Q4 2024 – Tower On Grand Begins Construction

Q1 2025 – Capitol Tower Begins Construction

Q1 2025 – Ingham Building Begins Construction

Q2 2026 – Old Town Begins Construction

**All sizes, counts, and other values presented here represent the current state of architectural development. These values may change pending final site and construction review by NVL or the Building and Planning Departments*

COMMUNITY ECONOMIC BENCHMARKS

Largest Non-Automotive Private Development in the History of Lansing

- Construction Labor Wages: **\$145,117,500** in Local Labor
- Construction Period Economic Impact On Lansing: **\$4,500,000**
- City Income tax revenue for construction workers: **\$1,088,381 (.75%)**
- **Tax Base Stability:** The ability to live and work downtown will benefit the market overall
- Increased taxable value increment: **\$35,000,000.**
- **\$1,000,000** Cooperative Investment in River Crossing and River Trail Improvements.
- Lansing Public Schools will realize an additional **\$207,000** annual average and over **\$6,212,000** over the life of the bond millage

Brownfield Benefits

Revenues to the LDFA and LBRA after buildout and over the life of the Brownfield Plan:

- Public Infrastructure
 - \$15,665,015 Allocation
 - 9,468,963 Interest
 - **\$25,123,978 Total**
- LBRA Administrative Fees:
 - **+\$186,000** per year average
 - **+\$3,750,000** total
- Local Brownfield Fund Contribution:
 - **+\$240,000** per year
 - **+\$4,800,000** total (~\$1.25 million in State capture)

573 New Residential Units Built Downtown That Will House 900 Residents Resulting in: **\$741,000 / Year of City Income Taxes**

Total recurring revenue to Lansing per year from project occupancy: over **\$1,000,000 per year**



BROWNFIELD

COMMUNITY ECONOMIC BENCHMARKS





TOWER ON GRAND 215 SOUTH GRAND AVENUE



TOWER ON GRAND
215 SOUTH GRAND AVENUE

287 UNITS
MORE THAN 300,000 SQFT OF DEVELOPED SPACE



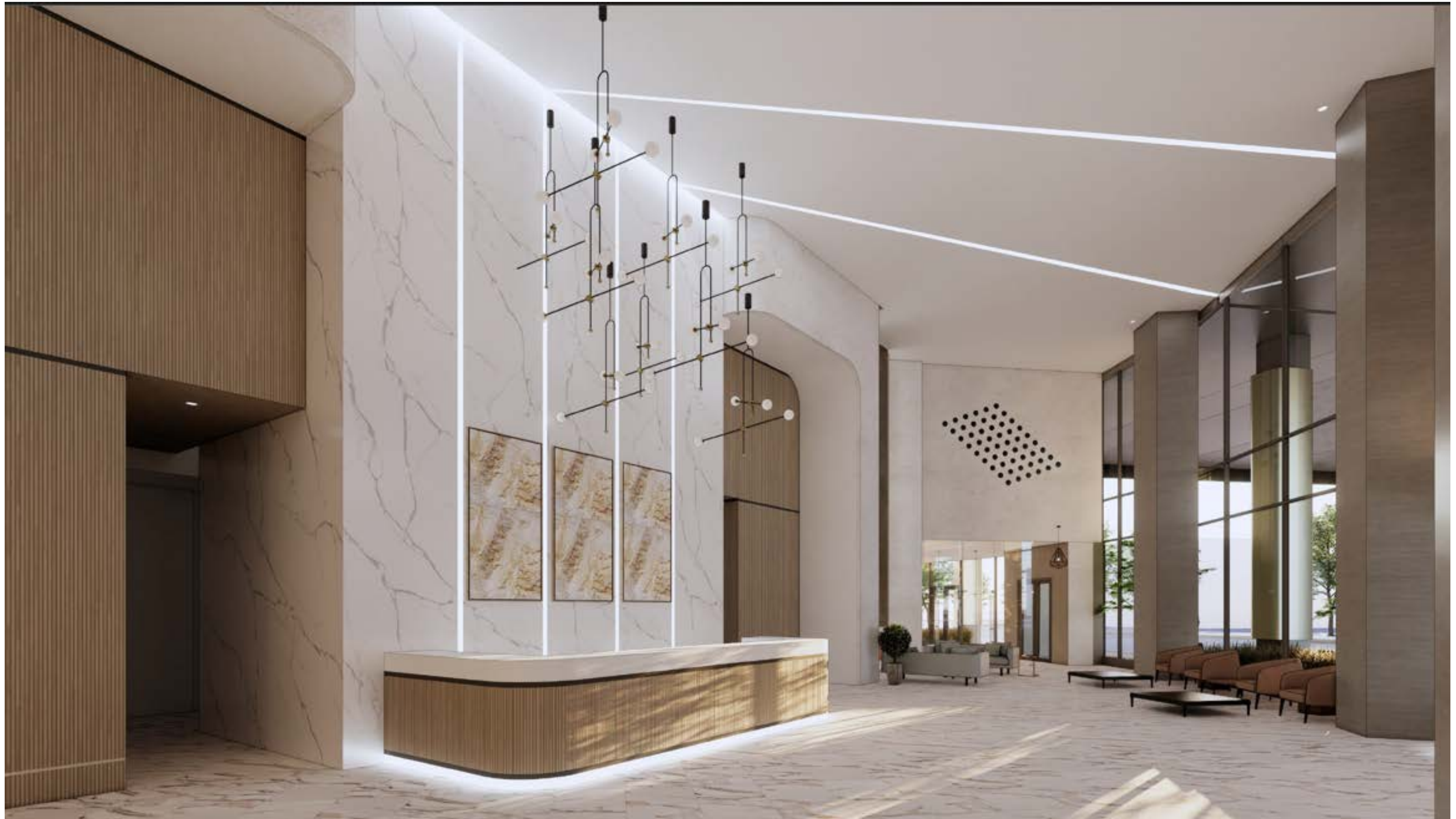
TOWER ON GRAND
215 SOUTH GRAND AVENUE

ROOFTOP AMENITY SPACE
LOUNGE, PRIVATE DINING ROOMS











TOWER ON GRAND
215 SOUTH GRAND AVENUE

STREET TO RIVER AMENITY LEVEL
OUTDOOR GATHERING SPACES, LOUNGE, GYM, AND POOL





WASHINGTON SQUARE APARTMENTS AND PARKING

100 / 108 SOUTH WASHINGTON

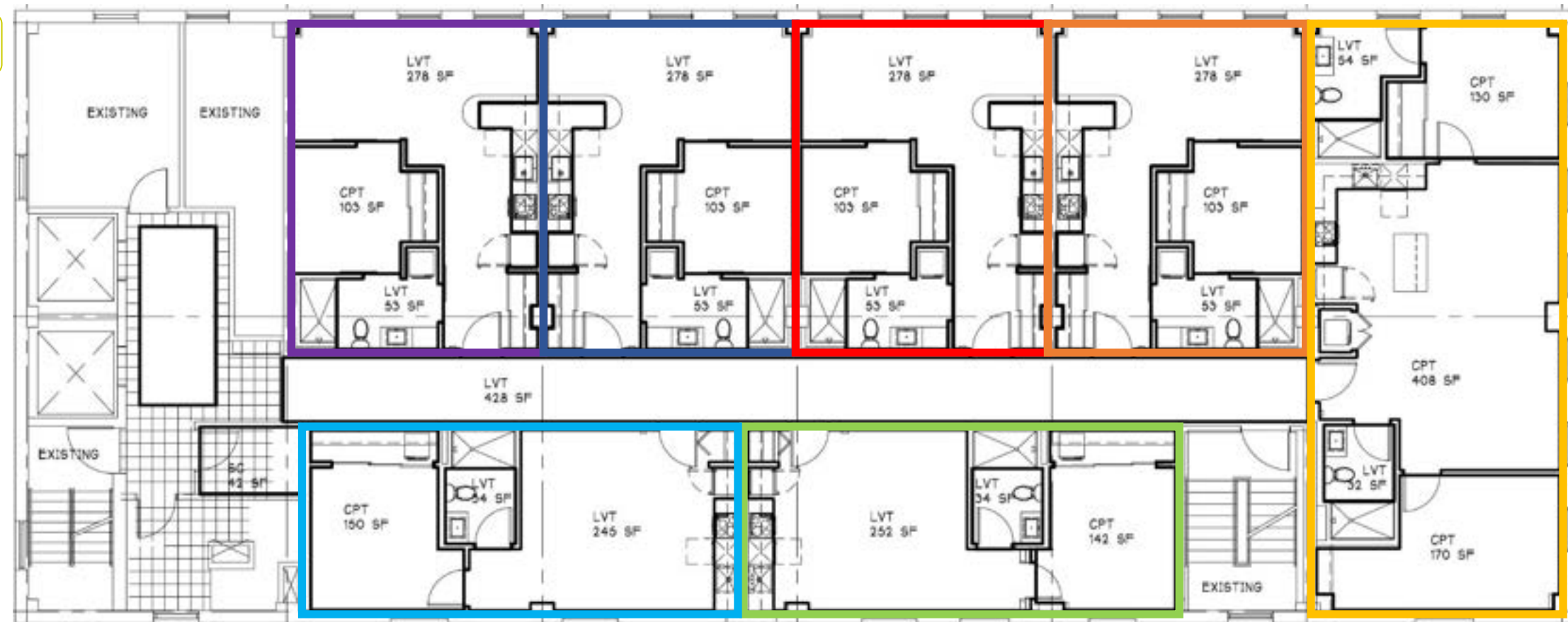




FLOORS 2 AND 3



FLOORS 4 THRU 10



WASHINGTON SQUARE
100 SOUTH WASHINGTON

A UNIT TYPE FOR EVERY STYLE



CAPITOL TOWER

201 NORTH WALNUT STREET



Ottawa Street

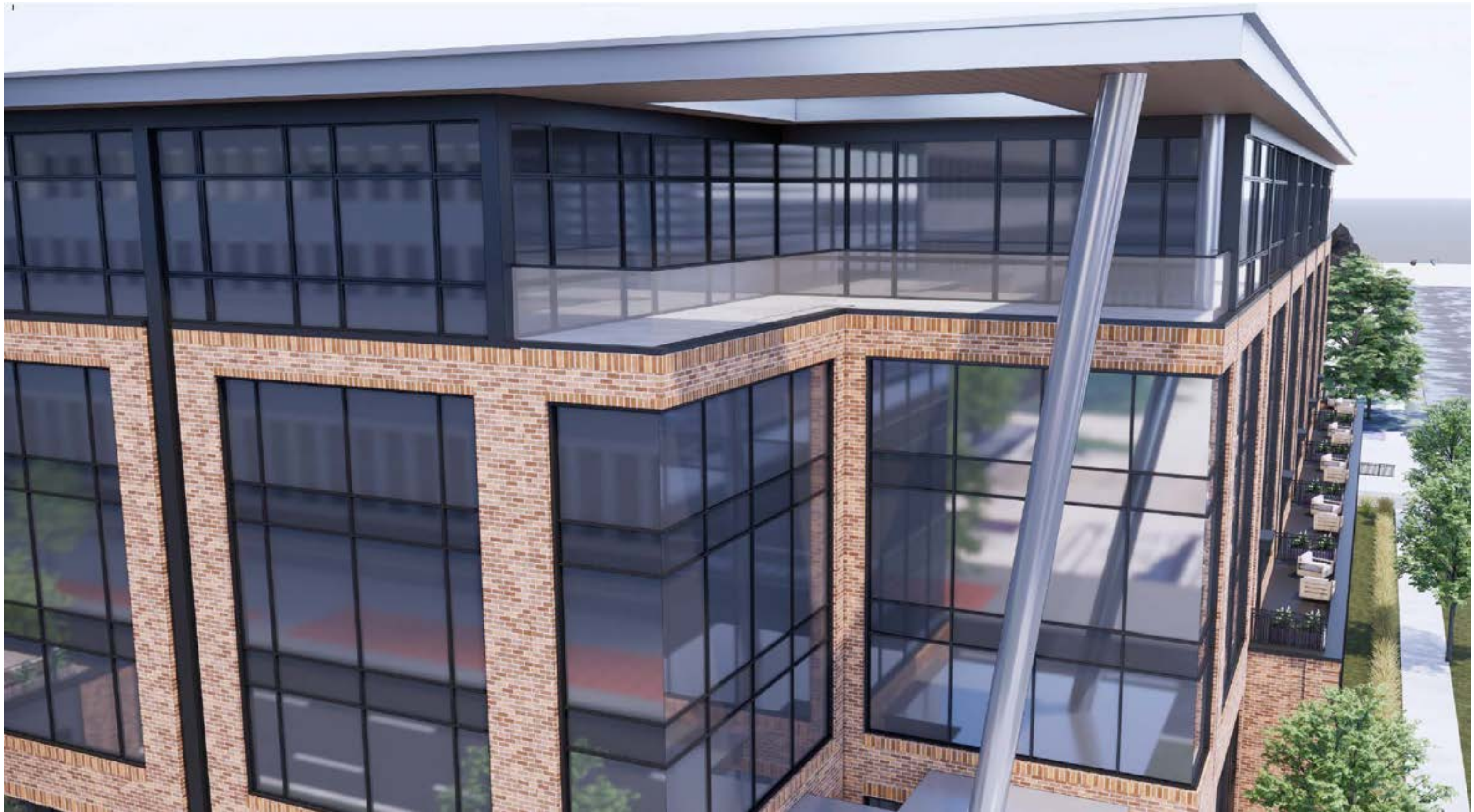
Walnut Street



CAPITOL TOWER
201 NORTH WALNUT STREET

105 UNITS RANGING FROM STUDIO TO 2-BEDROOM
24,000 SQUARE FEET OF CLASS 'A' OFFICE SPACE







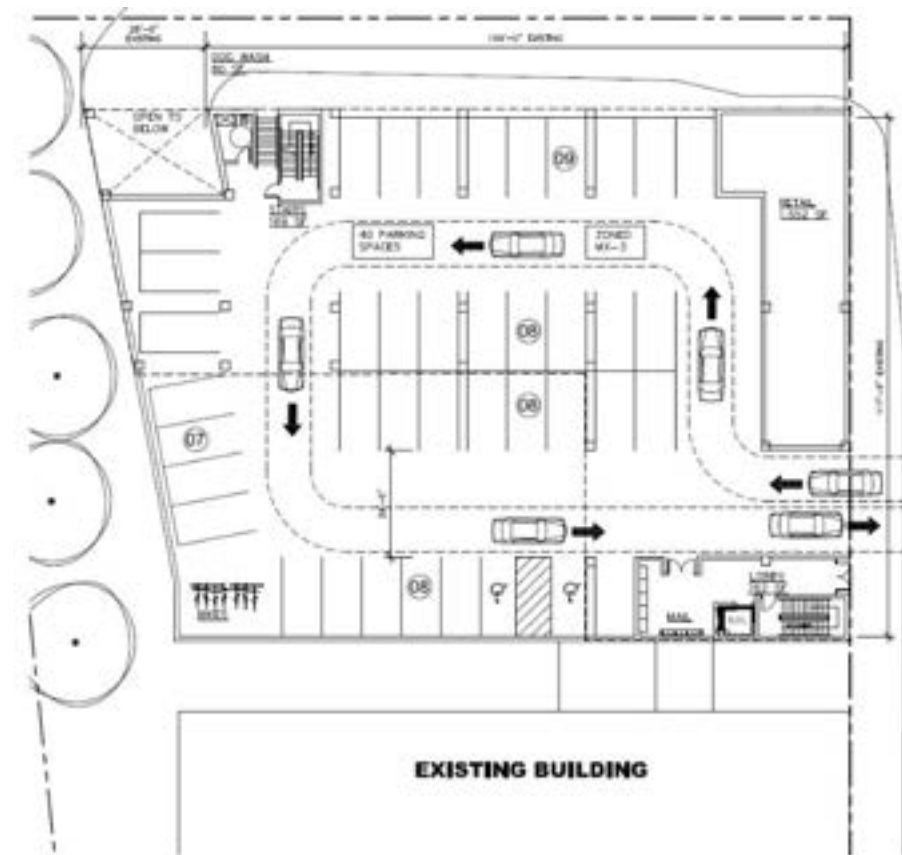
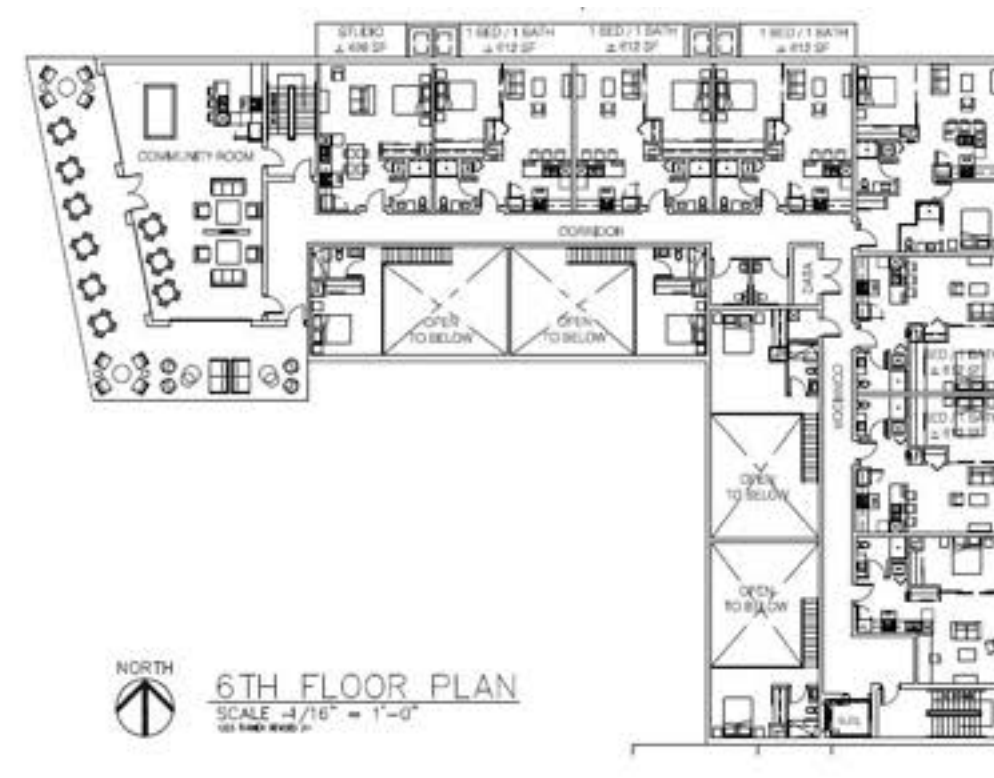
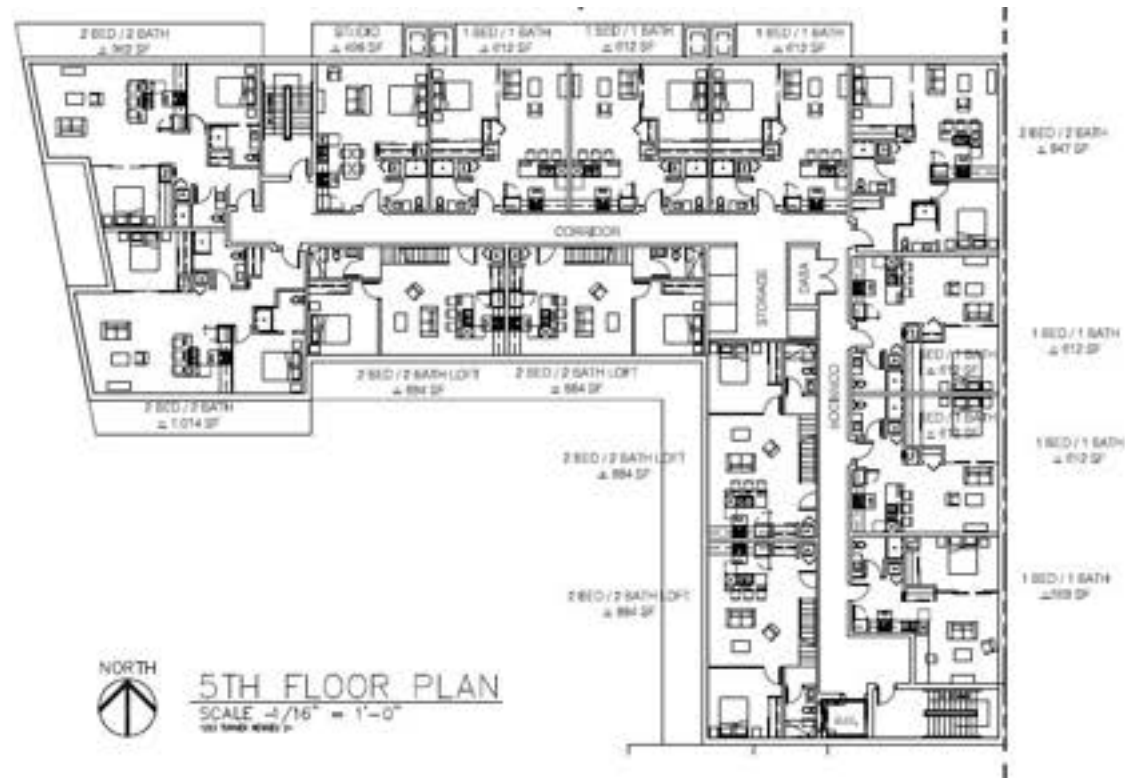


OLD TOWN APARTMENTS

1223 TURNER STREET

HOBBS + BLACK
ARCHITECTS







INGHAM APARTMENTS

116 WEST OTTAWA STREET



FEATURES:

- ADAPTIVE RE-USE OF A HISTORIC BUILDING IN THE DOWNTOWN CORE
- 25 FURNISHED STUDIO AND ONE BEDROOM APARTMENTS
- PROJECT FOCUSED ON BUSY LEGISLATORS AND STAFF FROM OUTSIDE THE LANSING REGION
- AMENITIES REFLECT THE NEEDS OF THE TENANTS WITH PHONE ROOMS, WORK FROM HOME DESKS, AND BUSINESS LOUNGE



INGHAM APARTMENTS
116 WEST OTTAWA

RIGHT-SIZED LIVING WITH CONVENIENCE

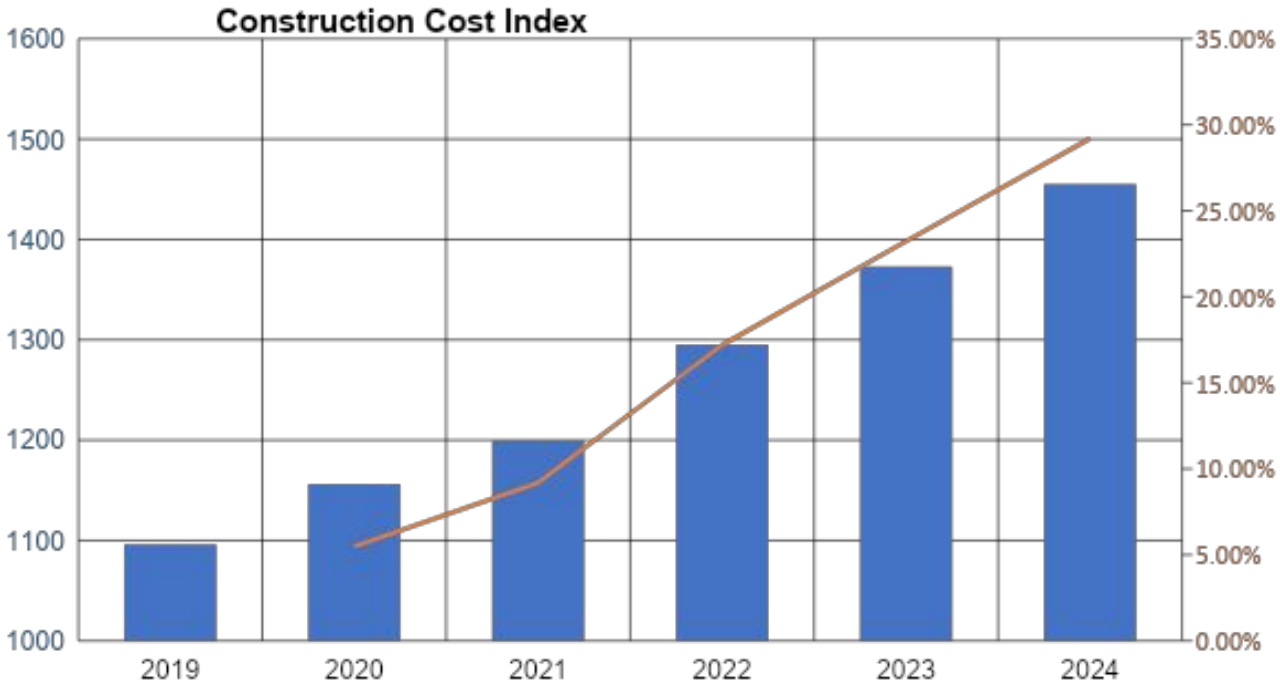


BROWNFIELD

NECESSITY OF BROWNFIELD AND TBP INCENTIVES

- **CONSTRUCTION COSTS AND MARKET RENTS**
- **DEVELOPABLE LAND AND MARKET CONDITION**
- **MARKET AND AFFORDABLE HOUSING NEEDS**

YEAR	INDEX	CHANGE	CUMULATIVE CHANGE
2019	1096		
2020	1156	5.5%	5.5%
2021	1199	3.7%	9.2%
2022	1295	8.0%	17.2%
2023	1373	6.0%	23.2%
2024	1455	6.0%	29.2%
Turner Construction Cost Index			

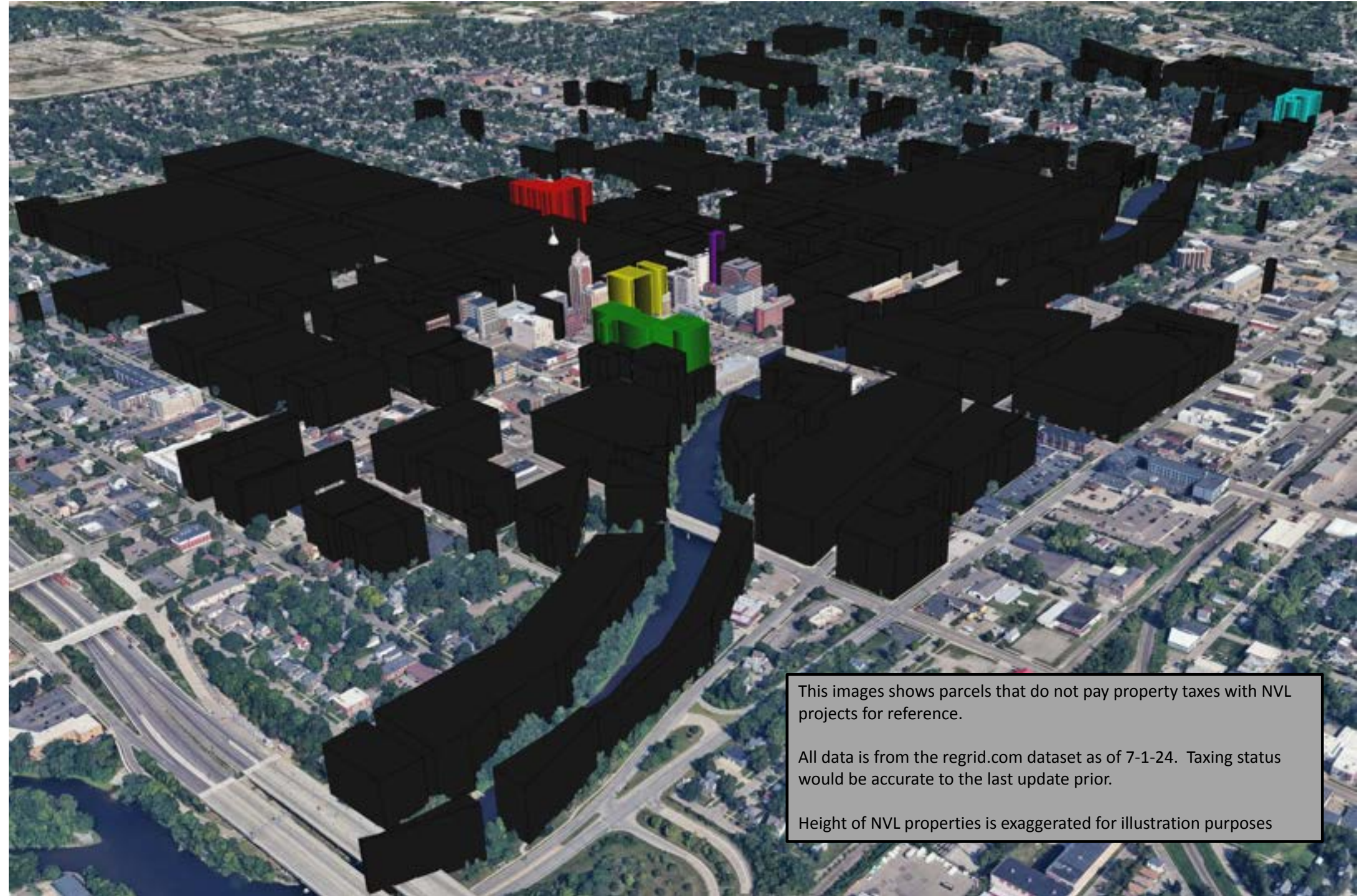


- 2019 Q2 High Rise Hard Construction Costs Per Square Foot
 - \$310.00 Per Square Foot Construction Costs
 - \$355.00 Per Square Foot Development Costs
- 2024 Q4 High Rise Construction Costs Per Square Foot
 - \$403.00 Per Square Foot Construction Costs
 - \$485.00 Per Square Foot Development Costs

- Construction Costs Increases on Residential Rental Rates:
 - 2019 Lansing Market Rent PSF = \$1.75 / Month
 - 2024 Lansing Market Rent PSF = \$2.25 / Month
- 2025 Lansing Market PSF Rental Rate Current Market
 - Without Brownfield and Incentives: \$4.20 / Month
 - 2025 NVL PSF Rent Required: \$2.50 / Month

WHY LANSING? WHY DOWNTOWN?

- The loss of office workers and the expiration of more than 300,000 sqft of private sector space leased to the State of Michigan in Downtown Lansing has the potential to be catastrophic to the core of the city.
- As a market, Lansing suffers from a dearth of both developable land and taxable value for essentially the same reason.
- Both commercial office space and multifamily rents lag state level competitors such as Grand Rapids and Detroit.
- The tax base of the city suffers from inaccessible developable land and reduced taxable value compared to state level peers or even Traverse City.



NEW VISION LANSING TRANSFORMATIONAL BROWNFIELD PLAN (TBP)

New Vision Lansing will have an incredible impact on Lansing but would not be possible the Transformation Brownfield Plan. The key elements of the New Vision Lansing TBP include:

Brownfield Eligible Activities: Each project has extensive Brownfield Eligible Activities, including Environmental, Abatement, Demolition, Site Preparation and Infrastructure, based on the particular needs of each project.

Full Capture Period: Brownfield Eligible Activities costs are not anticipated to be able to be fully reimbursed through Brownfield TIF over a 30-year capture period.

Interest: The New Vision Lansing TBP is requesting approval of the 5% interest rate MEDC maximum, since interest rates are currently anticipated at 6.75%.

State Revenues: The New Vision TBP includes Construction Sales Tax and Income Tax Revenues and State Income Tax for residents, workers and staff.

Community Revenues: Even though the New Vision Lansing TBP is requesting an anticipated full 30-year capture period, there are significant benefits that will accrue to the community.

- For these world class organizations to grow they must attract the best workforce.
- Talent is a competitive market. To bring the best people to Lansing, the city must offer its best. It must have high quality education, commercial, and living opportunities.
- For Lansing to grow it must compete for residents with Ann Arbor, Detroit, Grand Rapids and beyond. To do this will require a housing market that can compete as well.
- New market and workforce rent structures will improve the viability of the rental market overall. By improving the products offered it will create a more competitive and affordable rental market from top to bottom.

UM
SPARROW

NEOGEN

GENERAL
MOTORS

MICHIGAN
STATE

AUTO
OWNERS

BROWNFIELD

HOUSING NEEDS

What is Missing Middle?

NVL is committed to offering workforce housing via the MSHDA Missing Middle Program. Missing Middle assures that individuals and families making between 80% - 120% of the AMI will spend no more than 30% of their gross income on housing.

Missing Middle provides funds to developers to maintain workforce rents for a period of 10 years. This assures that hard working families and those just beginning their career journey have cost effective housing options.

Who benefits from new market-rate apartments? While these new units are typically occupied by households on the higher end of the income spectrum, the chain of residential moves brought about by their construction benefits many more households. Today's lower priced rental housing was often the new, expensive rental housing of yesteryear. And it doesn't take decades for new apartments to put downward pressure on rents elsewhere in a metropolitan area. New units help keep current prices down for everyone by opening up new opportunities for low- and moderate-income renters over a few short years through a chain of residential moves.

"How new apartments create opportunities for all", Federal Reserve Bank of Minneapolis:

CITYPULSE

NEED TO RUN PUBLIC OR LEGAL NOTICES?

CITY PULSE OFFERS: THE BEST RATES THE BEST SERVICE

For more information on public notices, call or email Bert Schwartz at (517) 999-5061 or publisher@lansingcitypulse.com
For more information on legal notices, call or email Steve Underwood at (517) 999-6704 or steve@lansingcitypulse.com

CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, December 2, 2024, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Transformational Brownfield Plan #87 – New Vision Lansing pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as New Vision Lansing Project located in the City of Lansing, but more particularly described as:

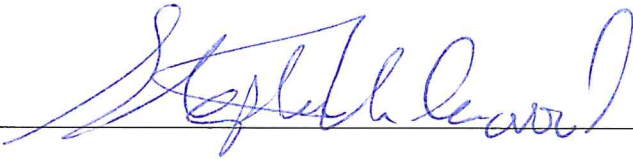
Address	Legal Description	Parcel ID
125 EAST WASHSTEN-AV	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041
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Turner Street	LOT 1 & S 78 FT LOT 2 MOSELY, HOWARD AND OTHERS SUB OF A PART OF	33-01-01-09-254-031

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#24-737 City of Lansing Notice of Public Hearing, Dec. 2, 2024** – was published Wednesday, November 20, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 20th day of November 2024

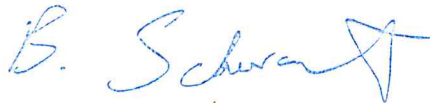


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on November 20, 2024

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

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217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG, BLOCK 113 ORIG PLAT	33-01-01-16-402-041
213 SOUTH GRAND	COM SW COR LOT 2, TH E 31 FT, N 10 FT, E 65.07 FT, S 03 DEG 05 MIN E 79.8 FT +/- TO A PT 3.75 FT S OF N LINE LOT 4, W 9.1 FT +/- TO A PT 91 FT E OF W LINE LOT 4, N 65 FT, W 30 FT, S 5 FT, W 61 FT, N 74.1 FT TO BEG, BLOCK 113 ORIG PLAT	33-01-01-16-402-032
0 EAST WASHTEEN-AV	PART OF LOTS 3, 4 & 5, BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53"E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE N02°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064
222 S GRAND	S 1/2 LOT 4 BLOCK 114 ORIG PLAT	33-01-01-16-404-171
211 S WASH-INGTON	LOTS 3 & 10 ALSO N 1/2 LOT 4, N 32 FT OF E 40 FT LOT 8, S 23 OF E 50 FT LOT 9, N 1/3 LOT 9 & S 21 FT LOT 11 BLOCK 114 ORIG PLAT	33-01-01-16-404-031
209 S WASH-INGTON SQ	W 117 FT OF N 45 FT LOT 11; BLOCK 114 ORIG PLAT	33-01-01-16-404-022
203 S WASH-INGTON SQ	S 23 OF W 6 R LOT 12 BLOCK 114 ORIG PLAT	33-01-01-16-404-011
108 S WASH-INGTON SQ	S 44 FT LOTS 1 & 2 ALSO N 64 3/8 FT LOTS 9 & 10 BLOCK 110 ORIG PLAT	33-01-01-16-325-051

406 W OTTA-WA ST	S 12 FT OF W 28 FT OF E 7 R LOT 5 & W 32 FT OF E 7 R LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-091
412 W OTTA-WA ST	W 3 R LOTS 5 & 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-081
416 W OTTA-WA ST	W 1/2 OF E 23 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG, BLOCK 93 ORIG PLAT	33-01-01-16-158-071
420 W OTTA-WA ST	W 1/2 OF E 23 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG, BLOCK 93 ORIG PLAT	33-01-01-16-158-061
426 W OTTA-WA ST	W 55 FT LOT 7 & W 55 FT OF S 23 FT LOT 8 BLOCK 93 ORIG PLAT	33-01-01-16-158-051
1223 Turner Street	LOT 11 & N 22 FT LOT 12, MOSELEY, HOWARD & OTHERS SUB OF A PART OF BLOCK 11, & LOTS 2, 3 & 4, BLOCK 11 ORIG PLAT, ALSO VAC STS & ALLEYS THEREIN BLOCK 11 ORIG PLAT	33-01-01-09-254-011
Cesar Chavez Ave	COM AT SE COR LOT 1, MOSELEY, HOWARD AND OTHERS SUB: TH N89°47'55"W 109.15 FT, N00°46'31"E 122 FT, TH N89°47'55"W 2.63 FT; TH N00°03'47"W .57 FT TO POB; TH N89°13'29"W 36.96 FT; TH N00°46'31"E 4.58 FT; TH N89°13'29"W 19.16 FT; TH S 00°46'31"W 4.58 FT; TH N89°13'29"W 5.73 FT; TH N 02°29'37E 119.38 FT; TH S89°47'55"E 56.52 FT; TH S00°03'47"E 119.90 FT TO POB, 16 ACRES CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 01/10/2019 FROM 33-01-01-09-254-021;	33-01-01-09-254-023
Turner Street	LOT 1 & S 78 FT LOT 2 MOSELEY, HOWARD AND OTHERS SUB OF A PART OF BLOCK 11	33-01-01-09-254-031
116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051

Approval of this Transformational Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Chelsea Dowler, Projects Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite, 101, Lansing, MI 48933, 517-898-1709.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Resolution #2024-263

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, in 2006 in an effort to promote economic development in qualifying communities, the Michigan Legislature passed Act 501 of the Public Acts of 2006, being Section 521a of the Michigan Liquor Control Code of 1998, being MCL 436.1521a, which established the criteria for Redevelopment Area Liquor Licenses; and

WHEREAS, through the provisions of Public Act 501 of 2006, as amended (“Act”) the Michigan Liquor Control Commission (LCC) may issue new public on-premises liquor licenses in addition to quota licenses in order to allow cities to enhance the quality of life for their residents and visitors to their communities; and

WHEREAS, The issuance of a Redevelopment Area Liquor License under Section 521a(1)(a) of the Act requires a proposed licensed premises to be located in a “Redevelopment Project Area”; and

WHEREAS, pursuant to the Act, the City of Lansing established the Red Cedar Redevelopment Project Area; and

WHEREAS, the City of Lansing received a request from Pandoff-Hill Corporation dba Lansing DuckPin (“Applicant”) regarding its intention to apply to the Michigan Liquor Control Commission for a New Class C Redevelopment Area Liquor License for its business located at 3224 East Michigan Ave. Suite G, Lansing MI, 48912 (“Proposed Licensed Premises”) which is located within the Red Cedar Redevelopment Project Area; and

WHEREAS, the Applicant has affirmed that the Proposed Licensed Premises meets the statutory requirements for a Redevelopment Area Liquor License under the Act including 1) that its business must be engaged in activities of dining, entertainment, or recreation and provide that activity not less than five (5) days per week, and 2) the licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week; and

WHEREAS, the Committee on City Operations met to review the request with affirmative action taken;

WHEREAS, the Applicant has been informed that licensure of the Proposed Licensed Premises will be subject to approval by the Michigan Liquor Control Commission.

NOW, THEREFORE, BE IT RESOLVED, that City Council recommends for the reasons stated above that the Michigan Liquor Control Commission consider the request from Pandoff-Hill Corporation dba Lansing DuckPin, for a New Class C License issued under the provisions of MCL 436.1521a(1)(a) for its business located at 3224 East Michigan Ave. Suite G, Lansing MI, 48912 within the Red Cedar Redevelopment Project Area.

BE IT FURTHER RESOLVED, the City Council directs the City Assessor to verify via an Affidavit 1) the total amount of investment in real and personal property within the Red Cedar Redevelopment Project Area of the City of Lansing during the preceding 3 years, and 2) the amount of investment money expended for manufacturing, industrial, residential, and commercial development within the Red Cedar Redevelopment Project Area of the City of Lansing during the preceding 3 years.

BE IT FINALLY RESOLVED, that the City Clerk forward a copy of this resolution to Pandoff-Hill Corporation dba Lansing DuckPin and the Michigan Liquor Control Commission.

Resolution #2024-264

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for appointment of Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on December 2, 2024 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Chelsea Dowler as a City of Lansing member of the Capital Area Transportation Authority Board for a term to expire September 30, 2025.

Resolution #2024-265

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has recommended the appointment of Glenn Lopez as the 1st Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on City Operations met on November 20, 2024, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Glenn Lopez as the 1st Ward member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2025.

Resolution #2024-266

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, CDDM Corporation sought to eliminate a special assessment of \$629 for trash fees, on the property tax bill for 5910 S. Pennsylvania Avenue, (Tax ID #33-01-05-03-352-532); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 20, 2024, and granted an adjustment of \$265 on the amount of \$629, leaving a balance on the claim in the amount of \$364.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants an adjustment of \$265 on the amount of \$629, leaving a balance on the claim in the amount of \$364 for trash fees on the property tax bill for 5910 S. Pennsylvania Avenue, (Tax ID #33-01-05-03-352-532).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

Resolution #2024-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1044 ONTARIO ST., 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/19/2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 07/23/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on September 30, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1044 ONTARIO ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building within **60 days** from the date of this resolution, _____ 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

Is read a second time by its title. The Ordinance was reported from the Committee _____ and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
Brown	☐	☐
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Jackson	☐	☐
Kost	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 Section 404.14 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

a. Definitions.

As used in this section:

- 1. EV means an electric vehicle powered entirely or partially by electrically stored energy in a rechargeable battery.**
- 2. EV Parking Space means a parking space designated to provide direct access to an electrical charging station where an EV can be plugged in to charge.**

b. Use of EV Parking Spaces

When an EV charging station is operable and in service, an EV Parking Space for the charging station shall be occupied solely by an EV and shall not be used for any other parking or purpose. While parked in the EV Parking Space, EVs must be plugged into the charging station.

c. EV Parking Spaces Locations

When additional City parking restrictions simultaneously regulate the EV Parking Space, the person responsible for parking the EV must obtain all appropriate permits, pay for metered parking, and comply with all parking requirements.

d. Violations

Any person who violates subsection (b) or (c) hereof shall be responsible for a civil infraction and subject to penalties as established in Section 404.03.

e. Enforcement

Parking enforcement workers, pursuant to Section 404.04, and police officers are authorized to issue parking violation citations for violations of this ordinance.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

Ordinance #1327

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 Section 404.14 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

a. Definitions.

As used in this section:

- 1. EV means an electric vehicle powered entirely or partially by electrically stored energy in a rechargeable battery.**
- 2. EV Parking Space means a parking space designated to provide direct access to an electrical charging station where an EV can be plugged in to charge.**

b. Use of EV Parking Spaces

When an EV charging station is operable and in service, an EV Parking Space for the charging station shall be occupied solely by an EV and shall not be used for any other parking or purpose. While parked in the EV Parking Space, EVs must be plugged into the charging station.

c. EV Parking Spaces Locations

When additional City parking restrictions simultaneously regulate the EV Parking Space, the person responsible for parking the EV must obtain all appropriate permits, pay for metered parking, and comply with all parking requirements.

d. Violations

Any person who violates subsection (b) or (c) hereof shall be responsible for a civil infraction and subject to penalties as established in Section 404.03.

e. Enforcement

Parking enforcement workers, pursuant to Section 404.04, and police officers are authorized to issue parking violation citations for violations of this ordinance.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#24-758 City of Lansing, Summary of Adopted Ordinance #1327** – was published Wednesday, December 11, 2024, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 11th day of December 2024



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on December 11, 2024

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

ADOPTED ORDINANCE # 1327

Lansing City Council adopted an Ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.14 to provide for the efficient use of EV charging station parking spaces and penalties for violations of use restrictions.

Effective date: Upon publication

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#24-758



Chris Swope

Lansing City Clerk

November 25, 2024

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](#)

BOARD NAME

DATE OF MEETING

Board of Water and Light Board of Commissioners	September 24, 2024
Entertainment and Public Facilities Authority	September 24, 2024
Employees' Retirement Board	October 15, 2024
Police and Fire Retirement Boards	October 15, 2024
Board of Police Commissioners	October 15, 2024
Saginaw Street Corridor Improvement Authority	October 24, 2024

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

Resolution #2024-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, The 54-A District Court of Lansing proposes to accept a proposal from the Michigan Department of Health and Human Service Division of Victim Services for a Firearms Prohibition Enforcement Project. 54-A District Court will serve as judiciary on the project while working in conjunction with the Lansing Police Department and the Ingham County Prosecutor's Office. Although the grant could amount to several thousands of dollars, the Court is asking to accept the initial amount of \$127,555 to start the program;

WHEREAS; the pilot program would enforce statutory and court-ordered firearms prohibitions for perpetrators of domestic violence, sexual assault and stalking in Lansing, Michigan.

WHEREAS, this funding could eventually amount to \$500.000;

WHEREAS, the award for \$127,555 does not require a local match;

NOW, THEREFORE, BE IT RESOLVED, The Lansing City Council approves acceptance of the funding in the total amount of \$127,555 for the pilot project.

BE IT FINALLY RESOLVED, court administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the grant funds.

54-A District Court (Lansing, MI) Proposal
to
Michigan Department of Health and Human Services
Division of Victim Services
for
Enforcing Firearms Prohibitions for Perpetrators of Domestic Violence, Sexual Assault, and
Stalking
(Firearms Prohibition Enforcement Project)

Background: Nearly without exception, judges of the 54-A District Court will impose a firearm prohibition as a condition of pretrial release for any defendant charged with Domestic Violence, Sexual Assault or Stalking. Currently, there appears not to be a uniform or effective way to enforce this prohibition. At least one judge asks defendants to confirm that they no longer possess firearms during pretrial hearings for domestic violence 2nd offense defendants. Admittedly, even with the follow-up, there has been little efforts by the Court to confirm the veracity of defendants' confirmations or firearm relinquishment. We know from subsequent arrests that defendants will still possess firearms when they have been ordered not to or are otherwise ineligible to possess firearms.

Purpose: To create a pilot project for enforcing statutory and court-ordered firearms prohibitions for perpetrators of domestic violence, sexual assault, and stalking in Lansing, Michigan. The project would allow state policymakers to determine whether it is desirable and feasible to have one uniform firearms prohibition enforcement process in place across the state, or whether each jurisdiction should work to develop a protocol that works for their community. Finally, the project will provide the State with data about funding needed to implement a uniform statewide or local firearms prohibition enforcement process.

Program Description: There are various state and federal prohibitions on the purchase, receipt or possession of firearms by perpetrators of domestic violence, sexual assault, and stalking. In some situations, firearms possession is restricted by statute. In other circumstances, where firearms possession is not prohibited by law, judges have the discretion to include such restrictions in the terms of certain court orders - including personal protection orders (PPOs), conditional pretrial release orders, and probation orders.

However, neither type of firearm prohibition is self-implementing. When an individual has been determined by law or court order to be ineligible to have firearms, an effective process by which dispossession can occur and be verified is needed. The Firearms Prohibition Enforcement Project will allow participating jurisdictions to strengthen enforcement of firearms prohibitions for [accused] perpetrators of domestic violence, sexual assault, and stalking, by developing a protocol for the safe, voluntary relinquishment and storage of firearms, adopting meaningful standards for proof of compliance, and authorizing law enforcement to recover unrelinquished firearms absent timely compliance.

Proposed Budget:

Line-Item DESCRIPTION	Hours Spent per Week on Program	Salary/Hourly Rate	MDHHS Contract Budget Request
Salaries: (List Position Titles & # hours spent per week on this program)			
Project Coordinator	40	\$34.31/ hr	70,000
Fringe Benefits (Identify Each)			30,355
Project Coordinator (Social Security and Medicare) at 7.65% of salary)			
Family Plan Health Insurance for one position-PHP			
Occupancy (Describe Costs)			
Communication (Describe Costs)			1,500
Data Plan for wireless one device at \$35.99 per month, plus related fees and Iphone purchase			
Supplies (Describe Costs)			3,500
IT equipment (laptop, monitor, docking station); general office supplies,			
Equipment (Describe Costs)			
Unknown at this time- reserved for budget amendment			
Transportation - (Describe Costs) (@ or below State rates)			1,000
Mileage @ .67			
Subcontractors (List Contractors, Service & Cost)			
Unknown at this time- reserved for budget amendment			
Parking (City of Lansing employer provided)			1,200
Miscellaneous total (List each cost item and cost)			20,000
Travel costs for Coordinator and judge to visit mentor sites in other jurisdictions who have firearm relinquishment projects			
Total:			\$127,555

Respectfully submitted,

Hon. Cynthia M. Ward

54-A District Judge

October 25, 2024



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE: November 19, 2024

GRANT NAME: Firearms Relinquish Project

DEPARTMENT: 54-A District Court

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Judge Cynthia Ward. Cynthia.ward@lansingmi.gov

APPLICATION DATE AWARD DATE (S): October 25, 2024

GRANT CYCLE: _____ Check One: ☒ Annual ☐ One-Time

FUND AMOUNT: \$127,555 (Breakdown below should total this amount)

GOODS & SERVICES	\$90,200
PERSONNEL	\$37,355
CONSTRUCTION	\$0
LAND	\$0
OTHER (Training)	

CITY MATCH (IF APPLICABLE): NA

GRANT PAYS FOR: Personnel and equipment costs including parking and travel costs.

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses): To enforce firearm prohibition of perpetrators of domestic violence, sexual assault and stalking cases for safety of victims and the community.

Resolution #2024-###

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, the City Attorney has requested and recommends the amendment to add insulin pricing litigation to the cases in which Weitz & Luxenberg, P.C. is able to represent the City.

THEREFORE, BE IT RESOLVED that Weitz & Luxenberg, P.C. is hereby approved as legal counsel to represent the City in the matter of insulin pricing litigation as well as in the case City of Lansing v. Purdue Pharma L.P., et al.

Resolution #2024-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Act-5-2022, Purchase of Property, 927 S Grand Avenue

WHEREAS, the City of Lansing Department of Parks and Recreation, has requested to purchase one vacant parcel of real property at 927 S Grand Avenue, Parcel # 33-01-01-21-205-006, roughly .089 acres in size, from the Ingham County Land Bank, to combine with Riverpoint Park; and

WHEREAS, the agreed upon purchase price is One Dollar (\$1.00) plus closing costs; and

WHEREAS, the subject property would support the goals of the Department of Parks and Recreation by integrating additional property into the parks system to improve the offering of facilities and activities to the public, especially an area along the River Trail; and

WHEREAS, on April 13, 2022, the Parks Board reviewed the proposal and voted unanimously to approve Purchase of Property, 927 S Grand Ave; and

WHEREAS, on April 5, 2022, the Planning Board reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously (5-0) to recommend approval of Act-5-2022, Purchase of Property, 927 S Grand Ave; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-5-2022, and approves the purchase of property legally described as:

N 1 FT OF W 44 FT LOT 6 & W 44 FT OF S 1/2 LOT 7 BLOCK 205 ORIG PLAT W 44 FT OF S 65 FT LOT 6 BLOCK 205 ORIG PLAT

From the Ingham County Land Bank, for the sum of One Dollar (\$1.00), plus closing costs.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is authorized to execute all documents necessary to complete this transaction, subject to the prior approval as to content and form by the City Attorney.

Act-5-2022, Purchase of Property, 927 S Grand Ave - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	City of Lansing – Parks and Recreation Department
PROPOSAL:	Purchase of Real Property, 927 S Grand Ave. for addition to Riverpoint Park
PARCEL(S):	927 S Grand Ave PID # 33-01-01-21-205-006
CURRENT OWNER(S):	Ingham County Land Bank
EXISTING LAND USE & ZONING:	Use: Vacant, Zoning: DT-1
PROPERTY SIZE AND SHAPE:	44' x 99', 4,356 square feet, rectangular
SURROUNDING ZONING & LAND USE	North: Riverpoint Park South: DT-1, Residential – single-family West: MX-3, vacant East: DT-1, Residential – single-family

ANALYSIS

BACKGROUND:

The City of Lansing's Parks & Recreation Department is proposing to purchase a parcel currently owned by the Ingham County Land Bank to ultimately combine it with Riverpoint Park in the REO Town neighborhood.

The residential house that was formerly on the property was built in 1900 and was demolished during 2021. The parcel remains vacant. Although this parcel could be developed for new residential housing, there are challenges due to the small lot size and the requirements for building within a designated floodplain.

This area was delineated as a Natural Area Opportunity on the Green Infrastructure 'Concepts for Change' map of the Design Lansing Comprehensive Plan. These areas are potential natural resource areas and greenways that support healthy natural systems. Acquiring riverfront and river adjacent land is a priority of the Parks and Recreation Department.

The agreed upon purchase price is one dollar plus closing costs.

LOCATION:

927 S Grand Ave. is located at the northeast corner of S Grand Ave. and E Hazel St. The parcel is approximately 44' wide by 99' long, a total of .089 acres. The property is directly south of the Grand River and within the current 100-year floodplain as well as the draft USGS floodplain map.

CHARACTER:

The subject property is mostly turf grass with one coniferous tree. If the property is acquired there will a good opportunity to plant additional trees that thrive in river-adjacent locations.

EXTENT:

The extent of the acquisition is one parcel roughly .089 acres which would be combined with Riverpoint Park's existing 4.4 acres, an increase of about 2%.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

- No objection.

Development Office

- No objection, supportive of sale.

Building Safety Office:

- No objection.

Lansing Fire Department:

- Supportive of Sale. Any added access benefits the Fire Department and emergency response to the trail.

Parks and Recreation Department:

- Applicant

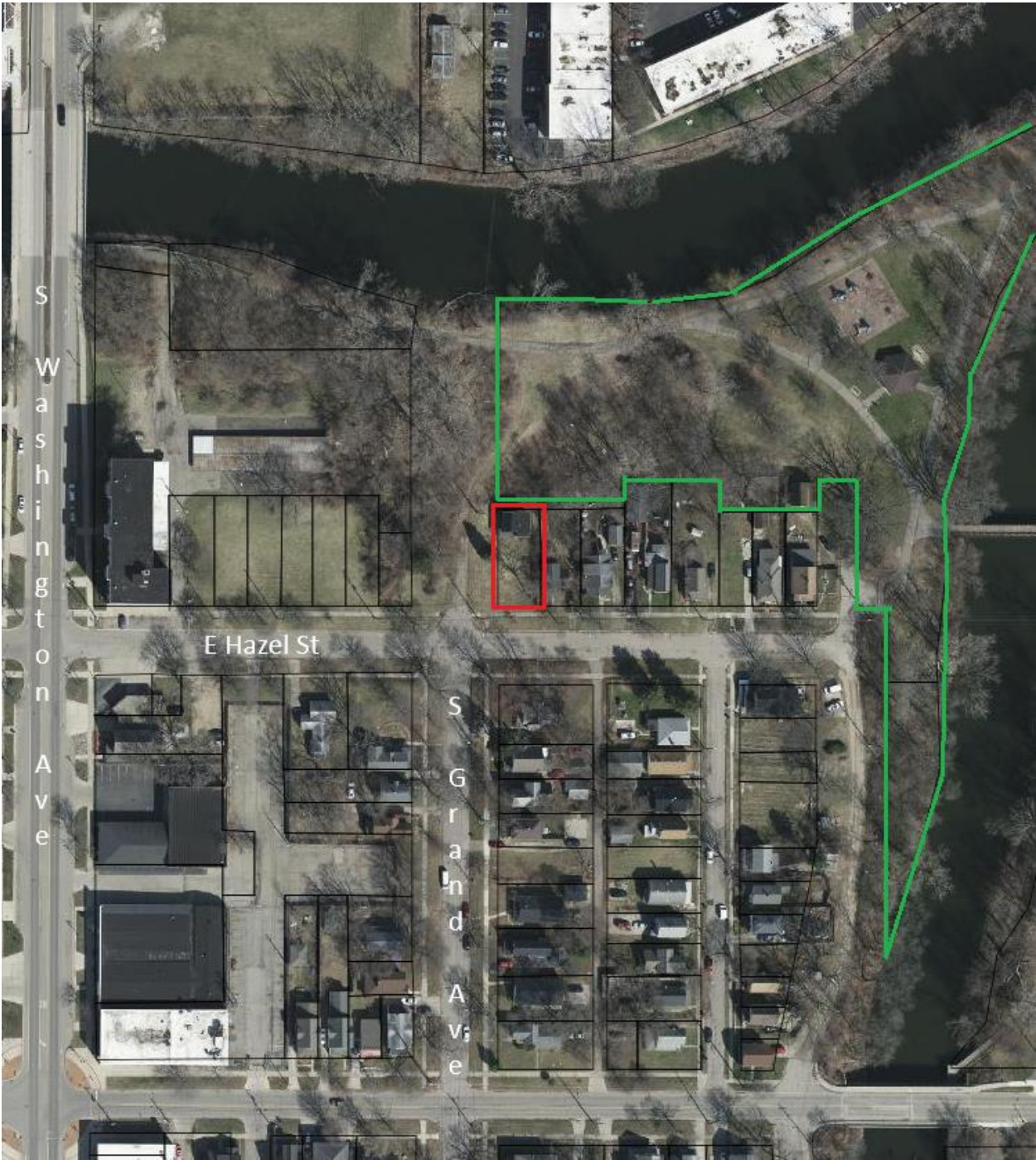
STAFF RECOMMENDATION

Staff recommends approval of Act-5-2022 as proposed, to support the goals of the Parks and Recreation Department and Comprehensive Plan.

Respectfully submitted,

Andy Fedewa, Planner

Aerial



Floodplain





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Parks and Recreation Department

Address (including zip code): 200 N. Foster, Lansing MI 48912

Phone number: 517-483-4277

Fax number: _____ Email: brett.kaschinske@lansingmi.gov

Interest in Property:

☐ Owner ☐ Represent owner ☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Ingham County Land Bank Fast Track Authority

Address (including zip code): 3024 Turner Street

Phone number(s): 517-267-5221

Fax number: _____ Email: rcase@ingham.org

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 927 So Grand Avenue, Lansing MI 48910

Location description: South Lansing Michigan

Permanent parcel #: 33-01-01-21-205-006

Legal description (see note below): N 1 FT OF 2 RR FT LOT 6 & W 44 FT OF S 1/2 LOT 7 BLOCK 205 ORIG PLAT
2 44 FT OF S 65 FT LOT BLOCK 205 ORIG PLAT

Applicant's proposal: Purchase parcel #33-01-01-21-205-006 located at 927 So. Grand Avenue in south Lansing Michigan.

REQUESTED ACTION: (please check one)

☒ City Acquisition of Property ☐ Street or Alley Closure ☐ City Sale of Property
☐ Vacation of R.O.W ☐ Significant Change of Use of City Property
☐ Other: _____

What positive impacts (if any) will occur as a result of approving this proposal?

Acquisition of this parcel will providing better access to the Lansing River Trail for the citizens of the greater Lansing and Tri-County area. Purchasing of the parcel would allow the City to eliminate the end of South Grand Avenue on the north side of East Hazel Street and reduce street maintenance costs. The said parcel also falls with in the flood zone.

What negative impacts (if any) will occur if this proposal is not approved?

None.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

None.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

FEES:

Involving land sales over \$50,000	\$100.00
Involving land sales under \$50,000	\$50.00

Signature of applicant:

Signature of owner(s):

Brett Hashimoto, 3/25/22
Date

Brett Hashimoto, 3/25/22
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036

INGHAM COUNTY LAND BANK

Vacant Land

OFFER TO PURCHASE REAL ESTATE

Dated November 22 2024 A.M/P.M

1. BUYERS OFFER

The undersigned, City of Lansing

(Please print as you wish names to appear on final papers)

hereinafter called The BUYER, HEREBY OFFERS TO BUY FROM Ingham County Land Bank Fast Track Authority (sellers) THE FOLLOWING PROPERTY

1) \$1

Commonly known as: vacant S GRAND AVE, LANSING, MI 48910

also described as: N 1 FT OF W 44 FT LOT 6 & W 44 FT OF S 1/2 LOT 7 BLOCK 205 ORIG PLAT W 44 FT OF S 65 FT LOT 6 BLOCK 205 ORIG PLAT

Property tax ID number(s): 33-01-01-21-205-006

Subject to any existing building and use restrictions, zoning ordinances, and easements for the sum of:

One & 00/100 Dollar (\$1.00) Fair-Market-Value and closing costs.

2. THE TERMS OF PURCHASE SHALL BE CASH. Payment of such money shall be made in cash, certified check, or bank money order for the full purchase price upon execution and delivery of Warranty Deed.

3. Other Provisions: ☐ NONE

4. ALL IMPROVEMENTS AND APPURTENANCES ARE INCLUDED in the purchase price, including now in or on the property, the following: T.V. antenna and complete rotor equipment; lighting fixtures and their shades; utility structures; all plantings; fence(s)

Additional Items: ☐ NONE

5. TAXES FOR THE PURPOSE OF THIS AGREEMENT: Real estate taxes billed before the close of sale are to be paid by the seller. The buyer shall pay all real estate taxes billed on or after close of sale. Real estate taxes shall be prorated on a calendar year basis with the Seller charged from January 1 to the date of

closing. If the current tax bills are not yet issued, the tax amount will be estimated by using the millage rate and taxable value at the time of closing.

Any unbilled public improvements/special assessments outstanding at the time of closing shall be the responsibility of the Buyer. Seller shall pay any current municipal charges for water and sewage to the date of occupancy.

PRORATED ITEMS: Interest, rents, association fees, if any, will be prorated to the date of closing

Additional items: ☐ NONE

Subject to the foregoing prorations, delinquent real estate taxes and current installments of special assessments, except perpetual assessments, (i.e., garbage, lighting, fire protection.), which are billed on or before the closing date, shall be paid by the Seller. Real estate taxes billed after the date of closing shall be the responsibility of the Buyer.

6. Closing will take place at Cinnaire Title Services, LLC. All closing costs to be paid for by the BUYER

7. SALE TO BE CLOSED no later than February 28, 2025

8. OCCUPANCY TO BE GIVEN zero (0) days after close of sale, subject to right of present tenants, if any. From the date of closing to the date of vacating Seller shall pay the sum of zero Dollars (\$0.00) per day to Buyer. These funds are to be handled directly between the Buyer and Seller outside of closing. Any utilities shall remain in the name of the Seller until time of vacating and Seller shall be responsible for all of those utilities. Buyer shall assume all risk for loss or damage to the premises not caused by act of Seller during the period of time Seller occupies the premises following the date of closing.

9. If the property herein is a split from a larger parcel of land. "The grantor grants to the grantee the right to make zero (0) division(s) under Section 109 of the Land Division Act, Act No. 288 of the Public Acts of 1967". Sellers acknowledge that seller is aware of seller's obligation to timely file Michigan Department of Treasury form L04260A with the Assessor of the City or Township in which the land is located.

10. FOR VALUABLE CONSIDERATION, BUYER gives the above-named Seller **SEVEN** days to accept this offer and agrees that this offer when signed by both Buyer and Seller will constitute a binding agreement upon them and herewith deposits with the Seller Zero and 00/100ths Dollars (\$0.00), evidencing Buyer's good faith. Said deposit shall be applied toward the purchase price upon consummation of this agreement.

GENERAL CONDITIONS

11. All services and expenses related to but not limited to matters of survey, credit report, zoning, solid boring, franchising, use permits, drain easements, rights of way, etc. are to be secured and paid for by the Buyer unless otherwise specified as set forth in Paragraph 3 or 22 hereof, or any addendum hereto.

12. Seller shall provide and be responsible for any necessary fire and extended coverage insurance until sale is closed. Buyer if required shall provide and be responsible for fire and extended coverage insurance as of the closing.

13. PRORATIONS: Rent and insurance, if assigned, interest on any existing land contract, mortgage or other lien assumed by the Buyer, and City and County taxes as outlined in Paragraph 5 shall be adjusted to the date of closing of the sale.

14. BUYER will provide a commitment for an ALTA Homeowner's Policy of Title insurance issued by *Cinnaire Title Services, LLC* in an amount not less than the purchase price, without expense to the Seller, unless otherwise agreed.

15. IF THE CLOSING OF THE SALE IS DELAYED because of surveying or title defects which can readily be corrected, the time of closing shall be extended up to thirty (30) days. If title defects cannot be resolved to Buyer's satisfaction, Buyer may elect to terminate this agreement without further compensation to Seller.

16. If this offer is not accepted, title is not marketable or insurable, or if the terms of purchase are contingent upon Buyer obtaining a new mortgage and should fail to obtain such, or if sale is on contract subject to the sale of such contract and such sale should fail, or any other contingency shall be specified which cannot be met, buyers' good faith deposit shall be refunded forthwith. In the even of default by Buyer, all deposits made hereunder may be forfeited to Seller as liquidated damages for the failure of Buyer to perform his agreement, or Seller may elect to retain such deposits as part payment of the purchase price and pursue his legal or equitable remedies against Buyer.

17. The covenants herein shall be binding upon the inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto

18. This agreement and the agreed upon Declaration of Restrictive Covenant supersedes any and all understandings and agreements and constitutes the entire agreements between the parties hereto and no oral representations or statements shall be considered a part hereof. Buyer acknowledges that he has inspected the premises covered hereby and that he accepts it in its present condition except as may be specified herein. This agreement maybe modified only in writing-signed by all parties.

19. STATE AND COUNTY REAL ESTATE TRANSFER TAX. The BUYER will be charged at closing, unless otherwise agreed upon, for the county real estate transfer tax/revenue stamps (\$.55 per \$500.00 base on the Sale Price) and the state real estate transfer tax/revenue stamps (\$3.75 per \$500.00 base on the Sale Price) at the time of closing (if any transfer taxes apply to this transaction)

20. MAINTENANCE: Between the date of the contract and the date of the closing, the property, including lawn, shrubbery, pool (if any) and snow removal shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

21. It is agreed by the parties to this agreement, that as required by law, discrimination because of race, creed, color, national origin, sex, marital status, religion, age or handicap by said parties, in respect to the sale or lease of the subject property, is prohibited.

22. ADDITIONAL CONDITIONS IF ANY: Contingent on approval by the Ingham County Land Bank Board of Directors and approval by the City of Lansing City Council.

23. RECEIPT IS ACKNOWLEDGED BY BUYER OF A COPY OF THIS AGREEMENT.

DATE _____, 20__ A.M/P.M

In the Presence of:

X _____

X _____ BUYER

X _____

X _____ BUYER

BUYERS ADDRESS _____

Phone: (Res) _____ (E-mail) _____

24. THE FORGOING OFFER IS HEREBY ACCEPTED with these additional conditions: ☐ NONE

25. SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

DATE 11/22/24 A.M/P.M

In the Presence of:

X Roxanne L. Case

X _____ SELLER

X _____

X _____ SELLER

SELLERS ADDRESS: 3024 Turner Street, Lansing, Michigan, 48906

Phone: (517) 267-5221 Fax: (517) 267-5224

26. RECEIPT IS HEREBY ACKNOWLEDGED BY BUYER of the Seller's acceptance of Buyer's offer. In the event Seller's acceptance was conditioned upon changes as set forth above or set forth in attached addendum, The Buyer agrees to accept said changes, all other terms and conditions remain unchanged.

DATE _____, 20__ A.M/P.M

In the Presence of:

X _____

X _____ BUYER

X _____

X _____ BUYER



City of Lansing

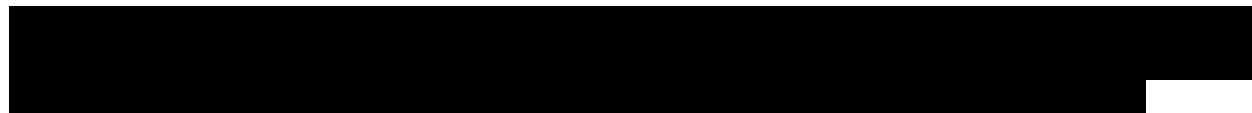
OFFICE OF THE CITY ATTORNEY

TO: Ways and Means Committee

FROM: F. Joseph Abood, Chief Deputy City Attorney

DATE: November 19, 2024

RE: WC Settlement 2062876-01759-001, Privileged and Confidential



CompOne Administrators, Inc. has evaluated this claim for settlement. We have negotiated a settlement of \$101,134.30 to release all past, present, and future claims against the City of Lansing.

The Mayor, the Law Department and the Department of Human Resources support the recommendation for settlement and the Department of Human Resources advises that funds are available in the Workers Compensation Claims account. We are requesting your approval of the redemption of this case.

Please contact this office as soon as possible with any concerns you may have regarding the redemption of this claim.

cc: Elizabeth O'Leary, Human Resources Director
Kathy Woodman, Health & Wellness Administrator

Resolution #2024-###

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing is named as defendant in a workers' compensation action, WC2062876-01759-001, involving alleged work related injuries/illnesses;

WHEREAS, it is proposed that the action be resolved by virtue of entering into a settlement agreement, in which, the City of Lansing would agree to pay Plaintiff the sum of ONE HUNDRED AND ONE THOUSAND ONE HUNDRED AND THIRTY-FOUR DOLLARS AND THIRTY CENTS (\$101,134.30) in exchange for a complete redemption and release of the City from any past, present, and future liability regarding any alleged injuries/illnesses whatsoever;

WHEREAS, the proposed settlement is recommended by the Mayor, the Human Resources Department, the City of Lansing's Fund Administrator, and the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approve payment of ONE HUNDRED AND ONE THOUSAND ONE HUNDRED AND THIRTY-FOUR DOLLARS AND THIRTY CENTS (\$101,134.30) pursuant to said proposed settlement agreement as a full and final settlement of said action.

BE IT FINALLY RESOLVED that the Law Department is authorized to prepare and execute the requisite documents to complete settlement of the aforementioned lawsuit.

Resolution #2024-###

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Cheryl Bernard as the 3rd Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2027; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Equity Diversity and Inclusion took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Cheryl Bernard as the 3rd Ward member of the Diversity, Equity, and Inclusion Advisory Board for a term to expire June 30, 2027.

Application for Appointment to Board or Commission

11/08/2024 5:55 PM (EST)

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	11/08/2024
First Name	Cheryl
Last Name	Bernard
Other name(s) by which you have been known, including maiden names	Horn
Date of Birth	
Home Address	3419 Sandhurst Dr, Lansing, MI 498911
City	Lansing
State	MI
Zip Code	48911
Email	
Gender	Female
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 3

Precinct	24
Best Phone Number to Contact You	5178967760
In what year did you move to Lansing?	1981
Additional Information Regarding Experience and Credentials	MPA in Public Administration
Occupational Background	Public Health Consultant - State of Michigan Employment Counselor and Director of Education - Lansing Urban League I have experience with program planning, budgeting, contracting and policy development, I have trained and evaluated staff and programs. in my past and current position. I have supervised and hired staff and volunteers. Currently, I am a Public Health Consultant for the Nutrition Program and Evaluation Section with the WIC Division. In this position, I have the opportunity to work with all levels of local health department staff as well as State level consultants and staff. Within my current position I participate on the Department DEI team and on the Health Equity Committee.
Educational Background	Master of Public Administration (MPA)
Are you a current City of Lansing or Lansing Board of Water and Light employee?	Yes
Previous Appointments	N/A
Current Appointments	N/A
First Choice for Board to Serve on	Diversity, Equity, & Inclusion (DEI) Advisory Board
Second Choice of a Board to Serve on	Mayor's Diversity Advisory Council
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I strongly believe when there is diversity, in the population within the State, City, County, communities and workplaces you have a greater collection of ideas from like-minded community members on how to move forward with ideas which will strengthen the communities within the Greater Lansing area. My goal as a member of the DEI Advisory Board will be to work with the team regarding community events and activities in the Lansing area where people may not feel included and work on how to get those more involved and to listen to what they may need to be too effective in their communities.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	N/A

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have

the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization • I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge. Cheryl Bernard

Date & Time 11/08/2024 12:00 PM (EST)

Receive an email copy of this form. Yes

BY THE COMMITTEE _____
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Christina Campbell as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment Christina Campbell as a member of the Saginaw St. Corridor Improvement Authority Board of Directors for a term to expire June 30, 2026.

Application for Appointment to Board or Commission

11/07/2024 4:36 PM (EST)

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date	11/07/2024
First Name	Christina
Last Name	Campbell
Date of Birth	
Home Address	427 S Sheldon St
City	Charlotte
State	Michigan
Zip Code	48813
Email	
Gender	Female
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 1
Best Phone Number to Contact You	5176523648
In what year did you move to	N/A - application is on behalf of UM Health-Sparrow

Additional Information Regarding Experience and Credentials	Recently appointed the Regional Manager, Community Engagement for University of Michigan Health, serving as a liaison between the regional and hospital presidents and the communities they serve, developing strong relationships with officials, nonprofits, community organizations, community leaders, and related members to create and implement community outreach initiatives that strengthen the health system brand and helps to grow the business.
--	---

Occupational Background	https://www.linkedin.com/in/campbellchristina
--------------------------------	---

Educational Background	Highest level of education: BA - Visual Communication Design, Purdue University (marketing minor)
-------------------------------	---

Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
--	----

Previous Appointments	N/A
------------------------------	-----

Current Appointments	N/A
-----------------------------	-----

First Choice for Board to Serve on	Saginaw Street Corridor Improvement Authority
---	---

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	Margaret Dimond, UM Health Regional President, has asked me to apply for this role to replace a former UM Health team member, John Shaski.
--	--

This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

Agreement to Background Check Authorization	I agree
--	---

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Christina Campbell
--	--------------------

Date & Time	11/07/2024 8:00 AM (EST)
------------------------	--------------------------

Receive an email copy of this form.	Yes
--	-----



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Thursday, November 21, 2024

Michael J. Brown, Attorney
c/o ADVANCED UZP INC.
mbrown@cebhlaw.com

RID # RQ-2410-14642 **Reference/Transaction:** Transfer Ownership Escrowed 2024 SDD & SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) for SDD License - Spirits and Sunday Sales Permit (PM) for SDM License - Mixed Spirit Drink from Perry Drug Stores, Inc.; Transfer Location from 3700 W. Saginaw St to 1825 E. Michigan Ave, Lansing; Transfer Governmental Unit under MCL 436.1531(22) from Lansing Twp to Lansing City at 1825 E Michigan Ave, Lansing, MI 48912-2826 in Lansing City in Ingham County

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: ADVANCED UZP INC.

Business address and phone number: 1825 E Michigan Ave, Lansing, MI 48912-2826 in Lansing City in Ingham County

Home address and phone number of partner(s)/subordinates:
Edward Zeineh; 2627 Little Hickory Dr Lansing MI 48911; Business: 517292-7000

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

cc: ADVANCED UZP INC. zeinehlaw@gmail.com
LANSING CITY city.clerk@lansingmi.gov

MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR
525 W. Allegan St. • P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011

DATE: 9/03/2024

PPN: 33 01 05 05 429 181
DATE SUBMITTED: 7/29/2024
ADDRESS OF VIOLATION: 5900 S WASHINGTON AVE.
LISTED TAXPAYER OF RECORD: PREMIERE RENTAL GROUP LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: FISHER, ADAM
CLAIMANT'S ADDRESS: P.O. BOX 540
POTTERVILLE, MI 48876
TYPE OF ACTIONS CONTESTED: TRASH REMOVAL
VIOLATION DATE: 3/15/2024
NOTIFICATION DATE: 3/15/2024
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$565.00
CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER 24-193
4/17/2024
AMOUNT OF CLAIM: \$565.00

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: TRASH
REMOVAL
3/15/2024

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES:

This property was cited for a trash violation on 3/15/2024 with a compliance date of 3/22/2024. The officer returned to check the property on 3/27/2024 the violations were still present they were then submitted to the contractor to abate. The contractor arrived on 4/17/2024 upon their inspection they found indoor furniture in the outdoors they removed the violation. This office only sends one notification we do not send another notification when an officer submits the violations to the contractor. On the notification that is sent it also states if any additional trash and or debris is found by the contractor it will be removed without additional notice. This office recommends denial of the claim.





2114

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: ADAM FISHER (PREMIER RENTAL GROUP) DATE: 07/15/24
MAILING ADDRESS: PO BOX 540 EMAIL: mgmt@rentglacier.com
CITY: POTTERVILLE STATE: MI ZIP CODE: 48876
TELEPHONE: Home 248-763-0043 Work () 248-763-0043

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 5900 S WASHINGTON AVE PARCEL NO. 33-01-05-05-429-181
DATE OF INCIDENT: APRIL 23, 2024 AMOUNT YOU WERE BILLED: \$565.00
TOTAL AMOUNT YOU ARE CONTESTING: \$565.00
TYPE OF ASSESSMENT: TRASH-ADMIN FEE, TRASH-CONTRACTOR CHARGE

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

ON MARCH 20, 2024, WE RECEIVED A CODE COMPLIANCE
LETTER FOR CLOTHING & CARPETING DEBRIS LEFT OUTSIDE
AT 5900 S WASHINGTON. OUR TENANT, JENNIFER, WAS
NOTIFIED AND SHE CONFIRMED THAT SHE TOOK CARE OF
THESE ITEMS BY THE DUE DATE. WE DID NOT RECEIVE
ANOTHER LETTER UNTIL ABOUT 1 MONTH LATER WITH
A BILL OF \$565 FROM CONTRACTORS REMOVING SOME OF
JENNIFER'S BELONGINGS. JENNIFER HAS BEEN AN EXCELLENT
TENANT, VERY CLEAN & CONSIDERATE OF THE COMMUNITY.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

PLEASE REVIEW JENNIFER'S ACCOUNT OF WHAT HAPPENED.

MY ATTESTATION: I received a code enforcement violation letter stating I needed to clean up carpeting and other cloth/clothing materials outside my residence. I complied by the stated due date on the letter. I received no further correspondence nor contact (nor did my landlords), so I assumed, because I'd taken care of the items, that that was that. And I also assumed that had a code enforcement officer subsequently visited when I wasn't home (which is not that often) and determined I had "not" complied, that I'd have received some form of further correspondence from the City, and I did not (nor did my landlords).

About a month after that, three men showed up at my door stating they were here because I didn't comply, and that they were here to do it for me, stating aggressively and repeatedly, "You've had a month. A MONTH! You've had a month to clean this up!" I'm a single woman, I don't date, I keep to myself, and my two youngest children live with me. I have had traumatic experiences, so I choose not to entertain. I work from home and I rarely have company. When I do have company, it's my nieces or my sister. Not men. So, to be talked to in this manner by three men that I have never seen before and in my own home frightened me. My daughter was home with me at the time, and she was shaken too. To think I can do everything that I do to ensure men can't bring their energy into my home only for it to happen anyway...well. It put me into trauma freeze. I didn't know what to do.

I genuinely didn't understand what they were talking about, because I "had" cleaned up what my letter said I needed to. I tried to explain that, but the one man just kept repeating, "You've had a MONTH!" Through my window (because I was not about to open the door!), he held up a letter that looked just like the one I'd received a month earlier -- but with one "major" difference. The letter he was holding up had the words WHITE DRESSER.

"White dresser" was NOT on the letter I received from the city. Yes, I had a white dresser in my driveway. I had no way to bring it into the house. It was an heirloom my niece gave to me, and I had it covered with a tarp. I tried explaining this to the men, too, and that the letter I received didn't say anything about the dresser. My letter said carpeting and cloth/clothing materials (my landlords can "also" attest to this). But the men said I needed to move the dresser to an inside location or they would have to take it. And the one who was doing most of the talking, he was very pushy about it. A lot of "you've had a MONTH!" and "well, we have to take it!" -- so they took it.

Looking back on this now, I feel violated and used. That someone could just come to my house -- my HOUSE! -- and not only take something from me that I didn't want taken but to subsequently charge me for it too? To the tune of \$565!? My daughter had to pay that because my industry (content marketing) has been all but decimated by the encroachment of artificial intelligence, so my income isn't what it once was. But I would NEVER do something like this to someone. People are struggling right now. And the level of grift in society is disgusting.

We've lived in this home since early 2021 and not ever have we caused a disturbance or had garbage piled up outside. We're good neighbors and community members. Both of my children work full time. I work as much as I can given the circumstances with AI. I keep my lawn mowed. Hell, I mow my lawn, the neighbor to my right's lawn, and the lady on the corner's lawn! I've even mowed two other homes when they've been vacant -- just because. I don't ask for anything. I do it because I love helping people. I care. I care about a nice looking community. I care about my neighbors.

I'm appealing and requesting a full refund of the \$565 charges in light of how this scenario played out:

- I got a letter saying to clean up carpeting and cloth/clothing materials.
- I cleaned up the carpeting and cloth/clothing materials. Hence, compliance.
- I did not, nor did my landlords, receive a letter about the dresser.
- Aggressive men came with a letter that was not the same letter I and my landlords received and took the dresser.
- I was charged \$565 for men to remove something I did not want taken and was not told needed to be removed.

Sincerely,
Jennifer Cameron



Andy Schor Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

PREMIER RENTAL GROUP L L C
319 N DUNBAR ST #540
POTTERVILLE, MI 48876

Violation Date: 03/15/2024
Violation Location: 5900 S WASHINGTON AVE
Parcel No: 33-01-05-05-429-181
Compliance Due Date: March 22, 2024

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Clothing/Cloth Products

Violation: Carpeting/Carpet Padding debris

INSPECTOR COMMENTS: Please dispose of carpet and any trash and debris.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess graduated fees from \$75.00 to \$300.00 for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Robert Walling (517) 483 4275 Robert.Walling@lansingmi.gov



Andy Schor Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

PREMIER RENTAL GROUP LLC
7211 HARTEL RD
Pottersville, MI 48876

Violation Date: 03/15/2024
Violation Location: 5900 S WASHINGTON AVE
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Andy Schor Mayor

Economic Development & Planning Code Enforcement Office

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(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
5900 S WASHINGTON AVE
LANSING, MI 48911

Violation Date: 03/15/2024
Violation Location: 5900 S WASHINGTON AVE
Parcel No: 33-01-05-05-429-181
Compliance Due Date: March 22, 2024

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Violation: Carpeting/Carpet Padding debris

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Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 03/27/2024

TAXPAYER: PREMIER RENTAL GROUP L L C, 319 N DUNBAR ST #540 POTTERVILLE, MI 48876

Location of Work:

Enf Num: E24-02610

Address: 5900 S WASHINGTON AVE
Lot No:
Description:
Parcel No: 33-01-05-05-429-181

Remove Trash and Debris

Work Authorized:

Violation: Clothing/Cloth Products

Violation: Carpeting/Carpet Padding debris

INSPECTOR COMMENTS: Please dispose of carpet and any trash and debris.

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 3

Warning Comment:

Dresser in driveway.

Submitted By: Robert Walling (517) 483 4275

This action is authorized by the Manager of Code Compliance



Andy Schor, Mayor

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Building Safety (517) 483-4355

Code Compliance (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00251439

Date: 04/23/2024

Record: E24-02610

PREMIER RENTAL GROUP L L C

319 N DUNBAR ST #540

POTTERVILLE, MI 48876

TOTAL AMOUNT DUE

\$565.00

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$300.00
Total Amount Due		\$565.00

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

ericsrefuse@hotmail.com
(517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

Invoice details

Invoice no.: 6588

Terms: Net 30

Invoice date: 04/22/2024

Due date: 05/22/2024

Parcel number: 33-01-05-05-429-181

property address: 5900 S Washington AVE

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1 hour 3 yards	first hour and 3 cubic yards	1	\$300.00	\$300.00
2.			4/17/24 3 yards robert walling 4 man crew 1 20 yard truck			
Total						\$300.00



















City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 28, 2024

Adam Fisher
P.O. Box 540
Pottersville, MI 48876

Re: Claim – 5900 S Washington Ave.

Dear Mr. Fischer:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$565.00 for a trash violation for property located at 5900 S Washington Ave., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2114

Dear Lansing City Council,

I am writing to appeal the decision of the Claims Review Committee regarding claim 2114 at 5900 S Washington Ave in Lansing.

The claim was submitted to (a) protest the exorbitant fee charged for a contractor to remove a few items from a property and provide reimbursement but most importantly to (b) initiate a change in the practices and policies the city and hired contractors are using currently.

Please review the information from the case and let me know if there is any additional information we can provide.

Thank you,

Adam Fisher

NOV25'24 12PMCLERK

NOV25'24 12PMCLERK

November 2024

To whom it may concern:

My name is Jennifer "J Lynn" Cameron, and I am writing this letter to appeal the decision of the Claims Review Board regarding the fine levied against my family for the appearance of my yard as judged by the city department.

Please refer to the points I made in my original claim and subsequent testimony before the review board.

I am appealing the Review Board's decision because of the fine and the manner in which it was assessed, which I break down below:

1. **Because of the fine.** \$565 for my family is:
 - a. Over half of our monthly rent.
 - b. \$30 shy of one month's truck payment.
 - c. Over 3 months of insurance payments for said truck.
 - d. Food for my family.
 - e. Two months of electricity payments
 - f.
2. **To initiate grassroots level change.** Practices, processes, and methods that levy such egregious fines against the residents of this city should not be rigged in favor of the city. I propose the city change enforcement practices of this nature so that the following two actions occur:
 - o **An initial notice is hyper-specific with all items included rather than the purposely vague terms such as the "and other debris" terms currently used.** I do not (and don't know anyone who would) consider an heirloom dresser in perfect condition "debris."
 - o **Residents and property owners are sent a follow-up notice,** regardless of compliance or non-compliance, to:
 - i. Serve as proof of compliance or non-compliance.
 - ii. Ensure residents and property owners aren't financially caught off-guard.
 - iii. Ensure that an inspector cannot use separate sets of terms for residents and city contractors, like "and other debris" on a resident's notice and hyper-specific terms such as "White dresser" on a contractor's notice.
 - iv. Ensure that city departments are not engaging in any form of nepotism by purposely using terms like "and other debris" on a

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

Pronouns

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Topic(s) to be addressed MICHIGAN AVE AGAIN

Name (print) DAVID ELUS E-Mail (optional) _____

Address (street, city, zip) 323 N WALNUT ST

Company or organization represented, etc. (if applicable) _____

Signature David Elus Pronouns _____

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Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

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Topic(s) to be addressed Coalition to Improve Mental Health and Preserve Eastern

Name (print) Andrew Myllye E-Mail (optional) andrewmyllye@gmail.com

Address (street, city, zip) 124 Regent St. Lansing, MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Andrew Myllye Pronouns He/Him

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② Topic(s) to be addressed Bullying/Smarter Coalition to Improve Mental Health

④ Name (print) Bill Castanier E-Mail (optional) Castanier@sbccglobal.net

Address (street, city, zip) 1801 Tecumseh River Rd.

Company or organization represented, etc. (if applicable) Historical Society of Greater Lansing

Signature W.B. Castanier Pronouns He/Him

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Topic(s) to be addressed Coalition to Improve Mental Health + Preserves

Name (print) Dale Schrader E-Mail (optional) SCHRADE@ENVIRONMENTAL.ORG

Address (street, city, zip) 1101 SEYMOUR AVE COMCAST MET

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns He/Him

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Topic(s) to be addressed Coalition to Improve Mental Health + Preserve Eastern

Name (print) Jennifer Grau E-Mail (optional) jennifer@grauic.com

Address (street, city, zip) 201 Lathrop St. Lansing, MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Jennifer M. Grau Pronouns She / Her

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Topic(s) to be addressed

Eastern High School

Name (print)

Belinda Fitzpatrick

E-Mail (optional)

attorneybelindaftz

Address (street, city, zip)

P.O. Box 24204

patrick @ gmail com

224 S Holmes St. Lansing MI

Company or organization represented, etc. (if applicable)

Signature

Belinda Fitzpatrick

Pronouns

she

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Topic(s) to be addressed Eastern^{H.S.} / Historic Preservation / changes

Name (print) James Bell E-Mail (optional) jrbell-phd49@gmail.com

Address (street, city, zip) 511 Fulton Place, Lansing

Company or organization represented, etc. (if applicable) _____

Signature James Bell Pronouns _____

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Topic(s) to be addressed Eastern Highschool

Name (print) JUDITH EVANS E-Mail (optional) _____

Address (street, city, zip) 7210 Sparrow Ave 48910

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Easter L High School

Name (print) Don Deun E-Mail (optional) _____

Address (street, city, zip) 1321 E. North St

Company or organization represented, etc. (if applicable) _____

Signature Don Deun Pronouns _____

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Topic(s) to be addressed Lansing DuckPin

Name (print) Wesley Randoff E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) Lansing DuckPin

Signature [Signature] Pronouns _____

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Dear Lansing City Council,

I am writing to appeal the decision of the Claims Review Committee regarding claim 2114 at 5900 S Washington Ave in Lansing.

The claim was submitted to (a) protest the exorbitant fee charged for a contractor to remove a few items from a property and provide reimbursement but most importantly to (b) initiate a change in the practices and policies the city and hired contractors are using currently.

Please review the information from the case and let me know if there is any additional information we can provide.

Thank you,

Adam Fisher

NOV25'24 12PMCLERK

NOV25'24 12PMCLERK

November 2024

To whom it may concern:

My name is Jennifer "J Lynn" Cameron, and I am writing this letter to appeal the decision of the Claims Review Board regarding the fine levied against my family for the appearance of my yard as judged by the city department.

Please refer to the points I made in my original claim and subsequent testimony before the review board.

I am appealing the Review Board's decision because of the fine and the manner in which it was assessed, which I break down below:

1. **Because of the fine.** \$565 for my family is:
 - a. Over half of our monthly rent.
 - b. \$30 shy of one month's truck payment.
 - c. Over 3 months of insurance payments for said truck.
 - d. Food for my family.
 - e. Two months of electricity payments
 - f.
2. **To initiate grassroots level change.** Practices, processes, and methods that levy such egregious fines against the residents of this city should not be rigged in favor of the city. I propose the city change enforcement practices of this nature so that the following two actions occur:
 - o **An initial notice is hyper-specific with all items included rather than the purposely vague terms such as the "and other debris" terms currently used.** I do not (and don't know anyone who would) consider an heirloom dresser in perfect condition "debris."
 - o **Residents and property owners are sent a follow-up notice,** regardless of compliance or non-compliance, to:
 - i. Serve as proof of compliance or non-compliance.
 - ii. Ensure residents and property owners aren't financially caught off-guard.
 - iii. Ensure that an inspector cannot use separate sets of terms for residents and city contractors, like "and other debris" on a resident's notice and hyper-specific terms such as "White dresser" on a contractor's notice.
 - iv. Ensure that city departments are not engaging in any form of nepotism by purposely using terms like "and other debris" on a

Swope, Chris

From: Boak, Sherrie
Sent: Monday, December 2, 2024 6:37 PM
To: Clerk, City
Subject: FW: [EXTERNAL] Eastern HS

Public Comment

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----

From: Susan wieferich <smwieferich@comcast.net>
Sent: Monday, December 2, 2024 6:14 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Eastern HS

My parents both went to Eastern when it was brand new. They voted to name the yearbook "Lantern". Which meant the first part of Lansing and the second part of Eastern...Lan Tern. Lantern. They also voted for the Quakers as they are on Pennsylvania and the Quakers came from Penn.

My father was a "Yell Leader" (only men) no cheer leaders! Ha! The building was started in 1928 just before the depression...very fancy tile, beautiful wood, etc. then the depression hit, the third floor was very plain. Lots of history!!
Sent from my iPhone

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 2, 2024 1:15 PM
To: Clerk, City
Subject: Fw: The Gentilozzi Project in Old Town

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Summer Schrinier <summerschriner@outlook.com>
Sent: Monday, December 2, 2024 1:06:39 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] The Gentilozzi Project in Old Town

Dear Council Members,

As a business owner, property owner, resident and Board Member of the Old Town Commercial Association, I write to you today in hopes that you will hold off on approving a project that will greatly affect our entire neighborhood, and that we have had no information or communication about. We are extremely concerned about this project and have dealt with developers in the past who hurt our neighborhood and our businesses because they don't care about shutting down the street, or access for businesses and tenants. We know nothing about this project and want the developers to meet with us and provide in writing agreements like: they won't close the street during holiday time, information on how they intend to handle traffic, whether they have enough parking... We want to know that the building will keep with historic and appropriate guidelines, and about the project's TIF. We don't even know if the existing building will be torn down, or what access they intend to use. Old Town survives because of festivals that require shutting down the street. How will we handle that appropriately for their tenants? Before this project goes forward we want assurances that Old Town's livelihoods, residents and interests will be protected. Please do not let this developer move forward until our concerns have been addressed appropriately. It's a very special neighborhood and we want to keep it that way.

Thanks for your consideration,

Summer Schrinier (she/her)

Grace Boutique of Old Town

Bad Annie's Sweary Goods

509 E. Cesar E Chavez Ave, Lansing MI 48906
(517) 927-8628 www.oldtowngrace.com
summer@oldtowngrace.com
Twitter: oldtowngrace
fb: Grace Boutique of Old Town

1209 Turner, Lansing MI 48906
(517) 927-8293 www.swearygoods.com
fb: Bad Annie's Old Town Sweary Goods

Jackson, Brian

From: Mitch Rice <ricem1957@gmail.com>
Sent: Monday, December 2, 2024 11:40 AM
To: Clerk, City; City Council
Subject: [EXTERNAL] agenda items 3 & 4

To: City Council members:

I am in support of demolishing the property on 122S. Grand Ave. The owners have had excessive time to fix it in the past few years.

3. Orders to Make Safe or Demolish to the owners of 122 S. Grand Ave. (PEND-3851)

I believe this project is a huge undertaking for the developers. However, the council needs to require low income and/or subsidized units to the plan. Everyone in the City of Lansing should have fair access to living downtown in buildings with such planned amenities and a vibrant life downtown.

4. Transformational Brownfield Plan #87; New Vision Lansing, multiple addresses (PEND-3863)

Regards,

Mitch Rice
Ward 2 resident.

Liane Zimny
1317 Turner St.
Lansing, MI 48906
December 2, 2024

Lansing City Council
c/o City Clerk's Office
Ninth Floor, City Hall
124 West Michigan Ave.
Lansing, MI 48933

RE: Public Hearing on Transformational Brownfield Plan #87 – New Vision Lansing

Dear President Jeremy Garza and
Members of the Lansing City Council,

Please **support** New Vision Lansing's Transformational Brownfield Plan #87.

I first moved to Lansing in 1975, working downtown for twenty years, first as a Lansing city planner and later as an economic developer for the Department of Commerce at the State of Michigan. I returned to Lansing when I retired and now live in Old Town.

The residential development that New Vision Lansing's plan will generate in Downtown Lansing will bring much needed workforce-priced housing to the downtown, and provide a 24/7 customer base to revitalize economic activity downtown.

The proposed bridge across the Grand River will link Michigan Avenue, the Stadium District, and Museum Drive food and entertainment venues to new residents living downtown, to the benefit of all.

In Old Town, the addition of workforce-priced rental property will allow shop and restaurant employees to live near their workplaces and spur more economic vitality as new residents eat, shop, enjoy and volunteer at Old Town festivals, frequent the Turner Dodge Museum, and pursue the many resources along the River Trail.

Please support Transformational Brownfield Plan #87 to help make New Vision Lansing's five projects a reality.

Sincerely,

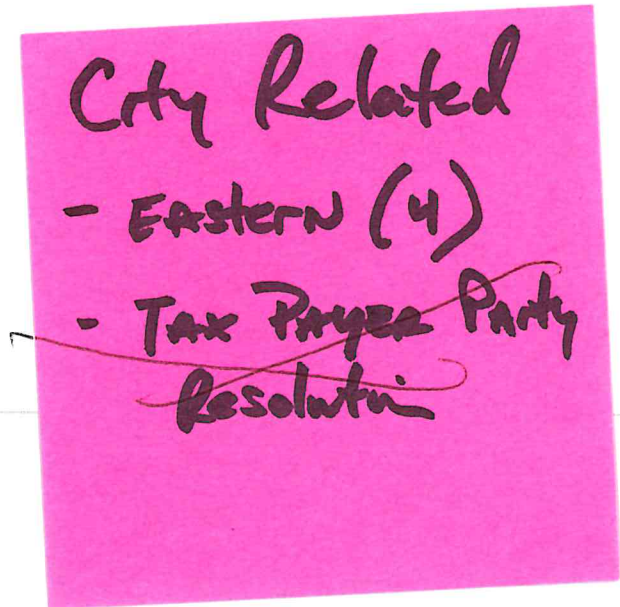
A handwritten signature in black ink that reads "Liane Zimny". The signature is fluid and cursive, with a small checkmark above the "i" in "Zimny".

Liane Zimny
Old Town Resident & Property Owner
Lansing Ward 1

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 2, 2024 8:26 AM
To: Clerk, City
Subject: FW: [EXTERNAL] Eastern High School

*Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov*



From: Arianne Overholtz <overholtzarianne@yahoo.com>
Sent: Sunday, December 1, 2024 12:55 AM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Eastern High School

I beg you to look at the option of keeping the main wing on Pennsylvania. That building is gorgeous inside and out. The woodworking in that main corridor is exquisite. There is no reason that the wing and the auditorium can't be saved.

When I drive down Pennsylvania I always look at the beauty that is Eastern, and not just as a former student, but as a lover of historical beauty. Why do we keep allowing people to tear down and build a disgusting new building without character? You already allowed so much of that history to be destroyed, asking U of M to leave a piece of Lansing history should be important to your values. No one should have to fight this hard to make a city be proud of their history. Pretty soon you will have approved everyone to destroy history. The city needs a save on this one. You gave up and let BWL destroy history, give the citizens of Lansing a piece of their history.

U of M can destroy the side buildings but please preserve the history in the main corridor. That auditorium could be used by U of M for their continuing education they require their staff to take. My daughter is a nurse there and has to leave and drive to the MAC to take continual learning, wouldn't it be easier to have their staff walk across the street? Saves them time and money.

Please save Eastern!

Yahoo Mail: Search, Organize, Conquer

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 2, 2024 8:23 AM
To: Clerk, City
Subject: FW: Save Eastern High School

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----

From: Mary Cusack <maryqsack@hotmail.com>
Sent: Sunday, December 1, 2024 8:39 PM
To: City Council <City.Council@lansingmi.gov>; preserveeastern@gmail.com
Subject: [EXTERNAL] Save Eastern High School

To the Lansing City Council,

As a resident of the greater Lansing area, I support the mission of the Coalition to Preserve Eastern High School and Promote Mental Health by saving the historic west wing (the original building facing Pennsylvania Avenue and designed by Pond & Pond) for use by the community and UM Health Sparrow for purposes such as offices and/or temporary living space for hospital employees and services such as veteran support and/or grief counseling; and the Jon Young Auditorium for community events such as plays, concerts, and educational presentations.

Please save this historical building. Its demolition is not the only way to add a mental health facility. We can meet both goals!

Mary Cusack
Lansing/East Lansing resident 31 years

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 2, 2024 8:21 AM
To: Clerk, City
Subject: FW: [EXTERNAL] Please Save Eastern

*Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov*

From: Colleen Schmidt <colleen@nationalicelandicssheepdogrescuealliance.org>
Sent: Sunday, December 1, 2024 9:44 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Please Save Eastern

I support the mission of the Coalition to Preserve Eastern High School and Promote Mental Health by saving the historic west wing (the original building facing Pennsylvania Avenue and designed by Pond & Pond) for use by the community and UM Health Sparrow for purposes such as offices and/or temporary living space for hospital employees and services such as veteran support and/or grief counseling; and the Jon Young Auditorium for community events such as plays, concerts, and educational presentations.

Sincerely,

Colleen Schmidt
725 Gregorville Rd
Wayland, Michigan 49348

Alumni of Lansing Eastern and University of Michigan

Swope, Chris

From: Boak, Sherrie
Sent: Monday, December 2, 2024 6:10 PM
To: Clerk, City
Subject: FW: [EXTERNAL] Old Eastern HS building

For public comment.

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

-----Original Message-----

From: sallyannepierce@gmail.com <sallyannepierce@gmail.com>
Sent: Monday, December 2, 2024 6:06 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Old Eastern HS building

Dear council members, I support and encourage finding an AND when it comes to the Eastern HS building -- particularly the Poole and Poole section and the auditorium. We need mental health facilities and beauty and history in this town. I have been a resident and tax-payer since 1988. I live at 733 West Ionia. Please pause and think before you endorse wiping out this beautiful historical building.

Give council to the MSU board as they move forward. Thank you!

Sent from my iPhone

Swope, Chris

From: Boak, Sherrie
Sent: Monday, December 2, 2024 2:06 PM
To: Clerk, City
Subject: FW: [EXTERNAL] Hopeful to get your support

For public comment

Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov

From: Chris Pscodna <pscodna@yahoo.com>
Sent: Monday, December 2, 2024 1:17 PM
To: City Council <City.Council@lansingmi.gov>
Subject: [EXTERNAL] Hopeful to get your support

Hi:

I have been in psychiatric hospitals numerous times and will continue to fight my mental health battles until I die. Needing hospitalization again at some point would not surprise me. I hope I will have access to the new psychiatric hospital there in Lansing.

In addition, my siblings and I were all honor students at Eastern High School. Because of the incredible education and experiences, we had there, we all went into education to impact future generations as our role models did there. I was a history and English teacher who spoke often of the lessons I learned there and the lesson of honoring the past to have a positive impact on the future. Having BOTH access to mental health services in Lansing AND using the historical buildings at Eastern are possible by working together. I encourage you to take what steps are needed to do just that. There are several places I can choose for my mental health care, but once a historic landmark is torn down, when it can be saved for useful purposes, there is no going back. Please do what it takes to accomplish BOTH.

Thanks,
Chris Pscodna-Nelson AKA: a psychiatric patient AND Quaker.

Jackson, Brian

From: Boak, Sherrie
Sent: Monday, December 2, 2024 8:28 AM
To: Clerk, City
Subject: FW: Request for Delay in approval of TIF Incentives for Old Town Project-New Vision

*Sherrie Boak
City of Lansing
City Council Legislative Office Manager
124 W Michigan Avenue, 10th Floor
517-483-7683
www.lansingmi.gov*

From: Eric Hanna <Eric@miccap.org>
Sent: Saturday, November 30, 2024 10:44 AM
To: City Council <City.Council@lansingmi.gov>
Cc: samantha@oldtownmainstreet.org; Jamie Schriener (oldtownjamie@gmail.com) <oldtownjamie@gmail.com>
Subject: [EXTERNAL] Request for Delay in approval of TIF Incentives for Old Town Project-New Vision

Hello Council,

My name is Eric Hanna and I am a small business operator, property owner, volunteer, board member at the OTCA and an engaged and experienced development professional. I am writing to you today to request that you defer any action in support of tax incentives for the Old Town project which has been hastily added to the Lansing New Vision project.

- Old Town is one of the most compact, historic, unique and successful districts in the city.
- It is the result of decades of historic preservation, concerted investment by the city, and investment by urban pioneers who have risked their businesses and livelihoods on this important neighborhood.
- The project in Old Town was added to the very large TIF plan very late and with NO ENGAGEMENT of the neighborhood or other stakeholders.
- The project details are sparse, it is schedule to start years from now and it fails to adequately address the communities needs in terms of design, space composition, use of materials in a historic district, parking and traffic pattern management and a host of other concerns.
- Additionally, we request the city allow time for the developer and the Old Town Commercial Association to enter into a Community Benefits Agreement in which various future promises made by the developer in exchange for tax increment payments can be secured by those payments.
- It is frequently the case that promises are made and abandoned and if the Council approves incentives tonight the community has no ability to negotiate in good faith with the developer.
- Old Town is successful but fragile. Retail is under assault from Internet and chain stores which all have significantly more resources than small local shops. The city has pursued active, vibrant and diverse retail but if it approves incentives without certain commitments from the developer tied to those incentives, it risks not only failing to attract or promote that retail but also could damage or destroy the urban pioneers that have invested their life savings into this community.

I urge you to slow this process down and allow for normal, commercially reasonable negotiations with the

developer and not allow his numerous campaign contributions and sponsorships to sidestep the normal engagement process with the neighborhood that his development will heavily impact.

For the record, I broadly support the balance of the projects assuming that the City, LEAP and DLI have already engaged in meaningful negotiations and have a community benefits agreement for the other projects in place. If that is not the case, you may consider such an agreement following the highly successful pattern of many other cities around the country.

\$189 million dollars is a very big number representing nearly half of the developers stated planned investments. This sets aside the \$40M earmark he has already received.

Thank you,
Eric

Eric Hanna

President & CEO

(517) 626-1861 | eric@miccap.org

www.michigancommunitycapital.org

502 E. César E. Chávez Ave, Suite A, Lansing, MI 48906

[LinkedIn](#) | [Facebook](#) | [YouTube](#)



Nothing in this email is intended to be an electronic signature or to create any binding contract or enforceable obligation. Any agreement between the parties, including any lease or lease amendment, must be memorialized in a separate written contract executed by the duly authorized representative of each party.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

Jackson, Brian

From: Boak, Sherrie
Sent: Wednesday, November 27, 2024 2:25 PM
To: Swope, Chris; Jackson, Brian
Subject: Fw: [EXTERNAL] Letter Concerning Gentilozzi Development Incentives

For brownfield heating

Have a nice day.

Sherrie Boak
City of Lansing
City Council Office Manager
517-483-7683

From: Jamie Schriner <oldtownjamie@gmail.com>
Sent: Wednesday, November 27, 2024 2:05 PM
To: City Council <City.Council@lansingmi.gov>; Lansing Mayor <Lansing.Mayor@lansingmi.gov>
Cc: <board@oldtownmainstreet.org> <board@oldtownmainstreet.org>; Terry Terry <terry@messagemakers.com>
Subject: [EXTERNAL] Letter Concerning Gentilozzi Development Incentives

Old Town Jamie, LLC
1216 Turner St. Apt. A
Lansing, MI 48906

November 27, 2024

Lansing City Council
City of Lansing
124 W Michigan Ave,
Lansing, MI 48933

Dear Council Members,

My name is Jamie Schriner. I have been a stakeholder in the Old Town neighborhood for more than 20 years. I am a resident, commercial property owner and chair the Old Town Commercial Association (OTCA) board as well as several committees. I am writing to express both my support for new development in the district as well as my concern regarding the recent New Vision Lansing (Old Town building) proposal that has come before the City Council.

I live across the street from where the new development is proposed. I am extremely engaged in the neighborhood and as such, was very surprised to hear of the planned Old Town development from a neighbor who saw the mayor's press release. To date, there has been absolutely no contact with significant neighborhood stakeholders and property owners. While I am excited about the prospect of likely 100+ new neighbors, I am concerned that the

largest proposed development in Old Town to-date has had no feedback from neighbors. I highly encourage you to hold off on approving any incentives until the neighborhood has the opportunity to provide feedback and meet with the developer.

Immediately, I have several concerns with the proposed development, acknowledging that I also have only basic knowledge that was available in the press release because there has been no neighborhood engagement. I have strong concerns that there is a proposed new curb cut on Turner Street, which has many pedestrians and already faces parking issues. The curb cut would not only eliminate valuable street parking while creating an additional parking need, it would also create danger for pedestrians walking down the sidewalk. My parking is behind my building (the Creole Cigar Factory Building). As such, I utilize the alley that runs parallel to Chavez to access my garage. The alley exit is next to Turner Mini Park. People regularly park in illegal spaces that block the view to turn on Turner Street – especially in the evening when there is no parking enforcement. Additionally, it is often extremely hard to see pedestrians who rarely think to look for a car coming down the alley. Because of this existing difficulty, many of my neighbors drive the wrong way down the alley, using Turner as the entrance and Center as the exit due to the difficulties turning onto Turner Street. Creating another curb cut in the middle of the block, especially with access already available immediately to the north, would simply exacerbate the issues that already exists without the addition of 80 new apartments.

Additionally, the proposal only has a small amount of retail space on Turner Street. In my opinion, having only a small amount of retail space in a mixed-use development in a commercial district is a tremendous missed opportunity. Having solid walls or entrances to a garage as opposed to storefronts with windows contributes to the perception that the neighborhood is not safe, which Old Town continues to fight. Commercial storefronts in Old Town, especially on Turner Street, are in high demand. My commercial space just became available and was rented within a very short time – allowing only time for necessary repairs before the next business opens. To not create additional opportunities for small businesses to open in our community would be a waste.

While it may sound as if I'm not in support of the project, that is very much not the case. I believe welcoming more residents to our community will have a tremendous positive impact on the businesses and neighborhood as a whole. However, I also fear if the development is not done right and addresses the concerns of our extremely close-knit community, it could have significant negative impact that could have been easily addressed with simple community engagement.

Because of the aforementioned, I highly encourage council to postpone the vote on incentives for this development until the developer engages the Old Town community.

Please don't hesitate to contact me at oldtownjamie@gmail.com or 517.927.8629 with any questions or concerns.

Sincerely,

Jamie

Jamie Schriener

OTCA Board President, Old Town Resident and Commercial Property Owner

Old Town, Jamie LLC

Swope, Chris

From: Samantha Benson <samantha@oldtownmainstreet.org>
Sent: Monday, December 2, 2024 2:21 PM
To: City Council
Cc: Boak, Sherrie; Swope, Chris
Subject: [EXTERNAL] NVL Old Town: Request for Delay in Approval of TIF Incentives
Attachments: OTCA Letter to City Council re_ NVL Old Town Development 12.2.24.pdf

Good afternoon Council Members,

My name is Samantha Benson and I am the current Executive Director of the Old Town Commercial Association (OTCA). I am writing to express concerns about the proposed tax incentives for the Old Town project within the Lansing New Vision plan. Old Town is a historically significant and vibrant district, and its success has been driven by years of careful preservation and local investment. The addition of this project to the TIF plan, with limited community engagement and unclear project details, raises significant questions about its potential impact on the neighborhood.

Given the project's scale and the fragility of Old Town's retail sector, I urge the Council to delay any action on the incentives until there is a comprehensive and transparent discussion with local businesses and stakeholders. A Community Benefits Agreement (CBA) should be established to ensure the developer's commitments are enforceable, safeguarding the long-term vitality of Old Town and supporting its small businesses. The proposed \$189 million in incentives is a substantial public investment. It is essential that the community has a clear understanding of how this development will benefit the area and how the promises made by the developer will be upheld. Approving incentives without these safeguards could risk undermining the very qualities that make Old Town special.

Attached is a letter from the OTCA asking the Council to consider postponing approval of the tax incentives until there is a comprehensive and transparent discussion with our community. We hope the development can be shaped in a way that benefits all without compromising Old Town's character.

Thank you for your attention to this matter.

Samantha Benson, CTA
Executive Director
Old Town Commercial Association
E: samantha@oldtownmainstreet.org
O (517) 485-4283 | **C** (419) 360-5490
1232 Turner Rd, Lansing, MI 48906
iloveoldtown.org



1232 Turner Street
Lansing, MI 48906
P: 517.485.4283
F: 517.827.5487
www.iloveoldtown.org

Jamie Schriner, President
W.K. Kellogg Foundation

Karen Stefl, Vice President
Render Studios

Brianna Wilson, Secretary
Cinnaire

Eric Hanna, Treasurer
Michigan Community Capital

David Such, Exec At-Large
Struk Studio

Beth Herendeen
Twiggies

Curtis Simmons
Old Soul Arbor Care

Mike Fischer
MP Properties

Rick Woods
Fish Ladder Tattoo Company

Summer Schriner
Bad Annie's Sweary Goods
& Grace Boutique

Lansing City Council
City of Lansing
124 W Michigan Ave,
Lansing, MI 48933

Dear Council Members,

On behalf of the Old Town Commercial Association (OTCA), I am writing to express both our support for new development in the district and our concerns regarding the recent New Vision Lansing (Old Town building) proposal that has come before the City Council. We believe in the importance of growth and economic investment in our neighborhood, however, we would like to address the process by which this development has been proposed and its potential impact on the character and composition of our historic district.

While we are enthusiastic about the opportunities that new development can bring to Old Town, we must express our concern that Gentilozzi Real Estate/New Vision Lansing have not engaged whatsoever with the neighborhood, the business community, or the stakeholders who are deeply invested in preserving the unique character of Old Town. The Old Town district is known for its rich history, distinctive architecture, and the vibrant mix of residential, commercial, and cultural spaces. These aspects make Old Town a desirable and successful place for both residents and businesses alike, and it is through decades of collaboration and intentional effort that Old Town exists and flourishes.

We appreciate that the NVL Brownfield Plan acknowledges the popularity and dynamic nature of the neighborhood and anticipates supporting our retail environment. The very qualities that attracted the developers to this community are the same ones we hope they will honor and strengthen, not dismantle. Our goal is to guarantee that this vision and its intention are upheld throughout the completion of the project and for many years to come.

Further, our concern is that the absence of neighborhood engagement in the development process may lead to design choices or uses that could disrupt the fabric of our community and alter the character of our historic district in ways that are not aligned and in keeping with its long-established charm. As representatives of Old Town, the OTCA believes it is vital that any new development in the area respects and enhances the architectural integrity, culture, and unique atmosphere that our neighborhood is known for.

We urge the Council to postpone the approval of the sought-after tax incentives until the developer can engage in a more meaningful dialogue with the Old Town community. This will help ensure that the development aligns with the values and goals of the district while also meeting the needs of the broader Lansing community. We are hopeful that with further consultation, this project can be shaped in a way that benefits everyone without compromising the aforementioned character and composition of our historic neighborhood.

We appreciate the Council's attention to this important matter and look

forward to collaborating on ways to preserve the vibrancy of Old Town while working toward its continued growth.

Sincerely,

Samantha Benson
Executive Director

Stakeholders in agreement with this letter:

*Bob & Alyssa Sweet, Sweet Custom Jewelry
Jack Smith, Clerk, Red Cedar Friends Meeting
Jamie Schriener, Property Owner
Kathy Holcomb, Absolute Gallery
Terry Grant, Red Cedar Friends Meeting*

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

Each member of the public who has registered to speak will have up to a total of three minutes to address Council on City Government Related Matters that concern them. A **City Government Related Matter** is an issue or topic relevant to the operation or governance of the City.*

Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

Pronouns

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Topic(s) to be addressed MICHIGAN AVE AGAIN

Name (print) DAVID ELUS E-Mail (optional) _____

Address (street, city, zip) 323 N WALNUT ST

Company or organization represented, etc. (if applicable) _____

Signature David Elus Pronouns _____

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Topic(s) to be addressed

Name (print)

E-Mail (optional)

Address (street, city, zip)

Company or organization represented, etc. (if applicable)

Signature

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Topic(s) to be addressed Coalition to Improve Mental Health and Preserve Eastern

Name (print) Andrew Mylles E-Mail (optional) andrewmylles@gmail.com

Address (street, city, zip) 124 Regent St. Lansing, MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Andrew Mylles Pronouns He/Him

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② Topic(s) to be addressed Bullying/Smarter Coalition to Improve Mental Health

④ Name (print) Bill Castanier E-Mail (optional) Castanier@sbccglobal.net

Address (street, city, zip) 1801 Tecumseh River Rd.

Company or organization represented, etc. (if applicable) Historical Society of Greater Lansing

Signature W.B. Castanier Pronouns He/Him

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Topic(s) to be addressed Coalition to Improve Mental Health + Preserves

Name (print) Dale Schrader E-Mail (optional) SCHRADE@ENVIRONMENTAL.ORG

Address (street, city, zip) 1101 SEYMOUR AVE COMCAST MET

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns He/Him

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Topic(s) to be addressed Coalition to Improve Mental Health + Preserve Eastern

Name (print) Jennifer Grau E-Mail (optional) jennifer@grauic.com

Address (street, city, zip) 201 Lathrop St. Lansing, MI 48912

Company or organization represented, etc. (if applicable) _____

Signature Jennifer M. Grau Pronouns She / Her

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Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

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Public Comment on City Government Matters Registration

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Topic(s) to be addressed Eastern High School

Name (print) Belinda Fitzpatrick E-Mail (optional) attorneybelindaftz

Address (street, city, zip) P.O. Box 24204 Patrick O'Connell

Company or organization represented, etc. (if applicable) 224 S Holmes St. Lansing MI

Signature Belinda Fitzpatrick Pronouns _____

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Topic(s) to be addressed Eastern^{H.S.} / Historic Preservation / changes

Name (print) James Bell E-Mail (optional) jrbell-phd49@gmail.com

Address (street, city, zip) 511 Fulton Place, Lansing

Company or organization represented, etc. (if applicable) _____

Signature James Bell Pronouns _____

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Topic(s) to be addressed Eastern Highschool

Name (print) JUDITH EVANS E-Mail (optional) _____

Address (street, city, zip) 7210 Sparrow Ave 48910

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Easter L High School

Name (print) Don Deun E-Mail (optional) _____

Address (street, city, zip) 1321 E. North St

Company or organization represented, etc. (if applicable) _____

Signature Don Deun Pronouns _____

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Topic(s) to be addressed Lansing DuckPin

Name (print) Wesley Randoff E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) Lansing DuckPin

Signature [Signature] Pronouns _____

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