

AGENDA

Committee on Development and Planning June 11, 2025 at 3:30 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. April 23, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Reappointment; John Ruge; 1st Ward Member; Planning Commission; Term to Expire June 30, 2029
 - C. RESOLUTION - Appointment; Hillary Kipp; Resident member; Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2028
 - D. RESOLUTION - Appointment; Cristina Benton; At-Large Member; Economic Development Corporation/Tax Increment Finance Authority/Lansing Brownfield Redevelopment Authority Board of Directors; Term to Expire February 28, 2029
 - E. RESOLUTION - Set a Public Hearing; Brownfield Plan #86; Novi Properties, 820 W. Miller Rd.
 - F. RESOLUTION - Set a Public Hearing; Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave.
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development & Planning
Wednesday, April 23, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 3:30 p.m.

PRESENT

Council Member Jeremy Garza, Chair
Council Member Adam Hussain, Vice Chair
Council Member Ryan Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Ashley Smith
Brigette Booser
Andrew Fedewa, EDP
Susan Stachowiak, EDP

Minutes

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE MINUTES OF MARCH 26, 2025 AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION- Appointment; Ashley Smith; At Large Member of the Historic District Commission; Term to Expire June 30, 2027

Ms. Smith spoke on why she is interested in serving and her career role in Lansing as a real estate broker. Understanding the knowledge of maintaining the historic structures is a key role. Ms. Smith noted that even with the 2023 date of application there are no changes.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ASHLEY SMITH TO THE HISTORIC DISTRICT COMMISSION; TERM TO EXPIRE 6/30/2027. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Brigette Booser; At Large Member of the Historic District Commission; Term to Expire July 30, 2025

Ms. Booser explained has been an attorney in Lansing for years, business location in Old Town. She was encouraged to provide resources for historic restoration, maintaining the character, and looking into the statutes for assistance.

Council Member Kost noted she is a resident in Ward 1 for 20 years, and she is always out working in the neighborhood, leading by example.

Council Member Garza noted the first choice was building board of appeals. Ms. Booser explained that when she filled out the application she was looking for the best match for her work experience.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF BRIGETTE BOOSER TO THE HISTORIC DISTRICT COMMISSION; TERM TO EXPIRE 6/30/2025. MOTION CARRIED 3-0.

Council Member Kost noted this is to fill a position that would expire June 30, 2025, so Council will get a reappointment after that.

ORDINANCE – Form Based Code and Zoning Map; Repeal and Replace current zoning ordinance and map, being Part 12, Title 6 of the Codified Ordinances, except for Chapter 1300- Marihuana Operations

Ms. Stachowiak and Mr. Fedewa stated they had not additional comments.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO REPAL AND REPLACE CURRENT ORDINANCE AND ZONING MAP BEING PART 12 TITLE 6. MOTION CARRIED 3-0.

ORDINANCE – Amending Part 12, Title 6, Chapter 1250 to include 1250.04.08, Accessory Dwelling Units

Council Member Kost asked if this does require one person to live there. Ms. Hagen-Lawrence referred to the packet and it was confirmed that information is part of the

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO AMEND PART 12, TITLE 6, CHAPTER 1250 TO INCLUDE 1250.04.08, ACCESSORY DWELLING UNITS. MOTION CARRIED 3-0.

OTHER

No other topics.

ADJOURN

Adjourned at 3:42 p.m.

Submitted by, Sherrie Boak, Recording Secretary,
Lansing City Council

Approved by the Committee on May 14, 2025

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).

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	05/16/2025
First Name	John
Middle	Paul
Last Name	Ruge
Date of Birth	03/24/1956
Home Address	201 Lathrop St
City	Lansing
State	Michigan
Zip Code	48912-2203
Email	johnruge1@aol.com
Gender	male

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	5178817419
In what year did you move to Lansing?	1978
Additional Information Regarding Experience and Credentials	At one time I was active in the Eastside Neighborhood Organization and served as Vice President and President.
Occupational Background	Tool Designer for Olofsson Corporation when they had their plant on Lyons Ave during the late 70's and 80's.

Practiced law in the 1980's and 90's.

Educational Background Michigan State University BS
Cooley Law School JD

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

Previous Appointments Lansing Planning Commission

Current Appointments Lansing Planning Commission

First Choice for Board to Serve on Planning Board

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 am interested in city planning and housing issues. Lansing needs more housing both single and multi family. I want to protect Lansing's current housing stock while making room for more dense housing and commercial and industrial development.

I am an advocate of multimodal transportation and making Lansing a more walkable and bikeable community.

I am an advocate of road diets and traffic calming. While in Germany I noticed they use a simple and effect traffic calming method by simply alternating the side of the street that parking is allowed on each block. This gives each street a gentle undulation slowing traffic at very little cost.

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. John P Ruge

Date & Time 05/16/2025 11:30 AM (EDT)

Receive an email copy of this form. Yes

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 reappointment of John Ruge as the 1st Ward member of the Planning Commission for a term to expire June 30, 2029; 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 June 11, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of John Ruge as the 1st Ward member of the Planning Commission for a term to expire June 30, 2029.

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).

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	03/25/2025
First Name	Hillary
Middle	Barrett
Last Name	Kipp
Date of Birth	02/26/1987
Home Address	2719 Earl Lane
City	Lansing
State	MI
Zip Code	48906
Email	hillary.kipp@cmsenergy.com
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 4
Precinct	40
Best Phone Number to Contact You	2694207155
In what year did you move to Lansing?	2009

Additional Information Regarding Experience and Credentials	I have diverse experience in coalition building, fundraising, economic development and organizational experience in committee governance and
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participation.

Occupational Background	Governmental Affairs/ Advocacy for Consumers Energy, former Stakeholder Relations Manager (2022-24) with a focus on key business customers, economic development prospects.
Educational Background	BA - Political Science and Criminal Justice, Western Michigan University
Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
First Choice for Board to Serve on	North Grand River Avenue 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.	As a proud Lansing resident for over 15 years, I look forward to the opportunity to work with likeminded, results-oriented leaders and neighbors to improve the community that I live and work in. Infrastructure, safety and quality of life for residents are top of mind.
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.	Hillary B. Kipp
Date & Time	03/25/2025 3:25 AM (EDT)
Receive an email copy of this form.	Yes

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 appointment of Hillary Kipp as an At-Large member of the Lansing Gateway 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 June 11, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Hillary Kipp as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2028.

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).

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	03/07/2025
First Name	Cristina
Last Name	Benton
Date of Birth	12/09/1979
Home Address	6280 Skyline Drive
City	East Lansing
State	MI
Zip Code	48823
Email	CBENTON@ANDERSONECONOMICGROUP.COM
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	Regional
Best Phone Number to Contact You	5173336984
In what year did you move to Lansing?	2009

Additional Information Regarding Experience and Credentials	Dr. Benton is a senior consultant with Anderson Economic Group, where she directs the market and industry analysis practice area. Her background includes extensive work in community and economic development, market and industry analysis, and urban planning. Dr. Benton has led economic development studies and directed numerous industry and market analyses, particularly in the automotive industry. She has managed economic impact studies for industries, special
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events, and projects. Dr. Benton has also led entrepreneurship studies and has directed benchmarking studies to measure the competitiveness of specific regions and industries.

Dr. Benton's earlier career included service as a community and economic development assistant and analyst for the City of East Lansing, Michigan. She also taught economic development as an instructor for Michigan State University.

Occupational Background	Director, Market and Industry Analysis, Anderson Economic Group
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Educational Background	Doctor of Philosophy (PhD), Geography Master in Urban and Regional Planning
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Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
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Previous Appointments	None
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Current Appointments	None
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First Choice for Board to Serve on	Economic Development Corporation / Tax Increment Finance Authority / Brownfield Redevelopment Authority
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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.	Based on my educational background and professional expertise, I would like to support development and redevelopment efforts in the City of Lansing, including business development, attraction, and retention efforts.
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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
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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.	Cristina Benton
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Date & Time	03/07/2025 12:00 PM (EST)
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Receive an email copy of this form.	Yes
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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 appointment of Cristina Benton as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029; 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 June 11, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cristina Benton as an At-Large member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2029.

Lansing Brownfield Redevelopment Authority



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

Brownfield Plan #86

820 West Miller Road
Lansing, Michigan 48911

PREPARED BY:

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

REVIEWED BY:

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

May 2, 2025

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

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

Attachment C: Site Plans

1. Project Summary Sheet

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

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

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

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

Type of Eligible Property: “Facility” and “Functionally Obsolete”

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

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

of LBRA costs will be reimbursed back to the LBRA under this Brownfield Plan.

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

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

Duration of Plan: 30 years (starting in 2027)

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

*TIR = tax increment revenue

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Brownfield Project Description

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

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

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

4. Developer Eligible Activities

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

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

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

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

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

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

5. Captured Taxable Value and Tax Increment Revenues

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

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

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

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

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

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

6. Method of Brownfield Plan Financing

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

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

9. Estimated Impact on Taxing Jurisdictions

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

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

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

* Increased by investment, but not captured by the LBRA

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

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

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

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

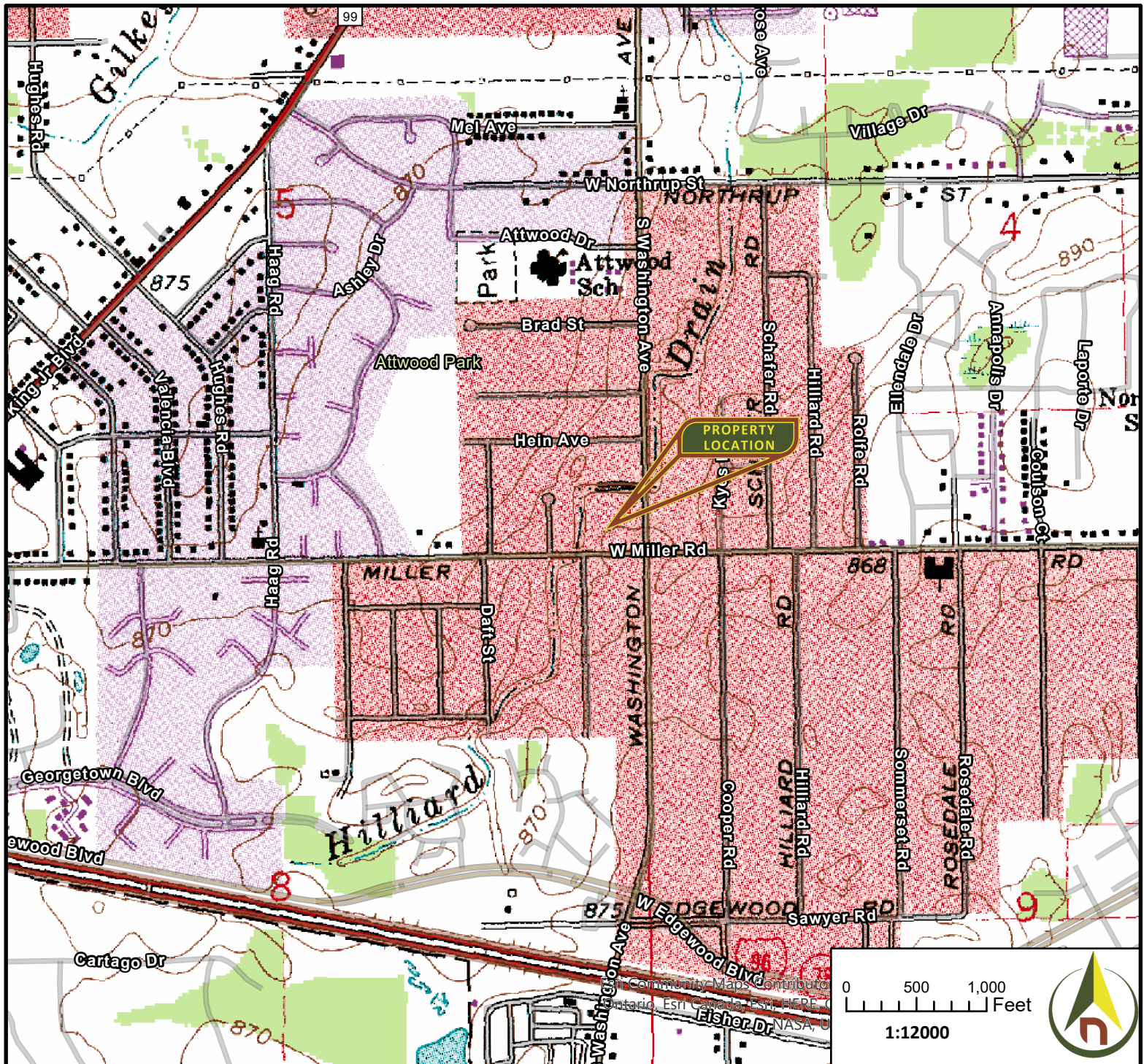
14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRIOTERRA

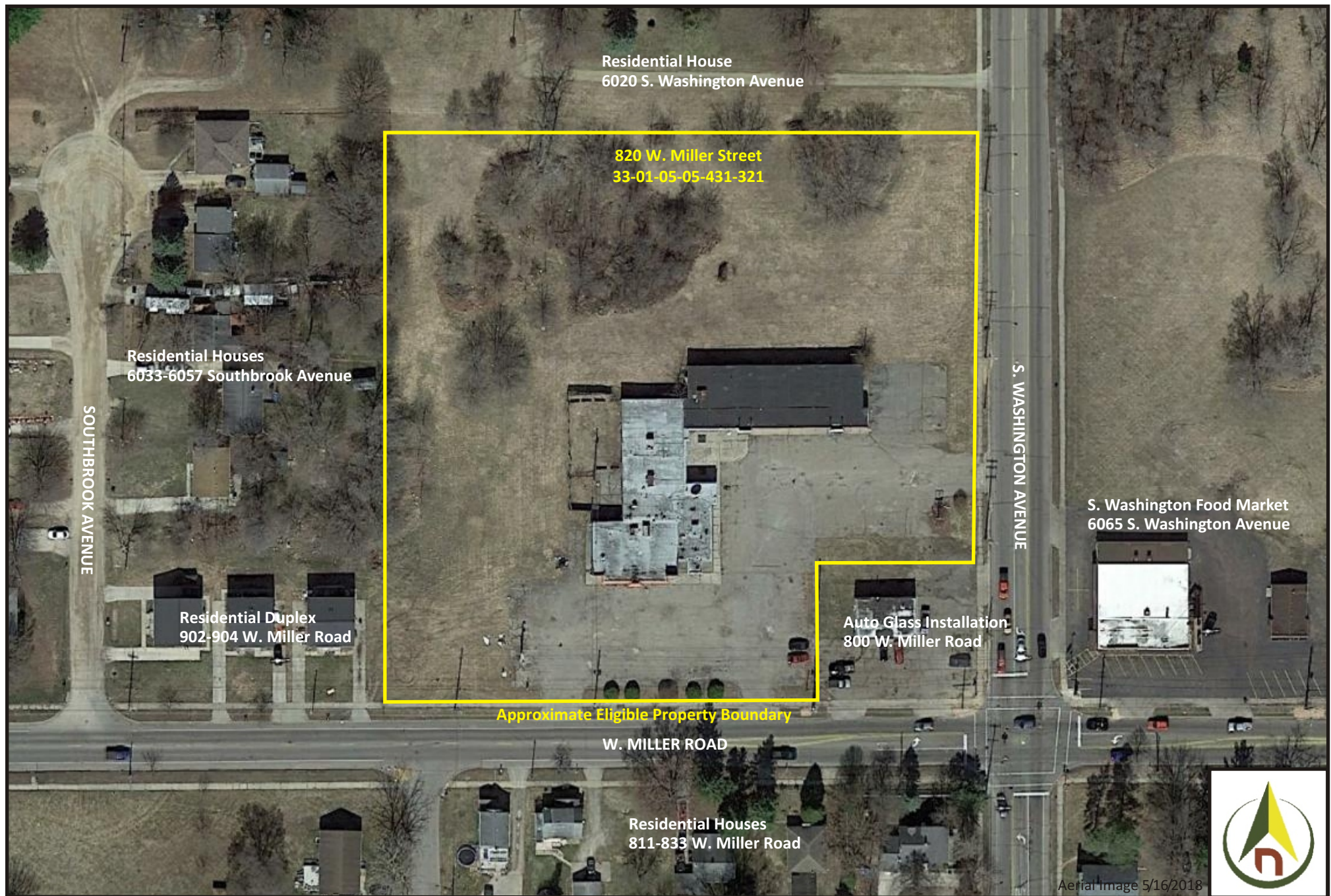
FIGURE 1 PROPERTY LOCATION

820 W. MILLER ROAD
LANSING, MICHIGAN 48911

INGHAM COUNTY
T3N, R2W, SECTION 9

PROJECT NUMBER 21-2901





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER: 21-2901

**820 W. MILLER ROAD
LANSING, MICHIGAN 48911**

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

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

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

NOTES:

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

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

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

Notes:

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

Estimated Taxable Value (TV) Increase Rate:																	
	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
	Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
	Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Base Taxable Value (TV) of Land	\$	177,500	\$	177,500	\$	177,500	\$	177,500	\$	177,500	\$	177,500	\$	177,500	\$	177,500	\$
Base TV of Buildings	\$	53,021	\$	53,021	\$	53,021	\$	53,021	\$	53,021	\$	53,021	\$	53,021	\$	53,021	\$
Estimated New TV for Land	\$	226,679	\$	228,946	\$	231,235	\$	233,548	\$	235,883	\$	238,242	\$	240,625	\$	243,031	\$
Estimated New TV for Buildings	\$	255,123	\$	257,674	\$	260,251	\$	262,853	\$	265,482	\$	268,137	\$	270,818	\$	273,526	\$
Incremental Difference for Land	\$	49,179	\$	51,446	\$	53,735	\$	56,048	\$	58,383	\$	60,742	\$	63,125	\$	65,531	\$
Incremental Difference for Buildings	\$	202,102	\$	204,653	\$	207,230	\$	209,832	\$	212,461	\$	215,116	\$	217,797	\$	220,505	\$
Total Incremental Difference	\$	251,281	\$	256,099	\$	260,965	\$	265,880	\$	270,844	\$	275,858	\$	280,922	\$	286,036	\$

School Tax Millages	Millage Rate																
School Operating	17.44780	\$	4,384	\$	4,468	\$	4,553	\$	4,639	\$	4,726	\$	4,813	\$	4,901	\$	4,991
State Education Tax (SET)	6.00000	\$	1,508	\$	1,537	\$	1,566	\$	1,595	\$	1,625	\$	1,655	\$	1,686	\$	1,716
School Total:	23.44780	\$	5,892	\$	6,005	\$	6,119	\$	6,234	\$	6,351	\$	6,468	\$	6,587	\$	6,707

Total New Taxes	Not Captured	Captured
\$ 131,209	\$ 13,121	\$ 118,088
\$ 45,121	\$ 2,725	\$ 42,396
\$ 176,330	\$ 15,846	\$ 160,484

Local Tax Millages	Millage Rate																
LANSING OPER	19.44000	\$	4,885	\$	4,979	\$	5,073	\$	5,169	\$	5,265	\$	5,363	\$	5,461	\$	5,561
INGHAM CNTY SUM	6.78070	\$	1,704	\$	1,737	\$	1,770	\$	1,803	\$	1,837	\$	1,871	\$	1,905	\$	1,940
INGHAM COUNTY	5.61140	\$	1,410	\$	1,437	\$	1,464	\$	1,492	\$	1,520	\$	1,548	\$	1,576	\$	1,605
INGHAM INTERMED	4.93780	\$	1,241	\$	1,265	\$	1,289	\$	1,313	\$	1,337	\$	1,362	\$	1,387	\$	1,412
LANSING COM COLLEGE	3.76920	\$	947	\$	965	\$	984	\$	1,002	\$	1,021	\$	1,040	\$	1,059	\$	1,078
CATA	2.98950	\$	751	\$	766	\$	780	\$	795	\$	810	\$	825	\$	840	\$	855
LANSING SCH SINK	2.95750	\$	743	\$	757	\$	772	\$	786	\$	801	\$	816	\$	831	\$	846
CADL-LIBRARY	1.55900	\$	392	\$	399	\$	407	\$	415	\$	422	\$	430	\$	438	\$	446
AIRPORT AUTH	0.69900	\$	176	\$	179	\$	182	\$	186	\$	189	\$	193	\$	196	\$	200
Local Total:	48.74410	\$	12,248	\$	12,483	\$	12,721	\$	12,960	\$	13,202	\$	13,446	\$	13,693	\$	13,943
Total Capturable Taxes	72.19190	\$	18,140	\$	18,488	\$	18,840	\$	19,194	\$	19,553	\$	19,915	\$	20,280	\$	20,649

\$ 146,191	\$ 14,619	\$ 131,572
\$ 50,992	\$ 5,099	\$ 45,892
\$ 42,198	\$ 4,220	\$ 37,978
\$ 37,133	\$ 3,713	\$ 33,419
\$ 28,345	\$ 2,834	\$ 25,510
\$ 22,481	\$ 2,248	\$ 20,233
\$ 22,241	\$ 2,224	\$ 20,017
\$ 11,724	\$ 1,172	\$ 10,551
\$ 5,257	\$ 526	\$ 4,731
\$ 366,561	\$ 36,656	\$ 329,904
\$ 542,890	\$ 52,502	\$ 490,389

Non-Capturable Millages	Millage Rate																
LANSING SCHOOL DEBT	4.10000	\$	1,030	\$	1,050	\$	1,070	\$	1,090	\$	1,110	\$	1,131	\$	1,152	\$	1,173
PUBLIC SAFETY	3.50000	\$	879	\$	896	\$	913	\$	931	\$	948	\$	966	\$	983	\$	1,001
STORM DRAIN	0.26000	\$	65	\$	67	\$	68	\$	69	\$	70	\$	72	\$	73	\$	74
Total Non-Capturable Taxes:	7.86000	\$	1,975	\$	2,013	\$	2,051	\$	2,090	\$	2,129	\$	2,168	\$	2,208	\$	2,248

\$ 30,832	\$ 30,832	\$ -
\$ 26,320	\$ 26,320	
\$ 1,955	\$ 1,955	\$ -
\$ 59,108	\$ 59,108	\$ -

\$ 601,998	\$ 111,610	\$ 490,389
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
820 W. Miller Road
Lansing, MI

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

Estimated Total Years of Plan: 30

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

* During the life of the Plan

	Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	Plan Year	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Available Tax Increment Revenue (TIR)																
Total State Tax Capture Available	\$	4,326	\$ 4,423	\$ 4,521	\$ 4,620	\$ 4,721	\$ 4,822	\$ 4,924	\$ 5,028	\$ 5,132	\$ 5,237	\$ 5,344	\$ 5,451	\$ 5,560	\$ 5,669	\$ 5,780
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	553	\$ 566	\$ 578	\$ 591	\$ 604	\$ 617	\$ 630	\$ 643	\$ 657	\$ 670	\$ 684	\$ 697	\$ 711	\$ 725	\$ 740
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	377	\$ 386	\$ 394	\$ 403	\$ 412	\$ 421	\$ 429	\$ 438	\$ 448	\$ 457	\$ 466	\$ 475	\$ 485	\$ 494	\$ 504
State TIR Available for Reimbursement to Developer	\$	3,395	\$ 3,471	\$ 3,548	\$ 3,626	\$ 3,705	\$ 3,785	\$ 3,865	\$ 3,946	\$ 4,028	\$ 4,110	\$ 4,194	\$ 4,278	\$ 4,364	\$ 4,450	\$ 4,537
Total Local Tax Capture Available	\$	8,992	\$ 9,195	\$ 9,399	\$ 9,605	\$ 9,814	\$ 10,024	\$ 10,237	\$ 10,451	\$ 10,668	\$ 10,887	\$ 11,109	\$ 11,332	\$ 11,558	\$ 11,786	\$ 12,016
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	899	\$ 919	\$ 940	\$ 961	\$ 981	\$ 1,002	\$ 1,024	\$ 1,045	\$ 1,067	\$ 1,089	\$ 1,111	\$ 1,133	\$ 1,156	\$ 1,179	\$ 1,202
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$	809	\$ 828	\$ 846	\$ 864	\$ 883	\$ 902	\$ 921	\$ 941	\$ 960	\$ 980	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,081
Local TIR Available for Reimbursement to Developer and City (LBRF)	\$	7,284	\$ 7,448	\$ 7,613	\$ 7,780	\$ 7,949	\$ 8,120	\$ 8,292	\$ 8,466	\$ 8,641	\$ 8,819	\$ 8,998	\$ 9,179	\$ 9,362	\$ 9,546	\$ 9,733
Total State & Local TIR Available for Reimbursement to Developer and City (LBRA)	\$	10,679	\$ 10,919	\$ 11,162	\$ 11,407	\$ 11,654	\$ 11,904	\$ 12,157	\$ 12,412	\$ 12,669	\$ 12,929	\$ 13,192	\$ 13,457	\$ 13,725	\$ 13,996	\$ 14,269

DEVELOPER	Beginning Balance																
	\$ 384,128	\$ 374,098	\$ 363,844	\$ 353,361	\$ 342,648	\$ 331,703	\$ 320,523	\$ 309,106	\$ 297,449	\$ 285,551	\$ 273,408	\$ 261,019	\$ 248,380	\$ 235,490	\$ 222,345	\$ 208,943	
MSF Eligible Activities	\$ 319,608	\$ 311,535	\$ 303,281	\$ 294,843	\$ 286,220	\$ 277,410	\$ 268,411	\$ 259,221	\$ 249,839	\$ 240,261	\$ 230,488	\$ 220,515	\$ 210,342	\$ 199,966	\$ 189,386	\$ 178,599	
State Tax Reimbursement	\$ 103,288	\$ 2,566	\$ 2,624	\$ 2,682	\$ 2,741	\$ 2,801	\$ 2,861	\$ 2,922	\$ 2,983	\$ 3,045	\$ 3,107	\$ 3,170	\$ 3,234	\$ 3,299	\$ 3,364	\$ 3,429	
Local Tax Reimbursement	\$ 216,319	\$ 5,506	\$ 5,630	\$ 5,755	\$ 5,881	\$ 6,009	\$ 6,138	\$ 6,268	\$ 6,400	\$ 6,532	\$ 6,667	\$ 6,802	\$ 6,939	\$ 7,077	\$ 7,217	\$ 7,358	
EGLE Eligible Activities	\$ 59,520	\$ 57,564	\$ 55,563	\$ 53,518	\$ 51,428	\$ 49,293	\$ 47,112	\$ 44,885	\$ 42,611	\$ 40,290	\$ 37,921	\$ 35,504	\$ 33,038	\$ 30,523	\$ 27,959	\$ 25,345	
State Tax Reimbursement	\$ 18,923	\$ 622	\$ 636	\$ 650	\$ 664	\$ 679	\$ 693	\$ 708	\$ 723	\$ 738	\$ 753	\$ 768	\$ 784	\$ 799	\$ 815	\$ 831	
Local Tax Reimbursement	\$ 40,597	\$ 1,334	\$ 1,365	\$ 1,395	\$ 1,425	\$ 1,456	\$ 1,488	\$ 1,519	\$ 1,551	\$ 1,583	\$ 1,616	\$ 1,649	\$ 1,682	\$ 1,715	\$ 1,749	\$ 1,783	
LOCAL-ONLY Activities	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Local-Only Tax Reimbursement	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$	10,029	\$ 10,255	\$ 10,483	\$ 10,713	\$ 10,945	\$ 11,180	\$ 11,417	\$ 11,657	\$ 11,898	\$ 12,143	\$ 12,390	\$ 12,639	\$ 12,890	\$ 13,145	\$ 13,401	

LBRA	Beginning Balance																
	\$ 170,903	\$ 170,253	\$ 169,589	\$ 168,910	\$ 168,216	\$ 167,507	\$ 166,783	\$ 166,044	\$ 165,289	\$ 164,518	\$ 163,732	\$ 162,929	\$ 162,111	\$ 161,276	\$ 160,424	\$ 159,556	
MSF Eligible Activities	\$ 123,122	\$ 122,599	\$ 122,065	\$ 121,518	\$ 120,959	\$ 120,389	\$ 119,806	\$ 119,211	\$ 118,603	\$ 117,983	\$ 117,350	\$ 116,704	\$ 116,045	\$ 115,373	\$ 114,688	\$ 113,989	
State Tax Reimbursement	\$ 16,420	\$ 166	\$ 170	\$ 174	\$ 178	\$ 181	\$ 185	\$ 189	\$ 193	\$ 197	\$ 201	\$ 205	\$ 209	\$ 214	\$ 218	\$ 222	
Local Tax Reimbursement	\$ 28,170	\$ 357	\$ 365	\$ 373	\$ 381	\$ 389	\$ 398	\$ 406	\$ 415	\$ 423	\$ 432	\$ 441	\$ 449	\$ 458	\$ 467	\$ 477	
EGLE Eligible Activities	\$ 47,781	\$ 47,654	\$ 47,525	\$ 47,392	\$ 47,257	\$ 47,119	\$ 46,977	\$ 46,833	\$ 46,686	\$ 46,535	\$ 46,382	\$ 46,225	\$ 46,066	\$ 45,903	\$ 45,737	\$ 45,567	
State Tax Reimbursement	\$ 3,980	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	
Local Tax Reimbursement	\$ 6,827	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 98	\$ 100	\$ 103	\$ 105	\$ 107	\$ 109	\$ 111	\$ 113	\$ 115	
TOTAL ANNUAL DEVELOPER AND LBRA REIMBURSEMENT	\$	650	\$ 664	\$ 679	\$ 694	\$ 709	\$ 724	\$ 739	\$ 755	\$ 771	\$ 786	\$ 802	\$ 819	\$ 835	\$ 851	\$ 868	

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

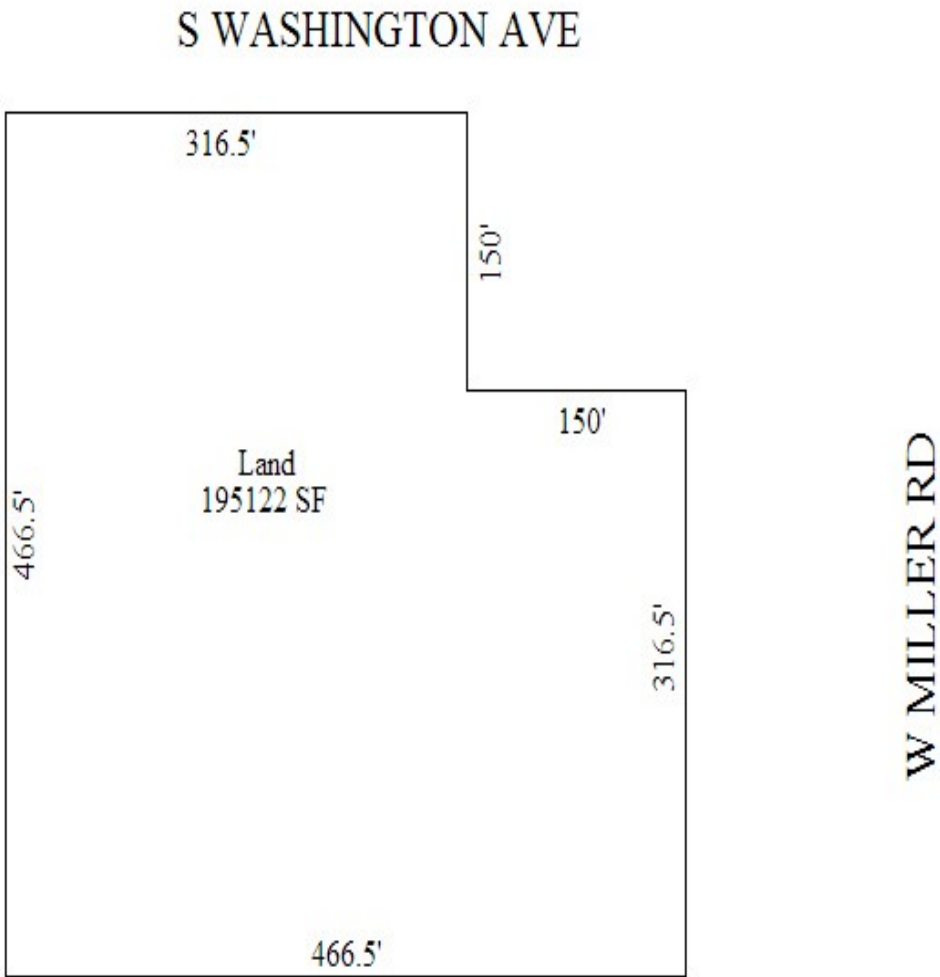
	Calendar Year Plan Year Capture Year	2042 18 16	2043 19 17	2044 20 18	2045 21 19	2046 22 20	2047 23 21	2048 24 22	2049 25 23	2050 26 24	2051 27 25	2052 28 26	2053 29 27	2054 30 28	2055 31 29	2056 32 30	TOTALS
Available Tax Increment Revenue (TIR)																	
Total State Tax Capture Available	\$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

Attachment A

Legal Description of the Property

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INGHAM COUNTY TREASURER	WHITE MELISSA	153,000	09/21/2021	WD	03-ARM'S LENGTH	2021 041399		100.0				
SINGH MANJIT	INGHAM COUNTY TREASURER	0	04/13/2021	OTH	06-COURT JUDGEMENT	2021 017054	DEED	0.0				
SINGH BALJIT	SINGH MANJIT	1	11/16/2020	QC	03-ARM'S LENGTH	2020 040346	S ROGERS	0.0				
SINGH MANJIT	SINGH MANJIT & BALJIT	0	10/09/2002	QC	21-NOT USED	2994-382	D. CARTER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: F COM	Building Permit(s)		Date	Number	Status			
820 W MILLER RD		School: LANSING PUBLIC SCHOOL DIST			Electrical Permit		10/04/2021	PE21-1631	NEW PERMIT			
		P.R.E. 0%			Plumbing Permit - Water He		08/28/2017	PP17-0976	BLANK			
Owner's Name/Address		MAP #: DI-0005 -0140			Electrical Permit		08/07/2017	PE17-1017	BLANK			
WHITE MELISSA 4800 COLLINS RD UNIT 27006 LANSING MI 48909		2022 Est TCV 476,422 TCV/TFA: 37.03			Remodel		07/13/2017	PB17-0921	BLANK			
		X Improved		Vacant	Land Value Estimates for Land Table R260.R260-SOUTHWEST-RETAIL							
		Public Improvements			* Factors * 316.5X150, MORE							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					Rate Table SF #6	0.75	195149	SqFt	0.75000	100	146,362	
							4.48	Total Acres	Total Est. Land Value =		146,362	
Tax Description					Land Improvement Cost Estimates							
					Description			Rate	Size % Good		Cash Value	
					Commercial Local Cost Land Improvements							
					Description			Rate	Size % Good Arch Mult		Cash Value	
					X Electric	3"ASPHALT / 2" BASE		1.83	21020	10	100	3,847
					X Gas	4" CONCRETE		2.65	572	10	100	152
					X Curb	Total Estimated Land Improvements True Cash Value = 3,999						
					X Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site			Work Description for Permit PE21-1631, Issued 10/04/2021: Safety inspection in order to install temporary lighting for construction							
					Work Description for Permit PP17-0976, Issued 08/28/2017: Water Heater, 50 Gallons or less							
					Work Description for Permit PE17-1017, Issued 08/07/2017: Adding (2) new circuits and installing an EM light							
					Work Description for Permit PB17-0921, Issued 07/13/2017: Interior Alteration - Recording Studio- Change of Use							
					Work Description for Permit PB17-0847, Issued 06/21/2017: TEAR OUT OF OLD BARBERSHOP							
					Work Description for Permit PB14-0287, Issued 04/16/2014: Re Roof							
					Work Description for Permit PE12-0435, Issued 06/06/2012: 5 circuits & service							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2022	73,200	165,000	238,200			238,200S	
		SER 10/15/2021 EXTERIOR I			2021	73,200	157,000	230,200			194,782C	
		SER 04/22/2021 SITE ONLY			2020	73,200	155,600	228,800			192,093C	
		TRS 09/02/1997 INSPECTED			2019	73,200	142,800	216,000			188,512C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Lansing, County of Ingham, Michigan												

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



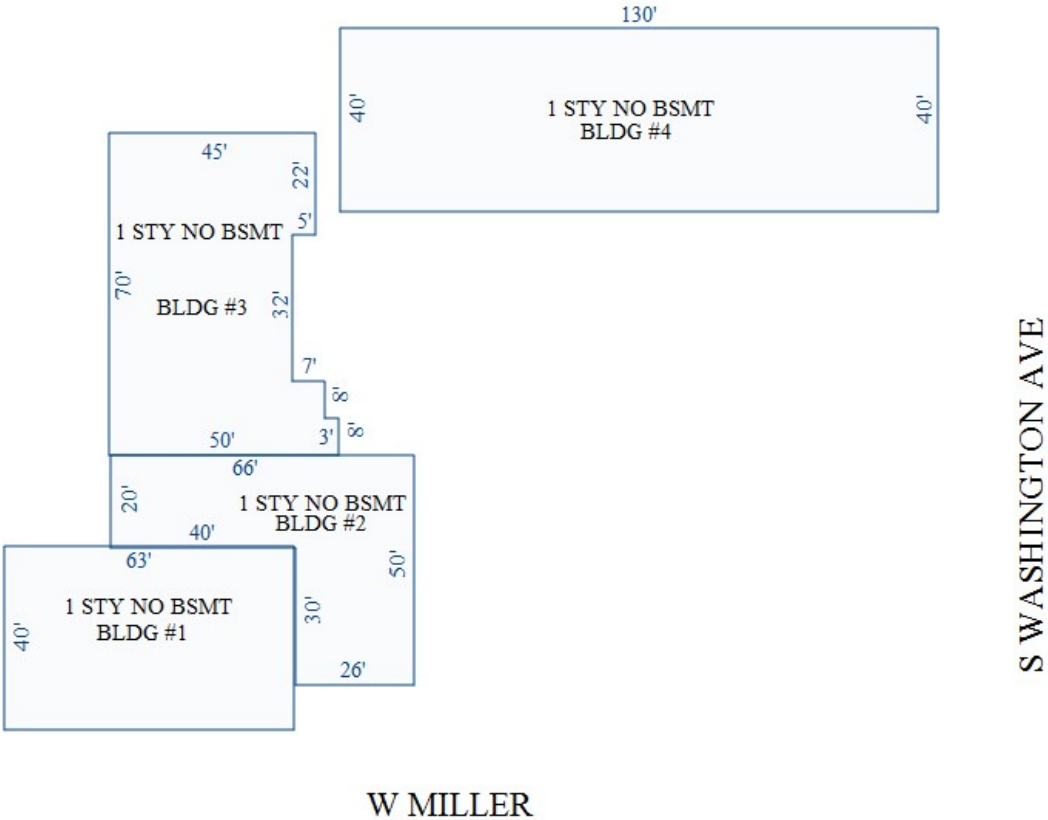
Sketch by Apex IV™

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

Desc. of Bldg/Section: SAV MOR II PARTY STORE Calculator Occupancy: Markets - Convenience										<<<<<< Calculator Cost Computations >>>>>>																	
Class: C					Construction Cost					Class: C Quality: Low Cost					Stories: 1 Story Height: 13 Perimeter: 171												
Floor Area: 2,520					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td>X</td><td>Ave.</td><td></td><td>Low</td></tr></table>						High		Above Ave.	X	Ave.		Low	Overall Building Height: 13					Base Rate for Upper Floors = 85.73				
	High		Above Ave.	X	Ave.		Low																				
Gross Bldg Area: 12,866					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.76 100%					Adjusted Square Foot Cost for Upper Floors = 101.49												
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 2,520					Base Cost New of Upper Floors = 255,755												
Average Sty Hght : 13					Heat#1: Package Heating & Cooling 100					Reproduction/Replacement Cost = 255,755					Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/90 /80 /25.2												
Bsmnt Wall Hght					Heat#2: Forced Air Furnace 0%					Total Depreciated Cost = 64,450					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 1 = 70,895												
Depr. Table : 2.5%					Ave. SqFt/Story: 2520					Replacement Cost/Floor Area= 101.49					Est. TCV/Floor Area= 28.13												
Effective Age : 60					Ave. Perimeter: 171																						
Physical %Good: 35					Has Elevators:																						
Func. %Good : 90					*** Basement Info ***																						
Economic %Good: 80					Area:																						
1971 Year Built					Perimeter:																						
Remodeled					Type:																						
13 Overall Bldg Height					Heat: No Heating or Cooling																						
Comments:					* Mezzanine Info *																						
FUNC OBSOL FOR COMMON					Area #1:																						
WALL. ECON OBSOL FOR					Type #1: Open (No Rates)																						
LOCATION.					Area #2:																						
					Type #2: Open (No Rates)																						
					* Sprinkler Info *																						
					Area:																						
					Type: Low																						

(1) Excavation/Site Prep:				(7) Interior: X Frame, Markets, Convenience				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X Poured Conc				Many Above Ave.				X Few Average				X Few Average			
Brick/Stone				Average Typical				Many Unfinished				Many Unfinished			
Block				Few None				Typical				Typical			
(3) Frame:				Total Fixtures				Flex Conduit				Incandescent			
				3-Piece Baths				Rigid Conduit				Fluorescent			
				2-Piece Baths				Armored Cable				Mercury			
				Shower Stalls				Non-Metalic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
X Concrete, On Ground								X Steel Joists, Steel Deck				Thickness			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:				Bsmnt Insul.			
X Asphalt Tile				X Gas Oil				X Built-Up Composite				X Block, Concrete, 8"			
				Coal Stoker											
(6) Ceiling:				Hand Fired Boiler											
X Acoustical Ceilings, Tile or Panel				X Package Heating/Cooling, Short Ducts											
X Gypsum Board, Taped and Painted															

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 3,046 Gross Bldg Area: 12,866 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost									
										Stories: 1 Story Height: 13 Perimeter: 225									
										Overall Building Height: 13									
										Base Rate for Upper Floors = 69.50									
										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.16 100%									
Depr. Table : 2.25% Effective Age : 60 Physical %Good: 37 Func. %Good : 80 Economic %Good: 80					Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 85.66									
Ave. SqFt/Story: 3046					Ave. Perimeter: 225					Total Floor Area: 3,046 Base Cost New of Upper Floors = 260,920									
Has Elevators:					*** Basement Info ***					Reproduction/Replacement Cost = 260,920									
1973 Year Built					Area:					Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/80 /80 /23.7									
Remodeled					Perimeter:					Total Depreciated Cost = 61,786									
13 Overall Bldg Height					Type:					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 3 = 67,964									
Comments: FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION					Heat: No Heating or Cooling					Replacement Cost/Floor Area= 85.66 Est. TCV/Floor Area= 22.31									
					* Mezzanine Info *														
					Area #1:														
					Type #1: Open (No Rates)														
					Area #2:														
Type #2: Open (No Rates)																			
					* Sprinkler Info *														
					Area:														
					Type: Low														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc					Many Above Ave.					X Few Average Many Unfinished Typical					X Few Average Many Unfinished Typical				
					Average Typical														
(3) Frame:					Total Fixtures					Flex Conduit					Incandescent				
					3-Piece Baths					Rigid Conduit					Fluorescent				
					2-Piece Baths					Armored Cable					Mercury				
					Shower Stalls					Non-Metalic					Sodium Vapor				
					Toilets					Bus Duct					Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure:					(40) Exterior Wall:				
X Concrete, On Ground										Slope=0									
(5) Floor Cover:					(10) Heating and Cooling:					X Steel Joists, Steel Deck					X Block, Concrete, 8"				
X Asphalt Tile					X Gas Oil														
					Coal Stoker														
(6) Ceiling:					Hand Fired Boiler					(14) Roof Cover:									
					X Package Heating/Cooling, Short Ducts					X Built-Up Composite									

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

Desc. of Bldg/Section: BINNI'S Calculator Occupancy: Restaurants										<<<<<<Calculator Cost Computations>>>>>>									
Class: C Floor Area: 2,100 Gross Bldg Area: 12,866 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost									
					High		Above Ave.	X	Ave.		Low	Stories: 1 Story Height: 13 Perimeter: 172							
Depr. Table : 3% Effective Age : 60 Physical %Good: 35 Func. %Good : 80 Economic %Good: 70					** ** Calculator Cost Data ** **					Overall Building Height: 13									
					Quality: Low Cost					Base Rate for Upper Floors = 110.72									
1974Year Built Remodeled					Heat#1: Package Heating & Cooling 100					(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.65 100%									
					Heat#2: Complete H.V.A.C. 0%					Adjusted Square Foot Cost for Upper Floors = 127.37									
13Overall Bldg Height					Ave. SqFt/Story: 2100					Total Floor Area: 2,100 Base Cost New of Upper Floors = 267,477									
					Ave. Perimeter: 172					Reproduction/Replacement Cost = 267,477									
Comments: FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION.					Has Elevators:					Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /70 /19.6									
					*** Basement Info ***					Total Depreciated Cost = 52,425									
					Area:					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 4 = 57,668									
					Perimeter:					Replacement Cost/Floor Area= 127.37 Est. TCV/Floor Area= 27.46									
					Type:														
					Heat: No Heating or Cooling														
					* Mezzanine Info *														
					Area #1:														
					Type #1: Open (No Rates)														
					Area #2:														
					Type #2: Open (No Rates)														
					* Sprinkler Info *														
					Area:														
					Type: Low														
(1) Excavation/Site Prep:					(7) Interior: X Frame, Restaurants, Table Service					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc					X Footings					X Few Above Ave.					X Few Average				
Brick/Stone					Average Typical					Many Unfinished					Many Unfinished				
Block					Few None					Typical					Typical				
(3) Frame:					Total Fixtures					Flex Conduit					Incandescent				
					3-Piece Baths					Rigid Conduit					Fluorescent				
					2-Piece Baths					Armored Cable					Mercury				
					Shower Stalls					Non-Metalic					Sodium Vapor				
					Toilets					Bus Duct					Transformer				
(4) Floor Structure: X Concrete, On Ground					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
										X Steel Joists, Steel Deck					Thickness				
															Bsmnt Insul.				
(5) Floor Cover: X Carpet and Pad					(10) Heating and Cooling:					(14) Roof Cover:					X Block, Concrete, 8"				
					X Gas					X Built-Up Composite									
					Oil														
					Coal														
					Stoker														
(6) Ceiling: X Acoustical Ceilings, Tile or Panel					Hand Fired														
					Boiler														
					X Package Heating/Cooling, Short Ducts														

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

Address

Name

Parcel Number

Search

Q

[Home](#) / [Search Results](#) / [Record Details](#)

[Hide](#)



820 W MILLER RD

LANSING, MI 48911

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

Customer Name: NOVI PROPERTIES LLC

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

 **Important Message**

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

Owner and Taxpayer Information

^

Owner	NOVI PROPERTIES LLC 4800 COLLINS ROAD, UNIT #27006 LANSING, MI 48909
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

^

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

Historical District	Not Available
User Alpha 2	Not Available

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

Principal Residence Exemption Information

Homestead Date	12/30/1997
----------------	------------

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

Previous Year Information

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

Land Information

Zoning Code	F COMM
Land Value	\$564,176

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

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

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

Legal Description

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

Sale History

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

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

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



Floor Area	2,520 sq ft
Occupancy	Markets - Convenience

Estimated TCV	Not Available
Class	C

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

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

Building Information - 5200 sq ft Laundromats (Commercial)



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

Stories Above Ground	1
Basement Wall Height	Not Available

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

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

Building Information - 2100 sq ft Restaurants (Commercial)

Floor Area	2,100 sq ft
Occupancy	Restaurants

Estimated TCV	Not Available
Class	C

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

Average Story Height	13 ft
Identical Units	Not Available

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



Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

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

April 17, 2024

Lansing Economic Development Corp

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



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

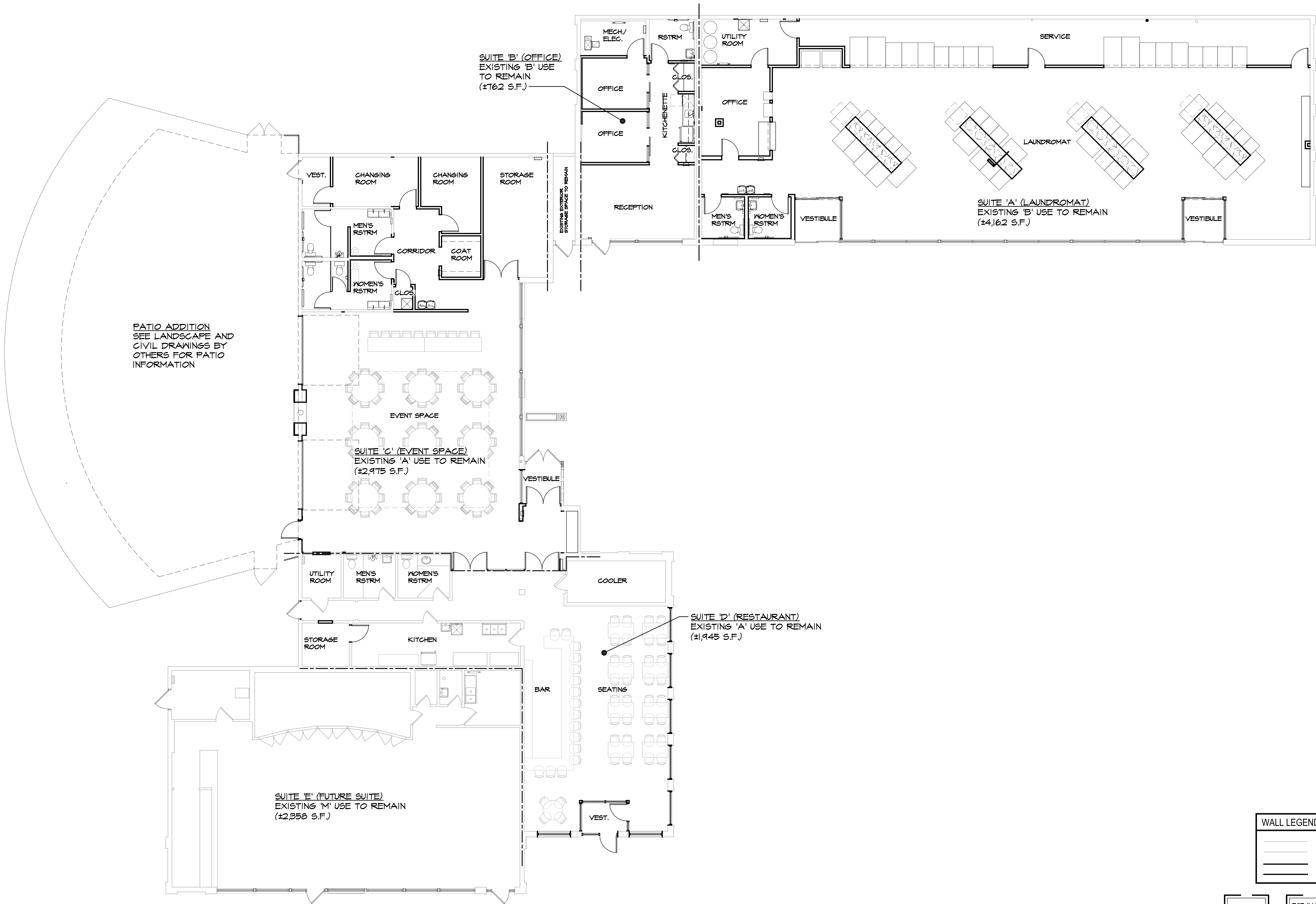
The interior and exterior walls have significant damage due to vandalism or deferred maintenance. Most of the windows have been broken and need replacement. The roof needs replacement as daylight was visible throughout the building during inspection.

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

Jennifer Czeiszperger, MMAO
City Assessor's Office

Attachment C

Site Plans



PATIO ADDITION
SEE LANDSCAPE AND
CIVIL DRAWINGS BY
OTHERS FOR PATIO
INFORMATION

SUITE 'B' (OFFICE)
EXISTING 'B' USE
TO REMAIN
(±1,622 S.F.)

SUITE 'A' (LAUNDROMAT)
EXISTING 'B' USE TO REMAIN
(±4,162 S.F.)

SUITE 'C' (EVENT SPACE)
EXISTING 'A' USE TO REMAIN
(±2,975 S.F.)

SUITE 'D' (RESTAURANT)
EXISTING 'A' USE TO REMAIN
(±1,945 S.F.)

SUITE 'E' (FUTURE SUITE)
EXISTING 'M' USE TO REMAIN
(±2,358 S.F.)

WALL LEGEND	
	EXISTING
	NEW CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY
THESE DRAWINGS ARE TO BE USED
FOR ILLUSTRATIVE PURPOSES ONLY
AND ARE NOT TO BE USED AS A
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PRELIMINARY
NOT FOR
CONSTRUCTION

BUILDING MASTER PLAN
1/8" = 1'-0"

RENOVATION PLAN
01/04/24

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**studio
[intrigue]
ARCHITECTS**

104 S. WASHINGTON AVE. • SUITE 100 • LANSING • MICHIGAN • 48203
517.372.8804 PHONE • 517.372.8805 FAX • WWW.STUDIOINTRIGUE.COM

Project Type
RENOVATION

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

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

Project Number
21.156
Sheet
A-1

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**CITY OF LANSING BROWNFIELD PLAN #86
820 W. MILLER REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
Completed	Lansing EDC	Final Brownfield Plan #86 is submitted to LEDC/LBRA for Review and for Consideration by the LBRA Board. Completed UDA submitted and fee received.	
May 23, 2025 8:30AM	Lansing BRA	LBRA Staff and Developer introduce project, LBRA Approves Brownfield Plan #86.	YES
June 9, 2025 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
June 11, 2025 3:30PM	Committee on Development and Planning	Applicant Presents Project to the D&P Committee to review and Approve Resolution to set Public Hearing.	YES
June 23, 2025 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on July 14, 2025 <i>Public Hearing Notice - 10 Days (Mail/Paper)</i>	(if requested)
July 14, 2025 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan. Referred back to the D&P Committee for approval.	YES
July 23, 2025 3:30PM	Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	(if requested)
August 11, 2025 7:00PM	Lansing City Council	City Council Approves Brownfield Plan.	YES

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION TO SET A PUBLIC HEARING FOR BROWNFIELD PLAN #86
820 W. MILLER ROAD REDEVELOPMENT

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 820 W. Miller Road 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 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 July 14, 2025 at 7:00 p.m. on Brownfield Plan #86 820 W. Miller Road Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

820 W. Miller Road, Lansing, Michigan 48911 (Tax Parcel No #33-01-05-05-431-321):

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

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 Brownfield Plan #86

820 W. Miller Road Redevelopment and the scheduled public hearing.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 14, 2025, 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 Brownfield Plan #86 – 820 W. Miller Road Redevelopment 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 820 W. Miller Road located in the City of Lansing, but more particularly described as:

820 W. Miller Road, Lansing, Michigan 48911 (Tax Parcel No. #33-01-05-05-431-321):

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

Approval of this 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 Kris Klein, Vice President, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, (517) 599-1136.

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



**Lansing Economic
Development Corporation**



820 W. MILLER REDEVELOPMENT PROJECT

BROWNFIELD REQUEST

820 W. MILLER RD, LANSING, MI 48911



*Submitted
@mtg*



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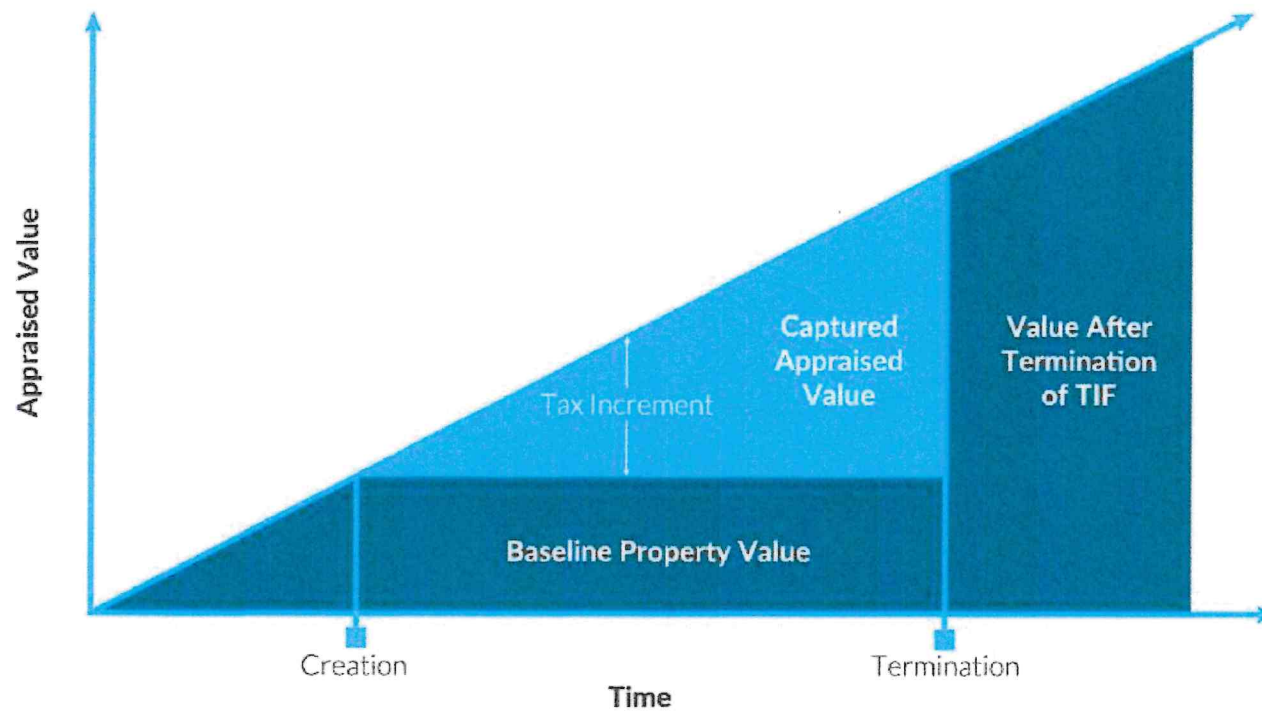
- 1. Brownfield Program Overview**
- 2. Development Team**
- 3. Project Overview**
- 4. Request**
- 5. Impact to City of Lansing Taxes**



Brownfield Program Overview

- The Brownfield Redevelopment Financing Act, Act 381 of 1996, was created to incentivize the redevelopment of Brownfield sites. Property is considered a Brownfield site if it contaminated, blighted, functionally obsolete, tax reverted, or adjacent to a Brownfield site.
- The Brownfield Program utilizes tax increment financing (TIF) to finance Eligible Activities such as contamination remediation, vapor mitigation, public infrastructure improvements, etc.

Tax Increment Financing (TIF)



Lansing Economic
Development Corporation



Brownfield Program Benefits

- Encourages the redevelopment of blighted and obsolete commercial properties into vibrant commercial, residential and mixed-use projects
- Generates sustained, long-term tax revenue growth for the City of Lansing
- Reduces threats to public health through environmental contamination remediation
- Attracts additional people to the City of Lansing
- Increases adjacent property values
- Creates jobs



Development Team

- Novi Properties, LLC
 - Melissa White
 - James Denning
- Emerging developers born, raised, & residing in South Lansing.
- Invested in Lansing for nearly a decade.



"We focus on creating environments that serve residents and businesses, fostering a city that inspires pride and possibility."

Project Overview

- 820 W. Miller Road
(Corner of Miller Rd & Washington Ave)
- Nearly \$4M redevelopment of blighted, vacant and functionally obsolete property.
- Creation of 13 new jobs



Lansing Economic
Development Corporation

Property History

Washington Station Mini-Shopping Center

- Constructed 1971-1974
- 7 - Eleven
- Steve's Lounge
- Bre-Z Coin Wash & Dry Cleaners
- Gary & Vern's Barbershop



New laundry-cleaning facility in Washington Station shopping center

"It's a Breeze to Wash at Bre-Z-Coin Wash And Dry Cleaner"

820 W. Miller Rd. at S. Washington-Lansing

With the latest equipment and solvents, we clean what our competitors say can't be cleaned. If we can't we will be honest and agree with them, but as yet we haven't failed. We welcome you to try us and have the first wash on us and a discount on dry cleaning. (see coupon)

It's a Breeze to wash at Bre-Z-Coin Wash

- 68 Washers
- 36 Dryers
- Ample Parking
- Open 24 Hours
- Attendant on Duty at All Times



South Side Mini-Shopping Center Developed

Bre-Z Coin Wash & Dry Cleaners has opened for business in the Washington Station mini-shopping center being developed at the northwest corner of Washington and Miller Road.

The firm is the second to occupy space in the \$400,000

commercial development of Walter Neller Co. Bre-Z is located at 820 W. Miller, adjacent to the 7-Eleven grocery. Another 5,640 square feet of space will be leased in the development.

The Bre-Z firm occupies 4,

300 square feet, featuring terrazo floors, four dry cleaning machines, including the new Dupon Val-Clean solvent method, 24 double-load washers, eight 50-pound washers, 36 top-loading washers and 35 dryers.

A new quick recovery system can produce up to 4,000 gallons of hot water per hour, according to owners Elmer Sieb and George Hillard of Jackson. The business will operate 24 hours, with attendants on duty.



Lansing Economic Development Corporation

Property History



Lansing Economic
Development Corporation



Proposed Development

- This project will catalyze the revitalization of a 4.48-acre site into a vibrant mix of commercial uses anchored by a 12,202 sq ft building. Key components include:
 - Laundromat
 - Indoor venue
 - Outdoor venue/flower garden
 - On-site business office - Novi Properties, LLC
 - 2 Restaurants

Proposed Development



Proposed Development





Request

- The Development Team has requested a State and Local Brownfield Plan on the property for an estimated period of 30 years.
- New Taxes Generated - \$601,998
- Reimbursement of Eligible Activities - \$439,524



Brownfield Eligibility

- The project qualifies as a Brownfield eligible because the property has been determined to be Functionally Obsolete.

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

Eligible Activities

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



Tax Capture Projections

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



Impact to City of Lansing Taxes

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
SCHOOL OPERATING	\$13,121	\$118,088	\$131,209
STATE EDUCATION TAX (SET)	\$2,725	\$42,396	\$45,121
LANSING OPER	\$14,619	\$131,572	\$146,191
INGHAM CNTY SUM	\$5,099	\$45,892	\$50,992
INGHAM COUNTY	\$4,220	\$37,978	\$42,198
INGHAM INTERMED	\$3,713	\$33,419	\$37,133
LANSING COM COLLEGE	\$2,834	\$25,510	\$28,345
CATA	\$2,248	\$20,233	\$22,481
LANSING SCH SINK	\$2,224	\$20,017	\$22,241
CADL-LIBRARY	\$1,172	\$10,551	\$11,724
AIRPORT AUTH	\$526	\$4,731	\$5,257
LANSING SCHOOL DEBT*	\$30,832		\$30,832
PUBLIC SAFETY	\$26,320		\$26,320
MONTGOMERY DRAIN*	\$1,955		\$1,955
Total	\$116,610 (18.5%)	\$490,389 (81.5%)	\$601,998



**Lansing Economic
Development Corporation**



THANK YOU

Lansing Brownfield Redevelopment Authority



**Lansing Brownfield Redevelopment Authority
603-607 E. Michigan Avenue Rehabilitation Project**

Brownfield Plan #88

603, 605, and 607 E. Michigan Avenue
Lansing, Michigan 48912

PREPARED BY:

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

REVIEWED BY:

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

May 19, 2025

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

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FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

The purpose of this Brownfield Plan (the “Plan”) is to identify eligible activities and cost estimates for rehabilitation of the property located at 603, 605, and 607 E. Michigan Avenue in the City of Lansing, Michigan. Brownfield tax increment financing is necessary to support rehabilitation of the property.

Project Name: 603-607 E. Michigan Avenue Rehabilitation Project (the “Project”)

Developer: Gillespie Group (the “Developer”)
330 Marshall Street, Suite 100
Lansing, MI 48912

Property Location: Parcel Numbers 33-01-01-16-277-181, 33-01-01-16-277-191, 33-01-01-16-277-222 which are three contiguous parcels of land, totaling 0.30 acres, located at 603, 605, and 607 E. Michigan Avenue in Lansing, Michigan 48912 (the “Property”).

Type of Eligible Property: “Functionally Obsolete” and “Housing Property”

Project Description: The existing buildings on the Property will be rehabilitated into mixed-use buildings. In its entirety the project will transform the first floor of the buildings along E. Michigan Avenue. The second floor of each building will be rehabilitated into residential units. Currently, one commercial storefront and fifteen residential units are planned.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities, asbestos and lead survey and abatement activities, demolition activities, infrastructure improvement activities, housing development activities identified as qualified rehabilitation costs, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan.

Total Capital Investment: Total capital investment is estimated at \$8,189,371 of which \$1,021,517 in eligible activities are associated with the proposed Project.

Estimated Job Creation/Retention: The completed project is projected to create two full-time equivalent (FTE) jobs; the average hourly wage is estimated at \$15 per hour.

Duration of Plan: The duration of the Plan includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 15 years (starting in 2028).

Total New Taxes Generated by Development for the Duration (15 years) of the Brownfield Plan: \$1,415,011		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer ¹	\$1,021,517	72.2%
Passed Through to Debt Millage, TIFA (10% Local Millage), and 10% State School Operating and State Education Tax	\$262,876	18.6%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR ²)	\$76,864	5.4%
Portion Captured for the State Brownfield Revolving Fund	\$53,753	3.8%
TOTAL NEW TAXES GENERATED	\$1,415,011	100%

¹ The table depicts the current maximum capture based on the current estimated future taxable value.

² TIR = tax increment revenue

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **Gillespie Group** (the “Developer”), or a duly assigned entity, for the costs of eligible activities required to redevelop the eligible property located at 603-607 E. Michigan Avenue in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
603 E. Michigan Avenue	33-01-01-16-277-181	Functionally Obsolete and Housing Property
605 E. Michigan Avenue	33-01-01-16-277-191	Functionally Obsolete and Housing Property
607 E. Michigan Avenue	33-01-01-16-277-222	Functionally Obsolete and Housing Property

The Property is located within the boundaries of the City of Lansing and is surrounded by active commercial and residential properties. The property is also located within the boundaries of the City of Lansing’s Tax Increment Financing Authority (TIFA) district. Property layout and boundaries are depicted in Figure 2. The legal descriptions of the Property are included in Attachment A.

The Property consists of three contiguous parcels of land totaling approximately 0.30-acres. Three two-story buildings totaling 20,444 square feet currently occupy the property. The remainder of the Property consists of pavement and landscaping.

Based on review of historical information, the parcel at 603 E Michigan Avenue has operated under various owners and titles, all relating to commercial businesses since 1924. The building was constructed in 1907, use prior to 1924 is unknown. The Property was vacant until approximately 2020 when the City Rescue Mission became the operator.

The parcel at 605 E Michigan Avenue was constructed in 1912 and operated as a dry-cleaning service from as early as 1924 until around 1955. The parcel was temporarily cross listed as an exterminating company in 1951. In 1960, the building transitions to operate as a heating and air conditioning business until 1969. The property is listed under various owners and titles from 1969-1984, all relating to commercial retail businesses. The property is vacant beginning in 1989 until it is bought and opened as office space for various tenants in 2005. The Property was vacant until approximately 2020 when the City Rescue Mission became the operator.

The parcel at 607 E. Michigan Avenue was occupied by a barber shop as early as 1898; by 1898, a meat shop adjoins the barber shop to the west. The existing commercial building is constructed in 1913 and is utilized for various commercial purposes including, but not limited to, sign shop, upholstery, and shoe repair. City Rescue Mission currently operates from the property.

On February 26, 2025, the City of Lansing Assessors Office conducted a site visit of the Property. The inspection included all 3 parcels of the Property. The inspection noted the following regarding the buildings located at 603, 605, and 607 E. Michigan Avenue.

603 E. Michigan Avenue: “Based on all of the repairs or replacements of mechanical systems, roof system and potential structural issues, and basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

605 E. Michigan Avenue: “Based on all of the repairs or replacements of mechanical systems, roof system and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

607 E. Michigan Avenue: “Based on all of the repairs and/or replacements of mechanical systems, floor levels, elevator limitation and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.”

As a result of the aforementioned, it has been determined that structures located at 603, 605, and 607 E. Michigan Avenue are functionally obsolete and will require significant modification, repairs, and investment to accommodate the proposed use. See Attachment B Letter of Functional Obsolescence.

2.1 Environmental

Environmental assessments (e.g. Phase I and Phase II ESAs) known to have been performed at the Property occurred in 2021 and 2024. No contamination is known to exist at the Property.

In addition, Pre-Renovation Hazardous Materials Assessments were conducted in 2022 and 2025. The assessments identified asbestos containing materials within the subject building. These materials include corrugated pipe insulation, 9x9 tan floor tile, black sink undercoating, and fire rated doors, all of which will require abatement prior to commencement of demolition activities.

2.2 Specific Housing Need

According to the Tri-County Regional Planning Commission's 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to "Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem." The proposed project is an outstanding example of an opportunity for collaboration between local government (the City) and the private sector (the Developer) on a housing project. Another such goal is to "Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents." The proposed project accomplishes this goal by providing an array of attainable housing unit types. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is "Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development." Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize tax increment financing to reimburse the developer for qualified rehabilitation costs and develop a mixed-use property with attainable housing units.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 15 years or the term of the reimbursement. The total cost related to the qualified rehabilitation is estimated at \$2,847,422; of which \$274,228 (9.63%) is currently proposed for Qualified Rehabilitation costs. The City of Lansing has requested, per their upcoming policy, that 20% of units created through projects requesting/utilizing Housing TIF, be income restricted and kept attainable to persons at or below 120% AMI. Therefore, of the 15 total units being created, 3 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 15 years or the term of the reimbursement. Attainability will be verified through the annual reporting requirements set forth by the LBRA and MSHDA. Local workforce housing price points were determined by MSHDA's annually published, Income and

Rent Limits document. Below is a table of unit types, corresponding rent limits at 120% of the area median income, and projected rental rates for units subject to Housing TIF, as proposed.

Type	120% AMI ¹	Project Rent ²
Studio	\$1,941	Base Rent: \$1,000-1,088 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$1,350–1,438 (83-90% AMI)
1 Bedroom	\$2,079	Base Rent: \$1,396-1,478 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$1,746–1,828 (100-105% AMI)
2 Bedroom	\$2,493	Base Rent: \$2,068 Utilities: \$250 Addit. Parking Fees: \$50 Pet Fees: \$50 Total: \$2,418 (116% AMI)

¹ Based on MSHDA Income and Rent Limits, dated April 1, 2024.

² Utilities, parking fees, and pet fees are estimated. Not all tenants will require additional fees.

2.3 Job Growth Data

According to the Bureau of Labor Statistics, both labor force and employment have grown in the last two and a half years. From 2021 through 2022 the labor force in Lansing grew by almost 6,400 people, a 2.7% increase. Employment from 2021 through 2022 also grew by approximately 8,400 jobs, a 3.8% increase. Labor force and employment growth over the ten-year period of 2013-2022 was .09% and 3.8% respectively. The labor force and employment numbers continue to rebound since the Covid-19 pandemic (see table below) and are expected to soon surpass the pre-pandemic numbers; more housing is necessary to accommodate the growing labor force of Lansing, Michigan.

Year	Labor Force	Employment
2018	249,927	241,099
2019	250,454	241,817
2020	243,704	225,133
2021	235,113	222,563
2022	241,500	230,991

2.4 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized as a commercial property; (b) it is located within the City of Lansing, a qualified local governmental unit under MCL 125.2782(k); (c) has been determined to be “functionally obsolete” as defined in Section 2(u) of Act 381; and (d) meets the definition of a “Housing property” under Section 2(y)(ii).

3. Brownfield Project Description

The Project is a complete rehabilitation of the existing buildings on the Property into new residential and mixed-use buildings.

The existing buildings on the Property will be rehabilitated into mixed-use buildings. In its entirety the project will transform the first floor of the buildings along E. Michigan Avenue. The second floor of each building will be rehabilitated into residential units. Currently, one commercial storefront and fifteen residential units are planned

Total capital investment is estimated at \$8,189,371. This Project is projected to create approximately 2 full-time jobs, at an average pay of \$15.00/hour.

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in property taxes will be used to reimburse the Developer for their brownfield costs to redevelop/rehabilitate the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and include EGLE pre-approved activities, asbestos and lead survey and abatement activities, demolition activities, housing development activities identified as qualified rehabilitation costs, application fee, and preparation and implementation of a Brownfield Plan and Act 381 Work Plan. A detailed breakdown of eligible activities is provided in Table 1.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property’s rehabilitation and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer is \$1,021,517.

EGLE Eligible Activities	Cost	Developer
Pre-Approved Activities	\$2,600	\$2,600
Total Environmental Eligible Activities	\$2,600	\$2,600
MSHDA Eligible Activities	Cost	
Asbestos and Lead Activities	\$39,245	\$39,245
Demolition	\$422,100	\$422,100
Infrastructure Improvements (Public)	\$47,250	\$47,250
Housing Development Activities	\$274,228	\$274,228
Total Non-Environmental Eligible Activities	\$785,823	\$785,823
Contingency (up to 15%) *	\$79,442	\$79,442
Brownfield Plan & Act 381 Work Plan Preparation	\$25,000	\$25,000
Brownfield Plan & Act 381 Work Plan Implementation	\$7,500	\$7,500
Brownfield Plan Application Fee	\$5,000	\$5,000
Interest (up to 5% simple)	\$119,152	\$119,152
Total Eligible Cost for Reimbursement	\$1,021,517	\$1,021,517

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

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

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

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan can be reimbursed with incremental local and state tax revenues generated by the Property's rehabilitation and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2028.

The taxable value of the Property according to the city is \$254,200, which is the initial taxable value for this Plan. The new projected taxable value for 2028 is estimated at \$1,350,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 20 years or the term of the reimbursement. The total cost related to the qualified rehabilitation is estimated at \$2,847,422; \$274,228 (9.63%) is currently proposed for Qualified Rehabilitation costs. The City of Lansing has requested, per their upcoming policy, that 20% of units created through projects requesting/utilizing Housing TIF, be income restricted and kept attainable to persons at or below 120% AMI. Therefore, of the 15 total units being created, 3 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 15 years or the term of the reimbursement.

It is estimated that the LBRA will capture tax increment revenues from 2028 through 2042 to reimburse the Developer for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). This Plan will pass through 10% of new local and state taxes per year for the local and state taxing jurisdictions. Additionally, 10% of available local TIR will be captured for the duration of the Plan for deposit into the LBRA's Local Brownfield Revolving Fund (LBRF) and/or LBRA Administration costs.

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

redevelopment project that is eligible and approved for capture.

The TIFA has the authority to capture tax increment revenues, other than the State Education Tax and local or intermediate school district taxes, generated from the Property. However, it is anticipated that an Interlocal Agreement will be executed between the BRA and TIFA, to allow 100% of the TIFA's incremental revenue to be passed through the BRA and used for purposes identified in the Brownfield Plan.

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan.

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

The duration of this Plan shall not exceed 15 years total tax capture after the first year of tax capture anticipated as 2028.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact on Taxing Jurisdictions			
Taxing Unit	New Taxes to TIFA and/or Taxing Units*	New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement	Total New Taxes
State Education Tax (SET)	\$5,375	\$102,132	\$107,507
School Operating	\$31,263	\$281,364	\$312,626
Airport Authority	\$1,252	\$11,272	\$12,525
CADL-Library	\$2,795	\$25,157	\$27,952
Lansing School Sinking	\$5,299	\$47,693	\$52,992
CATA	\$5,357	\$48,209	\$53,565
Lansing Community College	\$6,754	\$60,782	\$67,536
Ingham County WIN	\$8,118	\$73,064	\$81,182
Ingham Intermediate	\$8,847	\$79,627	\$88,475
Ingham County Sum	\$12,150	\$109,346	\$121,495
Lansing Operating	\$34,832	\$313,490	\$348,322
Lansing School Debt*	\$73,463		\$73,463
Public Safety*	\$62,712		\$62,712
Storm Drain	\$4,659		\$4,659
Total	\$262,876 (18.6%)	\$1,152,134 (81.4%)	\$1,415,011 (100%)

* Debt and select millages increased by investment but not captured by the LBRA.

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

Parcel 33-01-01-16-277-181: LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Parcel 33-01-01-16-277-191: LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Parcel 33-01-01-16-277-222: LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

11. Personal Property

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

12. Displacement of Persons

The Property currently operates as the City Rescue Mission of Lansing; a Christian ministry dedicated to meeting the physical needs of food and shelter for men, women, and children in the capital area. This location offers nightly refuge to over 200 individuals. However, the City Rescue Mission is planning to expand, and construction of their new facility is currently underway. This expansion will move operations to two properties on West Kalamazoo and in doing so potentially double their capacity. Once the City Rescue Mission has moved to its new facility, the buildings they currently occupy would be left vacant if not for this proposed redevelopment. Therefore, no persons will be displaced as a result of this project.

13. Local Brownfield Revolving Fund

The LBRA will capture up to ten percent of the available local tax increment revenues for deposit to the LBRF as permitted by Act 381.

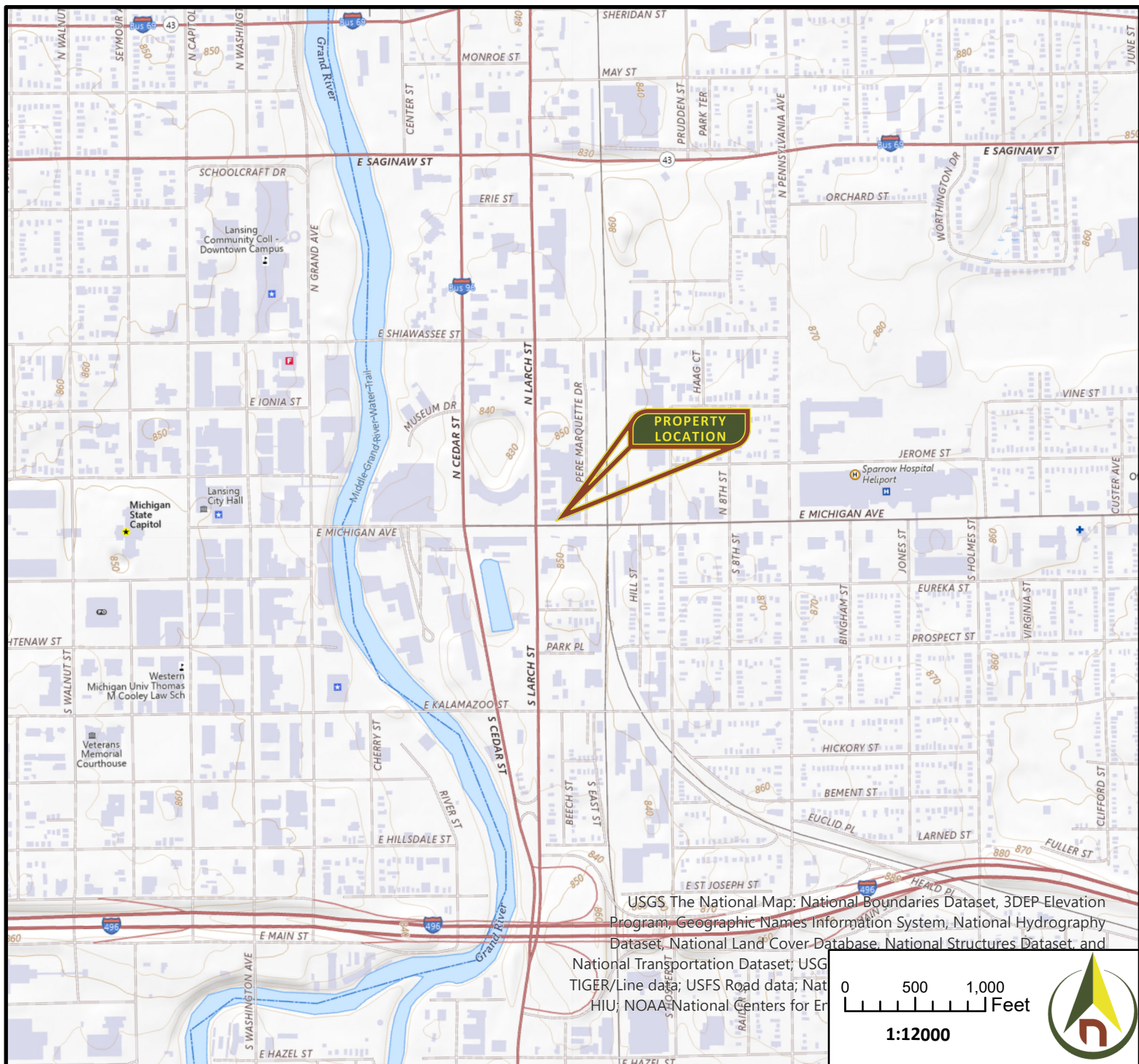
14. Other Information

The Authority, with the concurrence of the City of Lansing City Council and the City of Lansing Tax Increment Financing Authority, as the governing body, in accordance with the Act, may amend this Brownfield Plan in the future in order to fund additional eligible activities associated with the Project or subject property described herein.

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRI TERRA

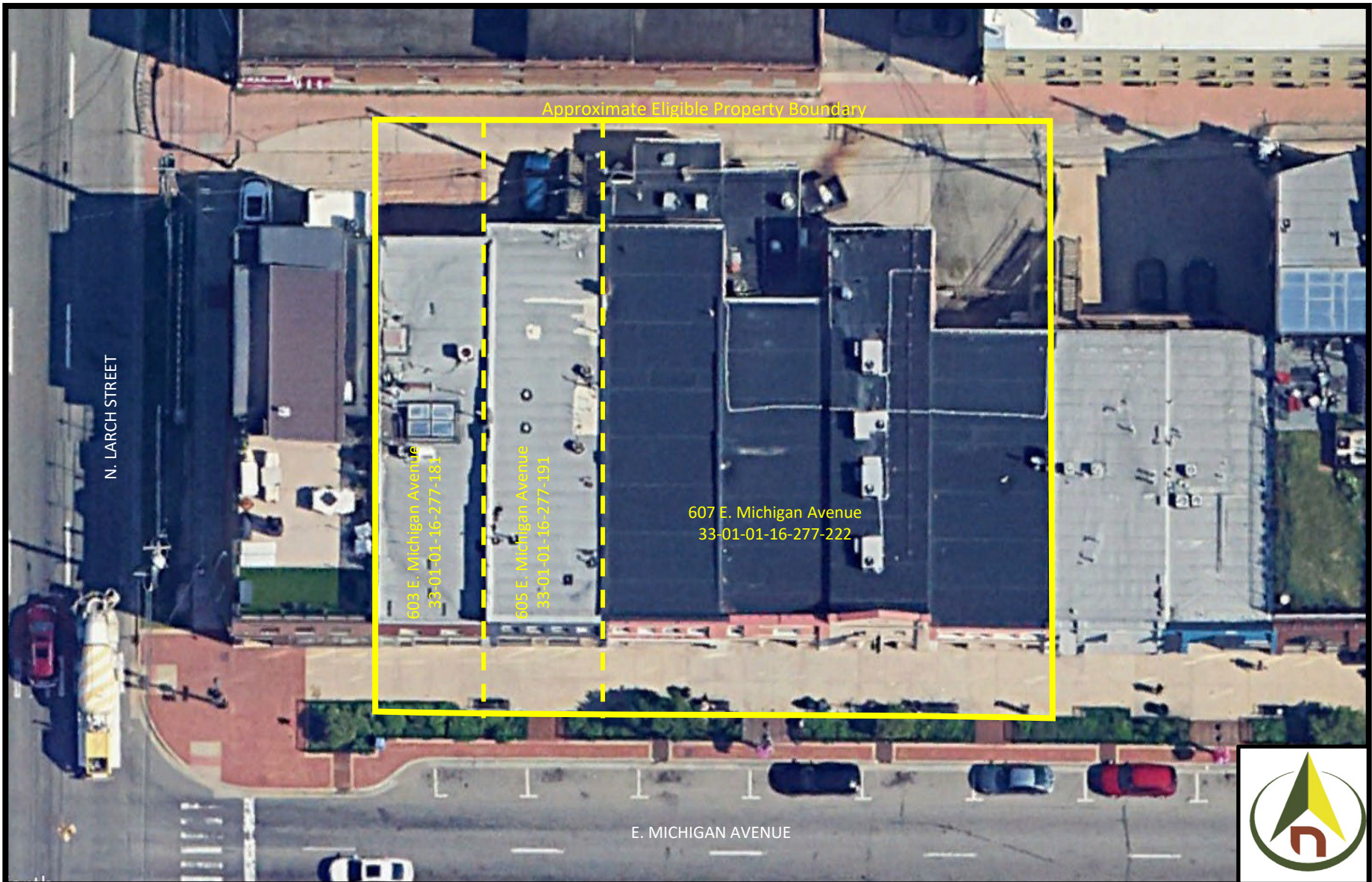
FIGURE 1 SUBJECT PROPERTY LOCATION

603-607 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 16

PROJECT NUMBER 24-2340-10-2





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 20-2340-10-2

**603-607 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48912**

**CREATED BY: CJZ
2/28/2025**

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
603-607 E. Michigan Avenue
Lansing, MI

					REIMBURSEMENT ALLOCATION		
ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 2,600	\$ 2,600	\$ 2,600		
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 2,600	\$ 2,600	\$ -	\$ -
MSHDA ELIGIBLE ACTIVITIES							
Asbestos and Lead Activities							
Asbestos - Survey/Assessment	1	LS	\$ 6,995	\$ 6,995		\$ 6,995	
Asbestos - Abatement Specifications	1	LS	\$ 1,850	\$ 1,850		\$ 1,850	
Asbestos - Abatement	1	LS	\$ 20,000	\$ 20,000		\$ 20,000	
Asbestos - Abatement Air Monitoring	1	LS	\$ 7,500	\$ 7,500		\$ 7,500	
Asbestos - Abatement Reporting	1	LS	\$ 1,000	\$ 1,000		\$ 1,000	
Abestos Abatement - Soft Costs	1	LS	\$ 1,900	\$ 1,900		\$ 1,900	
Subtotal Asbestos and Lead Activities				\$ 39,245		\$ 39,245	\$ -
Demolition							
Demolition - Select Interior and Exterior	1	LS	\$ 402,000	\$ 402,000		\$ 402,000	
Demolition - Soft Costs	1	LS	\$ 20,100	\$ 20,100		\$ 20,100	
Subtotal Demolition Activities				\$ 422,100	\$ -	\$ 422,100	\$ -
Infrastructure Improvements							
Public Infrastructure Improvements							
Rain Gardens - Demolition, Replacements/Improvements, Landscaping, New Curb	1	LS	\$ 45,000	\$ 45,000		\$ 45,000	
Infrastructure Improvements - Soft Costs	1	LS	\$ 2,250	\$ 2,250		\$ 2,250	
Subtotal Infrastructure Improvement Activities				\$ 47,250		\$ 47,250	\$ -
Housing Development Activities							
Qualified Rehabilitation - Contractor	1	UNIT(S)	\$ 189,828	\$ 189,828		\$ 189,828	
Qualified Rehabilitation - Soft Costs - Developer/General Contractor Fees	1	LS	\$ 9,400	\$ 9,400		\$ 9,400	
Monitoring and Reporting - Price and Income	15	YR	\$ 5,000	\$ 75,000		\$ 75,000	
Subtotal MSHDA Housing Development Activities				\$ 274,228		\$ 274,228	
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 782,823	\$ -	\$ 782,823	\$ -
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 785,423	\$ 2,600	\$ 782,823	\$ -
Contingency (up to 15%)				\$ 79,442	\$ -	\$ 79,442	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Brownfield Plan and Act 381 Work Plan Implementation	1	LS	\$ 7,500	\$ 7,500		\$ 7,500	
Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Interest (up to 5% simple)				\$ 119,152		\$ 119,152	
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 1,021,517	\$ 2,600	\$ 1,018,917	\$ -
State Brownfield Revolving Fund				\$ 53,753			
BRA Administrative/ Local Brownfield Revolving Fund (LBRF)				\$ 76,864			
GRAND TOTAL				\$ 1,152,134			
					0.25%	99.75%	0.00%

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information.
It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for Phase I ESAs, Asbestos Surveys, Brownfield, Act 381 Work Plan are excluded from contingency calculation.

Table 2
Tax Increment Revenue Capture Estimates
603-607 E. Michigan Avenue
Lansing, MI

Estimated Taxable Value (TV) Increase Rate:		1% per year														
	Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
	Plan Year	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Base Taxable Value (TV)		\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200	\$ 254,200
Estimated New TV		\$ 1,350,000	\$ 1,363,500	\$ 1,377,135	\$ 1,390,906	\$ 1,404,815	\$ 1,418,864	\$ 1,433,052	\$ 1,447,383	\$ 1,461,857	\$ 1,476,475	\$ 1,491,240	\$ 1,506,152	\$ 1,521,214	\$ 1,536,426	\$ 1,551,790
Total Incremental Difference (New TV - Base TV)		\$ 1,095,800	\$ 1,109,300	\$ 1,122,935	\$ 1,136,706	\$ 1,150,615	\$ 1,164,664	\$ 1,178,852	\$ 1,193,183	\$ 1,207,657	\$ 1,222,275	\$ 1,237,040	\$ 1,251,952	\$ 1,267,014	\$ 1,282,226	\$ 1,297,590

School Capture	Millage Rate																															
State Education Tax (SET)	6.0000		\$	6,575	\$	6,656	\$	6,738	\$	6,820	\$	6,904	\$	6,988	\$	7,073	\$	7,159	\$	7,246	\$	7,334	\$	7,422	\$	7,512	\$	7,602	\$	7,693	\$	7,786
School Operating	17.4478		\$	19,119	\$	19,355	\$	19,593	\$	19,833	\$	20,076	\$	20,321	\$	20,568	\$	20,818	\$	21,071	\$	21,326	\$	21,584	\$	21,844	\$	22,107	\$	22,372	\$	22,640
School Total:	23.4478	32.97%	\$	25,694	\$	26,011	\$	26,330	\$	26,653	\$	26,979	\$	27,309	\$	27,641	\$	27,978	\$	28,317	\$	28,660	\$	29,006	\$	29,356	\$	29,709	\$	30,065	\$	30,426

Local Capture	Millage Rate																															
Airport Authority	0.6990		\$	766	\$	775	\$	785	\$	795	\$	804	\$	814	\$	824	\$	834	\$	844	\$	854	\$	865	\$	875	\$	886	\$	896	\$	907
CADL-Library	1.5600		\$	1,709	\$	1,731	\$	1,752	\$	1,773	\$	1,795	\$	1,817	\$	1,839	\$	1,861	\$	1,884	\$	1,907	\$	1,930	\$	1,953	\$	1,977	\$	2,000	\$	2,024
Lansing School Sinking	2.9575		\$	3,241	\$	3,281	\$	3,321	\$	3,362	\$	3,403	\$	3,444	\$	3,486	\$	3,529	\$	3,572	\$	3,615	\$	3,659	\$	3,703	\$	3,747	\$	3,792	\$	3,838
CATA	2.9895		\$	3,276	\$	3,316	\$	3,357	\$	3,398	\$	3,440	\$	3,482	\$	3,524	\$	3,567	\$	3,610	\$	3,654	\$	3,698	\$	3,743	\$	3,788	\$	3,833	\$	3,879
Lansing Community College	3.7692		\$	4,130	\$	4,181	\$	4,233	\$	4,284	\$	4,337	\$	4,390	\$	4,443	\$	4,497	\$	4,552	\$	4,607	\$	4,663	\$	4,719	\$	4,776	\$	4,833	\$	4,891
Ingham County WIN	4.5308		\$	4,965	\$	5,026	\$	5,088	\$	5,150	\$	5,213	\$	5,277	\$	5,341	\$	5,406	\$	5,472	\$	5,538	\$	5,605	\$	5,672	\$	5,741	\$	5,810	\$	5,879
Ingham Intermediate	4.9378		\$	5,411	\$	5,478	\$	5,545	\$	5,613	\$	5,682	\$	5,751	\$	5,821	\$	5,892	\$	5,963	\$	6,035	\$	6,108	\$	6,182	\$	6,256	\$	6,331	\$	6,407
Ingham County Sum	6.7807		\$	7,430	\$	7,522	\$	7,614	\$	7,708	\$	7,802	\$	7,897	\$	7,993	\$	8,091	\$	8,189	\$	8,288	\$	8,388	\$	8,489	\$	8,591	\$	8,694	\$	8,799
Lansing Operating	19.4400		\$	21,302	\$	21,565	\$	21,830	\$	22,098	\$	22,368	\$	22,641	\$	22,917	\$	23,195	\$	23,477	\$	23,761	\$	24,048	\$	24,338	\$	24,631	\$	24,926	\$	25,225
	Local Total:	67.03%	\$	52,231	\$	52,874	\$	53,524	\$	54,181	\$	54,844	\$	55,513	\$	56,189	\$	56,872	\$	57,562	\$	58,259	\$	58,963	\$	59,674	\$	60,392	\$	61,117	\$	61,849
	Total Capturable Taxes:	100.00%	\$	77,925	\$	78,885	\$	79,854	\$	80,834	\$	81,823	\$	82,822	\$	83,831	\$	84,850	\$	85,879	\$	86,919	\$	87,969	\$	89,029	\$	90,100	\$	91,182	\$	92,275

Non-Capturable Millages		Millage Rate																													
Lansing School Debt	4.1000	\$	4,493	\$	4,548	\$	4,604	\$	4,660	\$	4,718	\$	4,775	\$	4,833	\$	4,892	\$	4,951	\$	5,011	\$	5,072	\$	5,133	\$	5,195	\$	5,257	\$	5,320
Public Safety	3.5000	\$	3,835	\$	3,883	\$	3,930	\$	3,978	\$	4,027	\$	4,076	\$	4,126	\$	4,176	\$	4,227	\$	4,278	\$	4,330	\$	4,382	\$	4,435	\$	4,488	\$	4,542
Storm Drain	0.2600	\$	285	\$	288	\$	292	\$	296	\$	299	\$	303	\$	307	\$	310	\$	314	\$	318	\$	322	\$	326	\$	329	\$	333	\$	337
Total Non-Capturable Taxes:	7.8600	\$	8,613	\$	8,719	\$	8,826	\$	8,935	\$	9,044	\$	9,154	\$	9,266	\$	9,378	\$	9,492	\$	9,607	\$	9,723	\$	9,840	\$	9,959	\$	10,078	\$	10,199

Notes:

Total New Taxes	Pass-Through	Captured
\$ 107,507	\$ 5,375	\$ 102,132
\$ 312,626	\$ 31,263	\$ 281,364
\$ 420,133	\$ 36,638	\$ 383,495

\$ 12,525	\$ 1,252	\$ 11,272
\$ 27,952	\$ 2,795	\$ 25,157
\$ 52,992	\$ 5,299	\$ 47,693
\$ 53,565	\$ 5,357	\$ 48,209
\$ 67,536	\$ 6,754	\$ 60,782
\$ 81,182	\$ 8,118	\$ 73,064
\$ 88,475	\$ 8,847	\$ 79,627
\$ 121,495	\$ 12,150	\$ 109,346
\$ 348,322	\$ 34,832	\$ 313,490
\$ 854,043	\$ 85,404	\$ 768,639
\$ 1,274,177	\$ 122,042	\$ 1,152,134

\$ 73,463	\$ 73,463	\$ -
\$ 62,712	\$ 62,712	\$ -
\$ 4,659	\$ 4,659	\$ -
\$ 140,834	\$ 140,834	\$ -

\$ 1,415,011	\$ 262,876	\$ 1,152,134
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
603-607 E. Michigan
Lansing, MI

Developer/City Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.3%	\$ 329,742	\$ -	\$ 329,742
Local	67.7%	\$ 691,775	\$ -	\$ 691,775
TOTAL		\$ 1,021,517	\$ -	\$ 1,021,517
EGLE	0.3%	\$ 2,600		
MSHDA	99.7%	\$ 1,018,917		

Estimated Total Years of Plan: 15

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 53,753
BRA Administrative Fees	\$ 85,404
Local Brownfield Revolving Fund	\$ 76,864

* During the life of the Plan

Calendar Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	TOTALS
Plan Year	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	

Available Tax Increment Revenue (TIR)																														
Total State Tax Capture Available	\$	25,694	\$	26,011	\$	26,330	\$	26,653	\$	26,979	\$	27,309	\$	27,641	\$	27,978	\$	28,317	\$	28,660	\$	29,006	\$	29,356	\$	29,709	\$	30,065	\$	30,426
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$	3,287	\$	3,328	\$	3,369	\$	3,410	\$	3,452	\$	3,494	\$	3,537	\$	3,580	\$	3,623	\$	3,667	\$	3,711	\$	3,756	\$	3,801	\$	3,847	\$	3,893
Capture of Available State Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	2,241	\$	2,268	\$	2,296	\$	2,324	\$	2,353	\$	2,381	\$	2,410	\$	2,440	\$	2,469	\$	2,499	\$	2,529	\$	2,560	\$	2,591	\$	2,622	\$	2,653
State TIR Available for Reimbursement to Developer	\$	20,166	\$	20,414	\$	20,665	\$	20,919	\$	21,175	\$	21,433	\$	21,694	\$	21,958	\$	22,225	\$	22,494	\$	22,765	\$	23,040	\$	23,317	\$	23,597	\$	23,880
Total Local Tax Capture Available	\$	52,231	\$	52,874	\$	53,524	\$	54,181	\$	54,844	\$	55,513	\$	56,189	\$	56,872	\$	57,562	\$	58,259	\$	58,963	\$	59,674	\$	60,392	\$	61,117	\$	61,849
Capture of Available Local Tax Increment for Taxing Units (10%) ("Pass-Through")	\$	5,223	\$	5,287	\$	5,352	\$	5,418	\$	5,484	\$	5,551	\$	5,619	\$	5,687	\$	5,756	\$	5,826	\$	5,896	\$	5,967	\$	6,039	\$	6,112	\$	6,185
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$	4,701	\$	4,759	\$	4,817	\$	4,876	\$	4,936	\$	4,996	\$	5,057	\$	5,119	\$	5,181	\$	5,243	\$	5,307	\$	5,371	\$	5,435	\$	5,500	\$	5,566
Local TIR Available for Reimbursement to Developer	\$	42,307	\$	42,828	\$	43,355	\$	43,886	\$	44,423	\$	44,966	\$	45,513	\$	46,067	\$	46,626	\$	47,190	\$	47,760	\$	48,336	\$	48,917	\$	49,504	\$	50,098
Total State & Local TIR Available for Reimbursement to Developer	\$	62,473	\$	63,243	\$	64,020	\$	64,805	\$	65,598	\$	66,399	\$	67,208	\$	68,025	\$	68,850	\$	69,683	\$	70,525	\$	71,375	\$	72,234	\$	73,101	\$	73,977

DEVELOPER	Beginning Balance																				
	\$ 1,021,517	\$ 959,044	\$ 895,801	\$ 831,782	\$ 766,976	\$ 701,378	\$ 634,979	\$ 567,772	\$ 499,747	\$ 430,897	\$ 361,213	\$ 290,688	\$ 219,313	\$ 147,079	\$ 73,977	\$ 0					
MSHDA Eligible Activities	\$ 1,018,917	\$ 956,603	\$ 893,521	\$ 829,664	\$ 765,024	\$ 699,593	\$ 633,363	\$ 566,326	\$ 498,475	\$ 429,800	\$ 360,294	\$ 289,948	\$ 218,754	\$ 146,704	\$ 73,789	\$ 0					
State Tax Reimbursement	\$ 328,903	\$ 20,115	\$ 20,363	\$ 20,613	\$ 20,866	\$ 21,121	\$ 21,379	\$ 21,639	\$ 21,902	\$ 22,168	\$ 22,436	\$ 22,707	\$ 22,981	\$ 23,258	\$ 23,537	\$ 23,819					
Local Tax Reimbursement	\$ 690,014	\$ 42,199	\$ 42,719	\$ 43,244	\$ 43,775	\$ 44,310	\$ 44,851	\$ 45,398	\$ 45,949	\$ 46,507	\$ 47,070	\$ 47,638	\$ 48,213	\$ 48,793	\$ 49,378	\$ 49,970					
EGLE Eligible Activities	\$ 2,600	\$ 2,441	\$ 2,280	\$ 2,117	\$ 1,952	\$ 1,785	\$ 1,616	\$ 1,445	\$ 1,272	\$ 1,097	\$ 919	\$ 740	\$ 558	\$ 374	\$ 188	\$ 0					
State Tax Reimbursement	\$ 839	\$ 51	\$ 52	\$ 53	\$ 53	\$ 54	\$ 55	\$ 55	\$ 56	\$ 57	\$ 57	\$ 58	\$ 59	\$ 59	\$ 60	\$ 61					
Local Tax Reimbursement	\$ 1,761	\$ 108	\$ 109	\$ 110	\$ 112	\$ 113	\$ 114	\$ 116	\$ 117	\$ 119	\$ 120	\$ 122	\$ 123	\$ 125	\$ 126	\$ 128					
TOTAL ANNUAL DEVELOPER REIMBURSEMENT		\$ 62,473	\$ 63,243	\$ 64,020	\$ 64,805	\$ 65,598	\$ 66,399	\$ 67,208	\$ 68,025	\$ 68,850	\$ 69,683	\$ 70,525	\$ 71,375	\$ 72,234	\$ 73,101	\$ 73,977					

\$ 1,152,134

Attachment A

Legal Description of the Property

603 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-181



Item 1 of 4

[2 Images / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING MI**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1907 - # of Buildings: 1
 - Total Sq.Ft.: 3,432
- > Assessed Value: \$149,500 | Taxable Value: \$149,500
- > 9 Building Department records found
- > Property Tax information found
- > 16 Invoices Found, Amount Due: 0.00

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING MI 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$149,500
MAP #	AP-0036 -0035	Taxable Value	\$149,500
User Number Index	Not Available	State Equalized Value	\$149,500
User Alpha 1	Not Available	Date of Last Name Change	11/13/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$159,500	\$159,500	\$155,646
2022	\$150,700	\$150,700	\$148,235
2021	\$143,500	\$143,500	\$143,500

Land Information

Zoning Code	G-1 BUS	Total Acres	0.051
Land Value	\$15,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O215-E MICHIGAN AVE-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	SQ 2200	Neighborhood Enterprise Zone	No

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

Legal Description

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/22/2020	\$330,000.00	WD	603EMICHIGANAVE L L C	CITY RESCUE MISSION OF LANSING MI	03-ARM'S LENGTH	2020 039289
12/05/2019	\$290,000.00	WD	PCPC L L C	603EMICHIGANAVE L L C	03-ARM'S LENGTH	2019 041350
12/01/2014	\$0.00	PTA	PCPC L L C	603 BKD EQUITY L L C	33-TO BE DETERMINED	
03/03/2011	\$112,500.00	CD	QUALITY PROPERTIES ASSET MGMT CO	PCPC L L C	03-ARM'S LENGTH	L3414-P5
03/01/2010	\$10,310.00	OTH	FOUR LEAF CLOVER PROPERTIES L L C	INGHAM COUNTY TREASURER	33-TO BE DETERMINED	L3377-P166
06/18/2009	\$266,869.00	SD	FOUR LEAF CLOVER PROP. L L C/SHERIF	BANK OF AMERICA	33-TO BE DETERMINED	L3349-P1259
09/26/2005	\$0.00	QC	FEINBERG DAVID	FOUR LEAF CLOVER PROPERTIES L L C	03-ARM'S LENGTH	B3191-P950
07/23/2004	\$410,000.00	LC	FOUR LEAF CLOVER	FEINBERG DAVE & SUSAN K	21-NOT USED/OTHER	L3126-P242
02/25/2000	\$300,000.00	WD	HEPLER HARRY H	FOUR LEAF CLOVER PROPERTIES	03-ARM'S LENGTH	2843/715

Building Information - 3432 sq ft Office Buildings (Commercial)

Floor Area	3,432 sq ft	Estimated TCV	Not Available
Occupancy	Office Buildings	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1907	Year Remodeled	2004
Percent Complete	100%	Heat	Zoned A.C. Warm & Cooled Air
Physical Percent Good	42%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	43 yrs

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605 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-191



Item 1 of 3

[1 Image / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1912 - # of Buildings: 1
 - Total Sq.Ft.: 3,564
- > Assessed Value: \$104,700 | Taxable Value: \$104,700
- > 9 Building Department records found
- > Property Tax information found
- > 16 Invoices Found, Amount Due: 0.00

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$104,700
MAP #	AP-0036 -0036	Taxable Value	\$104,700
User Number Index	Not Available	State Equalized Value	\$104,700
User Alpha 1	Not Available	Date of Last Name Change	09/16/2020
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$111,400	\$111,400	\$109,095
2022	\$103,900	\$103,900	\$103,900
2021	\$101,000	\$101,000	\$101,000

Land Information

Zoning Code	G-1 BUS	Total Acres	0.051
Land Value	\$15,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	O215-E MICHIGAN AVE-OFFICES	Mortgage Code	No Data to Display
Lot Dimensions/Comments	SQ 2200	Neighborhood Enterprise Zone	No

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

Legal Description

LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/01/2020	\$300,000.00	WD	THE FREDRIC S ABOOD CREDIT TRUST	CITY RESCUE MISSION OF LANSING	21-NOT USED/OTHER	2020 029682
12/10/2010	\$150,000.00	WD	PURCELL INVESTMENT L L C	THE FREDRIC S ABOOD CREDIT TRUST	03-ARM'S LENGTH	L3409-P577
03/01/2010	\$5,835.00	OTH	PPURCELL INVESTMENTS L L C	INGHAM COUNTY TREASURER	33-TO BE DETERMINED	L3377-P165
09/22/2003	\$365,000.00	LC	FOUR LEAF CLOVER PROPERTIES LLC	PURCELL INVESTMENT L L C	21-NOT USED/OTHER	L3077-P67
08/29/2002	\$230,000.00	WD	INFINITY COMPANIES L L C	FOUR LEAF CLOVER PROPERTIES LLC	21-NOT USED/OTHER	L2980-P148
11/06/2001	\$0.00	QC	ELLIOTT MATTHEW K	INFINITY COMPANIES L L C	21-NOT USED/OTHER	L2932/P1040
03/13/2000	\$175,000.00	WD	ZEINEH FAIEK & MARY E	MATTHEW KRISTOPHER ELLIOTT	33-TO BE DETERMINED	L2844P217
10/03/1997	\$60,000.00	LC	WESTON RUSSELL & MARGEY	FAIEK & MARY ELLEN ZEINEH	33-TO BE DETERMINED	L2512P984

Building Information - 3564 sq ft Stores - Retail (Commercial)

Floor Area	3,564 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Retail	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1912	Year Remodeled	2003
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	45%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	35 yrs

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607 E MICHIGAN AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-16-277-222



Item 1 of 8

[6 Images / 2 Sketches](#)**Customer Name:** CITY RESCUE MISSION OF LANSING**Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1913 - # of Buildings: 1
 - Total Sq.Ft.: 13,448
- > Property Tax information found
- > Assessed Value: \$0 | Taxable Value: \$0
- > 12 Building Department records found

Important Message

2024 values are subject to change by the March Board of Review.

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 607 E MICHIGAN AVE LANSING, MI 48912-1166	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING PUBLIC SCHOOL DIST	Assessed Value	\$0
MAP #	AP-0036 -0038	Taxable Value	\$0
User Number Index	Not Available	State Equalized Value	\$0
User Alpha 1	Not Available	Date of Last Name Change	04/02/2009
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 12/30/1997

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0
2021	\$0	\$0	\$0

Land Information

Zoning Code	H LT IN	Total Acres	0.202
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	R215-E MICHIGAN AVE-RETAIL	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

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

Legal Description

LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

Building Information - 13448 sq ft Fraternal Buildings (Commercial)

Floor Area	13,448 sq ft	Estimated TCV	Not Available
Occupancy	Fraternal Buildings	Class	C
Stories Above Ground	2	Average Story Height	11 ft
Basement Wall Height	Not Available	Identical Units	Not Available
Year Built	1913	Year Remodeled	2006
Percent Complete	100%	Heat	Forced Air Furnace
Physical Percent Good	47%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	30 yrs

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Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
603 E Michigan Ave
33-01-01-16-277-181



This two story retail building was originally constructed in 1907 as a retail building with apartments occupying the second story, containing 3,432 square feet. Currently, the second story is being used as storage as the apartments are not useable. Upon inspection of the building, it appears there may be structural or facade damage to the front of the building. It appears that the brick above the store front window is deteriorating and bowing. An engineer should inspect this property for potential structural damage and required repairs needed to ensure the building is secure.

Further, the heating system is an outdated and inferior forced air system for the retail area, along with separate outdated forced air heating system for the apartments above. The apartments do not have air conditioning nor are the utilities separate each unit. This is not typical for this type of building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system. For the apartments above, installing individual HVAC systems would be needed to accommodate each apartment, along with the other utilities needed for this space. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

Although a roof inspection was not conducted, it was conveyed that the roof system is in need of repair as well. This further contributes to the cost to ready this property for use as a retail and apartment mixed use building. Also, the building contains a basement area that has a very low ceiling height. This space is unusable due to current building codes for ingress/egress and the low ceiling height also prevents repurposing this area even for storage.

Based on all of the repairs or replacements of mechanical systems, roof system and potential structural issues, and basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
605 E Michigan Ave
33-01-01-16-277-191



This two story retail building was originally constructed in 1912 as a retail building with apartments occupying the second story, containing 3,564 square feet. Currently, the second story is being used as storage as the apartments are not being used.

The heating system is an outdated and inferior forced air system for the retail area, along with a separate outdated forced air heating system for the apartments above. The apartments do not have air conditioning nor are the utilities separate each unit. This is not typical for this type of building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system. For the apartments above, installing individual HVAC systems would be needed to accommodate each apartment, along with the other utilities needed for this space. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

Although a roof inspection was not conducted, it was conveyed that the roof system is in need of repair as well. This further contributes to the cost to ready this property for use as a retail and apartment mixed use building. Also, the building contains a basement area that does not have adequate ingress/egress. This space is unusable due to current building codes for ingress/egress and prevents repurposing this area even for storage.

Based on all of the repairs or replacements of mechanical systems, roof system and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
607 E Michigan Ave
33-01-01-16-277-222



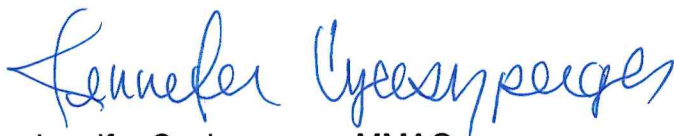
This two-story retail building was originally constructed in 1913 as a retail building with apartments occupying the second story, containing 13,448 square feet. The original construction was for 3 separate two story buildings, which have been connected via the use of small doorway openings. The second story area is used for group sleeping areas which includes bathroom and shower facilities.

The result of connecting the three buildings has created multiple floor levels between the different buildings, requiring steps or ramps in the doorway openings. These openings are situated based on the use at the time of connecting the buildings, which create obstructed flows from one section to the other. This has limited the functional utility of the areas available.

Further, each section of the building has separate and different heating systems. Forced air systems (HVAC), gas space heaters and a boiler system are in place to maintain the heating of the building. Due to the multiple heating systems, some areas require wall/window air conditioning units to properly cool the areas. The heating system is outdated and does not function efficiently for the entire building. This is not typical for this size building and does not meet the market expectations for potential tenants. Correcting this feature would require significant reworking of the HVAC duct work and supporting HVAC system along with removal of the various and different heating systems. The cost to cure the HVAC for this building would exceed the potential beneficial return on the investment.

This building contains a small elevator that will only service 2-4 people at a time. This limited elevator system does not properly support the second-floor use. The size of the elevator limits the use for any freight purposes. This elevator also does not reach the basement floor, which limits the use of the basement area as potential rentable space. The basement areas of this building have very low ceiling heights, and the access stairways do not meet the current building codes for rise and runs. It was indicated that some of the access stairs must be removed, and replacement may not be possible due to the location.

Based on all of the repairs and/or replacements of mechanical systems, floor levels, elevator limitation and an unusable basement area a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

**CITY OF LANSING BROWNFIELD PLAN #88
603, 605, 607 MICHIGAN AVENUE REDEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
June 6, 2025, 8:30am	Lansing BRA	LBRA staff and developer introduce project, LBRA approves Brownfield Plan #88.	YES
June 9, 2025 7:00PM	Lansing City Council	City Council receives Brownfield Plan #88 and refers it to the Committee on Development and Planning.	
June 11, 2025 3:30PM	Committee on Development and Planning	Presentation. The Committee approves Resolution to set Public Hearing.	YES
June 23, 2025 7:00PM	Lansing City Council	Presentation and setting of public hearing.	YES
July 14, 2025 7:00PM	Lansing City Council	Public hearing held at City Council. Referred back to the Committee on Development and Planning for approval.	(if requested)
July 23, 2025 3:30PM	Committee on Development and Planning	Committee on Development and Planning approves resolution to approve Brownfield Plan #88.	(if requested)
July 28, 2025 7:00PM	Lansing City Council	Approves Brownfield Plan #88.	YES

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION TO SET A PUBLIC HEARING FOR BROWNFIELD PLAN #88
603, 605, 607 E. MICHIGAN AVENUE REDEVELOPMENT

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 603, 605, 607 E. Michigan Avenue 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 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 July 14, 2025 at 7:00 p.m. on Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment under the Brownfield Redevelopment Financing Act, for property more particularly described as:

603 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-181):

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT;

605 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-191):

LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT;

607 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-222):

LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

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 Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment and the scheduled public hearing.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 14, 2025, 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 Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment 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 603, 605, 607 E. Michigan Avenue located in the City of Lansing, but more particularly described as:

603 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-181):

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT;

605 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-191):

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607 E. Michigan Avenue (Tax Parcel No. 33-01-01-16-277-222):

LOTS 23, 24, 25 & 26 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Approval of this 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, Project 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



603-607 E. Michigan Ave. Rehabilitation Project Brownfield Plan #88



*Submitted
@ ntg*



Table of Contents

- 1. Housing TIF Overview**
- 2. Development Team**
- 3. Project Overview**
- 4. Request**
- 5. Impact to City of Lansing Taxes**



Lansing Economic
Development Corporation





Housing TIF Overview

- The Brownfield Redevelopment Financing Act was amended in 2023 to expand definitions of eligible property and eligible activities for TIF reimbursement to include housing property and housing activities.

County: 33 Ingham

Income	1 Person	2 Person	3 Person	4 Person
20%	12,940	14,780	16,620	18,460
25%	16,175	18,475	20,775	23,075
30%	19,410	22,170	24,930	27,690
35%	22,645	25,865	29,085	32,305
40%	25,880	29,560	33,240	36,920
45%	29,115	33,255	37,395	41,535
50%	32,350	36,950	41,550	46,150
55%	35,585	40,645	45,705	50,765
60%	38,820	44,340	49,860	55,380
70%	45,290	51,730	58,170	64,610
80%	51,760	59,120	66,480	73,840
100%	64,700	73,900	83,100	92,300
120%	77,640	88,680	99,720	110,760
125%	80,875	92,375	103,875	115,375
140%	90,580	103,460	116,340	129,220
150%	97,050	110,850	124,650	138,450

- MSHDA approves housing TIF plans that include capture of state school taxes and that request reimbursement for development activities for affordable/subsidized housing (under 120% AMI)
- Requires projects to have units priced below 120% AMI



Development Team

LEAP Thrive + Gillespie Group

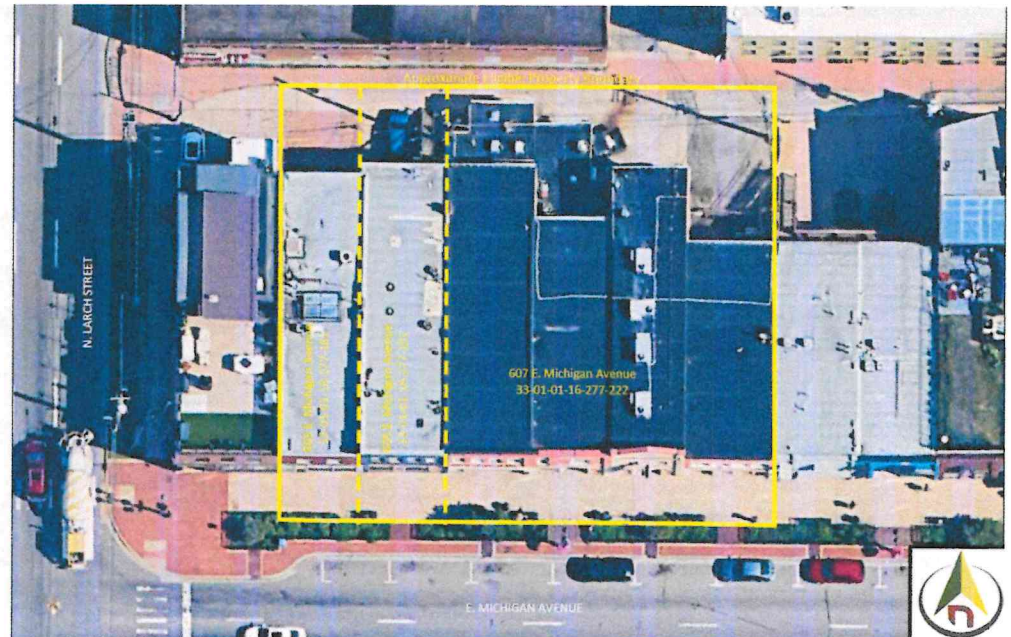


Michigan Ave Revitalization, LLC



Proposed Development

- Rehab of three buildings along Michigan Avenue (603, 605, 607 E. Michigan Ave.)
- 15 housing units on second floor (Studio, 1-bedroom)
 - Resident parking - 7 onsite, 8 offsite
- Commercial storefront - 6,900 sq. ft.
 - Commercial parking - Michigan Ave.
- Total Investment - \$8,189,371





Planned Financing

- LBRF - **\$626,011**
 - MEDC Grant - \$617,210
 - State of Michigan Appropriation - \$3,000,000 —→ LEAP Thrive
 - Anonymous grant - \$1,000,000
-
- Owner Equity - \$829,785
 - Perm Financing - \$2,224,837



Commitments

- Workforce Housing - **3 units @ 80-120% AMI** (20% of units) for 15 years
 - All unit rents naturally fall into this range.

UDA

- Real Property Improvements - **\$4.2M**
- Jobs - **2 FTEs @ \$15/hour**
- Construction Start - **October 1, 2025**
- Construction End - **December 31, 2028**



Tax Capture Projections

Total New Taxes Generated by Development for the Duration (15 years) of the Brownfield Plan: \$1,415,011		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer ¹	\$1,021,517	72.2%
Passed Through to Debt Millage, TIFA (10% Local Millage), and 10% State School Operating and State Education Tax	\$262,876	18.6%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR ²)	\$76,864	5.4%
Portion Captured for the State Brownfield Revolving Fund	\$53,753	3.8%
TOTAL NEW TAXES GENERATED	\$1,415,011	100%

¹ The table depicts the current maximum capture based on the current estimated future taxable value.

² TIR = tax increment revenue



THANK YOU

603-607 E. Michigan Ave. Rehabilitation Project
Brownfield Plan #88



PROPOSED HOUSING TIF

603-607 E. Michigan Ave Rehabilitation Project





MSHDA's Housing TIF: Program Overview

The Michigan State Housing Development Authority (MSHDA) Housing Tax Increment Financing (TIF) program is a strategic initiative designed to support the development and preservation of affordable/attainable housing across Michigan. By leveraging a tool already in place (the Traditional Brownfield Tax Increment Financing or TIF), the program enables developers to address the financial challenges associated with housing projects, particularly in underutilized or blighted areas.

For developers, the Housing TIF program provides a mechanism to offset eligible costs related to housing development, based on certain criteria being met related to resident income and rent thresholds. This financial incentive is important as it assists in making housing projects financially feasible for developers, allowing housing developments to move forward that were once unable. Ultimately, this tool serves as a catalyst in satisfying the housing shortage in the state of Michigan.

What Types of Developments Qualify?

The definition of eligibility has been expanded to include Housing. A housing Property is defined as:

- A property on which one (1) or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designed to be used as a dwelling
- OR, One or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use property

How is the Housing TIF different than the Traditional Brownfield TIF?

- **The Housing TIF is similar to the Traditional Brownfield TIF** in that it captures a portion of the real estate tax base generated by the new development, and uses the newly created tax to reimburse developers for eligible costs
- **The Housing TIF is different than the Traditional Brownfield TIF** in its definition of Eligible Costs, which is broader than Traditional Brownfield TIF, in that it includes housing related costs, as well as financing gaps created by developers being restricted to certain rents. Lastly, the Housing TIF has a broader definition of infrastructure costs than the traditional Brownfield TIF. Because of this broader definition, both urban and greenfield sites can be eligible.

PROPOSED HOUSING TIF
603-607 E. Michigan Ave Rehabilitation Project

What is the Benefit of a Housing TIF to Local Communities

Local communities benefit from the program by:

- Activates underdeveloped or blighted properties
- Increases the tax base (real estate taxes, sales taxes, wages, etc)
- Addresses the state's housing shortages, particularly for those under 120% AMI
- Provides employee housing for companies looking to grow or relocate to Michigan



Why should the City of Lansing Approve the 603-607 E. Michigan Avenue Rehabilitation Project?

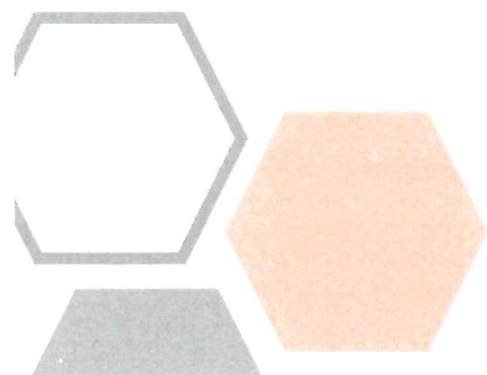
Gillespie Group is dedicated to its investment in the Lansing community by creating opportunities for vibrancy and economic success across the region. The redevelopment of the City Rescue Mission site is critical to the continued growth and engagement of our Michigan Avenue Corridor. With this property being recently declared functionally obsolete by the city's assessor, the Gillespie Group is eager to invest in a redevelopment that will continue to build on the momentum of the newly constructed grocery, hotel and housing located directly across the street.

Direct benefits of the project are:

- Additional housing units in Lansing's urban core
- Refreshed spaces to foster new retail/restaurants
- Activation of the Michigan Avenue Corridor on a core block (BLOCK600)
- Clean up of curb/sidewalk/rain gardens
- Future consideration will be given by the developer in activating the alleyway behind the development

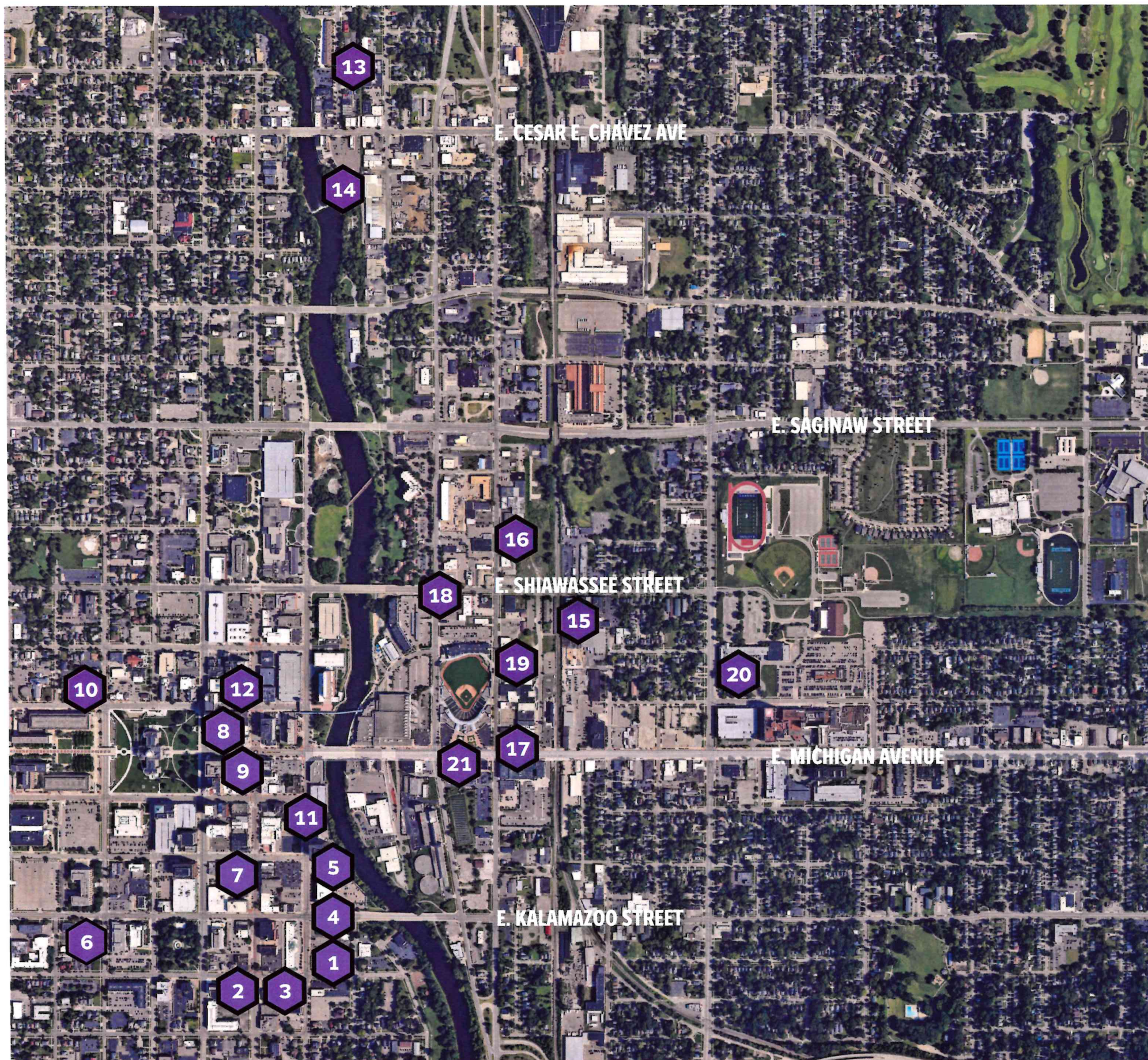


Through Senator Sarah Anthony's efforts, the project received a \$3 million allocation from the state's appropriation process, underscoring the significance of this redevelopment to our state's government. In addition to the state's appropriation, approval of the project's proposed Housing TIF and the proposed financial support by the MEDC will fill the project's funding gaps, allowing the project to move forward.



PROPOSED HOUSING TIF
603-607 E. Michigan Ave Rehabilitation Project





REGIONAL PROJECTS ON THE HORIZON

- 1 NEW LANSING CITY HALL
Construction of brand-new modern city hall
- 2 OVATION CENTER FOR MUSIC & ARTS
Lansing's first performing arts center
- 3 CATA ADMINISTRATIVE BUILDING
CATA's new hub - connecting communities and expanding possibilities
- 4 LANSING HOUSING COMMISSION - RIVERVIEW 220
First affordable mixed-use development, bringing 63 units to Downtown Lansing
- 5 LANSING HOUSING COMMISSION - GRAND VISTA PLACE
New development bringing 55 affordable units to Downtown Lansing
- 6 NEW CITY RESCUE MISSION
Repurposed space for an upgraded shelter able to service 300 adults
- 7 MACOTTA CLUB RESTAURANTS IN KNAPP CENTER
Newly redeveloped food hall to bring 16 new restaurants to Downtown Lansing
- 8 OLD CITY HALL INTO HOTEL
City Hall conversion to Hotel
- 9 WASHINGTON SQUARE APARTMENTS
Building conversion adding 66 housing units to Downtown Lansing
- 10 CAPITOL TOWER HOUSING
New construction adding 105 housing units to Downtown Lansing
- 11 TOWER ON GRAND HOUSING
New construction adding 287 housing units to Downtown Lansing
- 12 INGHAM BUILDING
Building conversion adding 25 housing units to Downtown Lansing
- 13 OLD TOWN HOUSING
New construction adding 80 housing units to Old Town
- 14 RIVERFRONT ACTIVATION & BRENKE FISH LADDER
Repurposed local landmark, and riverfront programming to engage the community
- 15 NEOGEN MANUFACTURING & RESEARCH FACILITY
Three story, 176,000 SF campus expansion
- 16 HOLY CROSS SERVICES EXPANSION
Installation of 70 more beds to serve our community
- 17 FUTURE HOUSING
Repurposing of former City Rescue Mission buildings to new multi-use urban spaces
- 18 505 SHIAWASSEE POTENTIAL RESTAURANT
New restaurant activation, and repurposed upstairs for urban apartments
- 19 ROCK CLIMBING - 300 N. LARCH
Construction of Lansing's first rock climbing gym, and conversion of office to housing
- 20 UNIVERSITY OF MICHIGAN SPARROW REDEVELOPMENT
Repurpose of space for Behavioral Health for UM Sparrow
- 21 NOTRE DAME FEDERAL CREDIT UNION
First Floor of the Stadium District Building

\$682.8+ Million Invested

WHAT'S COMING TO DOWNTOWN LANSING

**this is a static document subject to change 4.11.25*





RIVERFRONT ACTIVATION

Outdoor Concert Venue, Events, Programming of all outdoor spaces,

PAST 5 YEARS

- Over \$6 million has been invested in Lansing's riverfront along the Stadium District including Rotary Park
- Addition of a lighted forest, riverfront patio and pier
- Addition of an accessible playground - the first of its kind in the region

2025-2026

- Consultant in charge of Detroit riverfront activation is a consultant to Lansing
- Full time position being added to develop and maintain programming along the riverfront
- Programming that will activate and engage employees, visitors, and residents of the region.



MICHIGAN AVE - 600 BLOCK NORTH REDEVELOPMENT

REENERGIIZING THE CORRIDOR TO THE CAPITOL

est. circa 1930

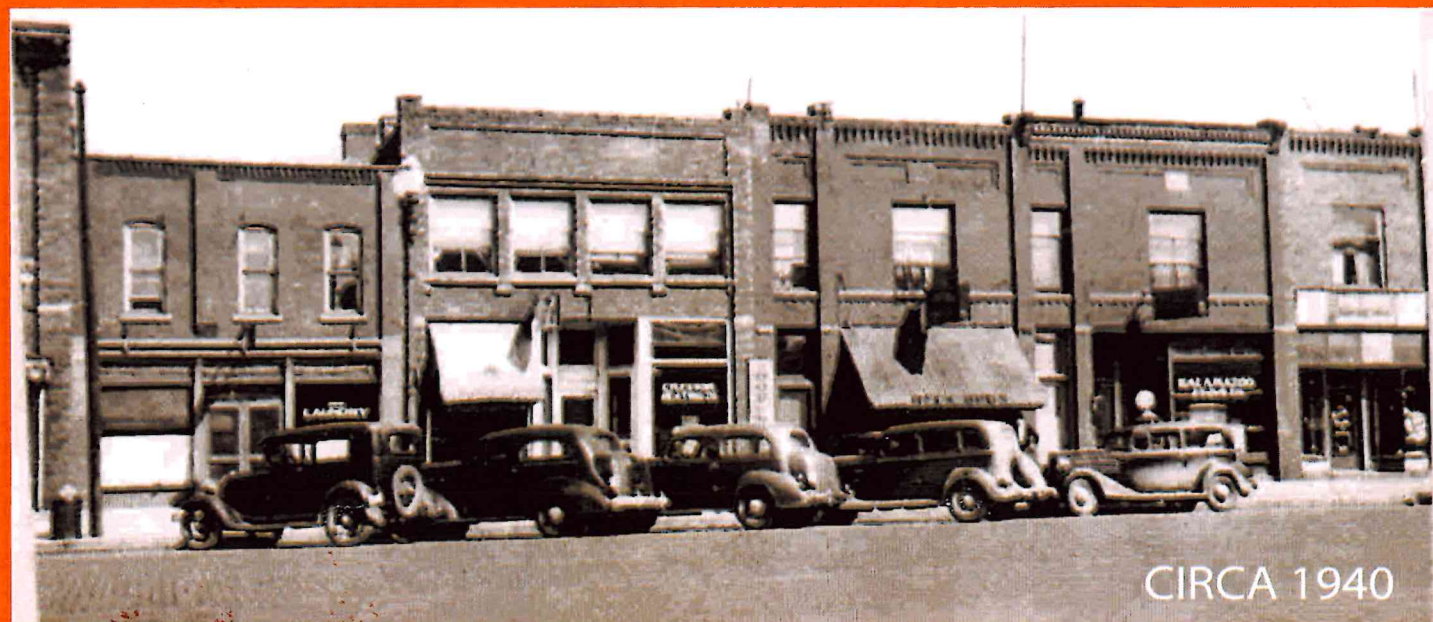




The City Rescue Mission of Lansing has announced its plans to increase the size of their facility to accommodate a larger population of unhoused. They will be moving their facility to Kalamazoo St to better serve the Lansing community. We are passionate about bringing new energy into their current storefronts along Michigan Ave.

The redevelopment of this site will consist of both residential and commercial space and is critical to reenergizing the Michigan Avenue Corridor. Our team is committed to building on the momentum that our capital city has experienced over the last several years.

600 NORTH



CIRCA 1940

*Use Courtesy of City Rescue Mission Lansing

600 NORTH





*Use Courtesy of City Rescue Mission Lansing

CIRCA 1976

A time when Michigan Ave was much different

600 NORTH





CIRCA 1986

600 NORTH





APRIL 2024

600 NORTH





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600 NORTH

**inspirational facade improvement representation*





600 NORTH

**inspirational facade improvement representation*





600 NORTH

**inspirational facade improvement representation*

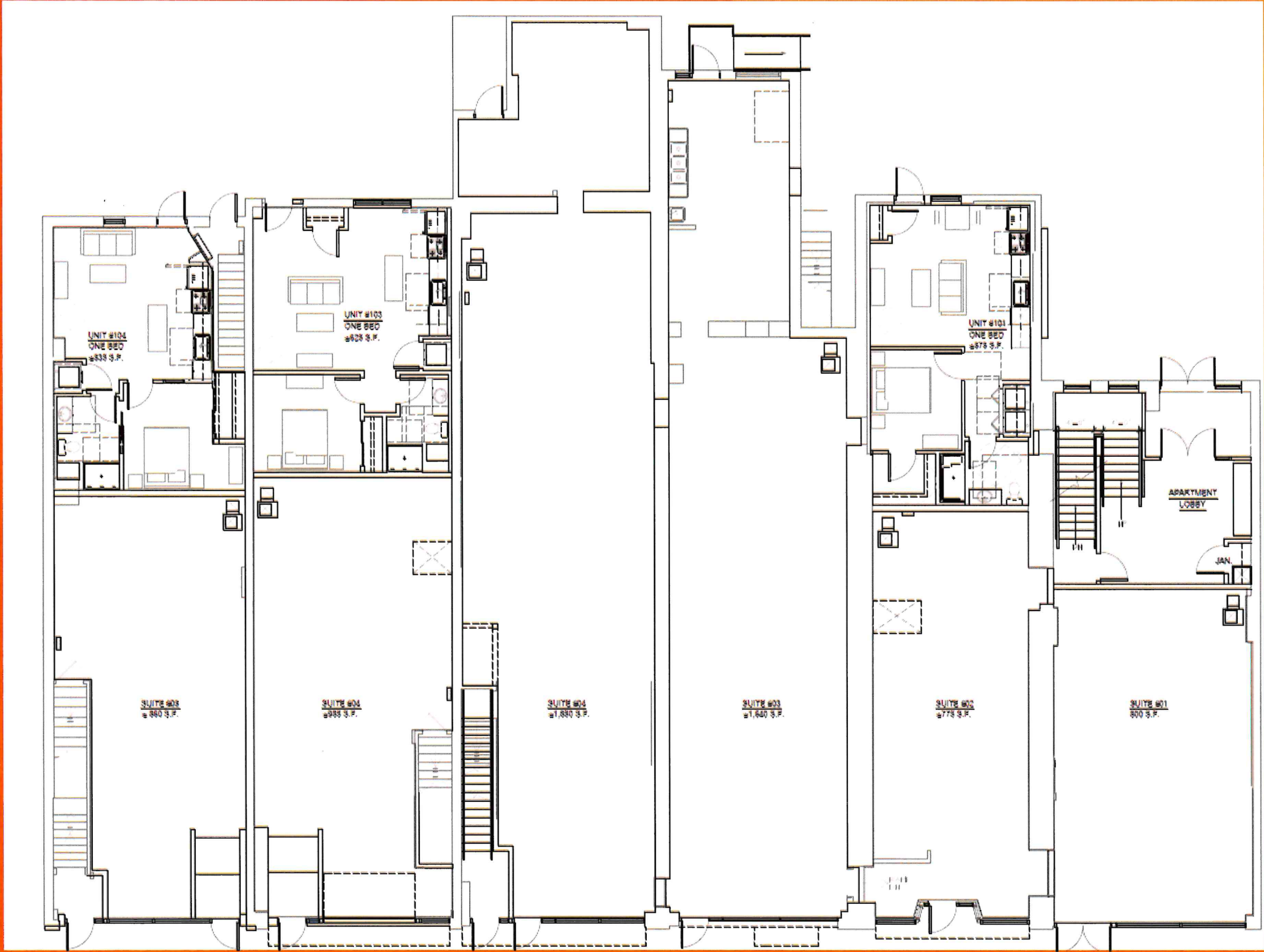




600 NORTH

**inspirational facade improvement representation*





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600 NORTH

FIRST FLOOR SCHEMATIC PLANS





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600 NORTH

SECOND FLOOR SCHEMATIC PLANS



**credit to Rochester Downtown Development Authority*

Proposed yearly Christmas elevation of the corridor to the State Capitol

600 NORTH



2024

BE A PART OF THE CORRIDOR TO THE CAPITOL COLLABORATION

PAT GILLESPIE

FOUNDER & CEO OF GILLESPIE GROUP

pgillespie@gillespie-group.com

517.333.4123

