



Lansing Brownfield Redevelopment Authority (LBRA)

Board of Directors Meeting

Friday, June 20, 2025 – 8:30 AM

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

AGENDA

1. Call to Order/Rollcall
2. Approval of LBRA Board Meeting Minutes – Friday, June 6, 2025
3. Pleasant Grove & Holmes Development Project Brownfield Plan #80 Amendment No. 1 (ACTION)
4. Presentation on Turner North Development Project Brownfield Plan #89 (DISCUSSION)
5. Brownfield Plan Policy Updates (DISCUSSION)
6. Open Forum for LBRA Board Members
7. Other Business
8. Public Comment
9. Adjournment



Board of Directors Meeting
Friday, June 6, 2025 – 8:30 A.M.
REO Town Clubhouse – 1314 S. Washington Avenue, Lansing, MI 48910

MINUTES

Members Present: Chair – Shelley Davis Boyd, Vice-Chair – Calvin Jones, Treasurer – Catharine Rathbun, Rawley Van Fossen, Bryan Britten, Dr. Alane Laws-Barker (arrived 8:37 A.M.), Chaz Carrillo

Members Absent: Jonathan Smith

Staff Present: Karl Dorshimer, Kris Klein, Aurelius Christian, Alex Watkins, Chelsea Dowler, Kahleea Washington, Shay Manawar, Kimberly Lavon, Brian Swett

Guests: Tricia Walthorn, Pat Gillespie, Jason Kildea, Dave Van Haaren, Connor Zook

Call to Order

Chair Davis Boyd called the meeting to order at 8:30 A.M.

Welcome to REO Town Clubhouse

Welcome New Lansing EDC Employee

Approval of LBRA Board Meeting Minutes – Friday, May 23, 2025 (ACTION)

MOTION: Vice Chair Jones moved to approve the LBRA meeting minutes from the Friday, May 23, 2025, Board of Directors meeting, as presented. Member Carrillo supported the motion.

YEAS: Unanimous, motion carried.

603-607 E. Michigan Avenue Redevelopment Project Brownfield Plan #88 (ACTION)

MOTION: Member Van Fossen moved to approve the 603-607 E. Michigan Avenue Redevelopment Project Brownfield Plan #88, as presented. Member Britten supported the motion.

YEAS: SIX (6)

NAYS: NONE (0)

ABSTENTIONS: ONE (1), Member Rathbun

6 YEAS, 0 NAYS, 1 ABSTENSTION, Motion carried.

Approval of FY2024/2025 LBRA Budget Amendment (ACTION)

MOTION: Member Van Fossen moved to approve FY2024/2025 LBRA Budget Amendment, as presented. Member Carrillo supported the motion.

YEAS: Unanimous, motion carried.

Approval of FY2024/2025 LBRA Budget (ACTION)

MOTION: Vice Chair Jones moved to approve FY2024/2025 LBRA Budget, as presented. Member Van Fossen supported the motion.

YEAS: Unanimous, motion carried.

Open Forum for LBRA Board Members

Carrillo

Other Business

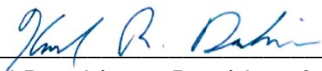
None.

Public Comment

None.

Adjournment

Chair Davis Boyd adjourned the Lansing Brownfield Redevelopment Authority meeting at 9:03 A.M.



Karl Dorshimer, President & CEO
Lansing Economic Development Corporation (LEDC)

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY (LBRA)

**Resolution Recommending Approval of Plan #80 Amendment #1
Pleasant Grove & Holmes Mixed-Use Redevelopment Project**

At a special meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) City of Lansing, Michigan, held on Friday, June 20, 2025, at 8:30 a.m., pursuant to notice duly given:

PRESENT: Members:

ABSENT: Members:

The following preamble and resolution was offered by;

Member: , and seconded by

Member:

WHEREAS, The LBRA (Authority) staff has worked closely with representatives of Holmes and Pleasant Grove, LLC (the “Developer”) to draft Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project (Plan); and

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

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

WHEREAS, The LBRA staff recommends approval of Brownfield Plan #80 – Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project.

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

1. The Brownfield Plan described as Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.
2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a special meeting of the Brownfield Redevelopment Authority held on the 20th day of June 2025, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board’s By-Laws.

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

Shelley Davis-Boyd, Chair



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

LBRA BROWNFIELD PLAN SUBMITTAL COVER SHEET

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

APPLICANT INFORMATION

Project Name:	Pleasant Grove & Holmes Mixed-Use Development Project
Project Address:	2130 W. Holmes Road in Lansing, Michigan 48910
Applicant Name:	Holmes and Pleasant Grove, LLC
Contact Name:	Brent Forsberg
Contact Phone:	517-202-7572
Contact Email:	brent@taforsberg.com
Submittal Date:	May 21, 2025

PLAN INFORMATION

Developer Reimbursement (Maximum)	\$ 3,827,384
Duration of Plan (Maximum)	34 years
Duration of Capture (Maximum)	30 years
Total Local Capture during Plan	\$ 3,052,005
Total State Capture during Plan	\$ 1,485,078
Total New Taxes to Taxing Units during Plan	\$ 1,032,110

ADHERENCE TO LBRA BROWNFIELD PLAN POLICY

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

Plan Requirements

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

Instructions: Applicant must initial each “Request” column of the table below attesting to the Plan’s adherence to each criterion.

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

LBRA Plan Policy Criteria	Request
1) A minimum of 10% of yearly new incremental taxes flowing through to all taxing units.	
2) A minimum of 10% of captured yearly local taxes going to LBRA Brownfield Administration and/or the LBRA Local Brownfield Revolving Fund.	
3) A maximum of 5% simple interest on Developer Eligible Activities.	
4) The Developer is not asking the City of Lansing or State of Michigan for the abatement or exemption of personal or real property taxes for the same project (ex: OPRA, Act 198, Act 328, etc.).	
5) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with local taxes.	
6) A stated not to exceed amount (life of plan cap) for the reimbursement of Developer Eligible Activities with state taxes (if state taxes are captured).	
7) A ratio of total state (if captured) to total local captured taxes requested to reimburse the Developer that is at least equal to the ratio of all annual captured state to local taxes. For example, if the annual brownfield capture is 20 mils state taxes and 30 mils local taxes, the ratio is $20/30 = .66$. Thus in the brownfield plan for every dollar of local capture used to reimburse	Holmes and Pleasant Grove, LLC is requesting \$3,827,384 of eligible activities are reimbursed through available Local and State tax increment revenue. The overall ratio of state is $23.4/71.1$ or 0.329 and local tax capture is $47.7/71.1$ or 0.671 . See Table 3 of the Brownfield Plan.

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

Plan Evaluation

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

Criteria	Response	Applicant Comments
Amount of private investment pledged	>= \$100,000,000	
	\$50,000,000 to \$99,999,999	
	\$25,000,000 to \$49,999,999	
	< \$25,000,000	X
Ratio of private investment pledged to requested public investment	>= 10:1	
	5:1 to 9:1	
	1:1 to 4:1	X
	< 1:1	
Number of pledged jobs created that are <u>new to the City</u>	>= 500	
	100 to 499	
	50 to 99	
	< 50	X
	0	
Average wage rate of new pledged jobs created that are <u>new to the City</u>	>= \$75,000/yr	
	\$50,000 to \$74,999	
	\$30,000 to \$49,999	X
	< \$30,000	
	N/A (no new Jobs)	
Percent of total pledged private project investment going to public improvements	>= 20%	
	10% to %19.9	
	5% to 9.9%	
		The completed project is anticipated to create 10-15 full time equivalent jobs with an estimated average hourly wage of \$15/hour.
		The Brownfield Plan anticipates \$238,830 in eligible public infrastructure improvements.

	< 5%	X	
	0%		
Height of Building	>/= 20 stories Downtown		Current development plans include the construction of a new 30,000 square foot three-story mixed-use building at the intersection of W. Holmes and Pleasant Grove Roads.
	10 to 19 stories Downtown		
	5 to 9 stories Downtown		
	5 to 9 stories Not Downtown		
	3 to 4 stories Not Downtown	X	
	Other (please explain)		
Length of Brownfield Plan <i>(Must be a stated cap in the Brownfield Plan)</i>	</= 10 years		Holmes and Pleasant Grove, LLC is requesting 30 years of TIR capture. The plan includes capture for the County Land Bank and Public infrastructure improvements.
	11 to 15 years		
	16 to 20 years		
	Other (please explain)	X	
Project reuses a Historic Building	Project Nat. Registered Property		
	Project Meets Fed Standards		
	Project in Local Historic District		
	Project reuses Historic Building		
Project Provides a High Priority and Quality Product	Downtown Housing Units		The proposed layout includes approximately 5,000 square feet of commercial space, and thirty (30) residential units between the first, second, and third floors.
	Downtown Hotel		
	LEED Certified Building		
	Owner Occupied Housing		
	High Quality Exterior Materials/Exceptional Architecture		
	Other (please explain)	X	
Other Factors that demonstrate the need or impact of the Project or the applicant would like to highlight (please list).			

Other Project Assistance

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

We have Ingham County Funds of 1.5 million and RAPP 2.0 Funds of 1 million pledged to the project

REQUIRED WITH APPLICATION

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

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

APPLICANT SIGNATURE

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

Applicant Name: Holmes and Pleasant Grove, LLC

By:  _____

Print Name: Brent Forsberg

Its: Member _____

Date: 6-2-2025 _____

*Lansing Brownfield
Redevelopment Authority*



Lansing Brownfield Redevelopment Authority
Pleasant Grove & Holmes
Mixed-Use Development Project

***Brownfield Plan #80
Amendment No. 1***

2130 W. Holmes Road
Lansing, Michigan 48910

PREPARED BY:

Triterra
1375 S. Washington Avenue, Suite 100
Lansing, Michigan 48910
Contact Person: Dave Van Haaren and Connor Zook
dave.vanhaaren@triterra.us | connor.zook@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 21, 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

Figure 3: Approximate Boring Location with Analytical Exceedances

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Site Plans and Renderings

1. Project Summary Sheet

Since its original approval in 2022, the development plans outlined in Brownfield Plan #80 have been redesigned and improved. Current development plans include the construction of a new 30,000 square foot three-story mixed-use building at the intersection of W. Holmes and Pleasant Grove Roads. The proposed layout includes approximately 5,000 square feet of commercial space, and thirty (30) residential units between the first, second, and third floors. The unit breakdown of the thirty (30) planned residential apartments is as follows: fifteen (15) one-bedroom units, and fifteen (15) two-bedroom units.

Project Name: Pleasant Grove & Holmes Mixed-Use Development Project (the “Project”)

Developer: Holmes and Pleasant Grove, LLC (the “Developer”)
2422 Jolly Road, Suite 200
Okemos, MI 48864

Property Location: Parcel Numbers 33-01-01-29-305-123 and 33-01-01-29-305-124 which are two contiguous parcels of land, totaling 3.98 acres, located at 2130 W. Holmes Road in Lansing, Michigan 48910 (the “Property”).

Type of Eligible Property: Facility and Housing Property

Project Description: This is an amendment to the Lansing Brownfield Redevelopment Authority’s Pleasant Grove & Holmes Mixed-Use Development Project (Plan #80) approved by the Lansing City Council on March 14, 2022. This is the first amendment to the Brownfield Plan.

The purpose of this Brownfield Plan Amendment (the “Amendment”) is to 1) update the definition of the eligible property, including parcel numbers, boundaries, and legal descriptions of the two parcels located at 2130 W. Holmes Road (herein referred to as the “Property” or “eligible property”), 2) update the development plans and developer information, 3) update/realign eligible activity costs based on current redevelopment plans at the property, and 4) adjust the proposed tax increment revenue (TIR) capture schedule based on the current/future eligible costs and taxable value for the eligible property.

Brownfield Eligible activities include Michigan Department of Environment, Great Lakes and Energy (EGLE) pre-approved activities, site preparation activities, infrastructure improvements, housing development activities in the form of gap financing, application fee, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, and 5% simple interest.

Total Capital Investment: Total capital investment is estimated at \$9,637,106 of which \$3,827,384 in eligible activities are associated with the proposed Project.

Estimated Job Creation/Retention: The completed project is anticipated to create 10-15 full time equivalent jobs with an estimated average hourly wage of \$15/hour.

Duration of Plan: The duration of the Plan includes capture of Tax Increment Revenue (TIR) for reimbursement to the Developer for 30 years (starting in 2027).

Total New Taxes Generated by Development for the Duration (30 years) of the Brownfield Plan: \$5,569,193		% of New Taxes
Uses		
Portion Captured by LBRA to Reimburse Developer	\$3,827,384	68.7%
Passed Through to Debt Millage, 10% Local Millage, 10% State School Operating and State Education Tax)	\$1,032,110	18.5%
Portion Captured for LBRA Plan Administration and Local Brownfield Revolving Fund (LBRF) (10% of available Local TIR*)	\$305,200	5.5%
Portion Captured for Ingham County Land Bank 5/50	\$235,039	4.3%
Portion Captured for the State Brownfield Revolving Fund	\$169,459	3.0%
TOTAL NEW TAXES GENERATED	\$5,569,193	100%

*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.

Pleasant Grove & Holmes Brownfield Plan: The original Brownfield Plan (Plan #80) for this project was approved by the Lansing BRA on January 14, 2022, and by the Lansing City Council on March 14, 2022. The original plan anticipated 30 years of state and local capture to the developer totaling \$3,332,618 with eligible activities and total potential capture totaling \$4,524,756.

Pleasant Grove & Holmes Brownfield Plan Amendment No. 1: This is the first amendment to the plan and redefines the project. The project will construct a new 30,000 square foot three-story mixed-use building at the intersection of W. Holmes and Pleasant Grove Roads. The proposed layout includes approximately 5,000 square feet of commercial space, and thirty (30) residential units between the first, second, and third floors. Total investment into the project is approximately \$9,637,106, of which approximately \$3,827,384 is eligible for Developer reimbursement. The Amendment anticipates 30 years of state and local TIR capture for reimbursement to the Developer. Of the total amount eligible for Developer reimbursement, \$1,788,710, is eligible through MSHDA gap financing. With the adoption of this amendment, the Developer is committed to income certifying select units, in accordance with MSHDA and LBRA reporting requirements for the term of the duration of this plan.

The Amendment will allow the LBRA to use tax increment financing to reimburse **Holmes and Pleasant Grove, LLC** (the “Developer”), or a duly assigned entity, for the costs of eligible activities required to redevelop the eligible property located at 2130 W. Holmes 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
2130 W. Holmes Road	33-01-01-29-305-123	Facility and Housing Property
2130 W. Holmes Road	33-01-01-29-305-124	Facility and Housing Property

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

The Property consists of two contiguous parcels of land totaling approximately 3.98-acres. The property is currently vacant/undeveloped with no structures on the property. The remainder of the Property consists of pavement and landscaping.

Based on review of historical information, a school building existed on the southwestern portion of the Property in 1910. The remainder of the Property was utilized as agricultural cropland. In 1929, the original school building was razed, and another school building was constructed. In 1949, an addition was constructed to the north side of the school building to form the previous building configuration. In approximately 2006, a mobile structure existed on the east side of the Property building and was removed in approximately 2016. The subject property has been utilized as a school/office building since construction. In June of 2024, the building on the Property was demolished; currently the Property is vacant/undeveloped.

2.1 Environmental

Environmental subsurface investigation activities conducted in April 2021 included the advancement of ten (10) soil borings on the subject property. The soil borings were advanced to depths of 10 to 25 feet below ground surface throughout the subject Property. Four vapor screens (SG-1 through SG-4) were also installed along the west and south Property boundaries to assess soil gas conditions. In total, six soil samples, four groundwater samples, and four soil gas samples were collected and submitted for laboratory analysis. The soil boring and sample locations are depicted in Figure 3.

Groundwater contamination at the Property contains arsenic, chromium III, copper, and lead at concentrations above Part 201 Residential Generic Cleanup Criteria (GCC). Soil Boring locations and analytical result exceedances are depicted in Figure 3.

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 housing unit types that are affordable and attainable. 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 gap funding through tax increment financing to develop a medium-scale mixed use housing property.

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 30 years or the term of the reimbursement. 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 30 total units being created, 6 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 30 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
1 Bedroom	\$2,269	Base Rent: \$1,199-1,599 Utilities: \$181 Pet Fees: \$50 Total: \$1,430–1,830 (76-97% AMI)
2 Bedroom	\$2,721	Base Rent: \$1,259-\$1,599 Utilities: \$251 Pet Fees: \$50 Total: \$1,560-\$1,900 (69-84% AMI)

¹ Based on MSHDA Income and Rent Limits, dated April 1, 2025.

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) it is located within the City of Lansing, a qualified local governmental unit (QLGU) under MCL 125.2782(k); (b) the Property is a facility as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended; and (c) the parcels meet the definition of a Housing property under Section 2(y)(ii).

3. Brownfield Project Description

The Project is a complete redevelopment with construction of a new mixed-use building on the currently vacant parcel.

The project will construct a new 30,000 square foot three-story mixed-use building at the intersection of W. Holmes and Pleasant Grove Roads. The proposed layout includes approximately 5,000 square feet of commercial space, and thirty (30) residential units between the first, second, and third floors. The unit breakdown of the thirty (30) planned residential apartments is as follows: fifteen (15) one-bedroom units, and fifteen (15) two-bedroom units

Total capital investment is estimated at \$9,637,106. This Project will result in the creation of approximately 10-15 full-time equivalent jobs with an average hourly wage of \$15/hour. New jobs will stem from the creation of three commercial spaces.

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 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, site preparation activities, infrastructure improvements (public and private), housing development activities in the form of gap financing, contingency, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, application fee, and 5% simple interest. 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 \$3,827,385.

EGLE Eligible Activities	Cost	Developer
Pre-Approved Activities	\$7,800	\$7,800
Department Specific Activities	\$214,000	\$214,000
Total Environmental Eligible Activities	\$221,800	\$221,800
MSHDA Eligible Activities	Cost	
Site Preparation	\$286,650	\$286,650
Infrastructure Improvements	\$695,972	\$695,972
Housing Development Activities	\$1,938,710	\$1,938,710
Total Non-Environmental Eligible Activities	\$2,921,332	\$2,921,332
Contingency (15%) *	\$176,846	\$176,846
Brownfield Plan & Act 381 Work Plan Preparation	\$25,000	\$25,000
Brownfield Plan & Act 381 Work Plan Implementation	\$15,000	\$15,000
Brownfield Plan Application Fee	\$5,000	\$5,000
Interest (5% Simple)	\$462,407	\$462,407
Total Eligible Cost for Reimbursement	\$3,827,384	\$3,827,384

* 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, 2027.

The taxable value of the Property according to the city is \$0, which is the initial taxable value for this Plan. The new projected taxable value for 2027 is estimated at \$2,000,000. 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.

Tax increment revenue, for the Ingham County Land Bank Fast Track Authority's (ICLB) capture, is required to start in the first year after the sale of the Property. The Property sale from the ICLB to the Developer is expected to occur by the end of the 2025 calendar year and partial tax increment revenue is expected to be available for capture by the redevelopment on the Property starting in 2026.

It is estimated that the LBRA will capture tax increment revenues from 2027 through 2056 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, up to 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.

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 up to 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.

Brownfield Plan #80, Amendment No. 1
Pleasant Grove & Holmes Mixed-Use Development Project
May 21, 2025

Projected Impact on Taxing Jurisdictions				
Taxing Unit	New Taxes to Taxing Units*	New Taxes for BRA Administration and/or Revolving Loan Fund Deposits	New Taxes for Land Bank Capture and Developer Reimbursement	Total New Taxes
School Operating	\$121,384		\$1,092,456	\$1,213,840
State Education Tax (SET)	\$24,796		\$392,623	\$417,419
Airport Authority	\$4,863	\$4,377	\$39,390	\$48,629
CADL-Library	\$10,846	\$9,761	\$87,852	\$108,459
Lansing School Sinking	\$20,575	\$18,518	\$166,660	\$205,753
CATA	\$20,798	\$18,718	\$168,463	\$207,979
Lansing Community College	\$26,222	\$23,600	\$212,400	\$262,222
Ingham Intermediate	\$34,352	\$30,917	\$278,253	\$343,522
Ingham County	\$39,038	\$35,135	\$316,211	\$390,384
Ingham County Sum	\$47,173	\$42,456	\$382,103	\$471,732
Lansing Operating	\$135,244	\$121,719	\$1,095,474	\$1,352,437
Storm Drain*	\$18,088			\$18,088
Public Safety*	\$243,494			\$243,494
Lansing School Debt*	\$285,236			\$285,236
Total	\$1,032,110 (18.5%)	\$305,200 (5.5%)	\$4,231,883 (76.0%)	\$5,569,193 (100%)

* 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 33-01-01-29-305-123: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Parcel 33-01-01-29-305-124: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

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

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

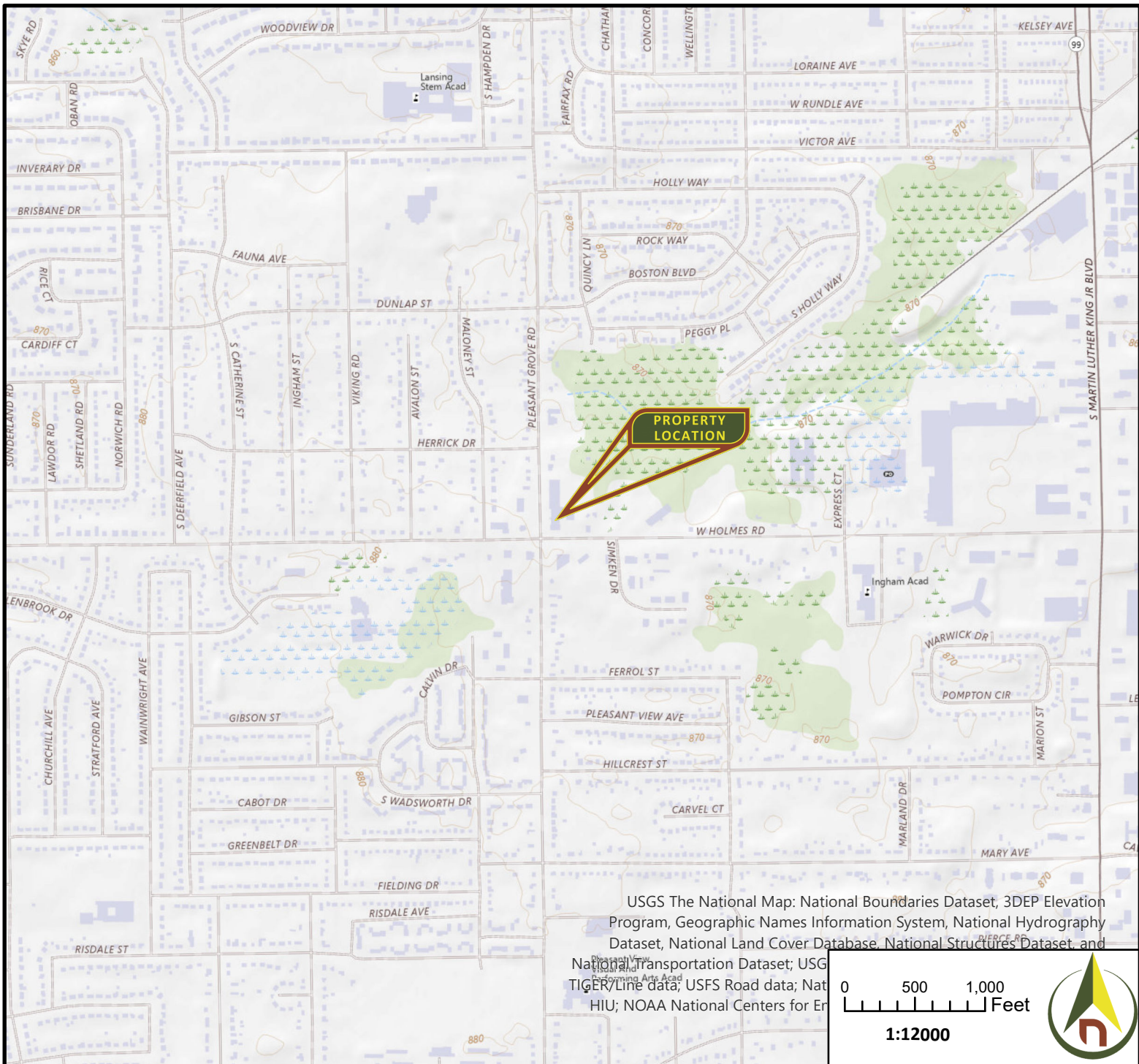
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Subject Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Approximate Boring Locations with Analytical Exceedances



TRITERRA

FIGURE 1 SUBJECT PROPERTY LOCATION



2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 29

PROJECT NUMBER 20-2340-15





-  Approximate Vapor Sreen Location
-  Approximate Soil Boring Location

PLEASANT GROVE ROAD

B-1W 21.5-25' (4/9/2021)	
Constituent	g/ L
Arsenic	34
Chromium III	111
Copper	90
Lead	29

B-2W 19-22.5' (4/9/2021)	
Constituent	g/ L
Arsenic	16

B-4W 16.5-20' (4/9/2021)	
Constituent	g/ L
Arsenic	11
Copper	17
Lead	10

APPROXIMATE PROPERTY BOUNDARY

W. HOLMES ROAD

Aerial Image 7/7/2018



FIGURE 3

APPROXIMATE BORING LOCATIONS
WITH ANALYTICAL EXCEEDANCES

PROJECT NUMBER: 20-2340-15

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: AB DATE: 2/3/2021

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

**Table 1
Brownfield Eligible Activities
2130 W. Holmes Road
Lansing, MI**

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 4,800	\$ 4,800	\$ 4,800		
Baseline Environmental Assessments	1	LS	\$ 3,000	\$ 3,000	\$ 3,000		
Department Specific Activities							
Soil Management - Transportation and Disposal (Non-Hazardous)	5,000	CY	\$ 40	\$ 200,000	\$ 200,000		
Environmental Project Management and Oversight	1	LS	\$ 10,000	\$ 10,000	\$ 10,000		
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 4,000	\$ 4,000	\$ 4,000		
				\$ 221,800	\$ 221,800	\$ -	\$ -
MSHDA ELIGIBLE ACTIVITIES							
Site Preparation							
Geotechnical Investigations/Survey	1	LS	\$ 8,000	\$ 8,000		\$ 8,000	
Geotechnical Engineering and Design	1	LS	\$ 7,000	\$ 7,000		\$ 7,000	
Clearing & Grubbing	1	LS	\$ 55,000	\$ 55,000		\$ 55,000	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 35,000	\$ 35,000		\$ 35,000	
Relocation of Existing/Active Utilities	1	LS	\$ 110,000	\$ 110,000		\$ 110,000	
Surveying and Staking for Site Preparation Activities	1	LS	\$ 8,000	\$ 8,000		\$ 8,000	
Temporary Construction Access	1	LS	\$ 7,000	\$ 7,000		\$ 7,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Temporary Traffic Control	1	LS	\$ 13,000	\$ 13,000		\$ 13,000	
Site Preparation - Soft Costs	1	LS	\$ 13,650	\$ 13,650		\$ 13,650	
				\$ 286,650	\$ -	\$ 286,650	\$ -
Infrastructure Improvements							
Public							
Entrance Improvements - Curbs and Gutters	1	LS	\$ 10,080	\$ 10,080		\$ 10,080	
Sidewalks and Pavers	1	LS	\$ 203,750	\$ 203,750		\$ 203,750	
Landscaping in Right of Way	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Public Infrastructure Improvements - Soft Costs	1	LS	\$ 11,942	\$ 11,942		\$ 11,942	
Private							
Parking Lot - Grading and Pavement	1	LS	\$ 217,000	\$ 217,000		\$ 217,000	
Urban Storm Water Management System	1	LS	\$ 207,000	\$ 207,000		\$ 207,000	
Private Infrastructure Improvements - Soft Costs	1	LS	\$ 21,200	\$ 21,200		\$ 21,200	
				\$ 695,972	\$ -	\$ 695,972	\$ -
Housing Development Activities							
Gap Financing for Income Qualified Housing Units	1	LS	\$ 1,788,710	\$ 1,788,710		\$ 1,788,710	
Monitoring and Reporting - Income and Price	30	YR	\$ 5,000	\$ 150,000		\$ 150,000	
				\$ 1,938,710	\$ -	\$ 1,938,710	\$ -
				\$ 2,921,332	\$ -	\$ 2,921,332	\$ -
				\$ 3,143,132	\$ 221,800	\$ 2,921,332	\$ -
Contingency (15%)				\$ 176,846	\$ 31,500	\$ 145,346	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Interest (5%, simple)				\$ 462,407	\$ 85,154	\$ 377,253	
				\$ 3,827,384	\$ 338,454	\$ 3,488,930	\$ -
State Brownfield Revolving Fund				\$ 169,459			
BRA Administrative Fees and/or LBRF				\$ 305,200			
Land Bank Fast Track Authority 5/50				\$ 235,039			
				\$ 4,537,083			
					8.84%	91.16%	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, Phase II ESAs, Asbestos Surveys, Brownfield Plan are excluded from contingency calculation.

Table 1b
Housing TIF Financing Gap Cap Calculation
2130 W. Holmes Road
Lansing, MI

Location (County)	Type (# of Bedrooms)	FMR/MR Rent	Control Rent	Project Rent	PRL	# of Units	# of Months	# of Years	PRL Gap Cap
Ingham County	1	\$ 905	\$ 2,263	\$ 1,199	\$ 1,064	2	12	30	\$ 765,720
Ingham County	1	\$ 905	\$ 2,263	\$ 1,250	\$ 1,013	4	12	30	\$ 1,458,000
Total Housing Subsidy						6	\$ 2,223,720		
Approved BRA TIF Request						6	\$ 1,788,710		
Other Housing Activities Allowed Under PA 90 of 2023						\$ 435,010			

Table 2
Tax Increment Revenue Capture Estimates
2130 W. Holmes Road
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 1% per year																		
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
Plan Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Base Taxable Value (TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713	\$ 2,187,371	\$ 2,209,244	\$ 2,231,337	\$ 2,253,650	\$ 2,276,187	\$ 2,298,948	\$ 2,321,938	\$ 2,345,157	
Incremental Difference (New TV - Base TV)	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713	\$ 2,187,371	\$ 2,209,244	\$ 2,231,337	\$ 2,253,650	\$ 2,276,187	\$ 2,298,948	\$ 2,321,938	\$ 2,345,157	
School Capture																		
	Millage Rate																	
School Operating	17.4478	\$ 34,896	\$ 35,245	\$ 35,597	\$ 35,953	\$ 36,313	\$ 36,676	\$ 37,042	\$ 37,413	\$ 37,787	\$ 38,165	\$ 38,546	\$ 38,932	\$ 39,321	\$ 39,714	\$ 40,112	\$ 40,513	\$ 40,918
State Education Tax (SET)	6.0000	\$ 12,000	\$ 12,120	\$ 12,241	\$ 12,364	\$ 12,487	\$ 12,612	\$ 12,738	\$ 12,866	\$ 12,994	\$ 13,124	\$ 13,255	\$ 13,388	\$ 13,522	\$ 13,657	\$ 13,794	\$ 13,932	\$ 14,071
School Total:	23.4478 32.48%	\$ 46,896	\$ 47,365	\$ 47,838	\$ 48,317	\$ 48,800	\$ 49,288	\$ 49,781	\$ 50,278	\$ 50,781	\$ 51,289	\$ 51,802	\$ 52,320	\$ 52,843	\$ 53,372	\$ 53,905	\$ 54,444	\$ 54,989
Local Capture																		
	Millage Rate																	
AIRPORT AUTH	0.6990	\$ 1,398	\$ 1,412	\$ 1,426	\$ 1,440	\$ 1,455	\$ 1,469	\$ 1,484	\$ 1,499	\$ 1,514	\$ 1,529	\$ 1,544	\$ 1,560	\$ 1,575	\$ 1,591	\$ 1,607	\$ 1,623	\$ 1,639
CADL-LIBRARY	1.5590	\$ 3,118	\$ 3,149	\$ 3,181	\$ 3,212	\$ 3,245	\$ 3,277	\$ 3,310	\$ 3,343	\$ 3,376	\$ 3,410	\$ 3,444	\$ 3,479	\$ 3,513	\$ 3,549	\$ 3,584	\$ 3,620	\$ 3,656
LANSING SCH SINK	2.9575	\$ 5,915	\$ 5,974	\$ 6,034	\$ 6,094	\$ 6,155	\$ 6,217	\$ 6,279	\$ 6,342	\$ 6,405	\$ 6,469	\$ 6,534	\$ 6,599	\$ 6,665	\$ 6,732	\$ 6,799	\$ 6,867	\$ 6,936
CATA	2.9895	\$ 5,979	\$ 6,039	\$ 6,099	\$ 6,160	\$ 6,222	\$ 6,284	\$ 6,347	\$ 6,410	\$ 6,474	\$ 6,539	\$ 6,605	\$ 6,671	\$ 6,737	\$ 6,805	\$ 6,873	\$ 6,941	\$ 7,011
LANSING COM COLLEGE	3.7692	\$ 7,538	\$ 7,614	\$ 7,690	\$ 7,767	\$ 7,844	\$ 7,923	\$ 8,002	\$ 8,082	\$ 8,163	\$ 8,245	\$ 8,327	\$ 8,410	\$ 8,494	\$ 8,579	\$ 8,665	\$ 8,752	\$ 8,839
INGHAM INTERMED	4.9378	\$ 9,876	\$ 9,974	\$ 10,074	\$ 10,175	\$ 10,277	\$ 10,379	\$ 10,483	\$ 10,588	\$ 10,694	\$ 10,801	\$ 10,909	\$ 11,018	\$ 11,128	\$ 11,239	\$ 11,352	\$ 11,465	\$ 11,580
INGHAM COUNTY	5.6114	\$ 11,223	\$ 11,335	\$ 11,448	\$ 11,563	\$ 11,678	\$ 11,795	\$ 11,913	\$ 12,032	\$ 12,153	\$ 12,274	\$ 12,397	\$ 12,521	\$ 12,646	\$ 12,773	\$ 12,900	\$ 13,029	\$ 13,160
INGHAM CNTY SUM	6.7807	\$ 13,561	\$ 13,697	\$ 13,834	\$ 13,972	\$ 14,112	\$ 14,253	\$ 14,396	\$ 14,540	\$ 14,685	\$ 14,832	\$ 14,980	\$ 15,130	\$ 15,281	\$ 15,434	\$ 15,588	\$ 15,744	\$ 15,902
LANSING OPER	19.4400	\$ 38,880	\$ 39,269	\$ 39,661	\$ 40,058	\$ 40,459	\$ 40,863	\$ 41,272	\$ 41,685	\$ 42,101	\$ 42,522	\$ 42,948	\$ 43,377	\$ 43,811	\$ 44,249	\$ 44,692	\$ 45,138	\$ 45,590
Local Total:	48.7441 67.52%	\$ 97,488	\$ 98,463	\$ 99,448	\$ 100,442	\$ 101,447	\$ 102,461	\$ 103,486	\$ 104,521	\$ 105,566	\$ 106,621	\$ 107,688	\$ 108,764	\$ 109,852	\$ 110,951	\$ 112,060	\$ 113,181	\$ 114,313
Total Capturable Taxes:	72.1919 100.00%	\$ 144,384	\$ 145,828	\$ 147,286	\$ 148,759	\$ 150,246	\$ 151,749	\$ 153,266	\$ 154,799	\$ 156,347	\$ 157,910	\$ 159,490	\$ 161,084	\$ 162,695	\$ 164,322	\$ 165,965	\$ 167,625	\$ 169,301
Non-Capturable Millages																		
	Millage Rate																	
LANSING SCHOOL DEBT	4.1000	\$ 8,200	\$ 8,282	\$ 8,365	\$ 8,448	\$ 8,533	\$ 8,618	\$ 8,704	\$ 8,792	\$ 8,879	\$ 8,968	\$ 9,058	\$ 9,148	\$ 9,240	\$ 9,332	\$ 9,426	\$ 9,520	\$ 9,615
PUBLIC SAFETY	3.5000	\$ 7,000	\$ 7,070	\$ 7,141	\$ 7,212	\$ 7,284	\$ 7,357	\$ 7,431	\$ 7,505	\$ 7,580	\$ 7,656	\$ 7,732	\$ 7,810	\$ 7,888	\$ 7,967	\$ 8,046	\$ 8,127	\$ 8,208
STORM DRAIN	0.2600	\$ 520	\$ 525	\$ 530	\$ 536	\$ 541	\$ 547	\$ 552	\$ 558	\$ 563	\$ 569	\$ 574	\$ 580	\$ 586	\$ 592	\$ 598	\$ 604	\$ 610
Total Non-Capturable Taxes:	7.8600	\$ 15,720	\$ 15,877	\$ 16,036	\$ 16,196	\$ 16,358	\$ 16,522	\$ 16,687	\$ 16,854	\$ 17,023	\$ 17,193	\$ 17,365	\$ 17,538	\$ 17,714	\$ 17,891	\$ 18,070	\$ 18,250	\$ 18,433

Notes:
 = Subject to capture for ICLB, 50% of available TIR for 5 years starting in 2026.

Table 2
Tax Increment Revenue Capture Estimates
2130 W. Holmes Road
Lansing, MI

Estimated Taxable Value (TV) Increase Rate: 1%														
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Plan Year	22	23	24	25	26	27	28	29	30	31	32	33	34	
Capture Year	18	19	20	21	22	23	24	25	26	27	28	29	30	
Base Taxable Value (TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Estimated New TV	\$ 2,368,609	\$ 2,392,295	\$ 2,416,218	\$ 2,440,380	\$ 2,464,784	\$ 2,489,432	\$ 2,514,326	\$ 2,539,469	\$ 2,564,864	\$ 2,590,513	\$ 2,616,418	\$ 2,642,582	\$ 2,669,008	
Incremental Difference (New TV - Base TV)	\$ 2,368,609	\$ 2,392,295	\$ 2,416,218	\$ 2,440,380	\$ 2,464,784	\$ 2,489,432	\$ 2,514,326	\$ 2,539,469	\$ 2,564,864	\$ 2,590,513	\$ 2,616,418	\$ 2,642,582	\$ 2,669,008	

School Capture	Millage Rate														Total New Taxes	Pass-Through	Captured
School Operating	17.4478	\$ 41,327	\$ 41,740	\$ 42,158	\$ 42,579	\$ 43,005	\$ 43,435	\$ 43,869	\$ 44,308	\$ 44,751	\$ 45,199	\$ 45,651	\$ 46,107	\$ 46,568	\$ 1,213,840	\$ 121,384	\$ 1,092,456
State Education Tax (SET)	6.0000	\$ 14,212	\$ 14,354	\$ 14,497	\$ 14,642	\$ 14,789	\$ 14,937	\$ 15,086	\$ 15,237	\$ 15,389	\$ 15,543	\$ 15,699	\$ 15,855	\$ 16,014	\$ 417,419	\$ 24,796	\$ 392,623
School Total:	23.4478 32.48%	\$ 55,539	\$ 56,094	\$ 56,655	\$ 57,222	\$ 57,794	\$ 58,372	\$ 58,955	\$ 59,545	\$ 60,140	\$ 60,742	\$ 61,349	\$ 61,963	\$ 62,582	\$ 1,631,258	\$ 146,180	\$ 1,485,078

Local Capture	Millage Rate														Total New Taxes	Pass-Through	Captured
AIRPORT AUTH	0.6990	\$ 1,656	\$ 1,672	\$ 1,689	\$ 1,706	\$ 1,723	\$ 1,740	\$ 1,758	\$ 1,775	\$ 1,793	\$ 1,811	\$ 1,829	\$ 1,847	\$ 1,866	\$ 48,629	\$ 4,863	\$ 43,766
CADL-LIBRARY	1.5590	\$ 3,693	\$ 3,730	\$ 3,767	\$ 3,805	\$ 3,843	\$ 3,881	\$ 3,920	\$ 3,959	\$ 3,999	\$ 4,039	\$ 4,079	\$ 4,120	\$ 4,161	\$ 108,459	\$ 10,846	\$ 97,613
LANSING SCH SINK	2.9575	\$ 7,005	\$ 7,075	\$ 7,146	\$ 7,217	\$ 7,290	\$ 7,362	\$ 7,436	\$ 7,510	\$ 7,586	\$ 7,661	\$ 7,738	\$ 7,815	\$ 7,894	\$ 205,753	\$ 20,575	\$ 185,177
CATA	2.9895	\$ 7,081	\$ 7,152	\$ 7,223	\$ 7,296	\$ 7,368	\$ 7,442	\$ 7,517	\$ 7,592	\$ 7,668	\$ 7,744	\$ 7,822	\$ 7,900	\$ 7,979	\$ 207,979	\$ 20,798	\$ 187,181
LANSING COM COLLEGE	3.7692	\$ 8,928	\$ 9,017	\$ 9,107	\$ 9,198	\$ 9,290	\$ 9,383	\$ 9,477	\$ 9,572	\$ 9,667	\$ 9,764	\$ 9,862	\$ 9,960	\$ 10,060	\$ 262,222	\$ 26,222	\$ 236,000
INGHAM INTERMED	4.9378	\$ 11,696	\$ 11,813	\$ 11,931	\$ 12,050	\$ 12,171	\$ 12,292	\$ 12,415	\$ 12,539	\$ 12,665	\$ 12,791	\$ 12,919	\$ 13,049	\$ 13,179	\$ 343,522	\$ 34,352	\$ 309,170
INGHAM COUNTY	5.6114	\$ 13,291	\$ 13,424	\$ 13,558	\$ 13,694	\$ 13,831	\$ 13,969	\$ 14,109	\$ 14,250	\$ 14,392	\$ 14,536	\$ 14,682	\$ 14,829	\$ 14,977	\$ 390,384	\$ 39,038	\$ 351,345
INGHAM CNTY SUM	6.7807	\$ 16,061	\$ 16,221	\$ 16,384	\$ 16,547	\$ 16,713	\$ 16,880	\$ 17,049	\$ 17,219	\$ 17,392	\$ 17,565	\$ 17,741	\$ 17,919	\$ 18,098	\$ 471,732	\$ 47,173	\$ 424,559
LANSING OPER	19.4400	\$ 46,046	\$ 46,506	\$ 46,971	\$ 47,441	\$ 47,915	\$ 48,395	\$ 48,878	\$ 49,367	\$ 49,861	\$ 50,360	\$ 50,863	\$ 51,372	\$ 51,886	\$ 1,352,437	\$ 135,244	\$ 1,217,193
Local Total:	48.7441 67.52%	\$ 115,456	\$ 116,610	\$ 117,776	\$ 118,954	\$ 120,144	\$ 121,345	\$ 122,559	\$ 123,784	\$ 125,022	\$ 126,272	\$ 127,535	\$ 128,810	\$ 130,098	\$ 3,391,116	\$ 339,112	\$ 3,052,005
Total Capturable Taxes:	72.1919 100.00%	\$ 170,994	\$ 172,704	\$ 174,431	\$ 176,176	\$ 177,937	\$ 179,717	\$ 181,514	\$ 183,329	\$ 185,162	\$ 187,014	\$ 188,884	\$ 190,773	\$ 192,681	\$ 5,022,375	\$ 485,292	\$ 4,537,083

Non-Capturable Millages	Millage Rate														Total New Taxes	Pass-Through	Captured
LANSING SCHOOL DEBT	4.1000	\$ 9,711	\$ 9,808	\$ 9,906	\$ 10,006	\$ 10,106	\$ 10,207	\$ 10,309	\$ 10,412	\$ 10,516	\$ 10,621	\$ 10,727	\$ 10,835	\$ 10,943	\$ 285,236	\$ 285,236	\$ -
PUBLIC SAFETY	3.5000	\$ 8,290	\$ 8,373	\$ 8,457	\$ 8,541	\$ 8,627	\$ 8,713	\$ 8,800	\$ 8,888	\$ 8,977	\$ 9,067	\$ 9,157	\$ 9,249	\$ 9,342	\$ 243,494	\$ 243,494	\$ -
STORM DRAIN	0.2600	\$ 616	\$ 622	\$ 628	\$ 634	\$ 641	\$ 647	\$ 654	\$ 660	\$ 667	\$ 674	\$ 680	\$ 687	\$ 694	\$ 18,088	\$ 18,088	\$ -
Total Non-Capturable Taxes:	7.8600	\$ 18,617	\$ 18,803	\$ 18,991	\$ 19,181	\$ 19,373	\$ 19,567	\$ 19,763	\$ 19,960	\$ 20,160	\$ 20,361	\$ 20,565	\$ 20,771	\$ 20,978	\$ 546,818	\$ 546,818	\$ -

\$ 5,569,193	\$ 1,032,110	\$ 4,537,083
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Table 3
Tax Increment Revenue Reimbursement Allocation Table
2130 W. Holmes Road
Lansing, MI

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	32.4%	\$ 1,240,896	\$ -	\$ 1,240,896
Local	67.6%	\$ 2,586,489	\$ -	\$ 2,586,489
TOTAL		\$ 3,827,384	\$ -	\$ 3,827,384
EGLE	8.8%	\$ 338,454		
MSHDA	91.2%	\$ 3,488,930		

Estimated Total Years of Plan: **34**

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	\$ 169,459
BRA Administrative Fees	\$ 305,200
Local Brownfield Revolving Fund	\$ 160,316

* During the life of the Plan

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Plan Year	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17

Available Tax Increment Revenue (TIR)																		
Total State Tax Capture Available	\$ 46,896	\$ 47,365	\$ 47,838	\$ 48,317	\$ 48,800	\$ 49,288	\$ 49,781	\$ 50,278	\$ 50,781	\$ 51,289	\$ 51,802	\$ 52,320	\$ 52,843	\$ 53,372	\$ 53,905	\$ 54,444	\$ 54,989	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 6,000	\$ 6,060	\$ 6,121	\$ 6,182	\$ 6,244	\$ 6,306	\$ 6,369	\$ 6,433	\$ 6,497	\$ 6,562	\$ 6,628	\$ 6,694	\$ 6,761	\$ 6,829	\$ 6,897	\$ 6,966	\$ 7,035	
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 4,090	\$ 4,130	\$ 4,172	\$ 4,213	\$ 4,256	\$ 4,298	\$ 4,341	\$ 4,385	\$ 4,428	\$ 4,473	\$ 4,517	\$ 4,563	\$ 4,608	\$ 4,654	\$ 4,701	\$ 4,748	\$ 4,795	
Capture of State TIR for LBFTA 5/50	\$ 18,403	\$ 18,587	\$ 18,773	\$ 18,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State TIR Available for Reimbursement to Developer	\$ 18,403	\$ 18,587	\$ 18,773	\$ 18,961	\$ 38,301	\$ 38,684	\$ 39,070	\$ 39,461	\$ 39,856	\$ 40,254	\$ 40,657	\$ 41,063	\$ 41,474	\$ 41,889	\$ 42,308	\$ 42,731	\$ 43,158	
Total Local Tax Capture Available	\$ 97,488	\$ 98,463	\$ 99,448	\$ 100,442	\$ 101,447	\$ 102,461	\$ 103,486	\$ 104,521	\$ 105,566	\$ 106,621	\$ 107,688	\$ 108,764	\$ 109,852	\$ 110,951	\$ 112,060	\$ 113,181	\$ 114,313	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 9,749	\$ 9,846	\$ 9,945	\$ 10,044	\$ 10,145	\$ 10,246	\$ 10,349	\$ 10,452	\$ 10,557	\$ 10,662	\$ 10,769	\$ 10,876	\$ 10,985	\$ 11,095	\$ 11,206	\$ 11,318	\$ 11,431	
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$ 8,774	\$ 8,862	\$ 8,950	\$ 9,040	\$ 9,130	\$ 9,221	\$ 9,314	\$ 9,407	\$ 9,501	\$ 9,596	\$ 9,692	\$ 9,789	\$ 9,887	\$ 9,986	\$ 10,085	\$ 10,186	\$ 10,288	
Capture of Local TIR for LBFTA 5/50	\$ 39,483	\$ 39,878	\$ 40,276	\$ 40,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement to Developer	\$ 39,483	\$ 39,878	\$ 40,276	\$ 40,679	\$ 82,172	\$ 82,993	\$ 83,823	\$ 84,662	\$ 85,508	\$ 86,363	\$ 87,227	\$ 88,099	\$ 88,980	\$ 89,870	\$ 90,769	\$ 91,676	\$ 92,593	
Total State & Local TIR Available for Reimbursement to Developer	\$ 57,886	\$ 58,465	\$ 59,049	\$ 59,640	\$ 120,472	\$ 121,677	\$ 122,894	\$ 124,123	\$ 125,364	\$ 126,618	\$ 127,884	\$ 129,163	\$ 130,454	\$ 131,759	\$ 133,076	\$ 134,407	\$ 135,751	

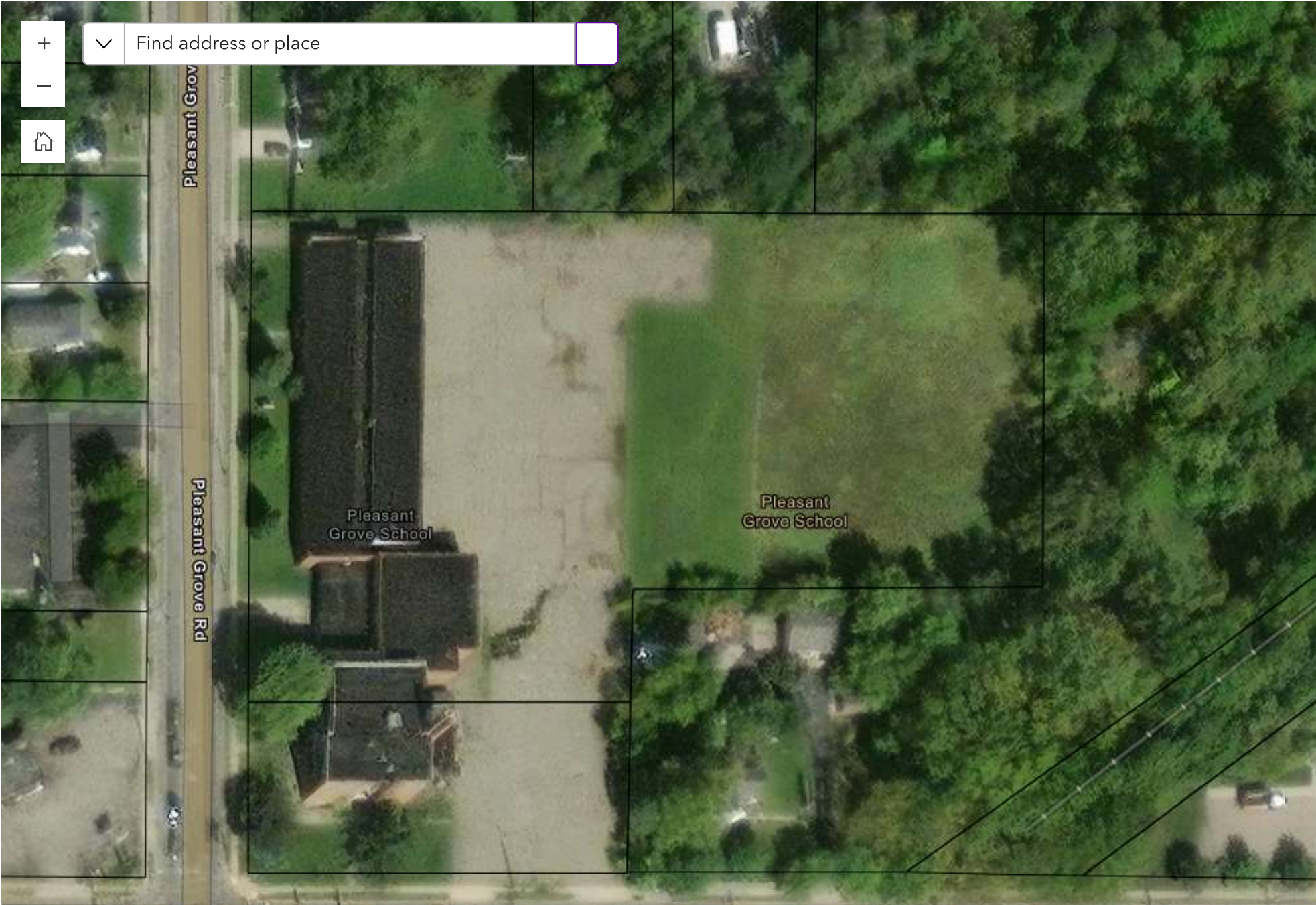
DEVELOPER	Beginning Balance	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
DEVELOPER	\$ 3,827,384	\$ 3,769,498	\$ 3,711,034	\$ 3,651,985	\$ 3,592,345	\$ 3,471,873	\$ 3,350,196	\$ 3,227,302	\$ 3,103,179	\$ 2,977,815	\$ 2,851,198	\$ 2,723,314	\$ 2,594,151	\$ 2,463,697	\$ 2,331,938	\$ 2,198,862	\$ 2,064,455	\$ 1,928,704
MSHDA Eligible Activities	\$ 3,488,930	\$ 3,436,163	\$ 3,382,869	\$ 3,329,041	\$ 3,274,675	\$ 3,164,856	\$ 3,053,939	\$ 2,941,913	\$ 2,828,766	\$ 2,714,488	\$ 2,599,067	\$ 2,482,492	\$ 2,364,752	\$ 2,245,833	\$ 2,125,726	\$ 2,004,418	\$ 1,881,896	\$ 1,758,149
State Tax Reimbursement	\$ 1,131,164	\$ 16,776	\$ 16,943	\$ 17,113	\$ 17,284	\$ 34,914	\$ 35,263	\$ 35,615	\$ 35,972	\$ 36,331	\$ 36,695	\$ 37,062	\$ 37,432	\$ 37,806	\$ 38,185	\$ 38,566	\$ 38,952	\$ 39,342
Local Tax Reimbursement	\$ 2,357,767	\$ 35,991	\$ 36,351	\$ 36,715	\$ 37,082	\$ 74,905	\$ 75,654	\$ 76,411	\$ 77,175	\$ 77,947	\$ 78,726	\$ 79,514	\$ 80,309	\$ 81,112	\$ 81,923	\$ 82,742	\$ 83,570	\$ 84,405
EGLE Eligible Activities	\$ 338,454	\$ 333,335	\$ 328,165	\$ 322,943	\$ 317,670	\$ 307,016	\$ 296,256	\$ 285,389	\$ 274,413	\$ 263,327	\$ 252,130	\$ 240,822	\$ 229,400	\$ 217,864	\$ 206,212	\$ 194,444	\$ 182,559	\$ 170,554
State Tax Reimbursement	\$ 109,732	\$ 1,627	\$ 1,644	\$ 1,660	\$ 1,677	\$ 3,387	\$ 3,421	\$ 3,455	\$ 3,490	\$ 3,524	\$ 3,560	\$ 3,595	\$ 3,631	\$ 3,668	\$ 3,704	\$ 3,741	\$ 3,779	\$ 3,816
Local Tax Reimbursement	\$ 228,722	\$ 3,491	\$ 3,526	\$ 3,562	\$ 3,597	\$ 7,266	\$ 7,339	\$ 7,412	\$ 7,487	\$ 7,561	\$ 7,637	\$ 7,713	\$ 7,791	\$ 7,868	\$ 7,947	\$ 8,027	\$ 8,107	\$ 8,188
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 57,886	\$ 58,465	\$ 59,049	\$ 59,640	\$ 120,472	\$ 121,677	\$ 122,894	\$ 124,123	\$ 125,364	\$ 126,618	\$ 127,884	\$ 129,163	\$ 130,454	\$ 131,759	\$ 133,076	\$ 134,407	\$ 135,751	

Table 3
Tax Increment Revenue Reimbursement Allocation Table
2130 W. Holmes Road
Lansing, MI

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTALS
	22	23	24	25	26	27	28	29	30	31	32	33	34	
	18	19	20	21	22	23	24	25	26	27	28	29	30	
Available Tax Increment Revenue (TIR)														
Total State Tax Capture Available	\$ 55,539	\$ 56,094	\$ 56,655	\$ 57,222	\$ 57,794	\$ 58,372	\$ 58,955	\$ 59,545	\$ 60,140	\$ 60,742	\$ 61,349	\$ 61,963	\$ 62,582	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	\$ 7,106	\$ 7,177	\$ 7,249	\$ 7,321	\$ 7,394	\$ 7,468	\$ 7,543	\$ 7,618						\$ 169,459
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 4,843	\$ 4,892	\$ 4,941	\$ 4,990	\$ 5,040	\$ 5,090	\$ 5,141	\$ 5,193	\$ 6,014	\$ 6,074	\$ 6,135	\$ 6,196	\$ 6,258	\$ 146,180
Capture of State TIR for LBFTA 5/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,724
State TIR Available for Reimbursement to Developer	\$ 43,590	\$ 44,025	\$ 44,466	\$ 44,910	\$ 45,359	\$ 45,813	\$ 46,271	\$ 46,734	\$ 54,126	\$ 54,668	\$ 55,214	\$ 55,766	\$ 56,324	
Total Local Tax Capture Available	\$ 115,456	\$ 116,610	\$ 117,776	\$ 118,954	\$ 120,144	\$ 121,345	\$ 122,559	\$ 123,784	\$ 125,022	\$ 126,272	\$ 127,535	\$ 128,810	\$ 130,098	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	\$ 11,546	\$ 11,661	\$ 11,778	\$ 11,895	\$ 12,014	\$ 12,135	\$ 12,256	\$ 12,378	\$ 12,502	\$ 12,627	\$ 12,753	\$ 12,881	\$ 13,010	\$ 339,112
Capture for BRA Administrative Fees and/or LBRF (10% of available Local TIR)	\$ 10,391	\$ 10,495	\$ 10,600	\$ 10,706	\$ 10,813	\$ 10,921	\$ 11,030	\$ 11,141	\$ 11,252	\$ 11,364	\$ 11,478	\$ 11,593	\$ 11,709	\$ 305,200
Capture of Local TIR for LBFTA 5/50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,316
Local TIR Available for Reimbursement to Developer	\$ 93,519	\$ 94,454	\$ 95,399	\$ 96,353	\$ 97,316	\$ 98,290	\$ 99,272	\$ 100,265	\$ 101,268	\$ 102,280	\$ 103,303	\$ 104,336	\$ 105,380	
Total State & Local TIR Available for Reimbursement to Developer	\$ 137,109	\$ 138,480	\$ 139,865	\$ 141,263	\$ 142,676	\$ 144,103	\$ 145,544	\$ 146,999	\$ 155,394	\$ 156,948	\$ 158,518	\$ 160,103	\$ 161,704	
DEVELOPER														
	\$ 1,791,595	\$ 1,653,115	\$ 1,513,251	\$ 1,371,988	\$ 1,229,312	\$ 1,085,209	\$ 939,666	\$ 792,666	\$ 637,272	\$ 480,324	\$ 321,807	\$ 161,704	\$ (0)	
MSHDA Eligible Activities	\$ 1,633,165	\$ 1,506,931	\$ 1,379,435	\$ 1,250,663	\$ 1,120,604	\$ 989,245	\$ 856,571	\$ 722,571	\$ 580,919	\$ 437,849	\$ 293,349	\$ 147,404	\$ (0)	
State Tax Reimbursement	\$ 39,735	\$ 40,132	\$ 40,534	\$ 40,939	\$ 41,348	\$ 41,762	\$ 42,179	\$ 42,601	\$ 49,340	\$ 49,833	\$ 50,332	\$ 50,835	\$ 51,343	\$ 1,131,164
Local Tax Reimbursement	\$ 85,249	\$ 86,102	\$ 86,963	\$ 87,832	\$ 88,711	\$ 89,598	\$ 90,494	\$ 91,399	\$ 92,313	\$ 93,236	\$ 94,168	\$ 95,110	\$ 96,061	\$ 2,357,767
EGLE Eligible Activities	\$ 158,430	\$ 146,184	\$ 133,816	\$ 121,324	\$ 108,708	\$ 95,965	\$ 83,094	\$ 70,095	\$ 56,354	\$ 42,475	\$ 28,457	\$ 14,299	\$ (0)	
State Tax Reimbursement	\$ 3,855	\$ 3,893	\$ 3,932	\$ 3,971	\$ 4,011	\$ 4,051	\$ 4,092	\$ 4,133	\$ 4,786	\$ 4,834	\$ 4,883	\$ 4,931	\$ 4,981	\$ 109,732
Local Tax Reimbursement	\$ 8,270	\$ 8,353	\$ 8,436	\$ 8,520	\$ 8,606	\$ 8,692	\$ 8,779	\$ 8,866	\$ 8,955	\$ 9,045	\$ 9,135	\$ 9,226	\$ 9,319	\$ 228,722
TOTAL ANNUAL DEVELOPER REIMBURSEMENT	\$ 137,109	\$ 138,480	\$ 139,865	\$ 141,263	\$ 142,676	\$ 144,103	\$ 145,544	\$ 146,999	\$ 155,394	\$ 156,948	\$ 158,518	\$ 160,103	\$ 161,704	
														\$ 4,537,083

Attachment A

Parcel Records





2130 W HOLMES RD

LANSING, MI 48910
 Parcel #33-01-01-29-305-122
 Customer Name: INGHAM COUNTY LAND BANK

Important Message



[Click Here to Make An Online Payment](#)

Owner and Taxpayer Information

Owner	INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY 3024 TURNER ST LANSING, MI 48906-3121	Taxpayer	SEE OWNER INFORMATION
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Legal Description

COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Tax History

YearSeason	Total Amount	Total PaidLast Paid	Total Due
2024Winter	\$0.00	\$0.00	\$0.00
2024Summer	\$0.00	\$0.00	\$0.00
2023Winter	\$0.00	\$0.00	\$0.00
2023Summer	\$0.00	\$0.00	\$0.00
2022Winter	\$0.00	\$0.00	\$0.00
2022Summer	\$0.00	\$0.00	\$0.00
2021Winter	\$0.00	\$0.00	\$0.00
2021Summer	\$0.00	\$0.00	\$0.00
2020Winter	\$0.00	\$0.00	\$0.00
2020Summer	\$0.00	\$0.00	\$0.00
Load			
More			
Years			

Terms of Use



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2130 W HOLMES RD

LANSING, MI 48910
Parcel #33-01-01-29-305-122
Customer Name: INGHAM COUNTY LAND BANK

Important Message



[Click Here to Make An Online Payment](#)

Owner and Taxpayer Information

Owner	INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY 3024 TURNER ST LANSING, MI 48906-3121	Taxpayer	SEE OWNER INFORMATION
-------	---	----------	-----------------------

Legal Description

COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Tax History

YearSeason	Total Amount	Total PaidLast Paid	Total Due
2024Winter	\$0.00	\$0.00	\$0.00
2024Summer	\$0.00	\$0.00	\$0.00
2023Winter	\$0.00	\$0.00	\$0.00
2023Summer	\$0.00	\$0.00	\$0.00
2022Winter	\$0.00	\$0.00	\$0.00
2022Summer	\$0.00	\$0.00	\$0.00
2021Winter	\$0.00	\$0.00	\$0.00
2021Summer	\$0.00	\$0.00	\$0.00
2020Winter	\$0.00	\$0.00	\$0.00
2020Summer	\$0.00	\$0.00	\$0.00
Load More Years			

Terms of Use



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Attachment B

Site Plans and Renderings



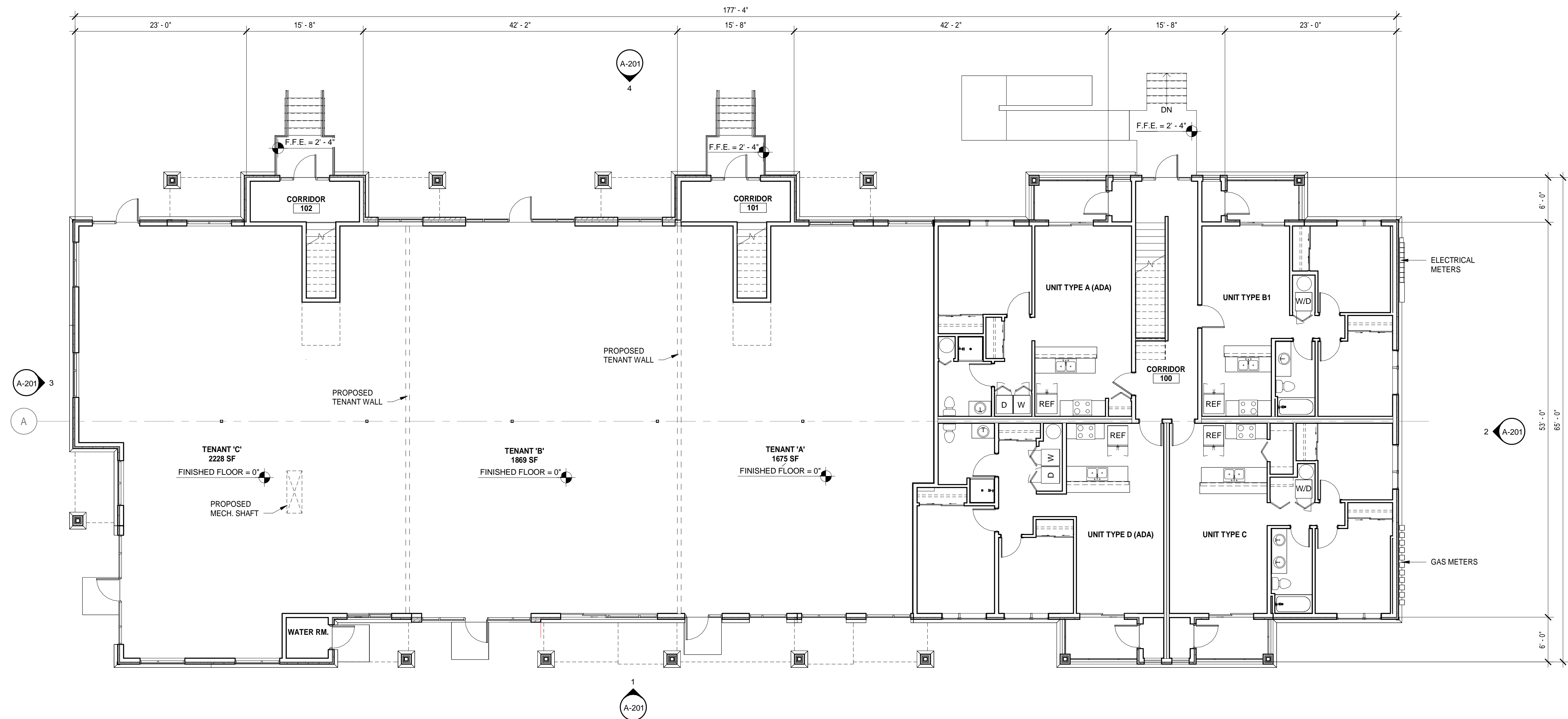
HOLMES & PLEASANT GROVE



Engineering & Design

7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917

www.collierseng.com

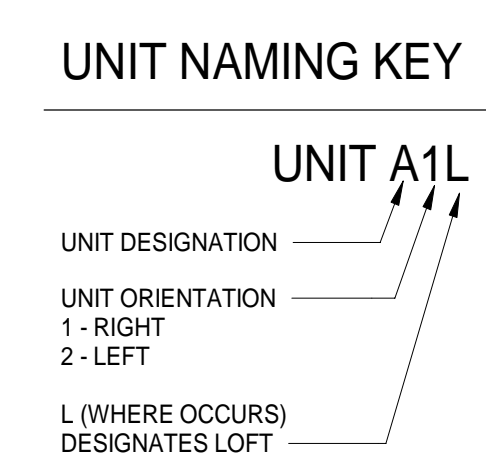


1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 10,086 SQ. FT.

UNIT TYPE	# OF BEDROOMS	UNIT DATA			UNIT QUANTITY	
		UNIT AREA (SQ. FEET)	1st FLOOR	2nd FLOOR	3rd FLOOR	TOTAL
TYPE A (ADA)	1	731	1	-	-	1
TYPE B1 / B2	2	727	1	2	-	3
TYPE B1L / B2L	2	871	-	-	2	2
TYPE C	2	839	1	1	1	3
TYPE D (ADA)	2	892	1	-	-	1
TYPE E1 / E2	1	625	-	4	4	8
TYPE F	1	561	-	1	1	2
TYPE G1 / G2	1	678	-	4	3	7
TYPE G1L	1	819	-	-	1	1
TYPE H	2	829	-	1	1	2
TOTAL UNIT COUNT			4	13	13	30

1-BEDROOM UNITS: 19
 2-BEDROOM UNITS: 11

FLOOR LEVEL	RETAIL	RESIDENTIAL	COMMON	TOTAL BUILDING
FIRST FLOOR	5,990 SQ. FT.	3,219 SQ. FT.	877 SQ. FT.	10,086 SQ. FT.
SECOND FLOOR	-	8,895 SQ. FT.	1,014 SQ. FT.	9,909 SQ. FT.
FIRST FLOOR	-	9,024 SQ. FT.	885 SQ. FT.	9,909 SQ. FT.
TOTAL BUILDING	5,990 SQ. FT.	21,138 SQ. FT.	2,776 SQ. FT.	29,904 SQ. FT.



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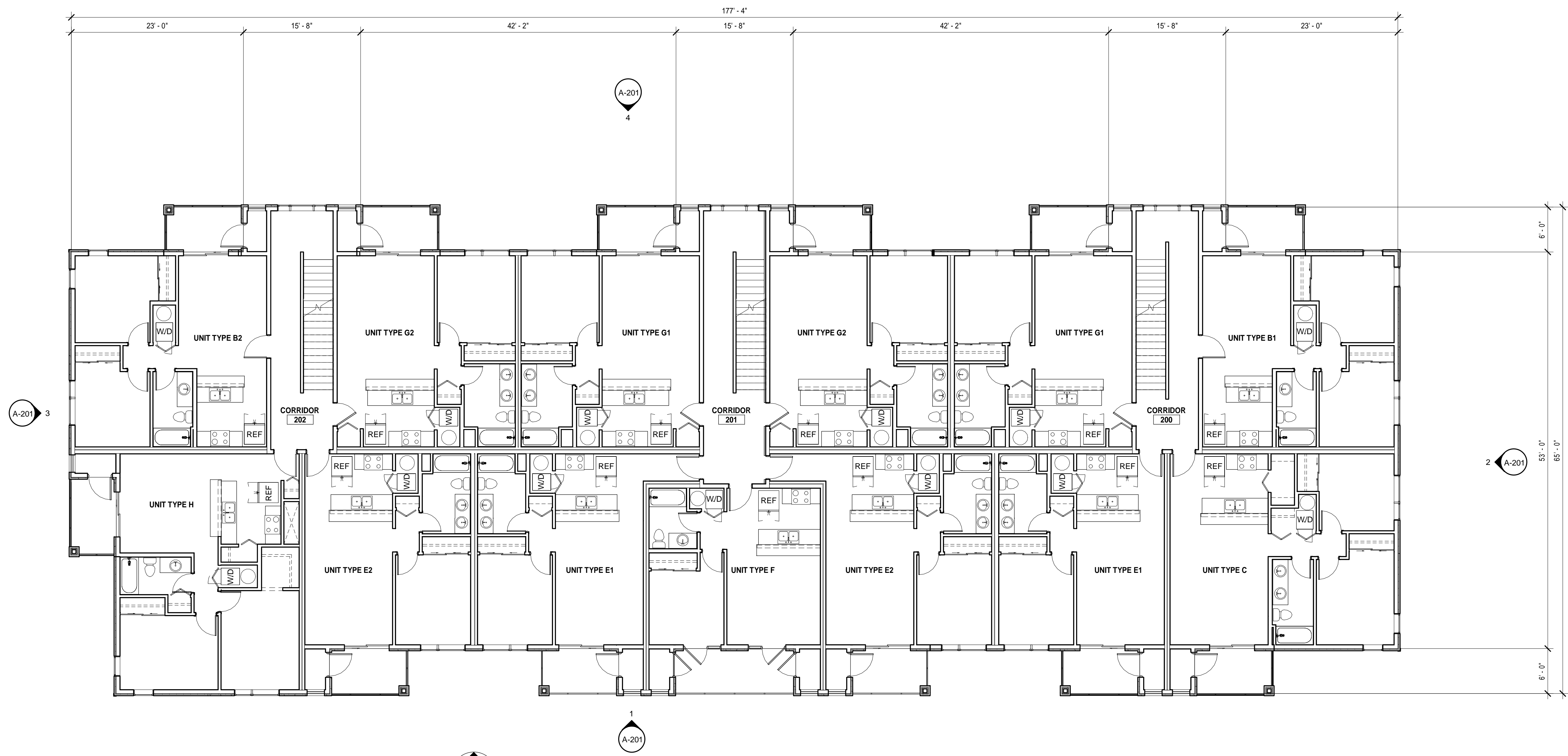
7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 www.collierseng.com

HOLMES & PLEASANT GROVE

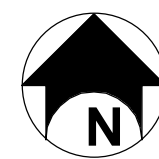
FIRST FLOOR PLAN

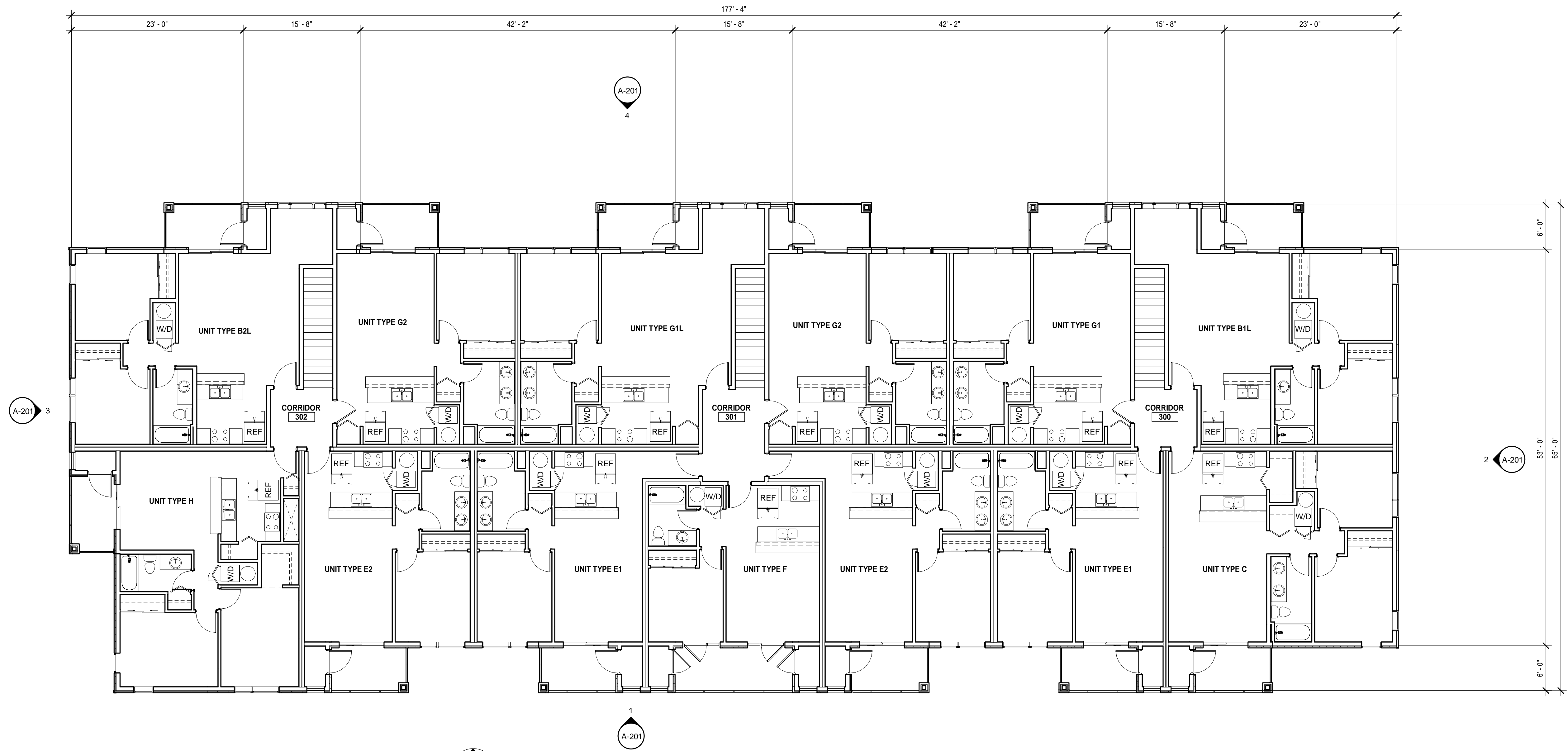
A-101

Project Number: 25005064A
 Date Issued: 05/01/2025
 Drawing Number:

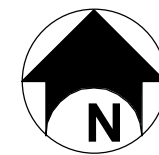


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 9,909 SQ. FT.





1 PROPOSED THIRD FLOOR PLAN
 SCALE : 1/8" = 1'-0" 9,909 SQ. FT.





1 SOUTH ELEVATION (HOLMES RD.)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (PLEASANT GROVE)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (DRIVEWAY)
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (PARKING LOT)
SCALE: 1/8" = 1'-0"

4/30/2025 4:11:17 PM