

AGENDA

Committee on Development and Planning June 25, 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. June 11, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Kambriana Crank; Resident Member; Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2027
 - C. RESOLUTION - Set Public Hearing; Brownfield Plan #80- Amendment #1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd.
 - D. RESOLUTION - Introduction & Set a Public Hearing; Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids
 - E. RESOLUTION - Construction bid scoring system
- 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, June 11, 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
Daniel Duchane, OCA
Andrew Fedewa, EDP
Susan Stachowiak, EDP
Hillary Kipp
Cristina Benton
Kris Klein, LEDC
Melissa White, Novi Properties, LLC
James Denning, Novi Properties, LLC
Pat Gillespie, Gillespie Group
Tricia Walthorn, Gillespie Group
Jason Kildea, Gillespie Group
Kahleea Washington, LEDC
Shay Manawar, LEDC
Dave Van Hannen, TriTerra

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE AMENDED APRIL 23, 2025 MINUTES, PAGE 2 LAST AGENDA, INCOMPLETE SO SHOULD END WITH " INFORMATION IS PART OF THE ORDINANCE." MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

RESOLUTION- Reappointment; John Ruge; 1st War Member Planning Commission; Term to Expire June 30, 2029

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF JOHN RUGE TO THE PLANNING COMMISSION; TERM TO EXPIRE 6/30/2029. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Hillary Kipp; Resident Member Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2028

Ms. Kipp explained she has been a Lansing resident for 16 years, and her excitement to improve the corridor for residents, walkability and development.

Council Member Kost asked what kind of improvements she would like to see. Ms. Kipp stated it would depend on what work is already underway, and the results of the LEDC survey. With the corridor from the airport, this is the first vision, but looks for more walkability, and entrance to the City.

Council Member Garza asked if she would attend the Ward constituent meetings, and Ms. Kipp confirmed she could find the time and accommodate those.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF HILLARY KIPP TO THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS; TERM TO EXPIRE 6/30/2028. MOTION CARRIED 3-0.

RESOLUTION- Appointment; Cristina Benton; At Large Member EDC/TIFA/Brownfield Authority Board of Directors; Term to Expire February 28, 2029

Ms. Benton spoke briefly about her experience in the City, working for Anderson Economic Group, has lived in Lansing in the past, and looking for the corridors thrive and hopes to bring her academic experience.

Council Member Kost spoke briefly about the move from Lansing. Ms. Benton stated with their family growth they were looking for a large residence. Council Member Hussain concurred with Council Member Kost on residency, and appreciated her honesty in why she moved out.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF HILLARY KIPP TO THE LANSING GATEWAY CORRIDOR IMPROVEMENT AUTHORITY BOARD OF DIRECTORS; TERM TO EXPIRE 6/30/2028. MOTION CARRIED 3-0.

RESOLUTION -Set a Public Hearing; Brownfield Plan #86, Novi Properties, 820 W Miller Road

Mr. Klein distributed a presentation handout outlining the brownfield program, financing, benefits, property history, proposed development, the request to generate \$601,998 in taxes and reimbursable eligible activities of \$439,524. The presentation also included eligible activities, tax capture and impact on City taxes.

Ms. White introduced herself, making note that the name, Novi Properties, is not part of the City of Novi, but after their daughter Novi. Ms. White spoke on properties they have been involved with in the past, mainly residential and this would be their first commercial property. Mr. Denning

introduced himself providing his personal residential experience in the City and employment at GM.

Council Member Garza asked what the plan would be. Mr. Denning stated 4-5 suites, reactivating the former laundromat, a former barber shop will be converted into their office, the former bar/night club would be split to 2 units with the hopes for a food venue and rental venue space. The former 7-Eleven location has the intention to rent out for multiple eateries. For exterior work they plan to have gardens, walking paths, and he confirmed the laundromat will be owner business occupied by themselves.

Council Member Hussain asked for confirmation it would be a 30 year plan, and Mr. Klein confirmed and went through the details in the presentation and application that speak to eligibility and breakdown on the taxes and impact.

Council Member Hussain asked if they have secured financing, and Ms. White stated they have their breakdown from PNC Bank, and things need to be lined up before it can be signed, but they have been vetted, given the term sheet and breakdown. Mr. Klein confirmed they have also met with PNC to display what the LEDC is providing as well. Ms. White stated once the Brownfield is granted they meet with PNC again to finalize the loan application. Council Member Hussain confirmed they secured this in 2021 and been persistent and supported the work they have done on this project and acknowledged they have been strong in staying with the project. Council Member Kost concurred on the support, and asked them not let a liquor store as a tenant, and the applicants concurred they too are not interested in that. Council Member Hussain asked why there are different timelines for the two Brownfields on the agenda today. Mr. Klein could not speak to the differences at this time and might have to respond later to the Committee.

Council Member Hussain introduced and encouraged Mr. Pat Gillespie and these applicants to meet to speak on mentoring on developments in the City.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 14, 2025 FOR BROWNFIELD PLAN #86. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Brownfield Plan #88, Michigan Avenue Rehabilitation Project; 603-607 E Michigan Avenue

Mr. Klein distributed a presentation handout outlining the brownfield program first noting this is the first housing brownfield in awhile and this will include MSHDA for approval as well, financing, benefits, property history, proposed development, the request to generate (15 years) \$1,415,011, new taxes \$262,876 in taxes and reimbursable eligible activities of \$1,021,517. The presentation also included eligible activities, tax capture and impact on City taxes.

Mr. Gillespie went through a presentation on the historical area of the 600 block, spoke on the history of the buildings some aging 100 years, and four (4) have not been on the tax roll over 70 years, so those will now bring in more taxes. There be 15 residential units, and create individual commercial businesses with first time start ups, with the plan to start in October and open in summer 2026. The buildings will be purchased from the City Rescue Mission, and they have met with the neighbors, looking at improvements of the alley, cleanup the avenue, and create more corridor beautification. Regarding the financial, there has been active discussions with MSHDA on grants, state appropriations, and a private donor all inserted into the capital, along with Gillespie. They have spoken to multiple banks and there is a strong interest.

Council Member Garza asked if this was a 15 year plan and Mr. Klein confirmed and went through the financial needs and reporting.

Council Member Hussain asked for details on the residential and Mr. Gillespie stated the studios are seem to be the demand, and it was added everything fall from market, and it would fall within \$1,000 - \$1,200 a month.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 14, 2025 FOR BROWNFIELD PLAN #88. MOTION CARRIED 3-0.

OTHER

No other topics.

ADJOURN

Adjourned at 4:16 p.m.

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

Approved by the Committee on

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	03/10/2025
First Name	Kambriana
Middle	Monique
Last Name	Crank
Other name(s) by which you have been known, including maiden names	Gates
Date of Birth	
Home Address	3313 Sunnyslane
City	Lansing
State	MI
Zip Code	48906
Email	kambriana1gates@gmail.com
Gender	
Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Precinct	40
Best Phone Number to Contact You	6 2
In what year did you move to	2020

Lansing?

Additional Information Regarding Experience and Credentials Planning and Economic Development professional

Occupational Background Worked in economic development at LEAP. Urban planning and land use planning at MSU Extension and currently program management and technical assistance at the International Economic Development Council

Educational Background Masters in Urban and Regional Planning at MSU

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

Second Choice of a Board to Serve on North Grand River Avenue Corridor Improvement Authority

Third Choice of a Board to Serve on North Grand River Avenue Corridor Improvement Authority

Fourth Choice of a 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. I would like to help bring vibrancy, safety, community, attraction, and a sense of "place" to this corridor. I would like to help bring components of the corridors strategic plan to life and hope to encourage neighbors to attend public meetings for input.

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. I live in the required distance of the corridor .

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 Kambriana Crank

accurate to the best of your knowledge.

Date & Time	03/10/2025 4:58 PM (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 the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development and Planning met on June 25, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

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.

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

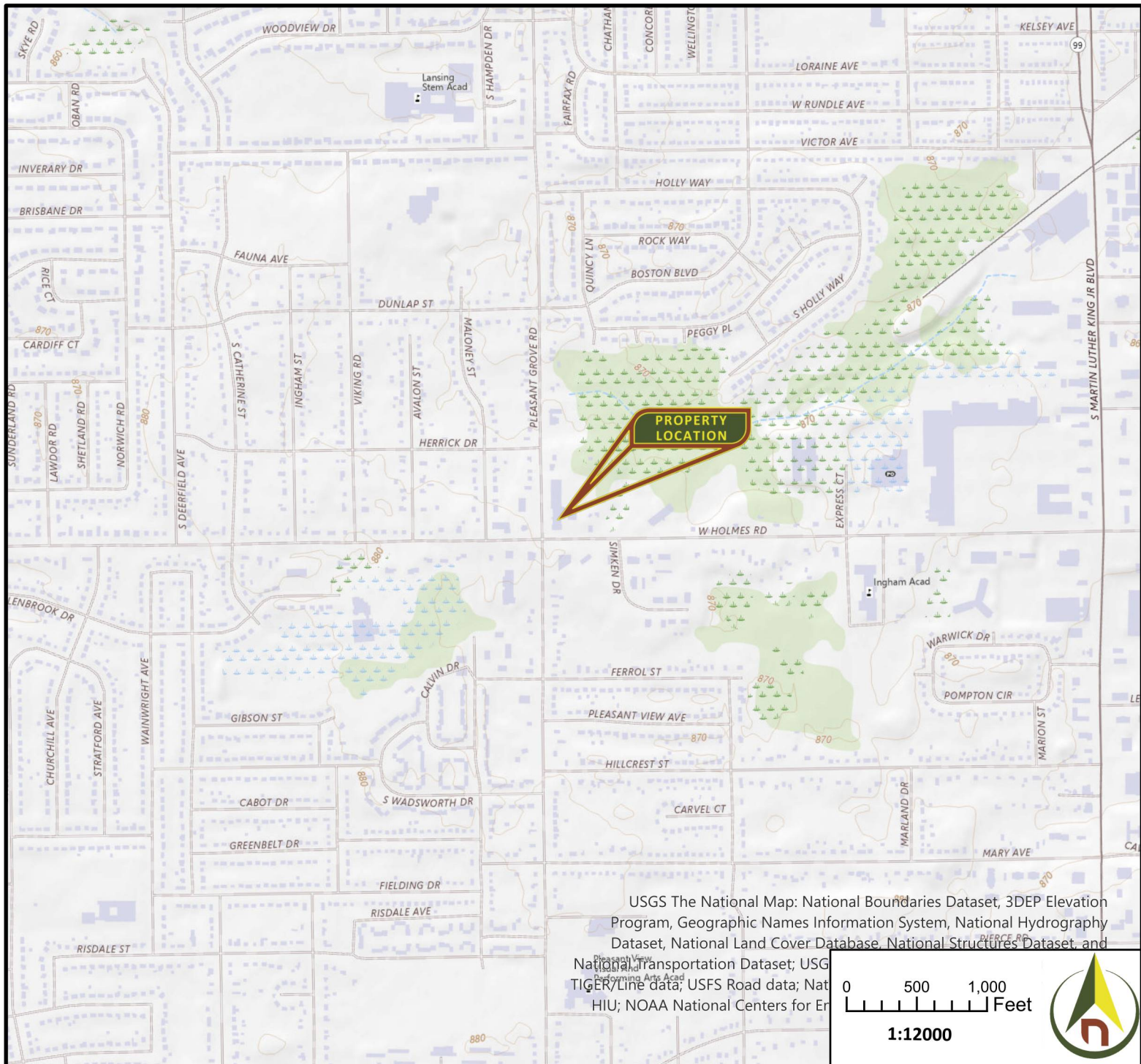
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Subject Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Approximate Boring Locations with Analytical Exceedances



TRI TERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 29

PROJECT NUMBER 20-2340-15





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

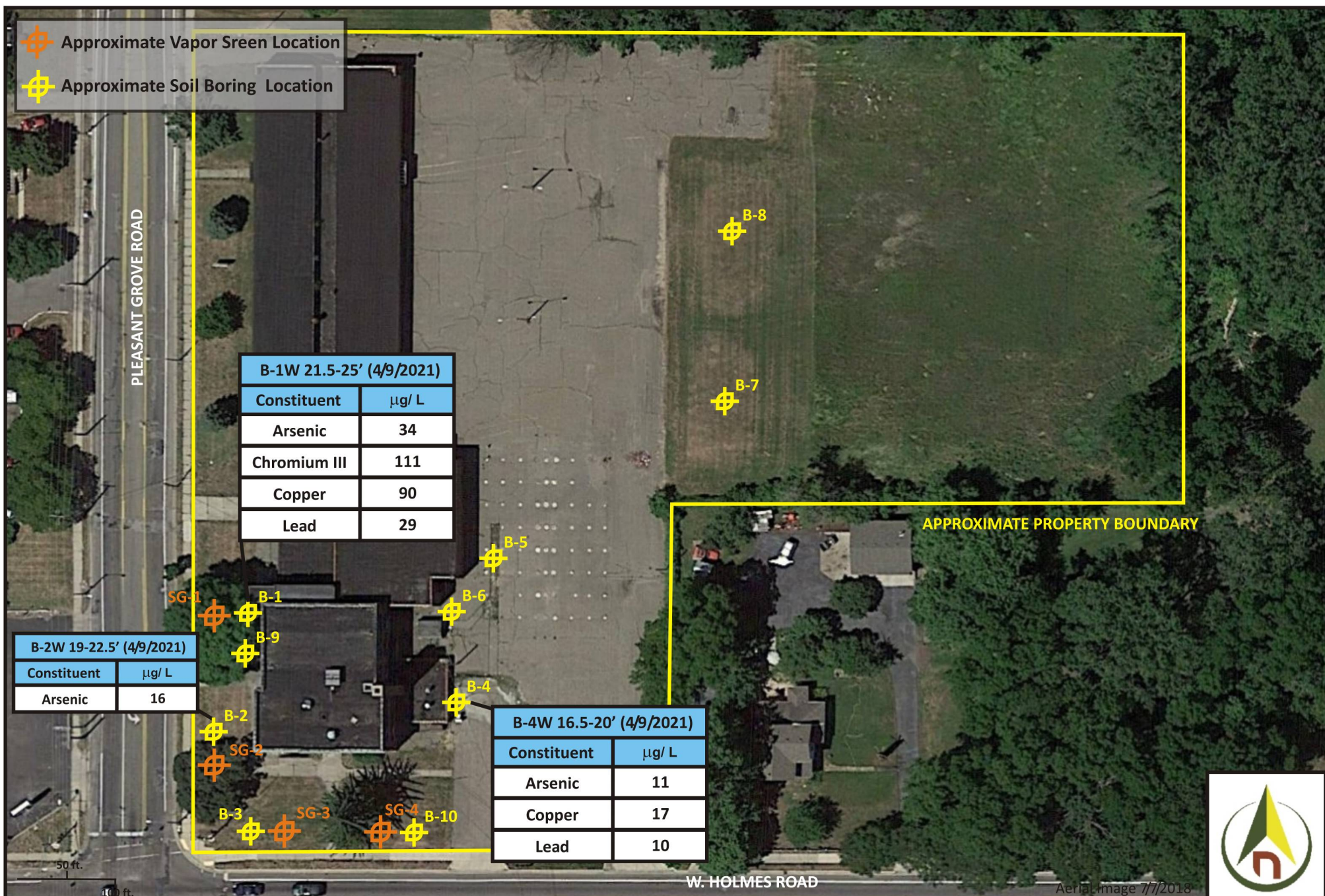
PROJECT NUMBER: 20-2340-15

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: CZ

DATE: 5/7/2025

-  Approximate Vapor Screen Location
-  Approximate Soil Boring Location



TRI TERRA

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: 5/3/2021

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

					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	\$ 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			
EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 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		
Subtotal Site Preparation Activities				\$ 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		
Subtotal Infrastructure Improvement Activities				\$ 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		
Subtotal Gap Financing for Income Qualified Housing Units				\$ 1,938,710		\$ 1,938,710		
MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 2,921,332	\$ -	\$ 2,921,332	\$ -	
MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL				\$ 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		
TOTAL ELIGIBLE COST FOR REIMBURSEMENT				\$ 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				
GRAND TOTAL				\$ 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													
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
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	\$ 16,014
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	\$ 62,582

Total New Taxes	Pass-Through	Captured
\$ 1,213,840	\$ 121,384	\$ 1,092,456
\$ 417,419	\$ 24,796	\$ 392,623
\$ 1,631,258	\$ 146,180	\$ 1,485,078

Local Capture	Millage Rate													
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
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
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
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
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
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
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
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
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
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
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

\$ 48,629	\$ 4,863	\$ 43,766
\$ 108,459	\$ 10,846	\$ 97,613
\$ 205,753	\$ 20,575	\$ 185,177
\$ 207,979	\$ 20,798	\$ 187,181
\$ 262,222	\$ 26,222	\$ 236,000
\$ 343,522	\$ 34,352	\$ 309,170
\$ 390,384	\$ 39,038	\$ 351,345
\$ 471,732	\$ 47,173	\$ 424,559
\$ 1,352,437	\$ 135,244	\$ 1,217,193
\$ 3,391,116	\$ 339,112	\$ 3,052,005
\$ 5,022,375	\$ 485,292	\$ 4,537,083

Non-Capturable Millages	Millage Rate													
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
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
STORM DRAIN	0.2600		\$ 616	\$ 622	\$ 628	\$ 634	\$ 641	\$ 647	\$ 654	\$ 660	\$ 667	\$ 674	\$ 680	\$ 687
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

\$ 285,236	\$ 285,236	\$ -
\$ 243,494	\$ 243,494	\$ -
\$ 18,088	\$ 18,088	\$ -
\$ 546,818	\$ 546,818	\$ -

\$ 5,569,193	\$ 1,032,110	\$ 4,537,083
--------------	--------------	--------------

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																	
	\$ 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

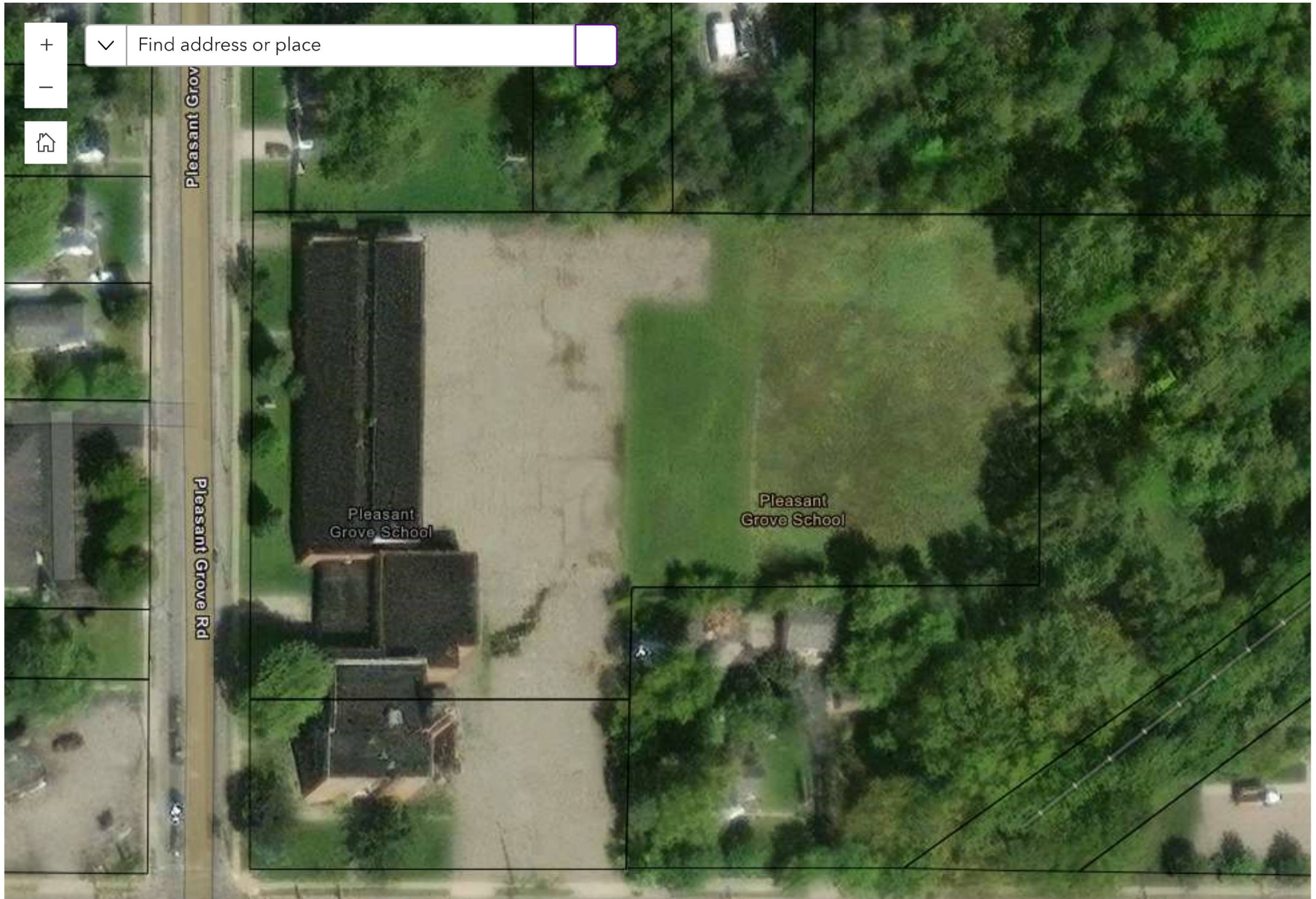
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTALS	
	22	23	24	25	26	27	28	29	30	31	32	33	34		
	18	19	20	21	22	23	24	25	26	27	28	29	30		
Available Tax Increment Revenue (TIR)															
Total State Tax Capture Available	\$ 55,539	\$ 56,094	\$ 56,655	\$ 57,222	\$ 57,794	\$ 58,372	\$ 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



Lansing Parcel Viewer





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	Taxpayer	SEE OWNER INFORMATION
	FAST TRACK AUTHORITY 3024 TURNER ST LANSING, MI 48906-3121		

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

X

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).



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	Taxpayer	SEE OWNER INFORMATION
	FAST TRACK AUTHORITY 3024 TURNER ST LANSING, MI 48906-3121		

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

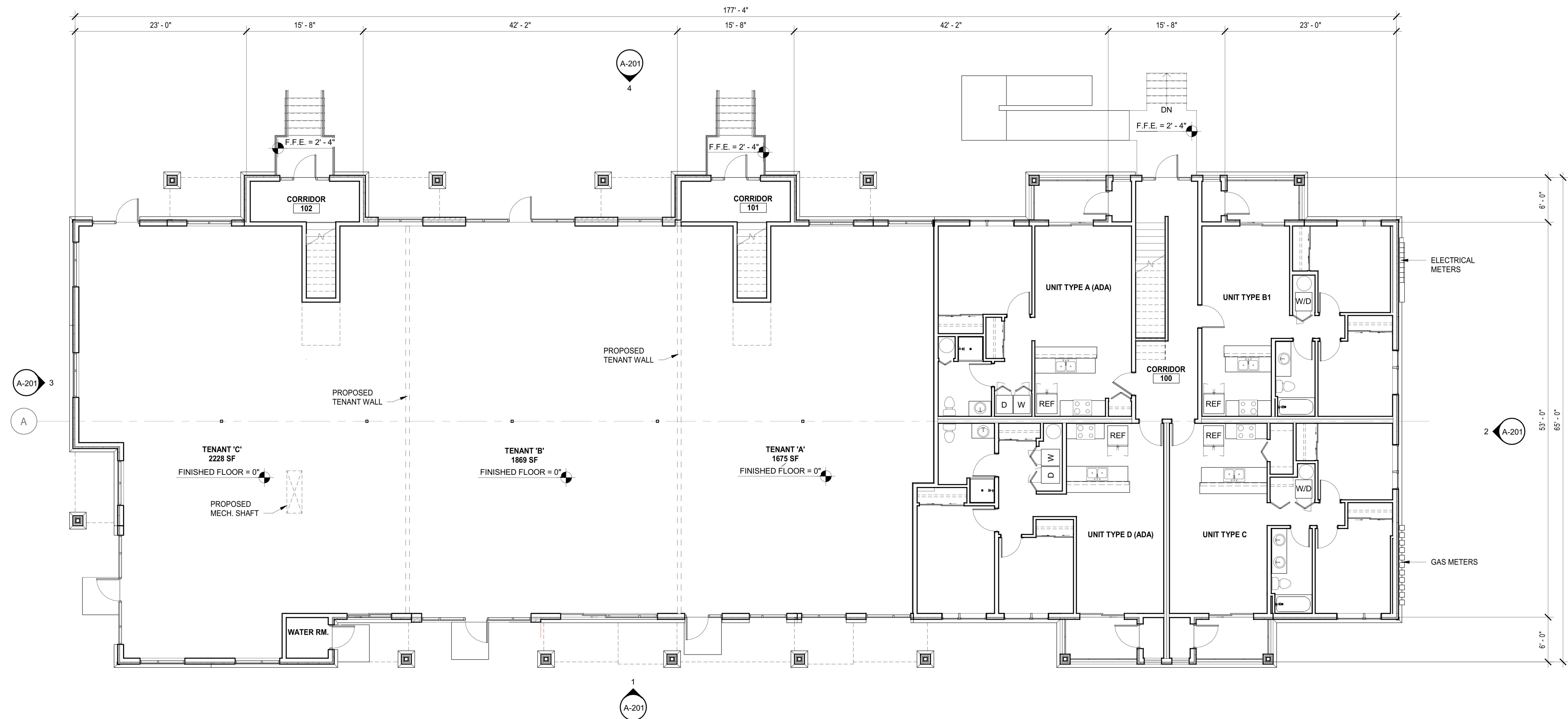


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Attachment B

Site Plans and Renderings



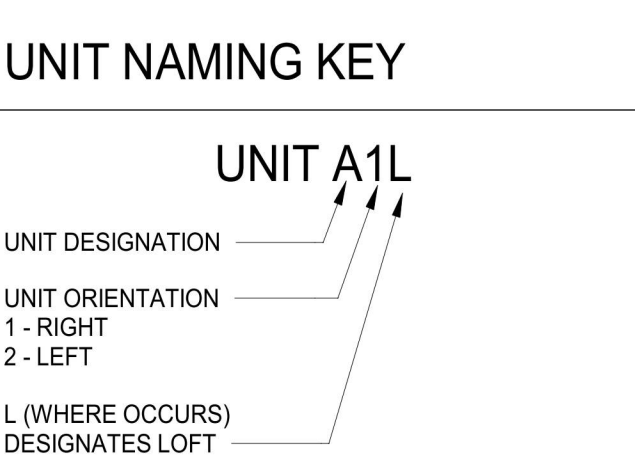


1 PROPOSED FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"
10,086 SQ. FT.

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

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

GROSS BUILDING AREA				
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.





Engineering
& Design

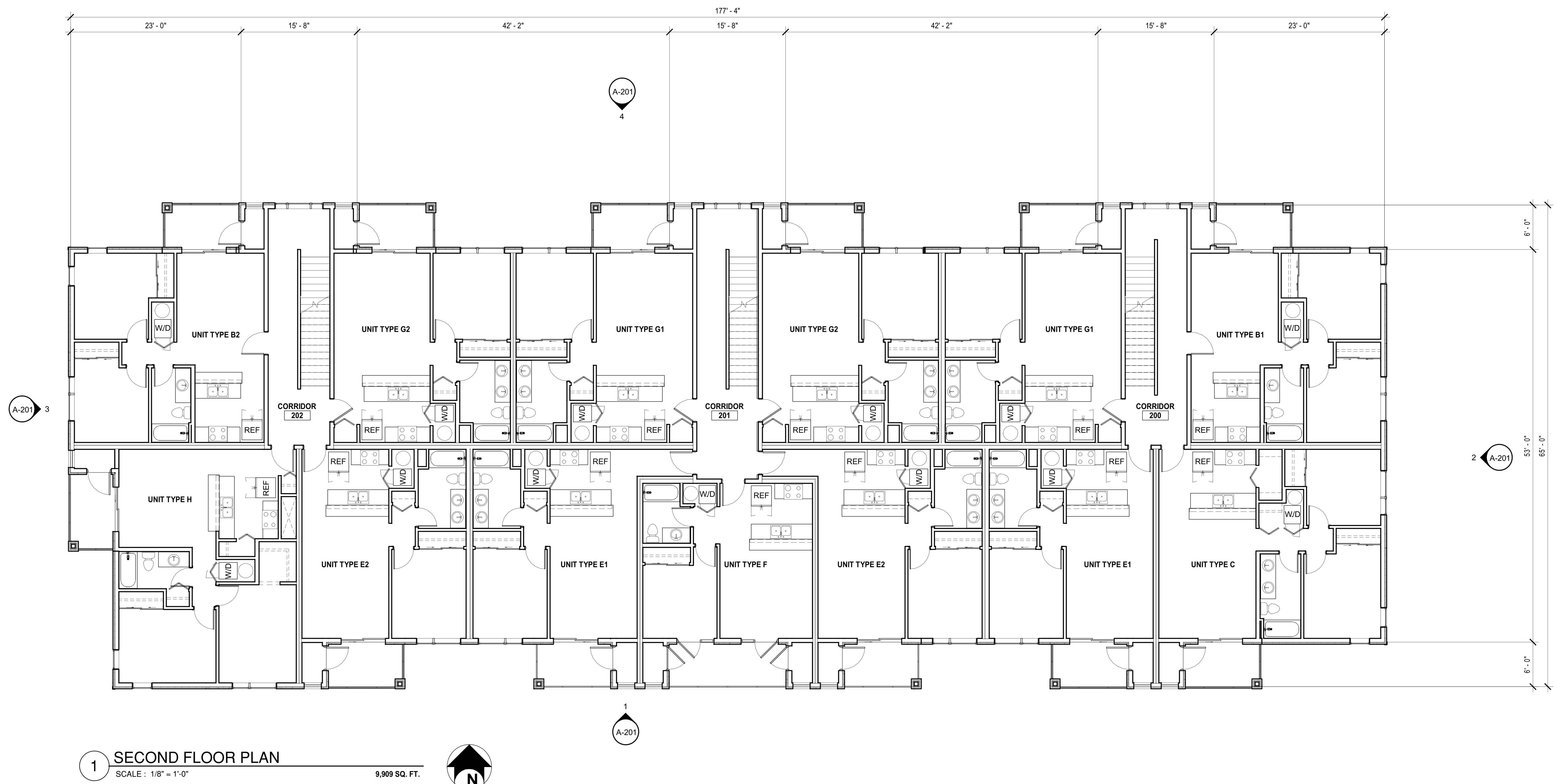
7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917
www.collierseng.com

HOLMES & PLEASANT GROVE

SECOND FLOOR PLAN

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

A-102

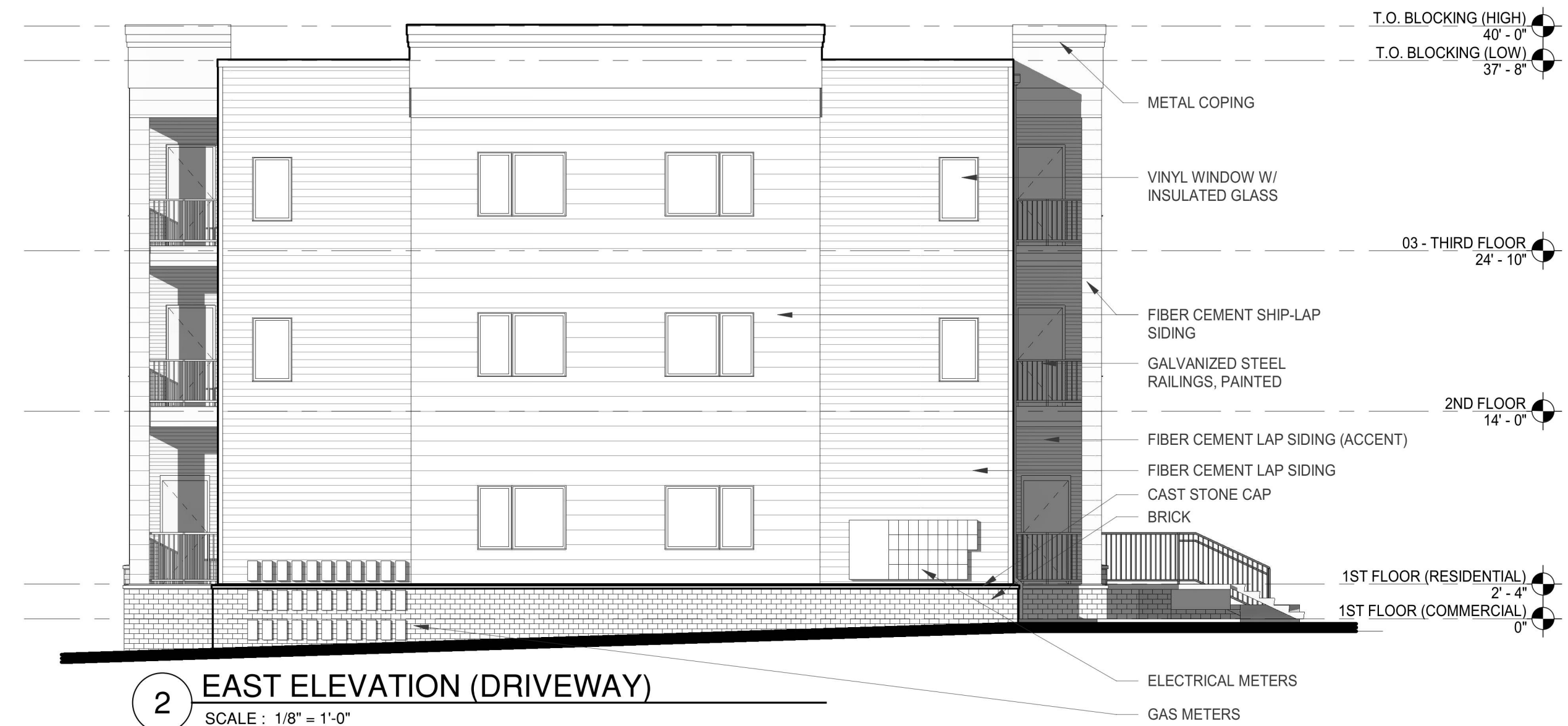




1 SOUTH ELEVATION (HOLMES RD.)
SCALE : 1/8" = 1'-0"



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"

**CITY OF LANSING BROWNFIELD PLAN #80 AMENDMENT #1
PLEASANT GROVE & HOLMES MIXED-USE DEVELOPMENT PROJECT
PROPOSED BROWNFIELD PLAN APPROVAL PROCESS SCHEDULE**

DATE	BOARD/ COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
Completed	Lansing EDC	Final Brownfield Plan #80 Amendment #1 is submitted to LEDC/LBRA for Review and for Consideration by the LBRA Board. Completed UDA submitted and fee received.	
June 20, 2025 8:30AM	Lansing BRA	LBRA Staff and Developer introduce project, LBRA Approves Brownfield Plan #80 Amendment #1.	YES
June 23, 2025 7:00PM	Lansing City Council	Receives Brownfield Plan and refers it to the Committee on Development and Planning.	
June 25, 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
July 14, 2025 7:00PM	Lansing City Council	Council passes resolution setting the Public Hearing for 7:00PM on July 28, 2025 <i>Public Hearing Notice - 10 Days (Mail/Paper)</i>	(if requested)
July 28, 2025 7:00PM	Lansing City Council	Public hearing held at Council for Brownfield Plan. Referred back to the D&P Committee for approval.	YES
August 13, 2025 3:30PM	Committee on Development and Planning	D&P Committee passes resolution to approve the Brownfield Plan.	(if requested)
August 25, 2025 7:00PM	Lansing City Council	City Council Approves Brownfield Plan.	YES

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 28, 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 #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project 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 2130 W. Holmes Road, Lansing, Michigan 48911 located in the City of Lansing, but more particularly described as:

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;

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

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 #80 AMENDMENT #1 – PLEASANT GROVE & HOLMES
MIXED-USE REDEVELOPMENT PROJECT

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 2130 W. Holmes Road located in the City of Lansing; and

WHEREAS, prior to City 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 City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on July 28, 2025 at 7:00 p.m. on Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

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;

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 #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project and the scheduled public hearing.



Holmes & Pleasant Grove Mixed-Use Development Project

2130 W. Holmes Road

Brownfield Plan #80 - Amendment No. 1





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2. Development Team
3. Project Overview
4. Request
5. Impact to City of Lansing Taxes





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.

• 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

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





Development Team



Brent Forsberg



Lansing Economic
Development Corporation



Proposed Development

- New development of 30,000 sq. ft. three-story mixed-use building at the intersection of W. Holmes and Pleasant Grove Road (2130 W. Holmes Road)
 - 30 housing units
 - (15 one-bedroom units, 15 two-bedroom units)
 - Commercial space - 5,000 sq. ft.
- Total Investment - \$9,637,106



**Lansing Economic
Development Corporation**





Benefits

- Workforce housing
- Activation of priority neighborhood node
- Addressing banking desert
- Addressing healthcare desert





Planned Financing

- Housing TIF - \$3,827,384
- RAP 2.0 - \$1,000,000
- Ingham County HTF - \$1,500,000
- Owner Equity - \$2,000,00
- Perm Financing - \$3,800,000





Brownfield Request

- State and Local Brownfield Plan (Housing TIF) - **30 years**
- New Taxes Generated (30 years) - **\$5,569,193**
 - New taxes to taxing units - \$1,032,110
- Reimbursement of Eligible Activities - **\$3,827,384**
- Net New Taxes Projected - **\$1,741,809**





Commitments

- Workforce Housing - **6 units @ 80-120% AMI** (20% of units) for 30 years
 - All unit rents naturally fall into this range.

UDA

- Real Property Improvements - **\$6.5M**
- Construction Start - **November 2025**
- Construction End - **April 2027**



Tax Capture Projections

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



**Lansing Economic
Development Corporation**



THANK YOU

**Holmes & Pleasant Grove
Mixed-Use Development Project
2130 W. Holmes Road
Brownfield Plan #80 - Amendment No. 1**



INTRODUCTION OF ORDINANCE

to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)l. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

The Ordinance is read a first time by its title and referred to the Committee on Public Safety.

ORDINANCE NO. _____

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)I. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

THE CITY OF LANSING ORDAINS:

Section 1. That the Code of Ordinances of Lansing, MI be and is hereby amended by amending Chapter 206, Section 206.02, and shall read as follows:

206.02. - Purchases in excess of \$15,000.00; competitive sealed bids required; authority of Mayor.

(a) All supplies, service and construction items, except as otherwise provided below, when the estimated cost thereof equals or exceeds \$15,000.00, shall be purchased by formal written contract from the lowest and most responsible and responsive bidder after notice inviting competitive sealed bids.

(1) The Director shall provide for the procurement of competitive sealed bids as follows:

A. An invitation for bids describing the requirements of the using agency shall be prepared.

B. The invitation for bids shall be publicized by advertising at least once, in a newspaper of general circulation in the City, not less than five days preceding the last day set for the receipt of competitive sealed bids. In addition, the Director is encouraged to place the invitation for bids in any appropriate trade journals, professional publications or other appropriate publication, in order to encourage as much competition as possible.

The newspaper notice required herein shall include a general description of the supplies,

1 services or construction items to be purchased or sold and in addition shall state where
2 bid blanks and specifications may be obtained, the date, time and place for the filing
3 and opening of bids, whether or not bid, performance or payment bonds are required
4 and, if required, the amounts thereof, and anything else the Director may feel is
5 necessary.

6 C. Sealed bids shall also be solicited from all persons who are on the most current bidder's
7 list by mailing them a copy of such newspaper notice or another notice that will
8 acquaint them with the proposed purchase or sale. Invitations for bids sent to
9 prospective bidders on the bidder's list shall be limited to commodities that are similar
10 in character and ordinarily handled by the trade group to which the bid invitations are
11 sent. Failure to respond to three consecutive bid invitations shall result in removal from
12 the bidder's list for one year. After one year, the potential bidder may reapply to be
13 placed upon the bidder's list.

14 D. Bids submitted in response to the invitation for bids shall be submitted sealed and, in
15 addition, shall be identified as bids on the outside of the envelopes and shall be
16 accompanied by affidavits, where applicable, in such form and covering such matters
17 as the Director approves, together with any bid security required.

18 E. Bids shall be opened publicly at the time, place and date designated in the invitation
19 for bids. Each bid, together with the name of the bidder, shall be recorded and the
20 tabulation of all bids received shall be available for public inspection in the Finance
21 Department.

- 1 F. An invitation for bids may be cancelled, or any or all bids or proposals may be rejected,
2 in whole or in part, as specified in the invitation for bids, when such rejection or
3 cancellation is determined by the Director to be in the best interests of the City.
- 4 G. The Director shall not knowingly accept the bid of a person who is in default in the
5 payment of any taxes, licenses, fees, permits or any other moneys due the City or who
6 is in any other respects disqualified according to any Federal or State law or any
7 Municipal ordinance provision. A contract with a person who is discovered to have
8 been in default or disqualified at the time of the awarding of the contract shall be
9 voidable.
- 10 H. The Director shall determine and recommend in writing to the Mayor the name of the
11 lowest and most responsible and responsive bidder. In reaching a determination as to
12 who the lowest and most responsible and responsive bidder is, the Director shall
13 consider:
- 14 1. The ability, capacity and skill of the bidder to perform the contract or provide the
15 service or supplies required;
 - 16 2. Whether or not the bidder can perform the contract or provide the service or
17 supplies promptly or within the time specified, without delay or interference;
 - 18 3. The character, integrity, reputation, judgment, experience and efficiency of the
19 bidder in business;
 - 20 4. The quality of performance and time of completion by the bidder of previous
21 contracts or services;
 - 22 5. The previous and existing compliance by the bidder with laws and ordinances
23 relating to contract performance;

- 1 6. The sufficiency of the financial resources, equipment and personnel resources and
- 2 the ability of the bidder to satisfactorily perform the contract or provide the services
- 3 or supplies;
- 4 7. The quality, availability and adaptability of the supplies or services to the particular
- 5 use required;
- 6 8. The ability of the bidder to provide future maintenance and service for the use of
- 7 the subject of the contract;
- 8 9. The number and scope of any additional, limiting or qualifying conditions attached
- 9 to the bid by the bidder; and
- 10 10. Whether the supplies are recyclable, biodegradable or otherwise compatible with
- 11 environmental concerns.

12 The failure of a bidder to promptly supply information in connection with an inquiry
13 from the Director with respect to any of the provisions enumerated herein may be
14 grounds for a determination of nonresponsibility with respect to such bidder.

15 **I. When using public funds for construction work, especially those involving skilled**
16 **trade workers, the City acknowledges that the best value and lowest overall cost**
17 **is most often achieved through quality work done by a responsive and responsible**
18 **bidder, rather than simply the lowest bidder. In reviewing such bids where the**
19 **construction work is in excess of \$75,000.00, the Director shall request of bidders**
20 **and consider the following additional criteria.**

- 21 **1. Relating to Section 206.02(a)(1)H.1., the ability, capacity, and skill of the**
22 **bidder to perform the contract or provide the service or supplies required:**

1 **(i) Documentation that the bidder and any subcontractor(s) participates in an**
2 **apprenticeship program that is registered with the United States**
3 **Department of Labor (USDOL) Office of Apprenticeship or by a State**
4 **Apprenticeship Agency recognized by the USDOL Office of**
5 **Apprenticeship;**

6 **(ii) Evidence of the bidder's safety program and evidence of a safety-training**
7 **program for employees and any subcontractor(s) addressing potential**
8 **hazards of the proposed job site, including an authorized 10-hour U.S.**
9 **Department of Labor - Occupational Safety and Health Administration**
10 **(OSHA) construction safety course for all construction craft laborers to be**
11 **employed at the site of work; and**

12 **(iii) Copies of any documented violations by the bidder and any**
13 **subcontractor(s) for the past 3 years, and the bidder's corrective actions as**
14 **a result of inspections conducted by the Michigan Occupational Safety and**
15 **Health Administration (MIOSHA), OSHA, or any other applicable safety**
16 **agency.**

17 **2. Relating to Section 206.02(a)(1)H.3., the character, integrity, reputation,**
18 **judgment, experience and efficiency of the bidder in business:**

19 **(i) Evidence the bidder offers employer-sponsored healthcare benefits to**
20 **employees;**

21 **(ii) Evidence the bidder offers structured retirement plans, including pension**
22 **or other employer provided plans;**

1 **(iii) Evidence the bidder provides other fringe benefits such as non-mandatory**
2 **paid leave, life insurance, and disability insurance to employees; and**

3 **(iv) Evidence the bidder pays prevailing wage consistent with this Chapter on**
4 **all jobs, not just those jobs required to be paid at prevailing by this Chapter.**

5 **3. Relating to Section 206.02(a)(1)H.5., the previous and existing compliance by**
6 **the bidder with laws and ordinances relating to contract performance:**

7 **(i) Compliance with state and local licensing and permitting requirements, as**
8 **applicable; and**

9 **(ii) Evidence the bidder properly classifies employees on jobsites as**
10 **demonstrated by the utilization of 1099 workers compared to W-2**
11 **employees on current and past jobs, relative to other bidders for the**
12 **contract.**

13 **The City Council by resolution shall create a scoring system with points for each**
14 **of the considerations described in this subsection and Section 206.02(a)(1)H., and**
15 **shall forward it to the Mayor and Director for use in reviewing bidders for**
16 **contracts that involve construction work.**

17 **(2) The Mayor, upon receipt of the Director's written bid recommendation, shall have the sole**
18 **responsibility and the authority to award any City contract for supplies, services or**
19 **construction when the contract amount is equal to or exceeds \$15,000.00. When the award**
20 **is not given to the lowest bidder, a written statement of the reasons for placing the award**
21 **with a responsible and responsive bidder who is not the lowest bidder shall be prepared by**
22 **the Mayor and filed with the City Clerk and Council and with the other papers relating to**

1 the bid at the time the transaction is made. The written statement shall be available for
2 public inspection in the Finance Department.

3 (b) No contract or purchase shall be subdivided to avoid the requirements of this section.

4
5 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
6 inconsistent with the provisions hereof are hereby repealed.

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

10 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
11 immediate effect by City Council, and shall expire December 31, 2034.

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, June 9, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)l. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

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

WHEREAS, the Lansing City Council recently adopted Ordinance _____, adding to the codified ordinances subsection 206.02(1)(a)I.; and

WHEREAS, newly created subsection 206.02(1)(a)I. requires that the Council by resolution create a scoring system with points for each of the considerations described in that subsection and subsection 206.02(a)(1)H., and forward it to the Administration for use in reviewing bidders for contracts that involve construction work; and

WHEREAS, the Council has reviewed the conditions and considered the appropriate allocation of points to be made for those non-monetary considerations, as well as the monetary considerations, when reviewing bidders for contracts that involve construction work.

NOW THEREFORE BE IT RESOLVED that the scoring system attached to and incorporated as part of this Resolution is adopted; and

BE IT FINALLY RESOLVED that the scoring system as adopted shall be transmitted to the Mayor and Purchasing Director for use in review of all bidders for contracts that involve construction work.

**Scoring System for Cost and Criteria in Contracts for Construction Work, as in Lansing
Codified Ordinances Sections 206.02(a)(1)H & I:**

(1) The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required, including (i) *Documentation that the bidder and any subcontractor(s) participates in an apprenticeship program that is registered with the United States Department of Labor (USDOL) Office of Apprenticeship or by a State Apprenticeship Agency recognized by the USDOL Office of Apprenticeship (ii) Evidence of the bidder's safety program and evidence of a safety-training program for employees and any subcontractors addressing potential hazards of the proposed job site, including an authorized 10-hour U.S. Department of Labor - Occupational Safety and Health Administration (OSHA) construction safety course for all construction craft laborers to be employed at the site of work; and (iii) Copies of any documented violations by the bidder and any subcontractor(s) for the past 3 years, and the bidder's corrective actions as a result of inspections conducted by the Michigan Occupational Safety and Health Administration (MIOSHA), OSHA, or any other applicable safety agency.	<u>16 pts</u> *evidence of this shall count for half the points of this criterion
(2) Whether or not the bidder can perform the contract or provide the service or supplies promptly or within the time specified, without delay or interference	<u>3 pts</u>
(3) The character, integrity, reputation, judgment, experience and efficiency of the bidder in business, including (i) Evidence the bidder offers employer-sponsored healthcare benefits to employees; (ii) Evidence the bidder offers structured retirement plans, including pension or other employer provided plans; and (iii) Evidence the bidder pays prevailing wage consistent with this Chapter on all jobs, not just those jobs required to be paid at prevailing by this Chapter.	<u>12 pts</u>
(4) The quality of performance and time of completion by the bidder of previous contracts or services	<u>3 pts</u>
(5) The previous and existing compliance by the bidder with laws and ordinances relating to contract performance, including (i) Compliance with state and local licensing and permitting requirements, as applicable; and	<u>8 pts</u>

(ii) Evidence the bidder properly classifies employees on jobsites as demonstrated by the utilization of 1099 workers compared to W-2 employees on current and past jobs, relative to other bidders.	
(6) The sufficiency of the financial resources, equipment and personnel resources and the ability of the bidder to satisfactorily perform the contract or provide the services or supplies	<u>6 pts</u>
(7) The quality, availability and adaptability of the supplies or services to the particular use required	<u>3 pts</u>
(8) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract	<u>3 pts</u>
(9) The number and scope of any additional, limiting or qualifying conditions attached to the bid by the bidder	<u>3 pts</u>
(10) Whether the supplies are recyclable, biodegradable or otherwise compatible with environmental concerns	<u>3 pts</u>
Non-Monetary Criteria Subtotal	60 pts
Cost or Pricing Schedule	40 pts
Total	100 pts

**Scoring System for Cost and Criteria in Contracts for Construction Work, as in Lansing
Codified Ordinances Sections 206.02(a)(1)H & I:**

(1) The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required, including (i) *Documentation that the bidder and any subcontractor(s) participates in an apprenticeship program that is registered with the United States Department of Labor (USDOL) Office of Apprenticeship or by a State Apprenticeship Agency recognized by the USDOL Office of Apprenticeship (ii) Evidence of the bidder's safety program and evidence of a safety-training program for employees and any subcontractors addressing potential hazards of the proposed job site, including an authorized 10-hour U.S. Department of Labor - Occupational Safety and Health Administration (OSHA) construction safety course for all construction craft laborers to be employed at the site of work; and (iii) Copies of any documented violations by the bidder and any subcontractor(s) for the past 3 years, and the bidder's corrective actions as a result of inspections conducted by the Michigan Occupational Safety and Health Administration (MIOSHA), OSHA, or any other applicable safety agency.	<u>16 pts</u> (i) is 8 pts (ii) is 2 pts (iii) is 2 pts
(2) Whether or not the bidder can perform the contract or provide the service or supplies promptly or within the time specified, without delay or interference	<u>3 pts</u>
(3) The character, integrity, reputation, judgment, experience and efficiency of the bidder in business, including (i) Evidence the bidder offers employer-sponsored healthcare benefits to employees; (ii) Evidence the bidder offers structured retirement plans, including pension or other employer provided plans; and (iii) Evidence the bidder pays prevailing wage consistent with this Chapter on all jobs, not just those jobs required to be paid at prevailing by this Chapter.	<u>12 pts</u> (i) is 2 pts (ii) is 2 pts (iii) is 2 pts
(4) The quality of performance and time of completion by the bidder of previous contracts or services	<u>3 pts</u>
(5) The previous and existing compliance by the bidder with laws and ordinances relating to contract performance, including (i) Compliance with state and local licensing and permitting requirements, as applicable; and	<u>8 pts</u> (i) is 2 pts

(ii) Evidence the bidder properly classifies employees on jobsites as demonstrated by the utilization of 1099 workers compared to W-2 employees on current and past jobs, relative to other bidders.	(ii) is 2 pts
(6) The sufficiency of the financial resources, equipment and personnel resources and the ability of the bidder to satisfactorily perform the contract or provide the services or supplies	<u>6 pts</u>
(7) The quality, availability and adaptability of the supplies or services to the particular use required	<u>3 pts</u>
(8) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract	<u>3 pts</u>
(9) The number and scope of any additional, limiting or qualifying conditions attached to the bid by the bidder	<u>3 pts</u>
(10) Whether the supplies are recyclable, biodegradable or otherwise compatible with environmental concerns	<u>3 pts</u>
Non-Monetary Criteria Subtotal	60 pts
Cost or Pricing Schedule	40 pts
Total	100 pts