

AGENDA

Committee on Development and Planning July 23, 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 25, 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 - Appointment; Stephen Robertson; At-Large member of the Board of Zoning Appeals; Term to Expire June 30, 2026
 - D. RESOLUTION- Brownfield Plan #86; Novi Properties, 820 W. Miller Rd.
 - E. RESOLUTION - Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave.
 - F. DISCUSSION - 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 25, 2025 @ 3:30 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Daniel Duchane, OCA
Stephanie Robinson, City Purchasing
Kark Dorshimer, LEDC
Brent Forsberg
Tri Terra Representative
Land Bank Representative
Jeremiah Kilgore, Deputy Public Service
Frederick McLaughlin

Minutes

MOTION BY COUNCIL MEMBER KOST TO APPROVE AMENDED JUNE 11, 2025 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

Discussion/Action:

RESOLUTION- Reappointment; Kambriana Crank; Resident Member; Lansing Gateway Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2027

Council Member Hussain stated Ms. Crank has not confirmed over the last couple days and will move to the next meeting July 9, 2025, with Ms. Boak confirming her attendance at that one.

RESOLUTION- Set Public Hearing; Brownfield Plan #80 – Amendment #1; Pleasant Grove & Holmes Mixed- Use Redevelopment Project at 2130 W Holmes Road

Mr. Dorshimer distributed a presentation on the amendment which outlined the history of the project with the Land Bank, and this new developer involved intends to propose a 30,000 sq ft mixed use building, 30 units with 5,000 commercials. Since there was already a brownfield on site, it is not being amended for this new development and Forsberg developing. The planned financing with the amendment will be housing TIF \$3,827,384; RAP 2.0 \$1,000,000 and Ingham

County \$1,500,000 with Owner equity of \$2,000,000. This brownfield is a 30 year generating \$5,569,193 taxes over 30 years and new taxes to the taxing units in the amount of \$1,032,110. There will be \$3,827,384 in reimbursement of eligible activities and the new projected taxes would be \$1,741,809.

Mr. Forsberg first confirmed the AMI is off the County base. He then summarized that they will be using a community capital model, allowing investors, which is an idea of re-spurring investment with keeping control local for the assets. Partnerships thus far include the Land Bank, Tri Terra and Copperrock Construction, Colliers and Nederveld. The reason for brownfield for first phase is because of the work on the ground water. Mr. Forsberg spoke briefly on investment and collaboration with the south side community in this area to invest into the area. Per the TIF, they have to reserve 20-25% which will not affect the rent rates, it will hold those units during that 20 year time period. The rates would be \$1,000-\$1,600 for 1-2 bedrooms, at a market rate. There would be 30 units in the residential, construction to begin November, 2025 complete 2027. The initial investment is \$8.2 million, but in flex because not sure of building two, infrastructure, and the field of tenants.

Mr. Dorshimer spoke briefly on the Brownfield numbers and capture, the initial plan was a 30 year plan and it was never captured so with this amendment it will still be a 30 year, and you can start capturing 5 years after the project.

Council Member Kost spoke in support of the project and the interest of LAFCU investing into a branch into the development.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 28, 2025 FOR BROWNFIELD PLAN #80 AMENDMENT #1. MOTION CARRIED 2-0.

RESOLUTION – Introduction and Set Public Hearing; Amend Chapter 206, Section 206.02, clarify most responsive responsible bidder for construction bids

Mr. Duchane summarized the changes, noting on page 6, lines 1, 2, 3 should be removed, and line 4 should be renumbered. It was noted OCA might not have the correct draft, and was provided with the Draft 1 from June 18th. He corrected to remove those lines and renumber. He then went over changes worked on between OCA and Council Member Garza, adding clarification and definition. There is a list of criteria to evaluate and score bids over \$75,000. It pertains to only to construction. Council Member Hussain asked how it came to \$75,000, and Mr. Duchane stated it was a policy decision.

Ms. Robinson stated she is support of having the criteria. Council Member Hussain supported the definition of what is construction work and now adding the criteria.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR JULY 28, 2025 FOR AMENDMENTS TO CHAPTER 206, SECTION 206.02 TO CLARIFY MOST RESPONSIVE RESPONSIBLE BIDDER. MOTION CARRIED 2-0.

RESOLUTION – Construction Bid Score System

Council Member Hussain went through it noting monetary and non- monetary. Mr. Duchane noted there is an error with formatting. Council Member Hussain asked why the two documents, and Mr. Duchane explained they should be using the 2nd set of categories. Mr. Duchane stated that is a non-exhaustive list of what might included in that category. Council Member Kost asked for clarification, on the numbers to the affixed item. Council Member Hussain asked Ms. Robinson

DRAFT

to continue to come for the further discussions on the bid scoring system. Ms. Robinson stated that it could be difficult, hard pointing with construction projects. Council Member Hussain stated that they would encourage Council Member Garza to reach out to Ms. Robinson and Mr. Kilgore. Mr. Duchane stated the hard point is also based on the Charter, and the ordinance speaks to it but the point system would not be part of the ordinance it self.

Discussion will continue at future meetings.

OTHER

Frederick McLaughlin asked how the City initiates project, and why are they involved in other ways of building safety. Council Member Hussain noted that the City has property of their own and explained the tool-box for incentives. The City has a responsibility to move commercial corridors, grow a tax base, and depends on if publicly owner, private or even blighted property. He then explained Council role in development. Mr. McLaughlin asked if the City has enough funds to meet their budget every year, and Council Member Hussain stated they do have a fiscally balanced budget.

ADJOURN

Adjourned at 4:34 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 July 23, 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.

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	04/17/2025
First Name	Stephen
Middle	A
Last Name	Robertson
Date of Birth	
Home Address	1411 Center St
City	Lansing
State	MI
Zip Code	48906
Email	sarvoice@gmail.com
Gender	

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward	Ward 1
Best Phone Number to Contact You	
In what year did you move to Lansing?	1983

Additional Information Regarding Experience and Credentials	I was born and raised in lansing, I have traveled extensively all over the United States, pretty much have been to every major city in America. I think I have a good idea of what makes a city unique, attractive and I think Lansing has the potential to be a destination for people to live work and play.
---	--

Occupational Background	I worked in finance and insurance for 6 years as a licensed insurance agent and securities licensed professional before started my own business in 2015. In 2015 I ventured in the real estate business and automobile sales. I owned and operated a used car dealership in south lansing. I also offered commercial and residential spaces for lease. Currently I am a real estate investor and developer.
Educational Background	2 years of college at LCC
Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
First Choice for Board to Serve on	Zoning Appeals
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.	My goal is to bring my own perspective to the table on what best for the city and it's constituents on whatever is presented.
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.	MI
This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.	
Agreement to Background Check Authorization	I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Stephen A Robertson
Date & Time	04/17/2025 5:25 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 Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on Development and Planning met on July 23, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026.



**Lansing Economic
Development Corporation**



820 W. MILLER REDEVELOPMENT PROJECT

BROWNFIELD REQUEST

820 W. MILLER RD, LANSING, MI 48911





Table of Contents

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

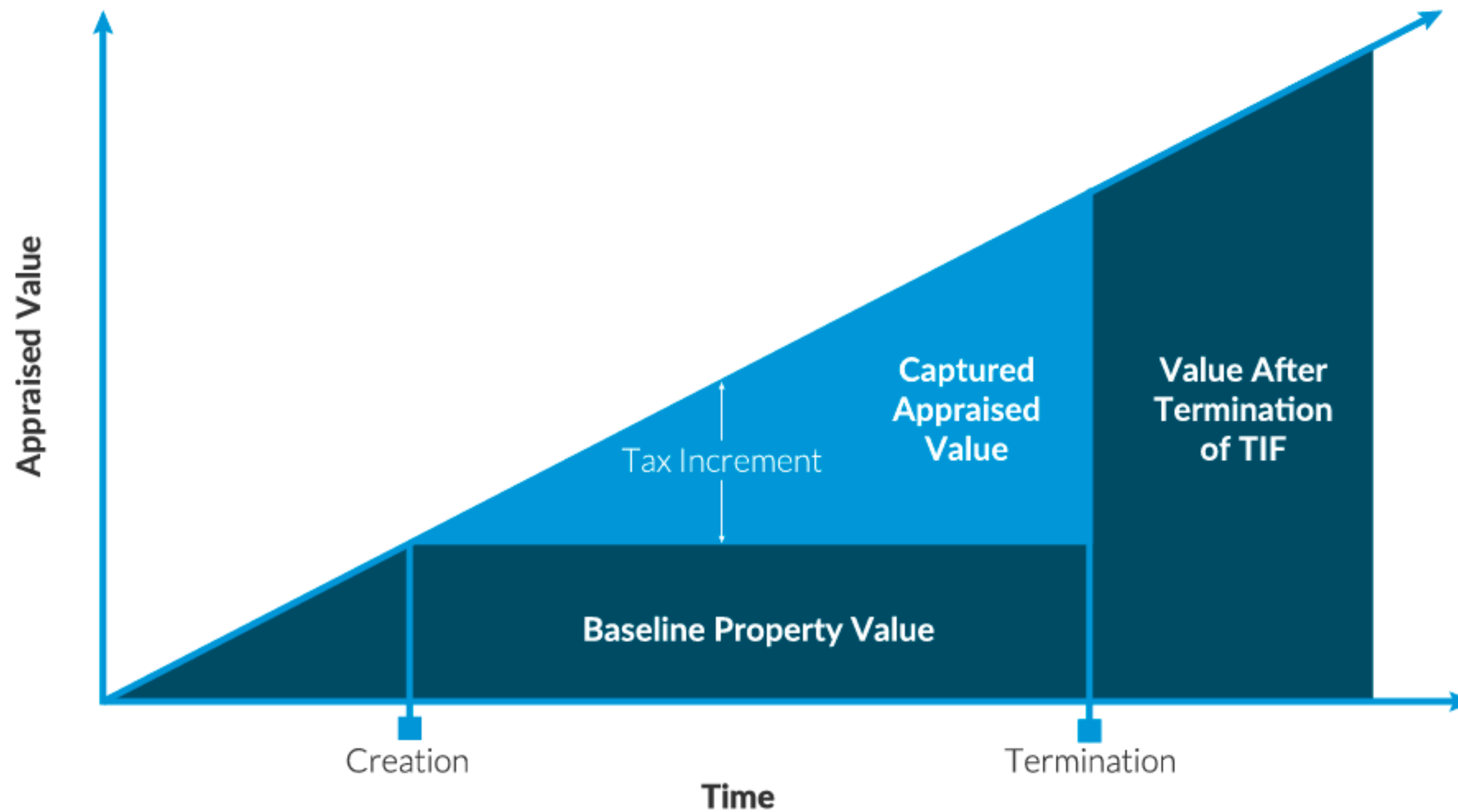




Brownfield Program Overview

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

Tax Increment Financing (TIF)





Brownfield Program Benefits

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

Development Team

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



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



Project Overview

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



Property History

Washington Station Mini-Shopping Center

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



The State Journal - Lansing, MI - Sunday, January 6, 1974

New laundry-cleaning facility in Washington Station shopping center

South Side Mini-Shopping Center Developed

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

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

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

The Bre-Z firm occupies 4,

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

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

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

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

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

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

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



Property History



Proposed Development

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

Proposed Development



Proposed Development



Request

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



Brownfield Eligibility

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

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

Eligible Activities

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



Tax Capture Projections

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



Impact to City of Lansing Taxes

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



THANK YOU



**Lansing Economic
Development Corporation**

Lansing Brownfield Redevelopment Authority



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

Brownfield Plan #86

820 West Miller Road
Lansing, Michigan 48911

PREPARED BY:

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

REVIEWED BY:

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

May 2, 2025

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

Table of Contents

Section	Page
1. Project Summary Sheet	1
2. Purpose of Brownfield Plan and Past Use of the Property	3
3. Brownfield Project Description	4
4. Developer Eligible Activities	5
5. Captured Taxable Value and Tax Increment Revenues	6
6. Method of Brownfield Plan Financing	7
7. Amount of Note or Bonded Indebtedness Incurred	7
8. Duration of the Brownfield Plan	7
9. Estimated Impact on Taxing Jurisdictions	7
10. Legal Description & Site Map	8
11. Personal Property	9
12. Displacement of Persons	9
13. Local Brownfield Revolving Fund	9
14. Other Information	9

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Legal Description of the Property

Attachment B: Letter of Functional Obsolescence

Attachment C: Site Plans

1. Project Summary Sheet

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

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

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

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

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

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

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

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

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

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

Duration of Plan: 30 years (starting in 2027)

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

*TIR = tax increment revenue

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Brownfield Project Description

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

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

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

4. Developer Eligible Activities

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

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

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

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

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

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

5. Captured Taxable Value and Tax Increment Revenues

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

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

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

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

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

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

6. Method of Brownfield Plan Financing

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

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

9. Estimated Impact on Taxing Jurisdictions

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

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

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

* Increased by investment, but not captured by the LBRA

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

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

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

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

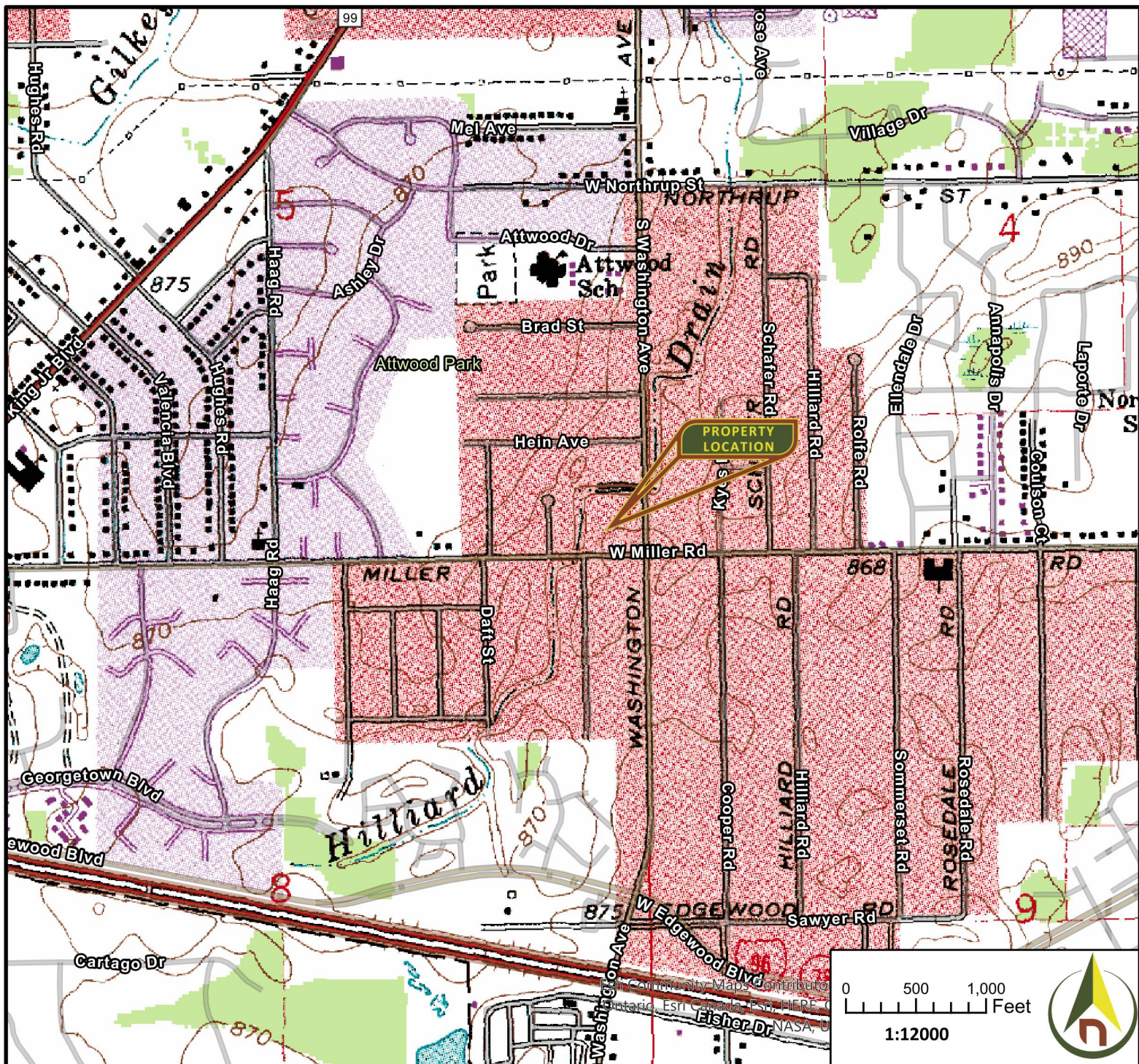
14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRIOTERRA

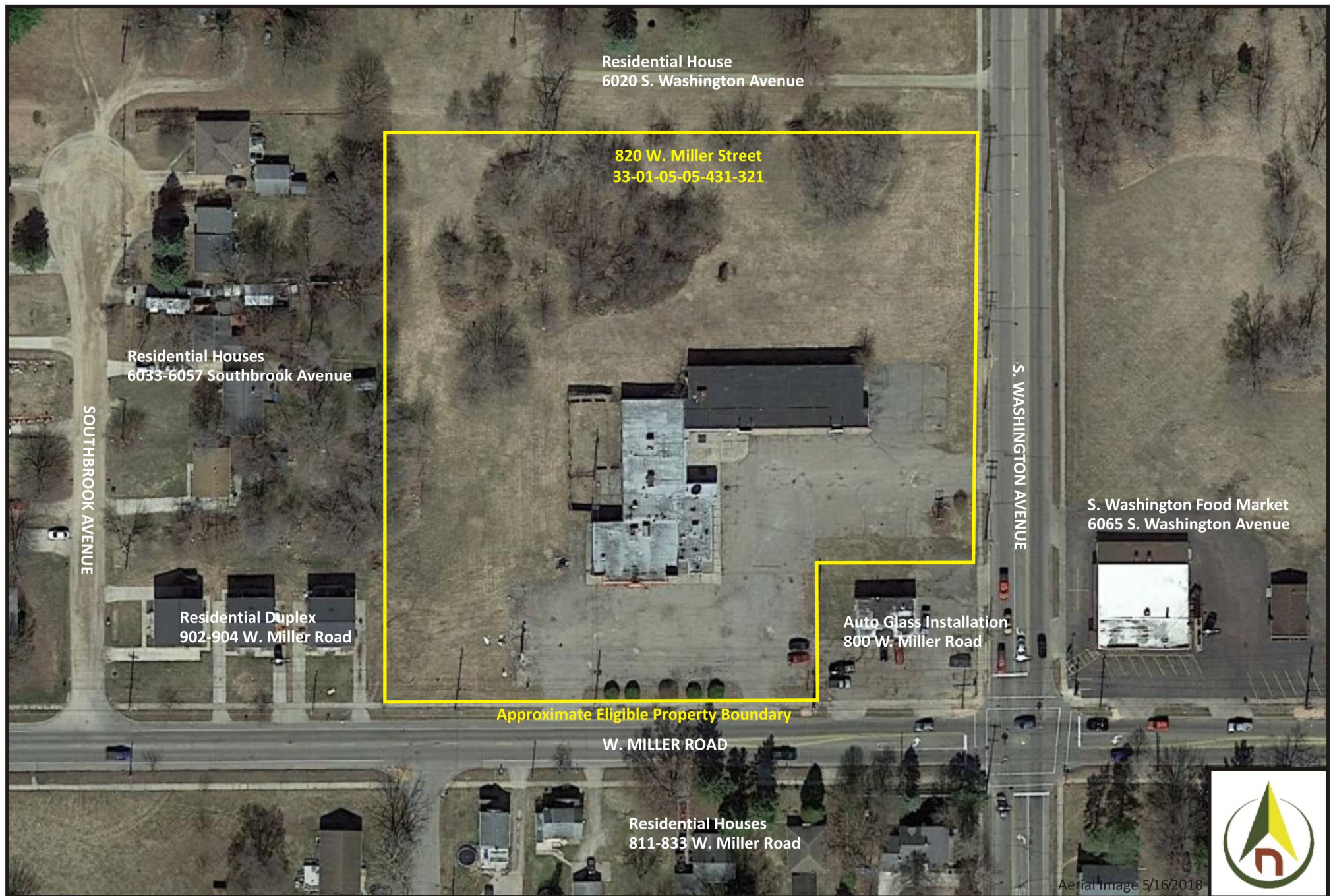
FIGURE 1 PROPERTY LOCATION

820 W. MILLER ROAD
LANSING, MICHIGAN 48911

INGHAM COUNTY
T3N, R2W, SECTION 9

PROJECT NUMBER 21-2901





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER: 21-2901

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

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

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

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

NOTES:

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

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

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

Notes:

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

Estimated Taxable Value (TV) Increase Rate:																	
	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
	Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
	Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Base Taxable Value (TV) of Land	\$	177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	\$ 177,500	
Base TV of Buildings	\$	53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	\$ 53,021	
Estimated New TV for Land	\$	226,679	\$ 228,946	\$ 231,235	\$ 233,548	\$ 235,883	\$ 238,242	\$ 240,625	\$ 243,031	\$ 245,461	\$ 247,916	\$ 250,395	\$ 252,899	\$ 255,428	\$ 257,982	\$ 260,562	
Estimated New TV for Buildings	\$	255,123	\$ 257,674	\$ 260,251	\$ 262,853	\$ 265,482	\$ 268,137	\$ 270,818	\$ 273,526	\$ 276,262	\$ 279,024	\$ 281,814	\$ 284,633	\$ 287,479	\$ 290,354	\$ 293,257	
Incremental Difference for Land	\$	49,179	\$ 51,446	\$ 53,735	\$ 56,048	\$ 58,383	\$ 60,742	\$ 63,125	\$ 65,531	\$ 67,961	\$ 70,416	\$ 72,895	\$ 75,399	\$ 77,928	\$ 80,482	\$ 83,062	
Incremental Difference for Buildings	\$	202,102	\$ 204,653	\$ 207,230	\$ 209,832	\$ 212,461	\$ 215,116	\$ 217,797	\$ 220,505	\$ 223,241	\$ 226,003	\$ 228,793	\$ 231,612	\$ 234,458	\$ 237,333	\$ 240,236	
Total Incremental Difference	\$	251,281	\$ 256,099	\$ 260,965	\$ 265,880	\$ 270,844	\$ 275,858	\$ 280,922	\$ 286,036	\$ 291,202	\$ 296,419	\$ 301,688	\$ 307,010	\$ 312,386	\$ 317,815	\$ 323,298	

School Tax Millages	Millage Rate																														
School Operating	17.44780	\$	4,384	\$	4,468	\$	4,553	\$	4,639	\$	4,726	\$	4,813	\$	4,901	\$	4,991	\$	5,081	\$	5,172	\$	5,264	\$	5,357	\$	5,450	\$	5,545	\$	5,641
State Education Tax (SET)	6.00000	\$	1,508	\$	1,537	\$	1,566	\$	1,595	\$	1,625	\$	1,655	\$	1,686	\$	1,716	\$	1,747	\$	1,779	\$	1,810	\$	1,842	\$	1,874	\$	1,907	\$	1,940
School Total:	23.44780	\$	5,892	\$	6,005	\$	6,119	\$	6,234	\$	6,351	\$	6,468	\$	6,587	\$	6,707	\$	6,828	\$	6,950	\$	7,074	\$	7,199	\$	7,325	\$	7,452	\$	7,581

Local Tax Millages	Millage Rate																														
LANSING OPER	19.44000	\$	4,885	\$	4,979	\$	5,073	\$	5,169	\$	5,265	\$	5,363	\$	5,461	\$	5,561	\$	5,661	\$	5,762	\$	5,865	\$	5,968	\$	6,073	\$	6,178	\$	6,285
INGHAM CNTY SUM	6.78070	\$	1,704	\$	1,737	\$	1,770	\$	1,803	\$	1,837	\$	1,871	\$	1,905	\$	1,940	\$	1,975	\$	2,010	\$	2,046	\$	2,082	\$	2,118	\$	2,155	\$	2,192
INGHAM COUNTY	5.61140	\$	1,410	\$	1,437	\$	1,464	\$	1,492	\$	1,520	\$	1,548	\$	1,576	\$	1,605	\$	1,634	\$	1,663	\$	1,693	\$	1,723	\$	1,753	\$	1,783	\$	1,814
INGHAM INTERMED	4.93780	\$	1,241	\$	1,265	\$	1,289	\$	1,313	\$	1,337	\$	1,362	\$	1,387	\$	1,412	\$	1,438	\$	1,464	\$	1,490	\$	1,516	\$	1,542	\$	1,569	\$	1,596
LANSING COM COLLEGE	3.76920	\$	947	\$	965	\$	984	\$	1,002	\$	1,021	\$	1,040	\$	1,059	\$	1,078	\$	1,098	\$	1,117	\$	1,137	\$	1,157	\$	1,177	\$	1,198	\$	1,219
CATA	2.98950	\$	751	\$	766	\$	780	\$	795	\$	810	\$	825	\$	840	\$	855	\$	871	\$	886	\$	902	\$	918	\$	934	\$	950	\$	966
LANSING SCH SINK	2.95750	\$	743	\$	757	\$	772	\$	786	\$	801	\$	816	\$	831	\$	846	\$	861	\$	877	\$	892	\$	908	\$	924	\$	940	\$	956
CADL-LIBRARY	1.55900	\$	392	\$	399	\$	407	\$	415	\$	422	\$	430	\$	438	\$	446	\$	454	\$	462	\$	470	\$	479	\$	487	\$	495	\$	504
AIRPORT AUTH	0.69900	\$	176	\$	179	\$	182	\$	186	\$	189	\$	193	\$	196	\$	200	\$	204	\$	207	\$	211	\$	215	\$	218	\$	222	\$	226
Local Total:	48.74410	\$	12,248	\$	12,483	\$	12,721	\$	12,960	\$	13,202	\$	13,446	\$	13,693	\$	13,943	\$	14,194	\$	14,449	\$	14,706	\$	14,965	\$	15,227	\$	15,492	\$	15,759
Total Capturable Taxes	72.19190	\$	18,140	\$	18,488	\$	18,840	\$	19,194	\$	19,553	\$	19,915	\$	20,280	\$	20,649	\$	21,022	\$	21,399	\$	21,779	\$	22,164	\$	22,552	\$	22,944	\$	23,340

Non-Capturable Millages	Millage Rate																														
LANSING SCHOOL DEBT	4.10000	\$	1,030	\$	1,050	\$	1,070	\$	1,090	\$	1,110	\$	1,131	\$	1,152	\$	1,173	\$	1,194	\$	1,215	\$	1,237	\$	1,259	\$	1,281	\$	1,303	\$	1,326
PUBLIC SAFETY	3.50000		879		896		913		931		948		966		983		1,001		1,019		1,037		1,056		1,075		1,093		1,112		1,132
STORM DRAIN	0.26000	\$	65	\$	67	\$	68	\$	69	\$	70	\$	72	\$	73	\$	74	\$	76	\$	77	\$	78	\$	80	\$	81	\$	83	\$	84
Total Non-Capturable Taxes:	7.86000	\$	1,975	\$	2,013	\$	2,051	\$	2,090	\$	2,129	\$	2,168	\$	2,208	\$	2,248	\$	2,289	\$	2,330	\$	2,371	\$	2,413	\$	2,455	\$	2,498	\$	2,541

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

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

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

\$ 601,998	\$ 111,610	\$ 490,389
------------	------------	------------

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

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

Estimated Total Years of Plan: 30

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

* During the life of the Plan

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

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

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

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

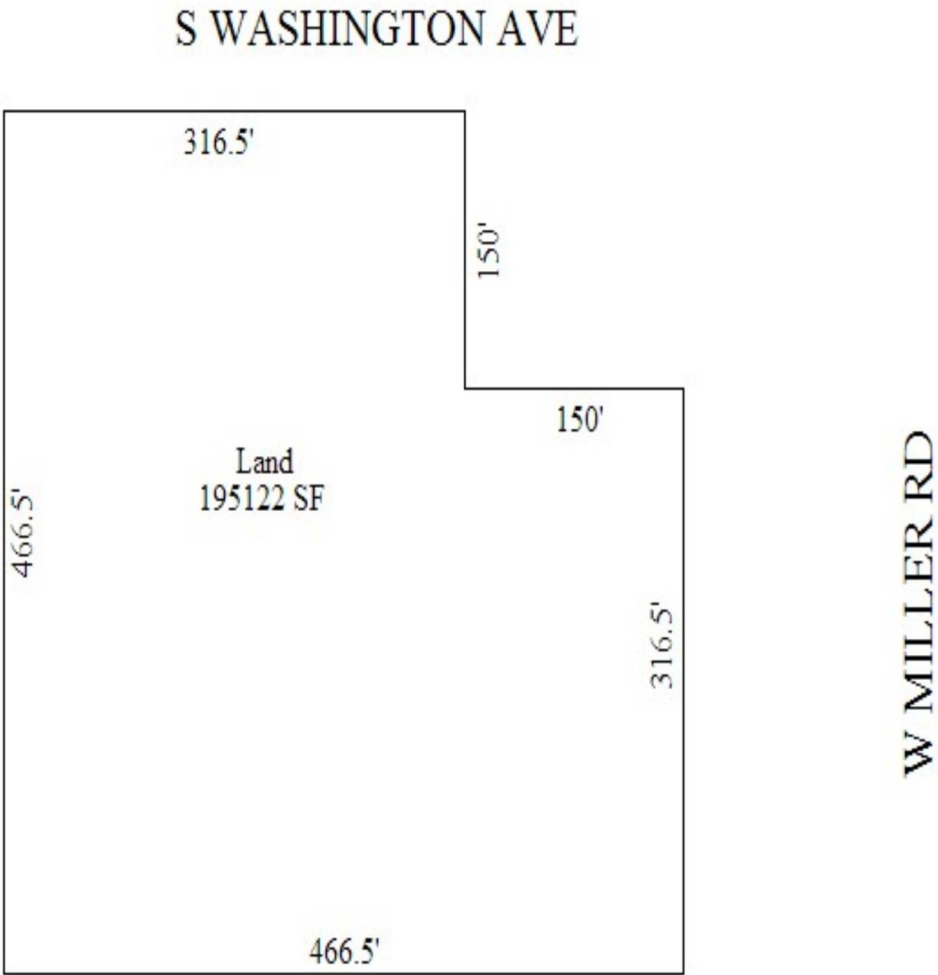
	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTALS
	Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
	Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Available Tax Increment Revenue (TIR)																	
Total State Tax Capture Available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

Attachment A

Legal Description of the Property

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INGHAM COUNTY TREASURER	WHITE MELISSA	153,000	09/21/2021	WD	03-ARM'S LENGTH	2021 041399		100.0				
SINGH MANJIT	INGHAM COUNTY TREASURER	0	04/13/2021	OTH	06-COURT JUDGEMENT	2021 017054	DEED	0.0				
SINGH BALJIT	SINGH MANJIT	1	11/16/2020	QC	03-ARM'S LENGTH	2020 040346	S ROGERS	0.0				
SINGH MANJIT	SINGH MANJIT & BALJIT	0	10/09/2002	QC	21-NOT USED	2994-382	D. CARTER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning: F COM	Building Permit(s)		Date	Number	Status			
820 W MILLER RD		School: LANSING PUBLIC SCHOOL DIST			Electrical Permit		10/04/2021	PE21-1631	NEW PERMIT			
		P.R.E. 0%			Plumbing Permit - Water He		08/28/2017	PP17-0976	BLANK			
Owner's Name/Address		MAP #: DI-0005 -0140			Electrical Permit		08/07/2017	PE17-1017	BLANK			
WHITE MELISSA 4800 COLLINS RD UNIT 27006 LANSING MI 48909		2022 Est TCV 476,422 TCV/TFA: 37.03			Remodel		07/13/2017	PB17-0921	BLANK			
		X Improved		Vacant	Land Value Estimates for Land Table R260.R260-SOUTHWEST-RETAIL							
		Public Improvements			* Factors * 316.5X150, MORE							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
COM 150 FT W OF SE COR SEC 5, TH W 316.5 FT, N 466.5 FT, E 466.5 FT, S 316.5 FT, W 150 FT, S 150 FT TO BEG; SEC 5 T3N R2W					Rate Table SF #6	0.75	195149	SqFt	0.75000	100	146,362	
Comments/Influences					4.48 Total Acres		Total Est. Land Value =		146,362			
9/4/2014 RETURNED '2014' JULY PROPERTY TAX BILL AS ATTEMPTED, NOT KNOWN, UNABLE TO FORWARD. RW		X	Dirt Road			Land Improvement Cost Estimates Description Commercial Local Cost Land Improvements Rate Size % Good Cash Value Description Rate Size % Good Arch Mult Cash Value 3"ASPHALT / 2" BASE 1.83 21020 10 100 3,847 4" CONCRETE 2.65 572 10 100 152 Total Estimated Land Improvements True Cash Value = 3,999						
7/16/2014 RETURNED SNOW & ICE REMOVAL ASSESSMENT AS ATTEMPTED, NOT KNOWN. UNABLE TO FORWARD. RW		X	Gravel Road									
01/23/2014 RETURNED "2013" WINTER PROPERTY TAX BILL AS UNDELIVERABLE. RW		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site			Work Description for Permit PE21-1631, Issued 10/04/2021: Safety inspection in order to install temporary lighting for construction							
					Work Description for Permit PP17-0976, Issued 08/28/2017: Water Heater, 50 Gallons or less							
		X	Level			Work Description for Permit PE17-1017, Issued 08/07/2017: Adding (2) new circuits and installing an EM light						
			Rolling			Work Description for Permit PB17-0921, Issued 07/13/2017: Interior Alteration - Recording Studio- Change of Use						
			Low			Work Description for Permit PB17-0847, Issued 06/21/2017: TEAR OUT OF OLD BARBERSHOP						
			High			Work Description for Permit PB14-0287, Issued 04/16/2014: Re Roof						
			Landscaped			Work Description for Permit PE12-0435, Issued 06/06/2012: 5 circuits & service						
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2022	73,200	165,000	238,200			238,200S	
		SER 10/15/2021	EXTERIOR I		2021	73,200	157,000	230,200			194,782C	
		SER 04/22/2021	SITE ONLY		2020	73,200	155,600	228,800			192,093C	
		TRS 09/02/1997	INSPECTED		2019	73,200	142,800	216,000			188,512C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: City of Lansing, County of Ingham, Michigan												

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

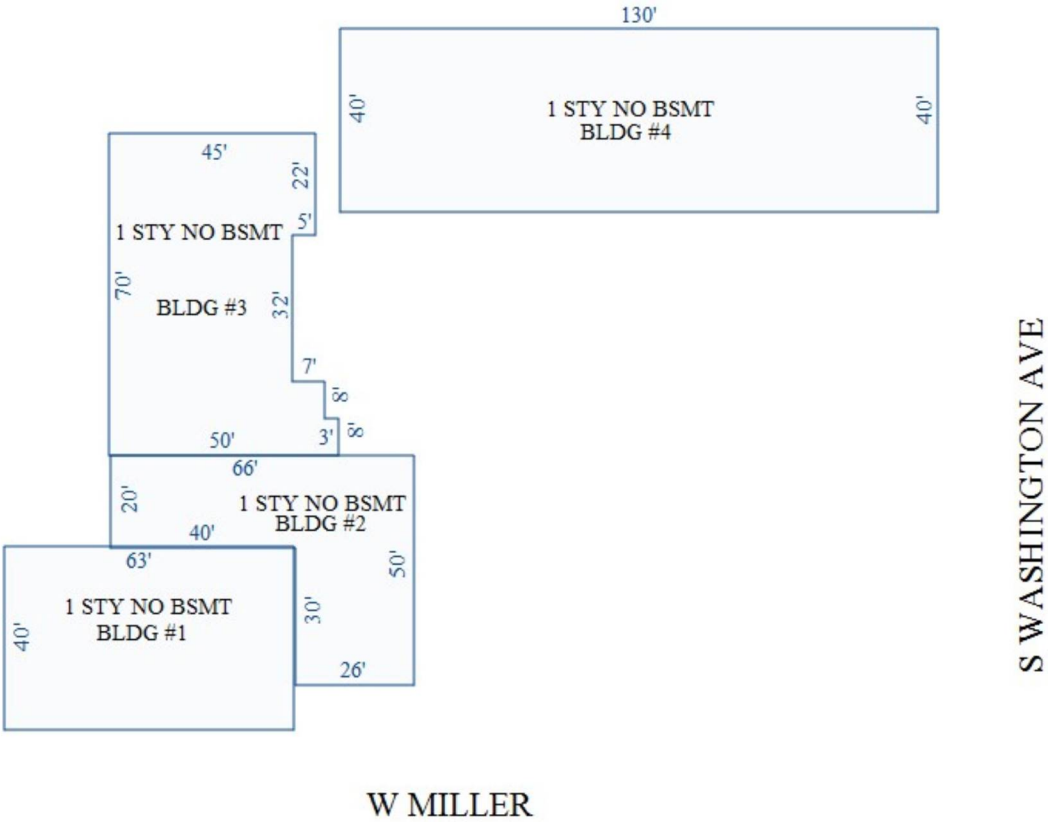


Sketch by Apex IV™

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

Desc. of Bldg/Section: SAV MOR II PARTY STORE Calculator Occupancy: Markets - Convenience										<<<<<< Calculator Cost Computations >>>>>>																	
Class: C					Construction Cost					Class: C Quality: Low Cost					Stories: 1 Story Height: 13 Perimeter: 171												
Floor Area: 2,520					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td>X</td><td>Ave.</td><td></td><td>Low</td></tr></table>						High		Above Ave.	X	Ave.		Low	Overall Building Height: 13					Base Rate for Upper Floors = 85.73				
	High		Above Ave.	X	Ave.		Low																				
Gross Bldg Area: 12,866					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.76 100%					Adjusted Square Foot Cost for Upper Floors = 101.49												
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 2,520					Base Cost New of Upper Floors = 255,755												
Average Sty Hght : 13					Heat#1: Package Heating & Cooling 100					Reproduction/Replacement Cost = 255,755					Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/90 /80 /25.2												
Bsmnt Wall Hght					Heat#2: Forced Air Furnace 0%					Estimated Square Foot Cost for Upper Floors = 101.49					Total Depreciated Cost = 64,450												
Depr. Table : 2.5%					Ave. SqFt/Story: 2520					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 1 = 70,895					Replacement Cost/Floor Area= 101.49 Est. TCV/Floor Area= 28.13												
Effective Age : 60					Ave. Perimeter: 171																						
Physical %Good: 35					Has Elevators:																						
Func. %Good : 90					*** Basement Info ***																						
Economic %Good: 80					Area:																						
1971 Year Built					Perimeter:																						
Remodeled					Type:																						
13 Overall Bldg Height					Heat: No Heating or Cooling																						
Comments:					* Mezzanine Info *																						
FUNC OBSOL FOR COMMON					Area #1:																						
WALL. ECON OBSOL FOR					Type #1: Open (No Rates)																						
LOCATION.					Area #2:																						
					Type #2: Open (No Rates)																						
					* Sprinkler Info *																						
					Area:																						
					Type: Low																						
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:												
					X Frame, Markets, Convenience																						
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:												
X Poured Conc					Many Above Ave.					X Few Average					X Few Average												
Brick/Stone					Average Typical					Many Unfinished					Many Unfinished												
Block					Few None					Typical					Typical												
(3) Frame:					Total Fixtures					Flex Conduit					Incandescent												
					3-Piece Baths					Rigid Conduit					Fluorescent												
					2-Piece Baths					Armored Cable					Mercury												
					Shower Stalls					Non-Metalic					Sodium Vapor												
					Toilets					Bus Duct					Transformer												
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure:					(40) Exterior Wall:												
X Concrete, On Ground										Slope=0					Thickness												
										X Steel Joists, Steel Deck					Bsmnt Insul.												
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					X Block, Concrete, 8"												
X Asphalt Tile					X Gas Oil Coal Stoker Hand Fired Boiler					X Built-Up Composite																	
					X Package Heating/Cooling, Short Ducts																						
(6) Ceiling:																											
X Acoustical Ceilings, Tile or Panel																											
X Gypsum Board, Taped and Painted																											

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: VACANT Calculator Occupancy: Laundromats										<<<<<< Calculator Cost Computations >>>>>>																	
Class: C					Construction Cost					Class: C Quality: Average					Stories: 1 Story Height: 13 Perimeter: 340												
Floor Area: 5,200					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td>X</td><td>Ave.</td><td></td><td>Low</td></tr></table>						High		Above Ave.	X	Ave.		Low	Overall Building Height: 13					Base Rate for Upper Floors = 99.94				
	High		Above Ave.	X	Ave.		Low																				
Gross Bldg Area: 12,866					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.60 100%					Adjusted Square Foot Cost for Upper Floors = 115.54												
Stories Above Grd: 1					Quality: Average					Total Floor Area: 5,200					Base Cost New of Upper Floors = 600,808												
Average Sty Hght : 13					Heat#1: Package Heating & Cooling 100					Eff.Age:60					Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/80 /70 /19.6												
Bsmnt Wall Hght					Heat#2: Space Heaters, Gas with Fan 0%					Reproduction/Replacement Cost = 600,808					Total Depreciated Cost = 117,758												
Depr. Table : 3%					Ave. SqFt/Story: 5200					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 2 = 129,534					Replacement Cost/Floor Area= 115.54 Est. TCV/Floor Area= 24.91												
Effective Age : 60					Ave. Perimeter: 340																						
Physical %Good: 35					Has Elevators:																						
Func. %Good : 80					*** Basement Info ***																						
Economic %Good: 70					Area:																						
1973 Year Built					Perimeter:																						
Remodeled					Type:																						
13 Overall Bldg					Heat: No Heating or Cooling																						
Height					* Mezzanine Info *																						
Comments:					Area #1:																						
ECON OBSOL FOR LOCATION					Type #1: Open (No Rates)																						
					Area #2:																						
					Type #2: Open (No Rates)																						
					* Sprinkler Info *																						
					Area:																						
					Type: Average																						
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:												
					X Masonry, Laundromats																						
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:												
X Poured Conc					X Footings					X Few					X Few												
Brick/Stone					Many					Average					Average												
Block					Above Ave.					Typical					Many												
					Total Fixtures					2					Unfinished												
(3) Frame:					3-Piece Baths					Urinals					Typical												
					2-Piece Baths					Wash Bowls																	
					Shower Stalls					Water Heaters																	
					Toilets					Wash Fountains																	
										Water Softeners																	
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:												
X Concrete, On Ground										X Steel Joists, Steel Deck					Thickness												
															Bsmnt Insul.												
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					X Block, Concrete, 8"												
X Terrazzo					X Gas					X Built-Up Composite																	
					Oil																						
					Coal																						
					Stoker																						
(6) Ceiling:					Hand Fired																						
					Boiler																						
					X Package Heating/Cooling, Short Ducts																						

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail										<<<<<< Calculator Cost Computations >>>>>>									
Class: C Floor Area: 3,046 Gross Bldg Area: 12,866 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost									
										Stories: 1 Story Height: 13 Perimeter: 225									
										Overall Building Height: 13									
										Base Rate for Upper Floors = 69.50									
										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.16 100%									
Depr. Table : 2.25% Effective Age : 60 Physical %Good: 37 Func. %Good : 80 Economic %Good: 80					Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 85.66									
Ave. SqFt/Story: 3046 Ave. Perimeter: 225 Has Elevators:					Total Floor Area: 3,046					Base Cost New of Upper Floors = 260,920									
1973 Year Built Remodeled					Area: Perimeter: Type:					Reproduction/Replacement Cost = 260,920									
13 Overall Bldg Height					Heat: No Heating or Cooling					Eff.Age:60 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/80 /80 /23.7 Total Depreciated Cost = 61,786									
Comments: FUNC OBSOL FOR COMMON WALL. ECON OBSOL FOR LOCATION					*** Basement Info ***					ECF (R260-SOUTHWEST-RETAIL) 1.100 => TCV of Bldg: 3 = 67,964									
										Replacement Cost/Floor Area= 85.66 Est. TCV/Floor Area= 22.31									
					* Mezzanine Info *														
					Area #1: Type #1: Open (No Rates)														
					Area #2: Type #2: Open (No Rates)														
					* Sprinkler Info *														
					Area: Type: Low														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation: X Footings					(8) Plumbing:					Outlets: Fixtures:					(40) Exterior Wall:				
X Poured Conc Brick/Stone Block					Many Above Ave. Average Typical Few None					X Few Average Many Unfinished Typical X Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Water Softeners					Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer									
(4) Floor Structure: X Concrete, On Ground					(9) Sprinklers:					(13) Roof Structure: Slope=0 X Steel Joists, Steel Deck									
(5) Floor Cover: X Asphalt Tile					(10) Heating and Cooling:					(14) Roof Cover: X Built-Up Composite									
(6) Ceiling:					X Gas Oil Coal Stoker Hand Fired Boiler										X Block, Concrete, 8"				
					X Package Heating/Cooling, Short Ducts														

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

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

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

Address

Name

Parcel Number

Search

Q

Home / Search Results / Record Details

Hide



820 W MILLER RD

LANSING, MI 48911

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

Customer Name: NOVI PROPERTIES LLC

Property Information (2026)

Tax Information (2024)

Building Department

Invoices

⚠

Important Message

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

Owner and Taxpayer Information

⤴

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

General Information for Tax Year 2026

⤴

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

Historical District	Not Available
User Alpha 2	Not Available
Unit	33 CITY OF LANSING - INGHAM
Assessed Value	\$387,400
Taxable Value	\$230,521
State Equalized Value	\$387,400
Date of Last Name Change	11/12/2021
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

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

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

Previous Year Information

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

Land Information

Zoning Code	F COMM
Land Value	\$564,176

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

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

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

Legal Description

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

Sale History

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

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

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



Floor Area	2,520 sq ft
Occupancy	Markets - Convenience
Estimated TCV	Not Available
Class	C
Stories Above Ground	1
Basement Wall Height	Not Available
Year Built	1971
Percent Complete	50%
Physical Percent Good	35%
Economic Percent Good	50%
Average Story Height	13 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
Heat	Package Heating & Cooling
Functional Percent Good	100%
Effective Age	61 yrs

Building Information - 5200 sq ft Laundromats (Commercial)



Floor Area	5,200 sq ft
Occupancy	Laundromats

Estimated TCV	<i>Not Available</i>
Class	C

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

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

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



Floor Area	3,046 sq ft
Occupancy	Stores - Retail

Estimated TCV	<i>Not Available</i>
Class	C

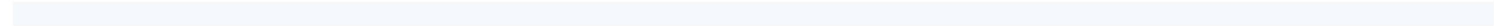
Stories Above Ground	1
Basement Wall Height	<i>Not Available</i>

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

Estimated TCV	Not Available
Class	C

Average Story Height	13 ft
Identical Units	<i>Not Available</i>

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



Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

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

April 17, 2024

Lansing Economic Development Corp

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



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

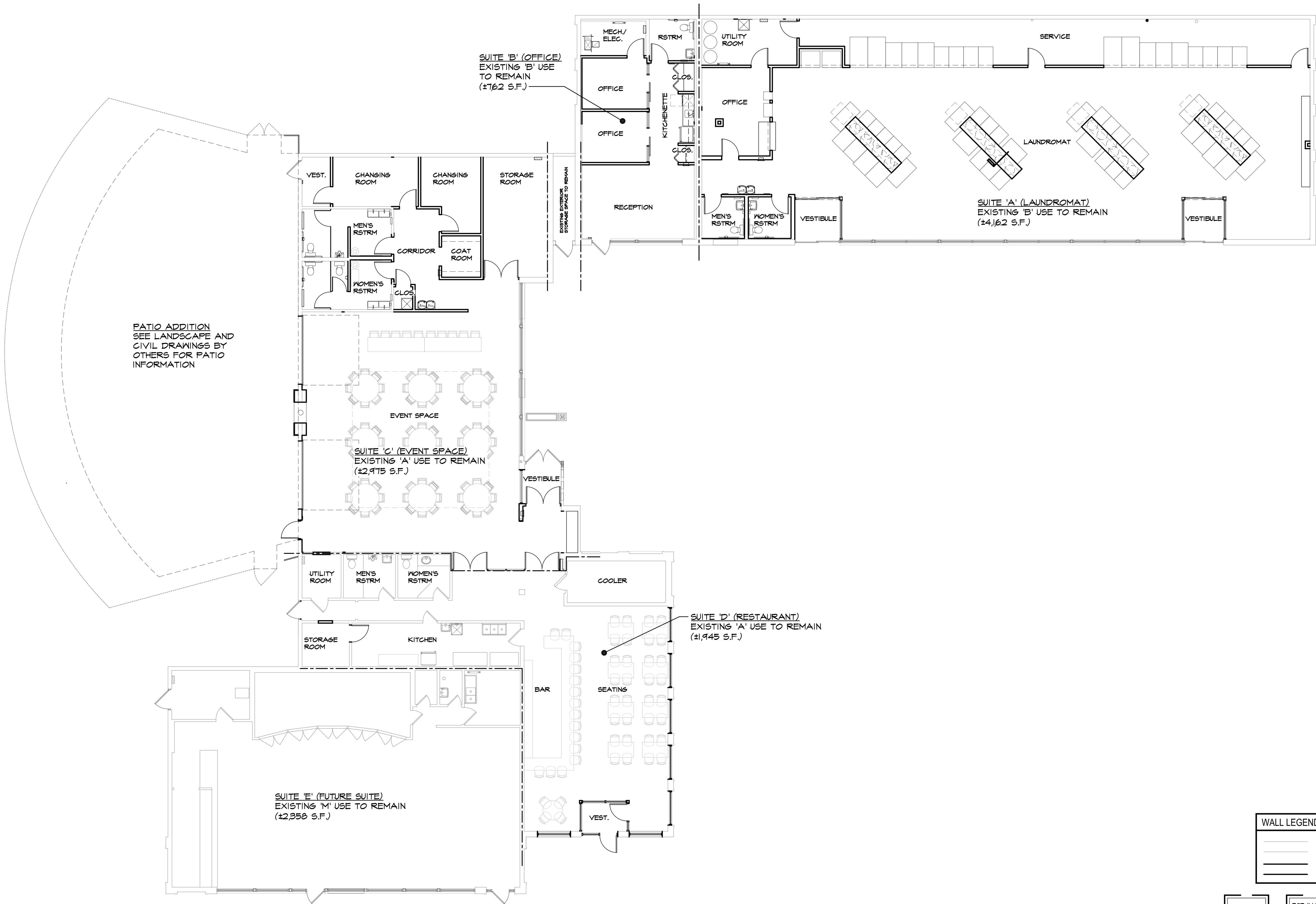
The interior and exterior walls have significant damage due to vandalism or deferred maintenance. Most of the windows have been broken and need replacement. The roof needs replacement as daylight was visible throughout the building during inspection.

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

Jennifer Czeiszperger, MMAO
City Assessor's Office

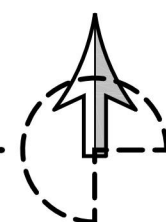
Attachment C

Site Plans



BUILDING MASTER PLAN

1/8" = 1'-0"



WALL LEGEND	
	EXISTING
	NEW CONSTRUCTION

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR ILLUSTRATIVE PURPOSES ONLY
THESE DRAWINGS ARE TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OR ALTERATIONS.
STUDIO [INTRIGUE] ARCHITECTS LLC EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY RESULTING FROM OR CONNECTED WITH THE USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN ILLUSTRATION.
LICENSE TO USE OF THIS DRAWING SHALL BE LIMITED TO CLIENT REVIEW ONLY.

RENOVATION PLAN
01/04/24

Copyright 2024 Studio [Intrigue] Architects, LLC

studio
[intrigue]
ARCHITECTS

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

Project Type
RENOVATION

Project
**820 MILLER RD
PLAZA
RENOVATION**

Client
**NOVI
PROPERTIES
LLC**

4800 COLLINS RD.,
UNIT 27006,
LANSING, MI 48909

Copyright 2024 Studio [Intrigue] Architects, LLC

Project Number
21.156

Sheet
A-1

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

RESOLUTION APPROVING BROWNFIELD PLAN #86
820 W. MILLER ROAD REDEVELOPMENT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #86 – 820 W. Miller Road Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 14, 2025 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on July 14, 2025 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$3.8M.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on May 23, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #86 – 820 W. Miller Road Redevelopment'.

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



Table of Contents

- 1. Housing TIF Overview**
- 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.

County: 33 Ingham

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

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

Development Team

LEAP Thrive + Gillespie Group



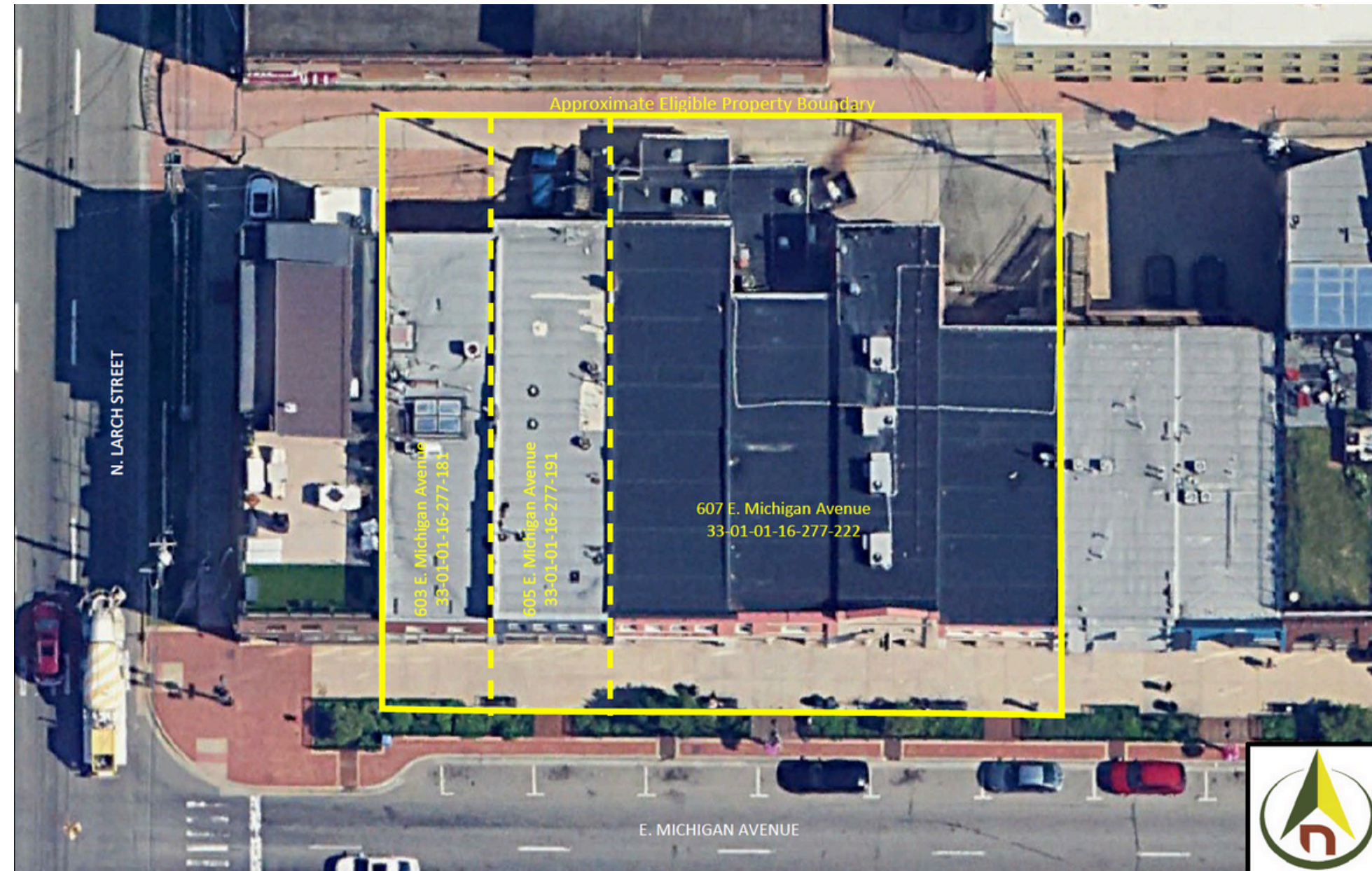
Michigan Ave Revitalization, LLC



Lansing Economic
Development Corporation

Proposed Development

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



Benefits

- Workforce housing (3 units; 15 years) - All 15 units naturally fall into workforce rents.
- Nonprofit parcels now on tax rolls.
- Rescue Mission Expansion - Purchase of property helps Rescue Mission capital stack work and allows service expansion.
- Placemaking opportunities (holiday lighting; possible future alleyway activation).



Planned Financing

- LBRF - **\$626,011**
- MEDC Grant - \$617,210
- State of Michigan Appropriation - \$3,000,000 —→ LEAP Thrive
- Anonymous grant - \$1,000,000

- Owner Equity - \$829,785
- Perm Financing - \$2,224,837

Brownfield Request

- State and Local Brownfield Plan (Housing TIF) - **15 years**
- New Taxes Generated (15 years) - **\$1,415,011**
 - New taxes to taxing units - \$262,876
- Reimbursement of Eligible Activities - **\$1,021,517**
 - \$725,118 (\$626,011 LBRF loan + interest; loan approval future request)
 - \$296,399 (additional developer reimbursement)
- Net New Taxes Projected - **\$393,494**



Commitments

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

UDA

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

Tax Capture Projections

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

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

² TIR = tax increment revenue





THANK YOU

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

Lansing Brownfield Redevelopment Authority



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

Brownfield Plan #88

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

PREPARED BY:

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

REVIEWED BY:

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

May 19, 2025

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

Table of Contents

Section	Page
1. Project Summary Sheet	1
2. Purpose of Brownfield Plan and Past Use of the Property	3
2.1 Environmental	5
2.2 Specific Housing Need	5
2.3 Job Growth Data	7
2.4 Eligibility	7
3. Brownfield Project Description.....	7
4. Developer Eligible Activities	8
5. Captured Taxable Value and Tax Increment Revenues.....	9
6. Method of Brownfield Plan Financing	10
7. Amount of Note or Bonded Indebtedness Incurred	10
8. Duration of the Brownfield Plan	10
9. Estimated Impact on Taxing Jurisdictions.....	11
10. Legal Description & Site Map	12
11. Personal Property.....	12
12. Displacement of Persons	12
13. Local Brownfield Revolving Fund.....	12
14. Other Information	12

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Letter of Functional Obsolescence

1. Project Summary Sheet

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

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

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

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

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

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

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

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

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

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

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

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

² TIR = tax increment revenue

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.1 Environmental

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

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

2.2 Specific Housing Need

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

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

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

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

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

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

2.3 Job Growth Data

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

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

2.4 Eligibility

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

3. Brownfield Project Description

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

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

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

4. Developer Eligible Activities

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

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

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

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

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

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

5. Captured Taxable Value and Tax Increment Revenues

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

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

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

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

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

redevelopment project that is eligible and approved for capture.

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

6. Method of Brownfield Plan Financing

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

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

9. Estimated Impact on Taxing Jurisdictions

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

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

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

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

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

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

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

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

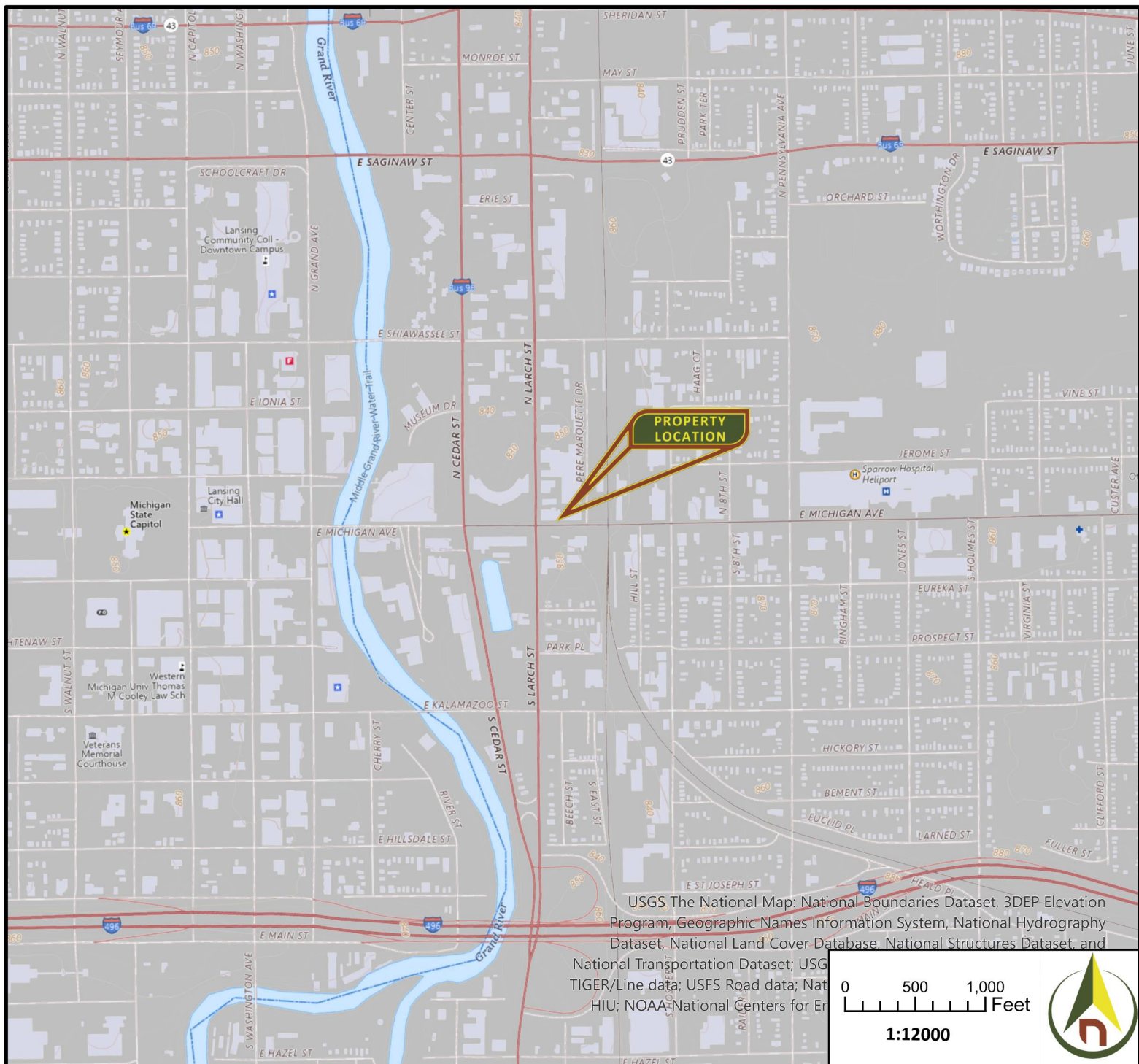
14. Other Information

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map



TRIOTERRA

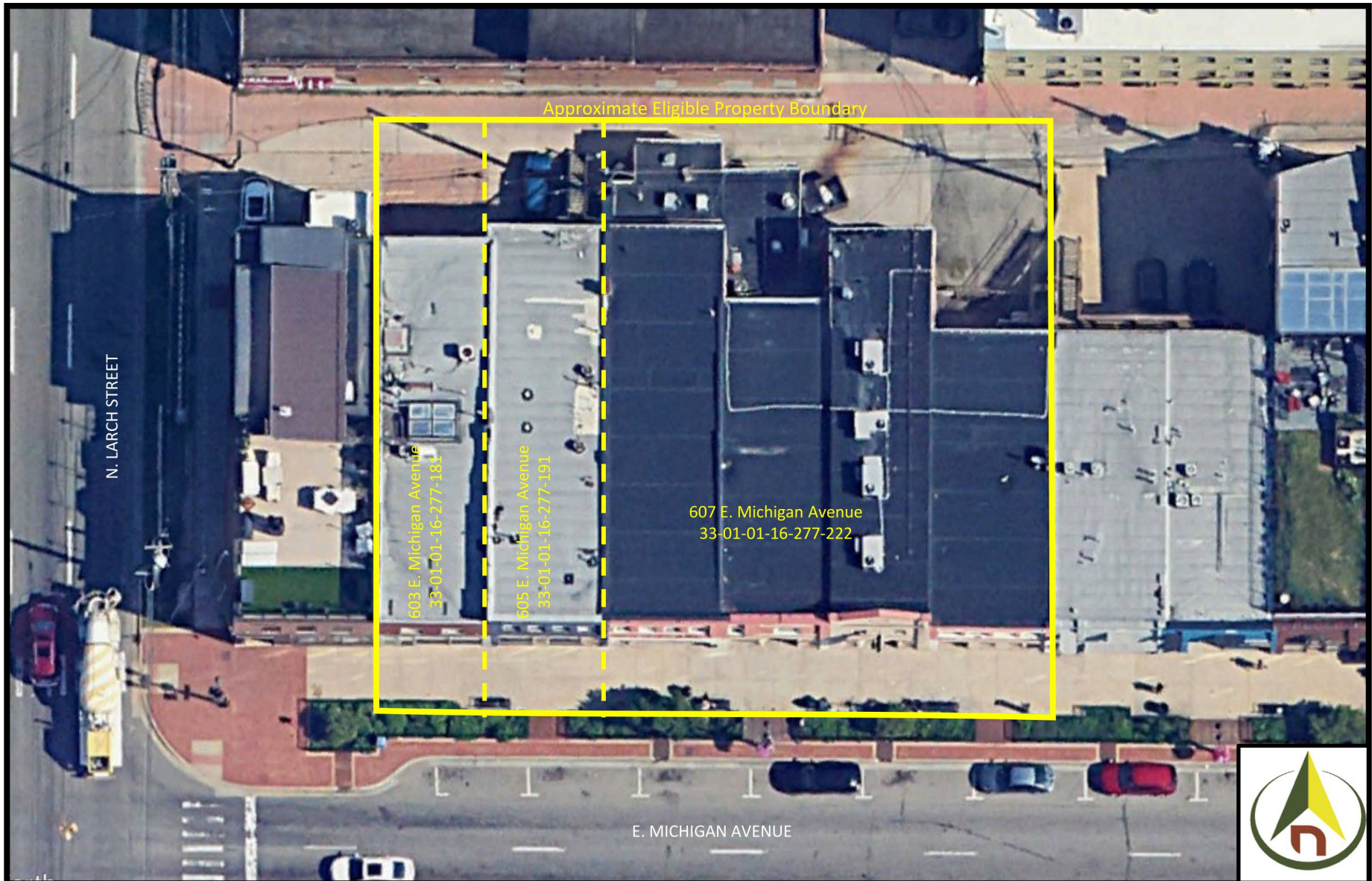
FIGURE 1 SUBJECT PROPERTY LOCATION

603-607 E. MICHIGAN AVENUE
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 16

PROJECT NUMBER 24-2340-10-2





TRI TERRA

FIGURE 2

ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER 20-2340-10-2

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

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

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

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

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

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

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

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

Local Capture		Millage Rate																														
Airport Authority	0.6990	\$	766	\$	775	\$	785	\$	795	\$	804	\$	814	\$	824	\$	834	\$	844	\$	854	\$	865	\$	875	\$	886	\$	896	\$	907	
CADL-Library	1.5600	\$	1,709	\$	1,731	\$	1,752	\$	1,773	\$	1,795	\$	1,817	\$	1,839	\$	1,861	\$	1,884	\$	1,907	\$	1,930	\$	1,953	\$	1,977	\$	2,000	\$	2,024	
Lansing School Sinking	2.9575	\$	3,241	\$	3,281	\$	3,321	\$	3,362	\$	3,403	\$	3,444	\$	3,486	\$	3,529	\$	3,572	\$	3,615	\$	3,659	\$	3,703	\$	3,747	\$	3,792	\$	3,838	
CATA	2.9895	\$	3,276	\$	3,316	\$	3,357	\$	3,398	\$	3,440	\$	3,482	\$	3,524	\$	3,567	\$	3,610	\$	3,654	\$	3,698	\$	3,743	\$	3,788	\$	3,833	\$	3,879	
Lansing Community College	3.7692	\$	4,130	\$	4,181	\$	4,233	\$	4,284	\$	4,337	\$	4,390	\$	4,443	\$	4,497	\$	4,552	\$	4,607	\$	4,663	\$	4,719	\$	4,776	\$	4,833	\$	4,891	
Ingham County WIN	4.5308	\$	4,965	\$	5,026	\$	5,088	\$	5,150	\$	5,213	\$	5,277	\$	5,341	\$	5,406	\$	5,472	\$	5,538	\$	5,605	\$	5,672	\$	5,741	\$	5,810	\$	5,879	
Ingham Intermediate	4.9378	\$	5,411	\$	5,478	\$	5,545	\$	5,613	\$	5,682	\$	5,751	\$	5,821	\$	5,892	\$	5,963	\$	6,035	\$	6,108	\$	6,182	\$	6,256	\$	6,331	\$	6,407	
Ingham County Sum	6.7807	\$	7,430	\$	7,522	\$	7,614	\$	7,708	\$	7,802	\$	7,897	\$	7,993	\$	8,091	\$	8,189	\$	8,288	\$	8,388	\$	8,489	\$	8,591	\$	8,694	\$	8,799	
Lansing Operating	19.4400	\$	21,302	\$	21,565	\$	21,830	\$	22,098	\$	22,368	\$	22,641	\$	22,917	\$	23,195	\$	23,477	\$	23,761	\$	24,048	\$	24,338	\$	24,631	\$	24,926	\$	25,225	
Local Total:	47.6645	67.03%	\$	52,231	\$	52,874	\$	53,524	\$	54,181	\$	54,844	\$	55,513	\$	56,189	\$	56,872	\$	57,562	\$	58,259	\$	58,963	\$	59,674	\$	60,392	\$	61,117	\$	61,849
Total Capturable Taxes:	71.1123	100.00%	\$	77,925	\$	78,885	\$	79,854	\$	80,834	\$	81,823	\$	82,822	\$	83,831	\$	84,850	\$	85,879	\$	86,919	\$	87,969	\$	89,029	\$	90,100	\$	91,182	\$	92,275

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

Notes:

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

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

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

\$ 1,415,011	\$ 262,876	\$ 1,152,134
--------------	------------	--------------

Table 3
Tax Increment Revenue Reimbursement Allocation Table
603-607 E. Michigan
Lansing, MI

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

Estimated Total Years of Plan: 15

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

* During the life of the Plan

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

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

DEVELOPER	Beginning Balance																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	\$ 1,021,517	\$ 959,044	\$ 895,801	\$ 831,782	\$ 766,976	\$ 701,378	\$ 634,979	\$ 567,772	\$ 499,747	\$ 430,897	\$ 361,213	\$ 290,688	\$ 219,313	\$ 147,079	\$ 73,977	\$ 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

\$ 1,152,134

Attachment A

Legal Description of the Property

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

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



Item 1 of 4

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

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

Important Message

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

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING MI 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2024

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

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

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

Previous Year Information

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

Land Information

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

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

Legal Description

LOT 21 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

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

Building Information - 3432 sq ft Office Buildings (Commercial)

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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

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



Customer Name: CITY RESCUE MISSION OF LANSING

Summary Information

> Commercial/Industrial Building Summary

- Yr Built: 1912

- # of Buildings: 1

- Total Sq.Ft.: 3,564

> Assessed Value: \$104,700 | Taxable Value: \$104,700

> 9 Building Department records found

> Property Tax information found

> 16 Invoices Found, Amount Due: 0.00

Item 1 of 3

1 Image / 2 Sketches

Important Message

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

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 2216 S CEDAR ST LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
-------	--	----------	-----------------------

General Information for Tax Year 2024

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

Principal Residence Exemption Information

Homestead Date 12/30/1997

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

Previous Year Information

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

Land Information

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

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

https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=All+Records&SearchCategory=Parcel+Number&SearchText=33-01-01-16-277-191

Page 107 of 130

Legal Description

LOT 22 ASSESSORS PLAT NO 36 OF BLOCK 243 ORIG PLAT

Sale History

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

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

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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

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



Item 1 of 8

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

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

Important Message

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

Owner and Taxpayer Information

Owner	CITY RESCUE MISSION OF LANSING 607 E MICHIGAN AVE LANSING, MI 48912-1166	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2024

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

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

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

Previous Year Information

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

Land Information

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

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

Legal Description

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

Sale History

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

Building Information - 13448 sq ft Fraternal Buildings (Commercial)

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Attachment B

Letter of Functional Obsolescence



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

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



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

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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

February 26, 2025

Lansing Economic Development Corp

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



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

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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

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

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

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

February 26, 2025

Lansing Economic Development Corp

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



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

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

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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office

Ben Bakken
Tri-Star Trust
500 E. Michigan Ave, Suite 110
Lansing, MI 48912
ben.bakken@tristartrust.com
517.827.0045

June 24, 2025

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear Members of the Lansing City Council,

As a proud member of the Lansing business community, I am writing to express our strong support for the proposed redevelopment of the former City Rescue Mission property on Michigan Avenue.

This project represents a significant opportunity to advance the vibrancy and economic strength of the Michigan Avenue Corridor. By transforming this important site, the redevelopment will deliver tangible benefits to our city, including:

- New housing units that support growth in our urban core
- Modernized spaces that encourage local retail and dining
- Enhanced public infrastructure—such as sidewalks, curbs, and rain gardens
- A renewed sense of energy and activity that will support both downtown Lansing and neighboring districts

We are especially encouraged by how this project honors the legacy of the City Rescue Mission while thoughtfully reimagining its future. Continued investment in our downtown is essential to the health and success of both the business and residential communities.

We believe this redevelopment will make a lasting contribution to Lansing's future—strengthening its appeal as a place to live, work, and grow.

On behalf of Tri-Star Trust, I respectfully urge the City Council to approve this redevelopment plan.

Sincerely,



Ben Bakken
Senior Vice President, Lansing Market Director
Tri-Star Trust

T R A C T ! O N

Camron Gnass
Traction
617 E Michigan Ave
Lansing, MI 48912
cam@tractionbrands.com

June 13, 2025

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

As a 27-year neighbor on the 600 Block of East Michigan Avenue and a long-time stakeholder in the revitalization of this corridor, I am writing to express my wholehearted support for the redevelopment of the property currently being vacated by the City Rescue Mission.

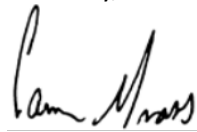
Over the past three decades, I have invested in restoring multiple buildings on this block—transforming neglected properties into vibrant spaces for residents and small businesses. This proposed next phase is not just welcome—it's essential. The final blocks connecting one of the country's most important research institutions to the front steps of our State Capitol deserve to be an inspiring gateway that reflects the ambition and energy of Lansing.

Demand for residential space in this corridor is undeniable. My renovated units remain fully occupied, and I turn away prospective tenants every week. People want to live, work, and invest in this district. Increasing density with thoughtful redevelopment will fuel our city's economy and cultural vitality.

This project also plays a vital role in supporting the success of existing businesses—including mine. Reinvigorating these proposed properties will attract new entrepreneurs, strengthen foot traffic, and provide fresh momentum for a thriving local economy.

I urge the City Council to do everything in its power to support this redevelopment effort. The opportunity is clear—and the time is now. I am proud to stand behind this project and invite you to join in shaping a stronger future for Lansing.

Sincerely,



Camron Gnass



June 11, 2025

I am writing to express Choose Lansing's support for the redevelopment of the property formerly the home to the City Rescue Mission on Michigan Avenue. We believe that your support for this project will significantly contribute to the economic growth and vibrancy of our community.

This project will address a location in our community that is a key gateway into Lansing's downtown. The strategic placement of this development will increase walkability, strengthen the downtown core, create vitality and attract talent. It will be much more than a place to live; it has the potential to bring crucial and measurable benefits to local families, neighborhoods, and businesses, which adds to the overall visitor perception of our community.

As the destination marketing organization for the region, Choose Lansing welcomes over 6.7 million visitors to the Greater Lansing region each year who spend an estimated \$732 million while they are here.

It is important that we continue to develop strong community assets to create vitality which our visitors see while they're here to lead them to new experiences throughout the community. This project features refreshed spaces to foster new retail and restaurants supported by the adjacent hotel, the current restaurant and retail locations and walkability to the Lansing Convention Center and Jackson Field which will be a cornerstone to enhancing our destination for visitors.

We support this development and look forward to the change it will bring. We encourage the Lansing City Council to approve the redevelopment plan for the 603-607 E. Michigan Ave. Revitalization Project.

Sincerely,

Julie Pingston, CDME, CMP, CTA
President & CEO

Choose Lansing™ is the Destination Marketing Organization for the **Greater Lansing** region.

500 E. Michigan Ave., Ste. 180, Lansing, MI 48912 | 517.487.0077 | Lansing.org | #LoveLansing

Brandon Markle
Courtyard By Marriott Lansing Downtown
600 E Michigan Ave, Lansing MI 48912
Brandon.Markle@concordhotels.com
517-940-9475

06.02.2025

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear City Council Members,

As a proud member of the Lansing community, I am writing to express my enthusiastic support for the proposed redevelopment of the property formerly home to the City Rescue Mission on Michigan Avenue.

I believe this project is an exciting and much-needed step forward for our city. The redevelopment will help revitalize the Michigan Avenue Corridor by bringing:

- Additional housing units to our urban core
- Refreshed spaces to foster new retail and restaurants
- Improvements to the public infrastructure such as curbs, sidewalks, and rain gardens
- Increased energy and activation benefiting both downtown Lansing and surrounding businesses.

It is inspiring to see a project that honors the mission of the City Rescue Mission by breathing new life into its former space and is imperative to health and well-being of the current business and housing community that we continue to invest in our downtown corridor.

I am confident that this redevelopment will contribute significantly to the growth and vitality of Lansing, making it an even better place to live, work, and play.

I am proud to lend my support to this project and encourage the City Council to approve this redevelopment plan.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Markle', with a large, stylized loop at the beginning and a horizontal line extending to the right.

Brandon Markle
Courtyard By Marriott Lansing Downtown

June 9, 2025

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear City Council Members,

As a proud Downtown Lansing resident, I am writing to express my support for the proposed redevelopment of the property formerly home to the City Rescue Mission on Michigan Avenue.

I believe this project is an exciting and much-needed step forward for our city. As an almost daily shopper at the Capital City Market, I'm excited about the opportunity to foster new retail and restaurants in the 600 block of Michigan Avenue. I also think this project will increase energy in that space and will benefit my neighborhood.

Lansing is not alone in working to provide services for those in the community who need us, and it is inspiring to see the City Rescue Mission work to create additional space for their important work.

I am proud to lend my support to this project and encourage the City Council to approve this redevelopment plan.

Sincerely,



Samantha Harkins

June 4, 2025

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear Lansing City Council Members,

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we express our enthusiastic support for the proposed redevelopment of the property formerly home to the City Rescue Mission on Michigan Avenue.

We believe this project represents a much-needed and exciting step forward for our city. The redevelopment will help revitalize the Michigan Avenue Corridor by bringing:

- Additional housing units to our urban core
- Refreshed spaces to foster new retail and restaurant opportunities
- Improvements to public infrastructure, including curbs, sidewalks, and rain gardens
- Increased energy and activation benefiting both downtown Lansing and surrounding neighborhoods while providing positive experiences for visitors

This aligns with the LRCC's public policy priorities that focus on supporting projects which drive economic development, job creation, and strategic reinvestment in our region's corridors.

It is inspiring to see a project that honors the mission of the City Rescue Mission by breathing new life into its former space. For the health and well-being of both the business and residential community, continued investment along the Michigan Avenue corridor is essential.

We are confident that this redevelopment will contribute significantly to the growth and vitality of Lansing, making it an even better place to live, work, and play. We are proud to lend our support to this project and encourage the City Council to approve this redevelopment plan.

Sincerely,



Tim Daman
President & CEO
Lansing Regional Chamber of Commerce



June 16, 2025

Patricia L. Barnas
Market President, Lansing
plbarnas@fnbmichigan.bank
517-318-3344

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear City Council Members,

As a proud member of the Lansing community, both living and working in the City of Lansing, I am writing to express my and my company's enthusiastic support for the proposed redevelopment of the property formerly home to the City Rescue Mission on Michigan Avenue.

This project aligns with continued community growth and provides housing that we desperately need. The Michigan Avenue Corridor redevelopment is vital to the continuation of our vibrant city. When looking for space for our new office, which opened in October of 2020, we specifically looked for space on Michigan Avenue. It is imperative for our current business and housing community that we continue to invest in our downtown area.

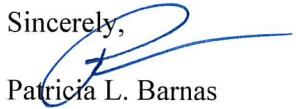
This project is an exciting and much-needed step forward for our city. The redevelopment will help revitalize the Michigan Avenue Corridor by bringing:

- Additional housing units to our urban core
- Refreshed spaces to foster new retail and restaurants and bring increased energy benefiting both downtown Lansing and surrounding businesses.
- Improvements to the public infrastructure such as curbs, sidewalks, and rain gardens

I am confident that this redevelopment will contribute significantly to the growth and vitality of Lansing, making it an even better place to live, work, and play.

I am proud to lend my support to this project and encourage the City Council to approve this redevelopment plan.

Sincerely,


Patricia L. Barnas
Market President, Lansing
First National Bank of Michigan

fnbmichigan.bank

<i>Downtown Kalamazoo</i>	<i>Portage</i>	<i>West Kalamazoo</i>	<i>Grand Rapids</i>	<i>Holland</i>	<i>Lansing</i>	<i>Traverse City</i>
348 W. Michigan Ave. Kalamazoo, MI 49007	2700 W. Centre Ave. Portage, MI 49024	5313 W. Main St. Kalamazoo, MI 49009	141 Ionia Ave. NW, Ste. 1 Grand Rapids, MI 49503	1 West 8 th St. Holland, MI 49423	101 S. Washington Sq., Ste. 100 Lansing, MI 48933	Northern Michigan Loan Production Office
269.250.8368	269.488.0290	269.250.8860	616.242.6500	616.251.1200	517.319.8000	

Lori Battley-Williams
Young Bros & Daley
720 E. Michigan Ave.
Lansing, MI 48912
517-484-5431

Attn: City Council of Lansing
Re: City Rescue Mission Rehabilitation Project

Dear Members of the Lansing City Council,

Since 1893, we, Young Bros. & Daley, have been proud members of the Lansing Business Community. For 132 years on Michigan Ave. we have supported the growth and development in the City of Lansing and the Michigan Ave. corridor.

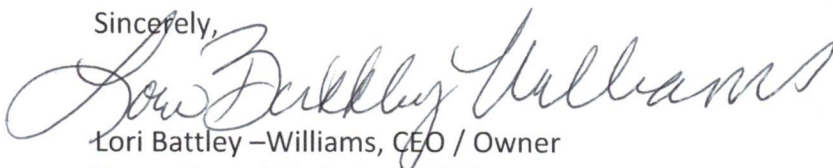
I am writing to express my strong support for the proposed redevelopment of the former City Rescue Mission site on Michigan Avenue. The proposed mixed-use development, with its blend of commercial and residential spaces, will create a dynamic live/work/play environment essential for sustainable urban growth, to include additional housing, refreshed retail and restaurant spaces, much needed improved public spaces and increased economic and social environments. This project will support surrounding businesses such as ours on the 700 block.

While I wholeheartedly support this project, I strongly encourage the Gillespie Group to prioritize Lansing-based suppliers and construction companies during the redevelopment process. In the past, many projects in the city of Lansing have contracted with out of town suppliers and contractors. By committing to local sourcing, the Gillespie Group can maximize economic benefits for Lansing's businesses and workforce, ensuring this project strengthens our community's economic fabric as well as its physical landscape.

As the owner of the oldest business on the Ave, I believe this redevelopment is a vital step toward realizing Lansing's potential as a vibrant capital city. I respectfully urge the City Council to approve the proposal at the July meeting, with the expectation that local suppliers and contractors will play a central role in its execution.

Thank you for your consideration and for your ongoing commitment to Lansing's progress. Please feel free to contact me at Lori@YBDonline.com, or at 517-484-5431 if you have any questions or wish to discuss this project further.

Sincerely,

A handwritten signature in cursive script that reads "Lori Battley-Williams". The signature is written in dark ink and is positioned above the printed name and title.

Lori Battley-Williams, CEO / Owner
Young Bros. & Daley est. 1893

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

RESOLUTION APPROVING BROWNFIELD PLAN #88
603, 605, 607 E. MICHIGAN AVENUE REDEVELOPMENT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 14, 2025 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on July 14, 2025 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$8.1M,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 6, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment'.

BY THE COMMITTEE ON DEVELOPMENT AND 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> (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