

AGENDA

Committee on Development and Planning August 6, 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>
Updated 8/1/2025 p.m.

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. July 23, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Appointment; Katherine Hubbard; Member of the Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2027
 - C. RESOLUTION - Appointment; Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028
 - D. RESOLUTION - Appointment; Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029
 - E. RESOLUTION - Brownfield Plan #80, Amendment No. 1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd.
 - F. ORDINANCE - Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids
 - G. 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, July 23, 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
Greg Venker, OCA
Andy Kilpatrick, Public Service Director
Kris Klein, LEDC
Melissa White, Novi Properties, LLC
James Denning, Novi Properties, LLC
Pat Gillespie, Gillespie Group
Kambriana Crank
Stephen Robertson
Tri Terra

Minutes

MOTION BY COUNCIL MEMBER KOST TO APPROVE AMENDED JUNE 25, 2025 MINUTES AS PRESENTED. MOTION CARRIED 2-0.

Public Comment

Discussion/Action:

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

Ms. Crank stated she is a resident of the corridor, and would like to see it more walkable. Her background is in economic development and looking to bring her experience. In her research so far she has found 47 vacancies in the area and encourage to work in this role.

Council Member Kost asked if she had time to serve on the Board and she confirmed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT KAMBRIANA CRANK AS A RESIDENT MEMBER TO THE LANSING

GATEWAY IMPROVEMENT AUTHORITY BOARD, WITH A TERM EXPIRING JUNE 30, 2027.
MOTION CARRIED 2-0.

RESOLUTION- Appointment; Stephen Roberston; At Large Member; Board of Zoning Appeals; Term to Expire June 30, 2026

Mr. Robertson spoke briefly on his interest, noting he is a native and life long resident of the City of Lansing. He understands how important zoning is, and has experience in his career with real estate, looks forward to bringing his experience in shaping the City.

Council Member Kost asked if had time to serve on the Board, and Mr. Robertson confirmed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF STEPHEN ROBERTSON TO THE BOARD OF ZONING APPEALS.
MOTION CARRIED 2-0.

RESOLUTION – Brownfield Plan #86; Novi Properties; 820 W Miller Road

Council Member Hussain outlined the project and the need for the Brownfield Plan. This includes \$4 million investment, indoor/outdoor venue, office, laundromat, potential restaurants, and the brownfield request is for 30 years. There was a public hearing on July 14th and positive public comment.

Council Members spoke in support of the project.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO APPROVE A BROWNFIELD PLAN FOR 820 W MILLER ROAD. MOTION CARRIED 2-0.

RESOLUTION – Brownfield Plan #88; Michigan Avenue Rehabilitation Project; 603-607 E Michigan Avenue

Council Member Hussain outlined the project and their need for the Brownfield for multiple contiguous buildings. Plan for \$8 million investment for 15 2nd story apartments and ground level commercial, parking off and on site. The plan is for 30 years, and a public hearing was held July 14th.

Council Member Kost asked Mr. Klein to explain what the Brownfield TIF is, in basic terms. Mr. Klein referred to page 4 of their packet of information, generally it utilizes the increase in taxes in investment to reimburse the developer for eligible activities for rent loss, financing gap, cost differential, overall property is worth minimum unimprovement and when improve the taxes go up, and the difference can be captured or a portion and can be reinvested.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO APPROVE A BROWNFIELD PLAN FOR 603-607 E MICHIGAN AVENUE. MOTION CARRIED 2-0.

DISCUSSION – RESOLUTION – Construction Bid Scoring System

Council Member Hussain stated that with Council Member Garza absence there is only a discussion at this time with explanation from Mr. Venker.

Mr. Venker stated he spoke to Ms. Robinson (purchasing) to explain the intent. As to the points allocation proposed, the way it works; 100 points and read the breakdown of 40 points and 60 points with 10 considerations. Those considerations are always considered in their purchasing process for all over \$15,000. Council Member Garza request was into the capital projects on City property, OCA added in sub considerations; documentation of the bidder, evidence safety

DRAFT

program and training through OSHA, and copies of violations through OSHA. Mr. Venker then explained the point value in the matrix scoring concept.

The topic will appear on the August 13th agenda the same time the ordinance comes back to Committee.

OTHER

No other topics.

ADJOURN

Adjourned at 3:57 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	05/21/2025
First Name	Katherine
Middle	L
Last Name	Hubbard
Other name(s) by which you have been known, including maiden names	Katie Manning
Date of Birth	[REDACTED]
Home Address	7424 WILLIAMS RD
City	LANSING
State	Michigan
Zip Code	48911
Email	Katherine.Hubbard@UMHSparrow.org
Gender	[REDACTED]
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Regional
Best Phone Number to Contact You	[REDACTED] 9
In what year did you move to Lansing?	2008

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

First Choice for Board to Serve on Michigan 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 serve as a representative/point of contact for UM Health Sparrow on the Michigan Avenue Corridor Improvement Authority Board. Because we are located directly on Michigan Ave, we have a vested interest in the vitality and safety of this area.

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. Even though I currently reside outside of city limits, I would be representing an organization located in Ward 1 since 1896.

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. Katherine Hubbard

Date & Time 05/22/2025 3:45 PM (EDT)

Receive an email copy of this form. Yes



July 15, 2025

To whom it may concern:

This letter serves as an authorization for Katie Hubbard to serve as a representative for UM Health-Sparrow on the Michigan Avenue Corridor Improvement Authority Board.

We fully support Katie serving on the board and are confident in her ability to represent UM Health-Sparrow and the community.

Thank you.

Sincerely,

John Foren
Regional Director, Executive Communications, PR and Social Media
University of Michigan Health

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

WHEREAS, the Mayor has made the recommendation for appointment of Katherine Hubbard as a member of the Michigan Avenue 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 application meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Katherine Hubbard as a member of the Michigan Avenue 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	06/10/2025
First Name	Spencer
Last Name	Lippert
Date of Birth	[REDACTED]
Home Address	421 West Street
City	Lansing
State	MI
Zip Code	48915
Email	lippert@mayottearchitects.com
Gender	[REDACTED]
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Best Phone Number to Contact You	[REDACTED]1
In what year did you move to Lansing?	2019
Occupational Background	I have been an Architectural Designer at MAYOTTEgroup Architects for 7 years. I have worked on a variety of projects that have been designed for and built in the City of Lansing and have strong familiarity with the Site Plan Review process & Plan Review Process, local ordinances, building code, etc.
Educational Background	I have a Master's of Architecture & Master's of Urban Planning from Lawrence Technological University, as well as a Bachelor's of Science in Architecture from

Lawrence Technological University. I completed a significant amount of my undergraduate studies at LCC, and have 1 year of experience in Music Education at Calvin College.

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

First Choice for Board to Serve on Planning Board

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.

I am passionate about the City of Lansing, and promoting the way it looks, the services it has to offer, and in making it a great place to live & work. It has been part of my career goals to serve on a planning commission, and I'd like to have the opportunity to be involved in the process of shaping our community's built environment.

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. Spencer Murray Lippert

Date & Time 06/10/2025 12:52 PM (EDT)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has made the recommendation for appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE BE IT RESOLVED, the Lansing City Council, hereby, confirms the appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028.

Application for Appointment to Board or Commission

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

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

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

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

Date	03/28/2025
First Name	Leon
Middle	Peter
Last Name	Clark
Date of Birth	[REDACTED]
Home Address	505 Kipling BLVD
City	Lansing
State	MI
Zip Code	48912
Email	lclarkiii@gmail.com
Gender	[REDACTED]
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
Precinct	5
Best Phone Number to Contact You	[REDACTED] 0
In what year did you move to Lansing?	2024
Additional Information Regarding Experience and Credentials	Collective bargaining as an advocate for MSEA in contract negotiations with the State of Michigan. Collective Bargaining as an advocate for the Michigan Department of State in

negotiations with UAW
Collective Bargaining as president and chief advocate for Central Office Staffing Agency in negotiations with MSEA
Cultural competency training, implicit bias training, Fit Leaders Certification.
Experienced in mediation and arbitration.
Licensed Attorney

Occupational Background President, Michigan Fashion Proto
Labor Relations Coordinator, Michigan State Employee Association (MSEA)
Labor Relations Manager and EIO, Michigan Department of State
Education and Outreach Manager, EIO, Language Access Coordinator; Michigan Department of Licensing and Regulatory Affairs
Chair of Statewide Committee for Compliance on Executive Directives 2019-09, 2019-10, 2023-01, PA 241 and 242.

Educational Background Bachelors of History, Labor and Equality, SUNY Empire State
Jurist Doctorate, Western Michigan Thomas M. Cooley School of Law

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

Previous Appointments N/A

Current Appointments N/A

First Choice for Board to Serve on Michigan Avenue Corridor Improvement Authority

Second Choice of a Board to Serve on Diversity, Equity, & Inclusion (DEI) Advisory Board

Third Choice of a Board to Serve on Ethics Board

Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission. I would love to serve on the Michigan Avenue Corridor Improvement Authority to promote more small business and community involved events. I envision an avenue where my children can safely walk and enjoy the culture and shops from the Eastside down to the Capital. Promoting more foot traffic to keep our small businesses thriving and creating incentives to draw more businesses to fill empty store fronts.

I have an extensive background in DEI. I was able to build viable DEI programming at two state agencies and I would love to bring my skill set and experience to the DEI Advisory Board.

I have argued cases in front of the State ethics board and believe it is paramount that we preserve ethics, integrity, and decency in these times. I would like the chance to contribute to the ethics board.

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 will reach one year of residency in Lansing in June of 2025. IO am registered to vote and cast my ballot in 2024 at Foster Community Center.

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. Leon Peter Clark

Date & Time 03/28/2025 2:20 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 appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on Development and Planning met on August 6, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council, hereby, confirms the appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

HOLMES PLEASANT GROVE

A LANSING
GROWTH FUND
PROJECT

RESTORING / RE-ENERGIZING / RECONNECTING COMMUNITY

GET UPDATES



A Decade of Local Action and a Legacy That Matters

- Our infrastructure embodies the values of the time
- Original design-disconnected people within their places
- Strong grassroots work has been working to build connected spaces back into Southwest Lansing

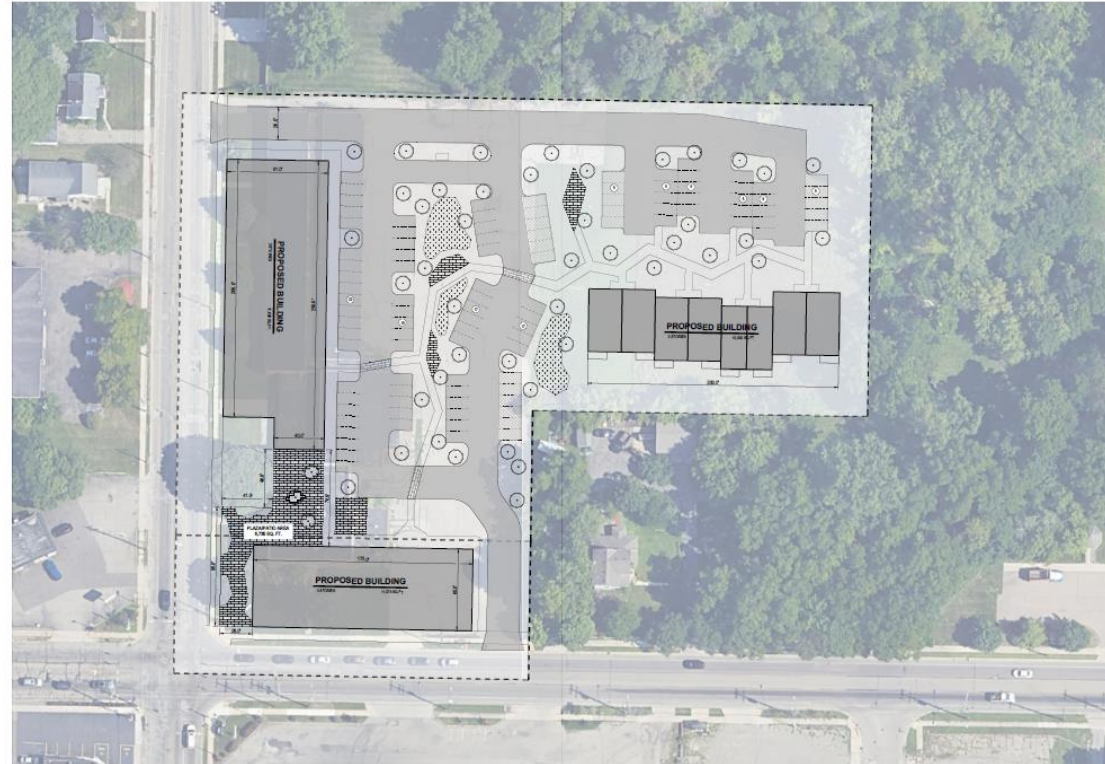


Photo Credit: Google Earth



The Vision-A *Community-Centered Anchor for Southwest Lansing*

- 30 energy-efficient housing units
- 5,800 sq. ft. commercial (credit union, café, community space)
- Public plaza and memorial to Malcolm X
- Designed as a walkable, welcoming neighborhood hub



HOLMES & PLEASANT GROVE
SCHEMATIC DESIGN
project number: 20000001

March 11, 2025



The Community Capital Model-Building local investment tools for community growth

- Shared ownership: neighbors as co-owners, not just tenants or customers
- Low-barrier investment opportunities to build local wealth
- Keeps value circulating locally
- *“Reduce barriers, raise voices, and retain value.”*

NC3

HOME

ABOUT

COMMUNITY CAPITAL

OUR WORK

COMMUNITY INVESTMENT FUND STRUCTURES



Built on Shared Values and Historical Awareness

- Understanding historical design and creating stronger community Connections
- **Core Values:**
 - Equitable Development
 - Community-Centered Growth
 - Economic Empowerment
 - Cultural and Historical Stewardship
 - Sustainability and Resilience
 - Partnership and Collaboration



Meeting Community Defined Priorities

- Areas of Opportunity
 - Community Health
 - Education, Schools & Careers
 - Economic Growth
 - Housing Affordability & Quality
 - Storytelling & Civic Space
 - Environment (Natural Systems & Ecology)
 - Community Engagement



LANSING SMALL BUSINESS RECOVERY PROGRAM
COVID-19 RESCUE FUND

THE COVID-19 RESCUE FUND WAS CREATED AS AN EMERGENCY FUND TO PROVIDE IMMEDIATE HELP TO LANSING SMALL BUSINESSES IN DANGER OF GOING OUT OF BUSINESS.

GRANTS FROM THE CITY OF LANSING WILL BE AWARDED BY THE LANSING ECONOMIC DEVELOPMENT CORPORATION.

AWARD AMOUNT: \$10,000 PER AWARD
*\$1,000 awards may be offered at the discretion of the Rescue Fund Committee.

APPLICATION PERIOD: APRIL 13TH - APRIL 16TH AT 11:59 PM

LEARN MORE AT [LANSINGMI.GOV/SMALLBUSINESS](https://lansingmi.gov/smallbusiness)

SOUTHWEST ACTION GROUP MONTHLY MEETING

March 12 | 6 pm | 2101 W. Holmes

COME BE PART OF THE THE EXCITING WORK TO MOVE SOUTHWEST LANSING FORWARD!

@southwestlansing

TRUNK-OR-TREAT HALLOWEEN

– 2020 Southwest Action Group (SWAG) Events: Neighborhood Clean Up & Flower Planting (2019); Spaghetti Dinner Fundraiser for Town Square relief fund promotion (2020); Monthly SWAG meeting promo (2015-2020); Trunk or Treat event (2019)

Built by the Community

- Rooted in community values and goals
- Connected with a strong community network
- Opening pathways to career opportunities
- Helping to build a strong resilient local economy



Why This Project is more than a Building

- Anchors the previous work around the corner further developing a Neighborhood Center
- Supports long-term connections and will spur further growth
- Continues to build local community leadership



Building a Stronger More Connected Community

- Next Steps
 - Continue working with community outreach
 - Focus-what community activities can this project help support
 - Work with Council and Administration for project approvals and support
 - Launch the Community Capital Model

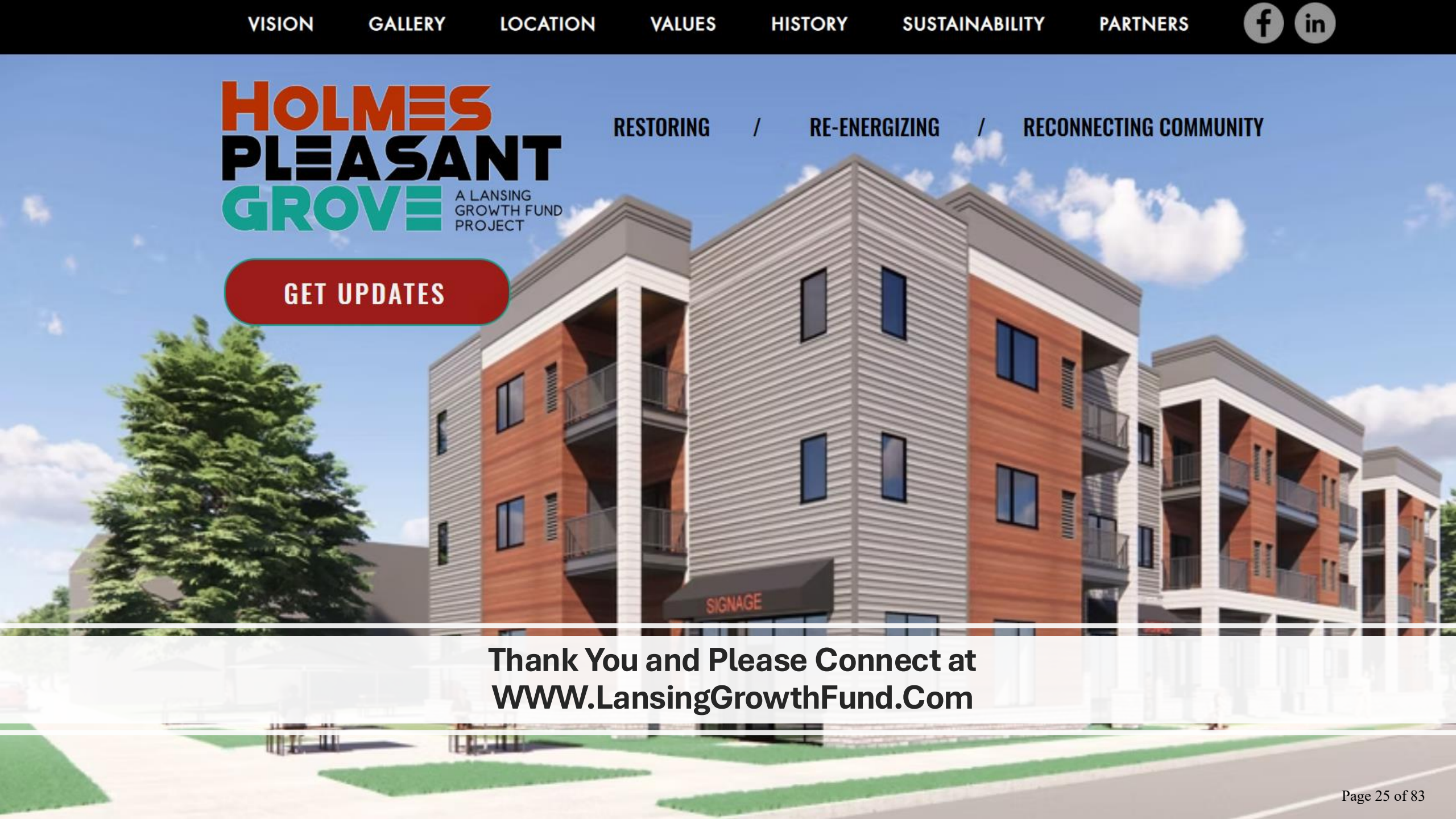


HOLMES PLEASANT GROVE

A LANSING
GROWTH FUND
PROJECT

RESTORING / RE-ENERGIZING / RECONNECTING COMMUNITY

GET UPDATES



Thank You and Please Connect at
WWW.LansingGrowthFund.Com



Holmes & Pleasant Grove Mixed-Use Development Project

2130 W. Holmes Road

Brownfield Plan #80 - Amendment No. 1





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

County: 33 Ingham

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



Development Team

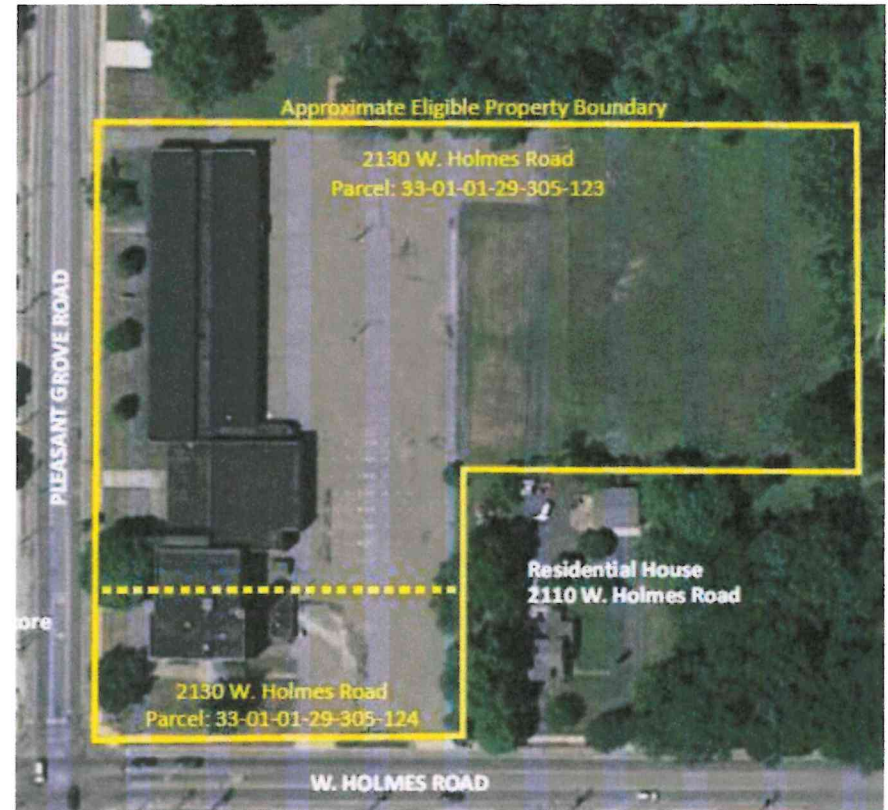


Brent Forsberg



Proposed Development

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



Benefits

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





Planned Financing

- Housing TIF - \$3,827,384
- RAP 2.0 - \$1,000,000
- Ingham County HTF - \$1,500,000

- Owner Equity - \$2,000,00
- Perm Financing - \$3,800,000





Brownfield Request

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



Commitments

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

UDA

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



Tax Capture Projections

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

*TIR = tax increment revenue



THANK YOU

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



*Lansing Brownfield
Redevelopment Authority*



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

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

2130 W. Holmes Road
Lansing, Michigan 48910

PREPARED BY:

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

REVIEWED BY:

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

May 21, 2025

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

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

FIGURES

Figure 1: Property Location Map

Figure 2: Eligible Property Map

Figure 3: Approximate Boring Location with Analytical Exceedances

TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

ATTACHMENTS

Attachment A: Parcel Records

Attachment B: Site Plans and Renderings

1. Project Summary Sheet

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

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

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

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

Type of Eligible Property: Facility and Housing Property

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

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

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

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

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

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

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

*TIR = tax increment revenue

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

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

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

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

The Amendment will allow the LBRA to use tax increment financing to reimburse **Holmes and Pleasant Grove, LLC** (the “Developer”), or a duly assigned entity, for the costs of eligible activities required to redevelop the eligible property located at 2130 W. Holmes Road in the City of Lansing, Michigan, (the “Property”). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted in Figure 1.

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

Eligible Property		
Address	Tax ID	Basis of Eligibility
2130 W. Holmes Road	33-01-01-29-305-123	Facility and Housing Property
2130 W. Holmes Road	33-01-01-29-305-124	Facility and Housing Property

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

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

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

2.1 Environmental

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

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

2.2 Specific Housing Need

According to the Tri-County Regional Planning Commission's 2023 draft Regional Housing Action Plan, the state housing ecosystem is identified as a priority, with a goal for the Tri-County area being to "Increase the efficiency and effectiveness of the housing ecosystem by enhancing collaboration on housing among...local governments...and the wide variety of private sector organizations that make up the housing ecosystem." The proposed project is an outstanding example of an opportunity for collaboration between local government (the City) and the private sector (the Developer) on a housing project. Another such goal is to "Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents." The proposed project accomplishes this goal by providing an array of housing unit types that are affordable and attainable. The Plan further goes on to address strategies for completing each goal, one such strategy to achieve the later goal is "Advocate at the federal and state levels for increased funding,

including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.” Although this strategy specifically outlines federal and state levels, it is also important to consider an increase in gap funding at the local and regional levels. The proposed project will utilize gap funding through tax increment financing to develop a medium-scale mixed use housing property.

This plan seeks to utilize MSHDA Housing TIF (Housing TIF). If successful, the use of Housing TIF means that rent prices, for units utilizing Housing TIF, will be kept attainable to persons at or below 120% Area Median Income (AMI) for a period of 30 years or the term of the reimbursement. The City of Lansing has requested, per their upcoming policy, that 20% of units created through projects requesting/utilizing Housing TIF, be income restricted and kept attainable to persons at or below 120% AMI. Therefore, of the 30 total units being created, 6 units (20%) will be income restricted and kept attainable to persons at or below 120% AMI for a period of 30 years or the term of the reimbursement. Attainability will be verified through the annual reporting requirements set forth by the LBRA and MSHDA. Local workforce housing price points were determined by MSHDA’s annually published, Income and Rent Limits document. Below is a table of unit types, corresponding rent limits at 120% of the area median income, and projected rental rates for units subject to Housing TIF, as proposed.

Type	120% AMI ¹	Project Rent ²
1 Bedroom	\$2,269	Base Rent: \$1,199-1,599 Utilities: \$181 Pet Fees: \$50 Total: \$1,430–1,830 (76-97% AMI)
2 Bedroom	\$2,721	Base Rent: \$1,259-\$1,599 Utilities: \$251 Pet Fees: \$50 Total: \$1,560-\$1,900 (69-84% AMI)

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

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

2.3 Job Growth Data

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

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

2.4 Eligibility

The Property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) it is located within the City of Lansing, a qualified local governmental unit (QLGU) under MCL 125.2782(k); (b) the Property is a facility as the term is defined by Part 201 of Michigan’s Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended; and (c) the parcels meet the definition of a Housing property under Section 2(y)(ii).

3. Brownfield Project Description

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

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

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

4. Developer Eligible Activities

The Developer will fund the improvements being made to the site. Once the development project is complete a portion of the resulting increase in property taxes will be used to reimburse the Developer for their brownfield costs to redevelop the Property. The activities that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 and include EGLE pre-approved and department specific activities, site preparation activities, infrastructure improvements (public and private), housing development activities in the form of gap financing, contingency, preparation and implementation of a Brownfield Plan and Act 381 Work Plan, application fee, and 5% simple interest. A detailed breakdown of eligible activities is provided in Table 1.

The costs of eligible activities included in this Plan can be reimbursed with the new local and state increment tax revenues generated by the Property’s rehabilitation and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the “Reimbursement Agreement”). The total estimated eligible activity costs estimated for Developer is \$3,827,385.

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

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

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

If the state approves an Act 381 Workplan with less state tax capture than what was in the Plan

approved by the City, the not to exceed amount of local capture in the Plan will automatically be adjusted by the LBRA to maintain the current state to local capture ratio.

5. Captured Taxable Value and Tax Increment Revenues

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

The taxable value of the Property according to the city is \$0, which is the initial taxable value for this Plan. The new projected taxable value for 2027 is estimated at \$2,000,000. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

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

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

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

6. Method of Brownfield Plan Financing

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

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

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

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

9. Estimated Impact on Taxing Jurisdictions

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

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

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

* Increased by investment, but not captured by the LBRA

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

10. Legal Description & Site Map

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

LEGAL DESCRIPTION OF EACH INDIVIDUAL PARCEL

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

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

11. Personal Property

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

12. Displacement of Persons

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

13. Local Brownfield Revolving Fund

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

14. Other Information

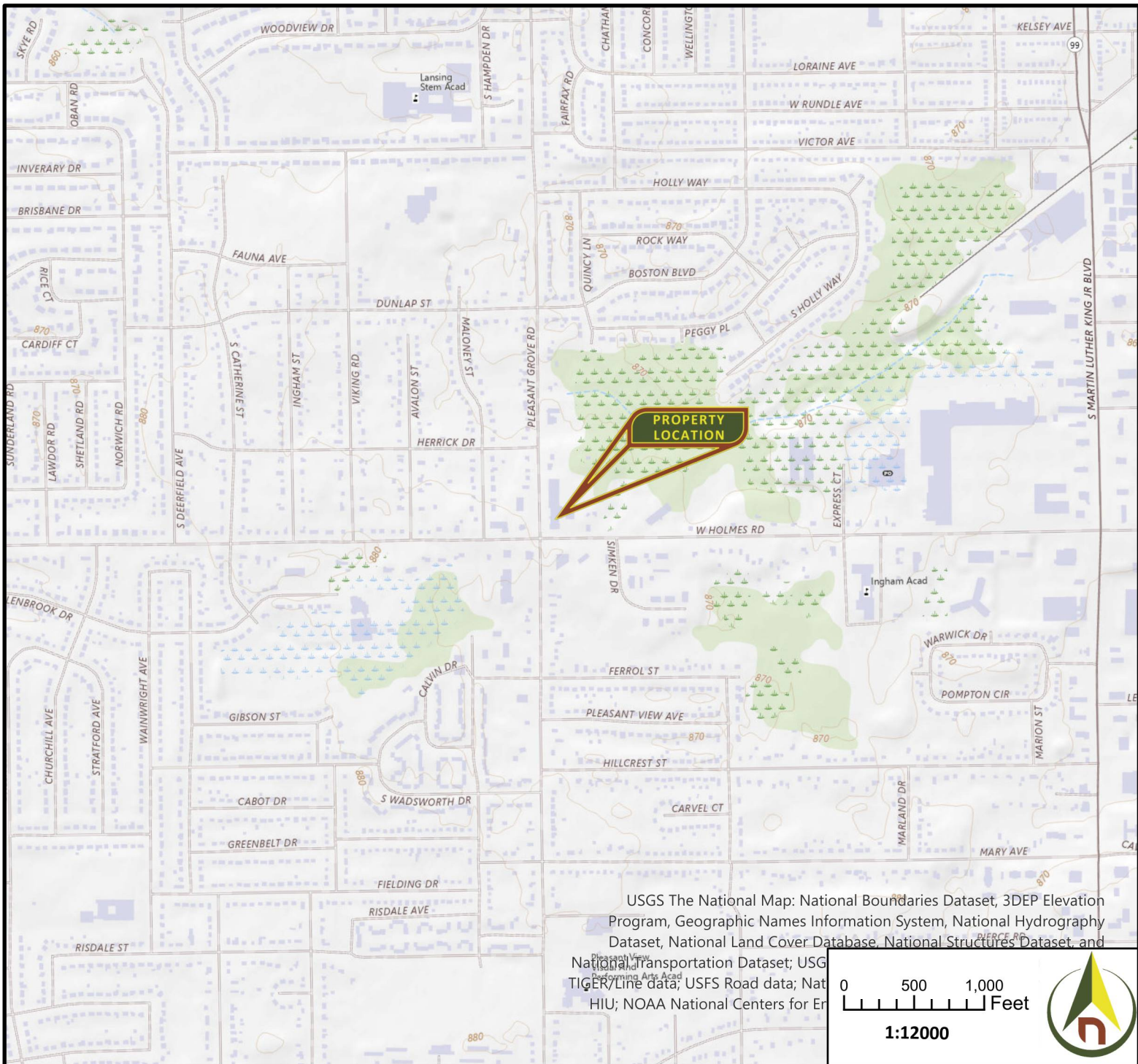
The LBRA and the Lansing City Council, in accordance with the Act, may amend this Plan in the future in order to fund additional eligible activities associated with the Project described herein.

FIGURES

Figure 1: Subject Property Location Map

Figure 2: Eligible Property Boundary Map

Figure 3: Approximate Boring Locations with Analytical Exceedances



TRITERRA

FIGURE 1 SUBJECT PROPERTY LOCATION

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

INGHAM COUNTY
T4N, R2W, SECTION 29

PROJECT NUMBER 20-2340-15





TRI TERRA



FIGURE 2

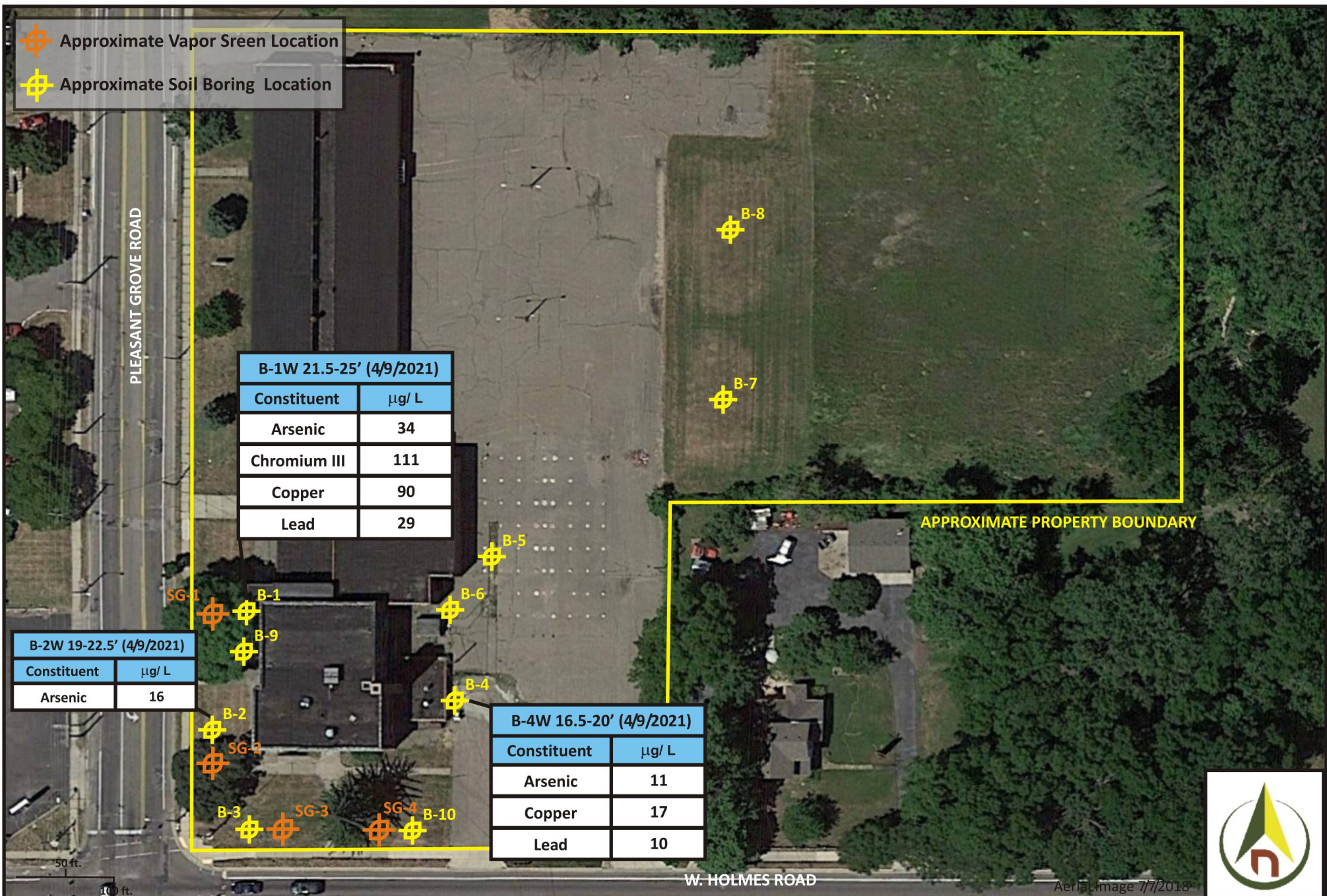
ELIGIBLE PROPERTY BOUNDARY MAP

PROJECT NUMBER: 20-2340-15

**2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910**

DIAGRAM CREATED BY: CZ DATE: 5/7/2025

-  Approximate Vapor Sreen Location
-  Approximate Soil Boring Location



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

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

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



FIGURE 3

APPROXIMATE BORING LOCATIONS
WITH ANALYTICAL EXCEEDANCES

PROJECT NUMBER: 20-2340-15

2130 W. HOLMES ROAD
LANSING, MICHIGAN 48910

DIAGRAM CREATED BY: AB DATE: 5/3/2021



TABLES

Table 1: Brownfield Eligible Activities

Table 1b: Housing TIF Financing Gap Cap Calculation

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

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

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION		
					EGLE ACTIVITIES	MSHDA ACTIVITIES	LOCAL-ONLY ACTIVITIES
EGLE ELIGIBLE ACTIVITIES							
Pre-Approved Activities							
Phase I Environmental Site Assessments	1	LS	\$ 4,800	\$ 4,800	\$ 4,800		
Baseline Environmental Assessments	1	LS	\$ 3,000	\$ 3,000	\$ 3,000		
Department Specific Activities							
Soil Management - Transportation and Disposal (Non-Hazardous)	5,000	CY	\$ 40	\$ 200,000	\$ 200,000		
Environmental Project Management and Oversight	1	LS	\$ 10,000	\$ 10,000	\$ 10,000		
Due Care - Soft Costs including Bidding, Contractor Procurement, Oversight	1	LS	\$ 4,000	\$ 4,000	\$ 4,000		
				EGLE ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 221,800	\$	- \$
MSHDA ELIGIBLE ACTIVITIES							
Site Preparation							
Geotechnical Investigations/Survey	1	LS	\$ 8,000	\$ 8,000		\$ 8,000	
Geotechnical Engineering and Design	1	LS	\$ 7,000	\$ 7,000		\$ 7,000	
Clearing & Grubbing	1	LS	\$ 55,000	\$ 55,000		\$ 55,000	
Grading, Land Balancing and/or Onsite Cut and Fill Operations	1	LS	\$ 35,000	\$ 35,000		\$ 35,000	
Relocation of Existing/Active Utilities	1	LS	\$ 110,000	\$ 110,000		\$ 110,000	
Surveying and Staking for Site Preparation Activities	1	LS	\$ 8,000	\$ 8,000		\$ 8,000	
Temporary Construction Access	1	LS	\$ 7,000	\$ 7,000		\$ 7,000	
Temporary SESC - Mud Mat, Silt Fencing, Sed. Bags	1	LS	\$ 30,000	\$ 30,000		\$ 30,000	
Temporary Traffic Control	1	LS	\$ 13,000	\$ 13,000		\$ 13,000	
Site Preparation - Soft Costs	1	LS	\$ 13,650	\$ 13,650		\$ 13,650	
				Subtotal Site Preparation Activities	\$ 286,650	\$ -	\$ 286,650
Infrastructure Improvements							
Public							
Entrance Improvements - Curbs and Gutters	1	LS	\$ 10,080	\$ 10,080		\$ 10,080	
Sidewalks and Pavers	1	LS	\$ 203,750	\$ 203,750		\$ 203,750	
Landscaping in Right of Way	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Public Infrastructure Improvements - Soft Costs	1	LS	\$ 11,942	\$ 11,942		\$ 11,942	
Private							
Parking Lot - Grading and Pavement	1	LS	\$ 217,000	\$ 217,000		\$ 217,000	
Urban Storm Water Management System	1	LS	\$ 207,000	\$ 207,000		\$ 207,000	
Private Infrastructure Improvements - Soft Costs	1	LS	\$ 21,200	\$ 21,200		\$ 21,200	
				Subtotal Infrastructure Improvement Activities	\$ 695,972	\$ -	\$ 695,972
Housing Development Activities							
Gap Financing for Income Qualified Housing Units	1	LS	\$ 1,788,710	\$ 1,788,710		\$ 1,788,710	
Monitoring and Reporting - Income and Price	30	YR	\$ 5,000	\$ 150,000		\$ 150,000	
				Subtotal Gap Financing for Income Qualified Housing Units	\$ 1,938,710	\$	\$ 1,938,710
				MSHDA ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 2,921,332	\$ -	\$ 2,921,332
				MSHDA AND EGLE ELIGIBLE ACTIVITIES SUB-TOTAL	\$ 3,143,132	\$ 221,800	\$ 2,921,332
Contingency (15%)				\$ 176,846	\$ 31,500	\$ 145,346	
Brownfield Plan and Act 381 Work Plan Preparation	1	LS	\$ 25,000	\$ 25,000		\$ 25,000	
Brownfield Plan Implementation	1	LS	\$ 15,000	\$ 15,000		\$ 15,000	
Brownfield Application Fee	1	LS	\$ 5,000	\$ 5,000		\$ 5,000	
Interest (5%, simple)				\$ 462,407	\$ 85,154	\$ 377,253	
				TOTAL ELIGIBLE COST FOR REIMBURSEMENT	\$ 3,827,384	\$ 338,454	\$ 3,488,930
State Brownfield Revolving Fund				\$ 169,459			
BRA Administrative Fees and/or LBRF				\$ 305,200			
Land Bank Fast Track Authority 5/50				\$ 235,039			
				GRAND TOTAL	\$ 4,537,083		
					8.84%	91.16%	0.00%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Estimated Total Years of Plan: **34**

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

* During the life of the Plan

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

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

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

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

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

Attachment A

Parcel Records



Map interface showing aerial imagery of Pleasant Grove Rd and Pleasant Grove School. Includes search bar, zoom controls, and home button.

Search bar: Find address or place

Map labels: Pleasant Grove Rd, Pleasant Grove School

Map features: Aerial view, parcel boundaries, zoom controls (+, -), home button, search bar.



2130 W HOLMES RD

LANSING, MI 48910

Parcel #33-01-01-29-305-122

Customer Name: INGHAM COUNTY LAND BANK

Important Message



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

Owner and Taxpayer Information

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

Legal Description

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

Tax History

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

Terms of Use



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



2130 W HOLMES RD

LANSING, MI 48910

Parcel #33-01-01-29-305-122

Customer Name: INGHAM COUNTY LAND BANK

Important Message



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

Owner and Taxpayer Information

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

Legal Description

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

Tax History

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

Terms of Use



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

Attachment B

Site Plans and Renderings

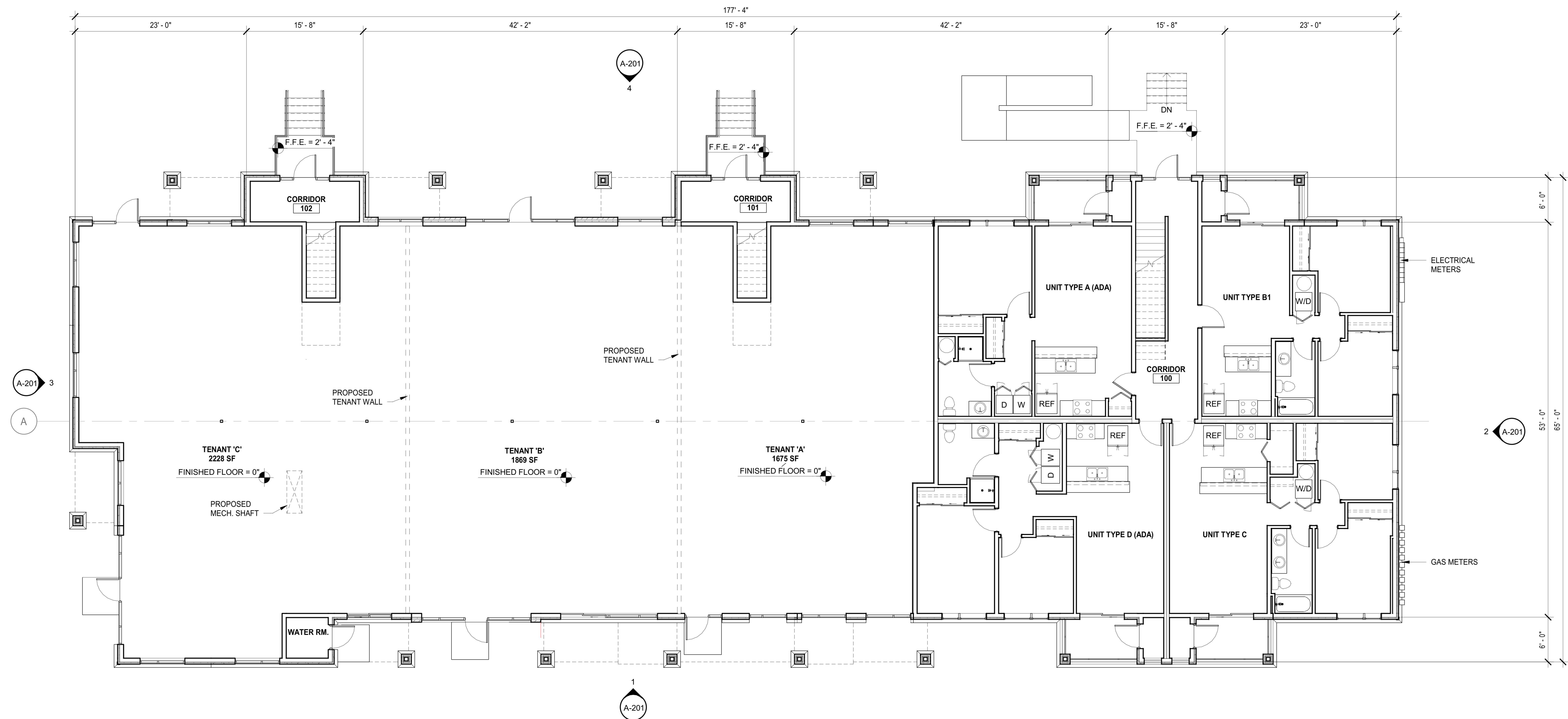


HOLMES & PLEASANT GROVE



Engineering & Design

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

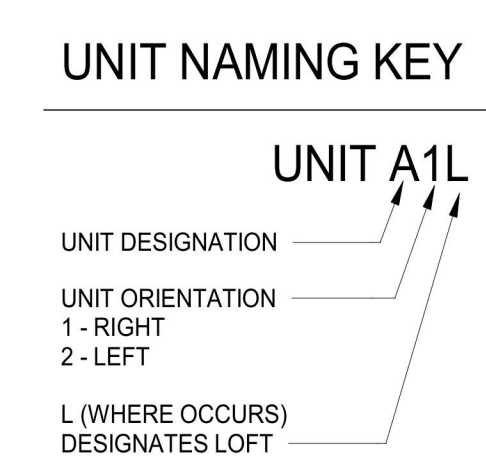


1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 10,086 SQ. FT.

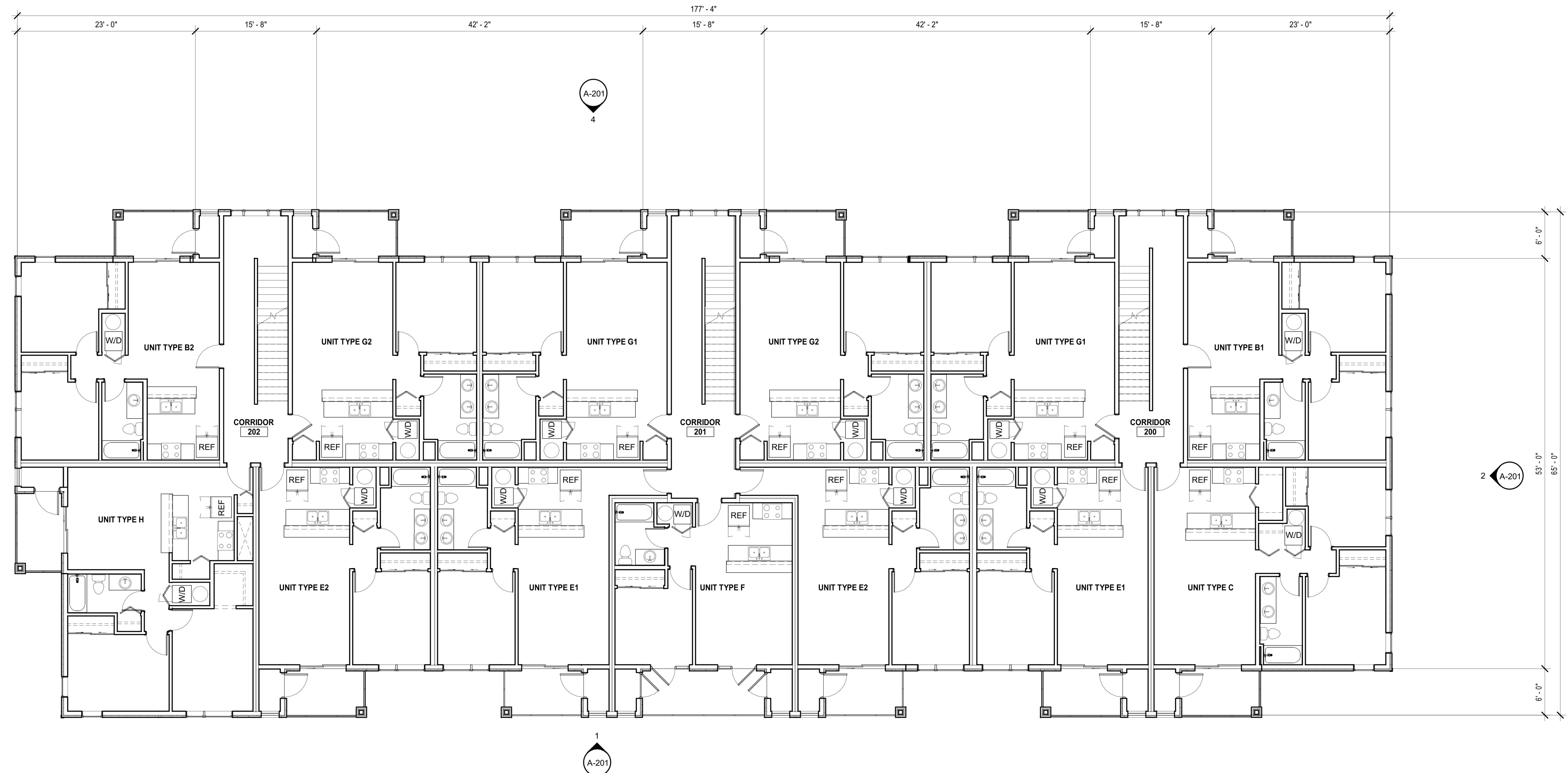
UNIT TYPE	# OF BEDROOMS	UNIT DATA (SQUARE FEET)	UNIT QUANTITY			TOTAL
			1st FLOOR	2nd FLOOR	3rd FLOOR	
TYPE A (ADA)	1	731	1	-	-	1
TYPE B1 / B2	2	727	1	2	-	3
TYPE B1L / B2L	2	871	-	-	2	2
TYPE C	2	839	1	1	1	3
TYPE D (ADA)	2	892	1	-	-	1
TYPE E1 / E2	1	625	-	4	4	8
TYPE F	1	561	-	1	1	2
TYPE G1 / G2	1	678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

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

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



4/30/2025 4:09:56 PM



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

9,909 SQ. FT.



HOLMES & PLEASANT GROVE

SECOND FLOOR PLAN

A-102

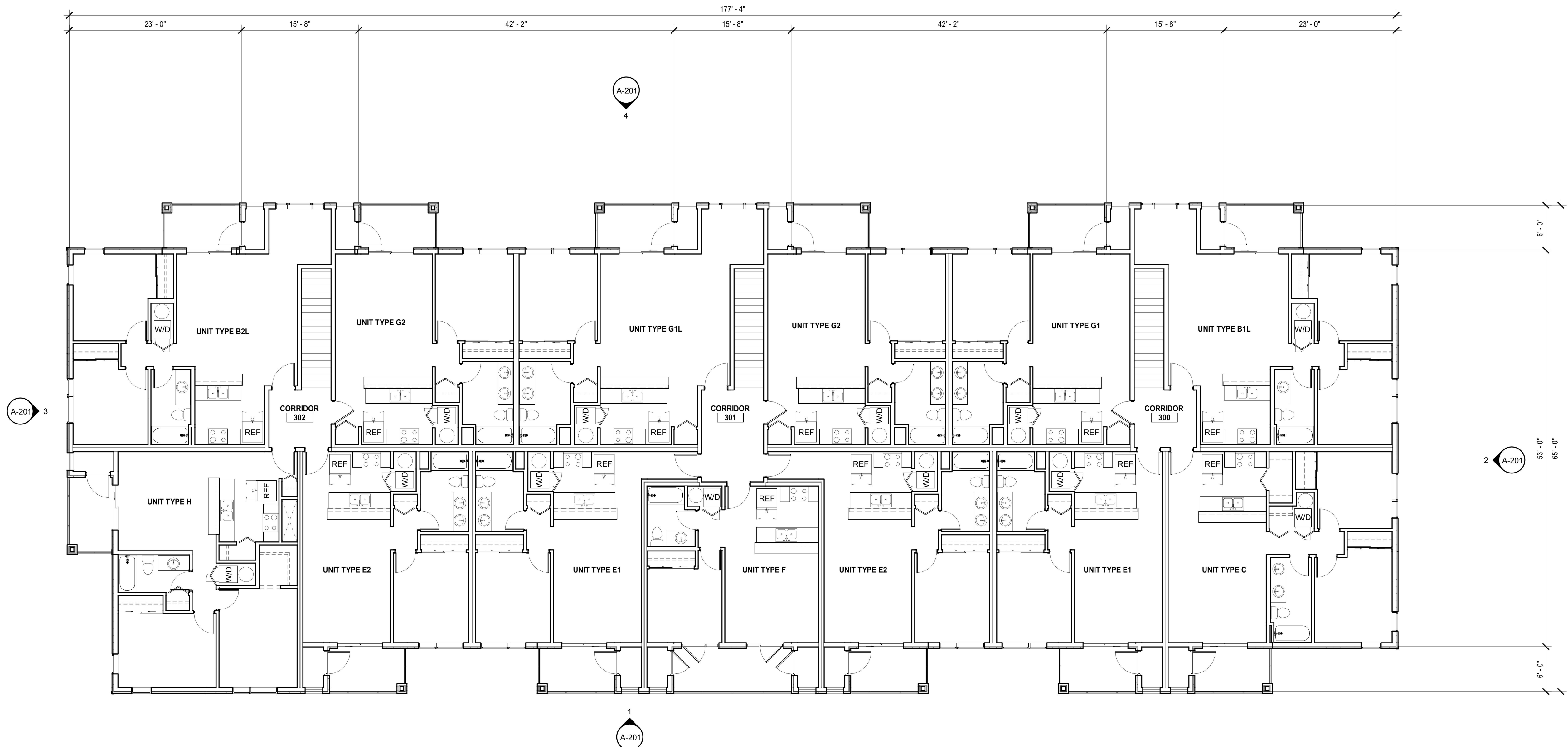
4/30/2025 4:09:58 PM



Engineering & Design

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

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



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



4/30/2025 4:09:59 PM



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

HOLMES & PLEASANT GROVE

3RD FLOOR PLAN

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

A-103



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



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



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



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

4/30/2025 4:11:17 PM

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

RESOLUTION APPROVING BROWNFIELD PLAN #80 AMENDMENT #1 – PLEASANT GROVE & HOLMES MIXED-USE REDEVELOPMENT PROJECT

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 #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 28, 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 28, 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 \$9.6M.
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 20, 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 #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project'.

PASSAGE OF ORDINANCE

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

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

COUNCIL MEMBER	YEAS	NAYS
Brown	<input type="checkbox"/>	<input type="checkbox"/>
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Jackson	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1
2
3
4
5
6
7
8
9

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

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

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

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:**

<p>(1) The ability, capacity and skill of the bidder to perform the contract or provide the service or supplies required, including</p> <ul style="list-style-type: none"> (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. 	<p style="text-align: right;"><u>16 pts</u></p> <p style="text-align: right;">(i) is 8 pts</p> <p style="text-align: right;">(ii) is 2 pts</p> <p style="text-align: right;">(iii) is 2 pts</p>
<p>(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</p>	<p style="text-align: right;"><u>3 pts</u></p>
<p>(3) The character, integrity, reputation, judgment, experience and efficiency of the bidder in business, including</p> <ul style="list-style-type: none"> (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. 	<p style="text-align: right;"><u>12 pts</u></p> <p style="text-align: right;">(i) is 2 pts</p> <p style="text-align: right;">(ii) is 2 pts</p> <p style="text-align: right;">(iii) is 2 pts</p>
<p>(4) The quality of performance and time of completion by the bidder of previous contracts or services</p>	<p style="text-align: right;"><u>3 pts</u></p>
<p>(5) The previous and existing compliance by the bidder with laws and ordinances relating to contract performance, including</p> <ul style="list-style-type: none"> (i) Compliance with state and local licensing and permitting requirements, as applicable; and 	<p style="text-align: right;"><u>8 pts</u></p> <p style="text-align: right;">(i) is 2 pts</p>

(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