

AGENDA

Committee on City Operations October 9, 2025 at 4:00 PM



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

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

Council Member Brown, Chairperson
Council Member Spadafore, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. September 4, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Christopher Green-Szmadzinski as the 2nd Ward member of the Park Board for a term to expire June 30, 2026
 - C. RESOLUTION - Reappointment; Mike Dombrowski as the 1st Ward member of the Park Board for a term to expire June 30, 2029
 - D. RESOLUTION - Reappointment; Nate Scramlin as an At-Large member of the Park Board for a term to expire June 30, 2029
 - E. RESOLUTION - Liquor License; Zick and Nach Foods LLC for a SDM and Class C License, Sunday Sales (AM/PM), Entertainment, Additional Bar (1) and Social District Permits at 1218 Turner St.
 - F. RESOLUTION - Setting a Public Hearing on Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Ave.
 - G. RESOLUTION - Traffic Control Order No. 18-002; regulate parking along the south side of Bridgeport Dr. in front of 4035 Bridgeport Dr.
 - H. RESOLUTION - Traffic Control Order No. 18-030; install a stop sign on Woodrow Ave. at Ray St.
 - I. RESOLUTION - Traffic Control Order No. 23-15; install a yield sign on Joshua St. at Kaynorth Rd.
 - J. RESOLUTION - Traffic Control Order No. 25-12; regulate parking along the 100 block of E. Lenawee St.
 - K. RESOLUTION - Traffic Control Order No. 25-13; regulate parking along River St. between Hazel St. and Elm St.

- L. RESOLUTION - Traffic Control Order No. 25-14; regulate parking along 400 block of W. Washtenaw St. between Pine St. and Walnut St.
- M. RESOLUTION - Traffic Control Order No. 25-15; install a stop sign on Florence St. at Ray St.
- N. RESOLUTION - Traffic Control Order No. 25-16; regulate parking along Tranter St.
- O. RESOLUTION - Traffic Control Order No. 25-17; regulate parking along Jay St.

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 City Operations
Thursday, September 4, 2025 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Brown called the meeting to order at 4:00 p.m.

PRESENT

Council Member Brown, Chair
Council Member Spadafore, Vice-Chair
Council Member Garza, Member- excused

OTHERS PRESENT

Sherie Boak, Council Office Manager
Elizabeth Krochmalny, OCA
Naomi Glowgower, Womens Center
Daniel Duchane, OCA
Cathleen Edgerly, DLI Inc.

MINUTES

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE MINUTES FROM AUGUST 21, 2025, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment.

DISCUSSION/ACTION

RESOLUTION – Community Funding Application; Women’s Center of Greater Lansing, Capital City Dragon Boat Race Fundraiser

Ms. Glowgower spoke about the application and event, noting that the Women’s Center is a 501c3 and seeking at this time the \$500 to defray the costs for the event at the Grand River Boat Launch on September 14, 2025. Council Member Brown asked her to provide details on what the Women Center offers, and Ms. Gloegower stated they provided mental health counseling for domestic violence survivors, personal hygiene pantry, offer a career counseling center to assist with helping women find a job, and a clothing boutique.

Council Member Spadafore asked about amending the amount to \$980 to assist with the park fee, rental fees, trash and the special permit for the City and Ms. Boak confirmed that the Committee can make any adjustments they choose.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR COMMUNITY FUNDING IN THE AMOUNT OF \$980 FOR THE WOMEN’S CENTER OF GREATER LANSING EVENT. MOTION CARRIED 2-0.

RESOLUTION – Social District; MIEntertainment Group, Inc, dba Grewal Hall and M & S1 LLC, dba Jollof Afro Caribbean Lounge, to the Downtown Social District

Ms. Edgerly spoke about the amendment to the Downtown Social District. She noted the district was active since 2021, and there are currently 22 eligible, and 12 participating, and the DLI is in support of this amendment. Council Member Brown asked Ms. Edgerly to outline what a social district is, and Ms. Edgerly expanded on where current districts are, which began during the 2020 pandemic. Any business that has an approved liquor license can apply, and when a new business comes into town in the participating districts they work with those businesses to come to the City to be added. All districts have to have labeled drinks to show they are participating in the district.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION TO ADD GREWALL HALL AND JOLLOF AFRO CARIBBEAN LOUNGE TO THE DOWNTOWN SOCIAL DISTRICT. MOTION CARRIED 2-0.

DISCUSSION – Board of Public Service Budget Priorities for Fiscal Year 2026-2027

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE PROPOSED BUDGET PRIORITIES FROM THE BOARD OF PUBLIC SERVICE TO ADD TO THE CITY COUNCIL BUDGET PRIORITIES FOR FISCAL YEAR 2026-2027 TO THE COMMITTEE OF THE WHOLE. MOTION CARRIED 2-0.

Other

No other topics of discussion.

Adjourn

Adjourned at 4:11 p.m.

Submitted, 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	08/21/2025
First Name	christopher
Middle	john
Last Name	greene-szmadzinski
Other name(s) by which you have been known, including maiden names	christopher szmadzinski
Date of Birth	
Home Address	3522 n aurelius rd
City	Lansing
State	MI
Zip Code	48910
Email	christopher.blue@gmail.com
Gender	
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 2
Precinct	16
Best Phone Number to Contact You	5172947685
In what year did you move to	~2000

Lansing?

Occupational Background Website and SharePoint administrator
GIS experience
American Sign Language/English Interpreter

Educational Background MSU (poli sci, sociology, linguistics, computer sci) and LCC (linguistics)

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

Current Appointments Mayor's Neighborhood Advisory Board

First Choice for Board to Serve on Parks 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'm involved in ward 2 life and activities. I organize events in our parks. I am interested in reconnecting the south side communities to amenities in their neighborhoods.

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. christopher john greene-szmadzinski

Date & Time 08/21/2025 12:00 AM (EDT)

Receive an email copy of this form. Yes

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the appointment of Christopher Green-Szmadzinski as the 2nd Ward member of the Park Board for a term to expire June 30, 2026; and

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

WHEREAS, the Committee on City Operations met on October 9, 2025, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Christopher Green-Szmadzinski as the 2nd Ward member of the Park Board for a term to expire June 30, 2026.



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) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

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 06/29/2021

First Name Michael

Last Name Dombrowski

Other name(s) by which you have been known, including maiden names Michael Dombroski

Date of Birth [REDACTED]

Address 213 N Hayford Ave

City Lansing

State MI

Zip Code 48912

Email mike.dombroski@gmail.com

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]

In what year did you move to Lansing? 2016

Additional Information Regarding Experience and Credentials Please see attached resume.

Occupational Background Please see attached resume.

Educational Background Please see attached resume.

Previous Appointments Lansing Parks Board

Current Appointments Lansing Parks Board

Please attach a resume if available. *File(s) attached:*

 Mike_Dombroski_Resume_ParksBoard.pdf

First Choice for Board to Serve on Parks Board

Third Choice of a Board to Serve on Planning Board

Fourth Choice of a 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.

Serving on the Parks Board would allow me to actively contribute to the improvement of the Lansing Parks that I use almost daily. I believe that Lansing needs to embrace its plethora of parks and continue to connect them to allow residents to truly enjoy them everyday. Green spaces reduce stress and I believe that Lansing needs to focus on linear small pocket parks throughout the city to breakup the larger roads and development in the area.

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.

Michael Dombrowski

Date & Time

06/29/2021 8:00 PM (EDT)

Receive an email copy of this form.

Yes

MIKE DOMBROWSKI

WORK EXPERIENCE

Siemens PLM, East Lansing, MI

August 2015 to Present

Senior Applications Engineer, HEEDS Technical Team

- Support sales team by developing and conducting software demonstrations, completing competitive technical benchmarks, and training prospective users to be successful.
- Distribute support cases to team based on availability and skill-set of team members. Provide excellent technical support and work with customers to develop meaningful optimization statements, troubleshoot automated analysis processes, and efficiently utilize their existing hardware resources. Primary support contact for Amesim and STAR-CCM+ projects, Linux systems, job schedulers, and processes requiring advanced scripting.
- Develop quotations for potential services projects. Create timely and comprehensive reports to support customers' product design requirements. Responsible for \$120k in consulting and mentoring revenue in FY2017.

Dassault Systèmes SIMULIA, Providence, RI

January 2015 to July 2015

Technical Specialist, Innovation Lab

- Created engaging and persuasive technical presentations to convey the value of SIMULIA products and services to prospective customers.
 - Spearheaded the technology vision presentation for the 2015 SIMULIA Customer Conference. Collaborated with development, industry growth, and marketing to develop a clear and concise message.
 - Created a presentation on opportunities in renewable energy and delivered it to a group of Rhode Island policy makers.
- Secured funding for the development of augmented and virtual reality experiences for visualization of simulation information. Implemented these experiences using structural simulation data and the Unity development environment.

Dassault Systèmes SIMULIA, Providence, RI

December 2013 to January 2015

User Experience Solutions Manager, Industry Growth

- Ensured SIMULIA provided the right tools to their aerospace and defense customers.
 - Chaired a cross functional team composed of members of development, sales, marketing, and support to capture customer needs and market trends.
 - Coordinated the aerospace hybrid meshing project that provided feedback to development based on customer requirements. Worked closely with customers to understand their workflows and helped prioritize development tasks.
- Accelerated computation fluid dynamics development and adoption by providing feedback to development on usability, developing technical material, and giving technical guidance to support strategic engagements.
- Redesigned and constructed a quadcopter using SIMULIA technology to demonstrate the value of simulation for the 2014 SIMULIA Customer Conference. This hardware and software story telling approach was replicated throughout the company.

MIKE DOMBROWSKI

CD-adapco, Northville, MI

2012 to 2013

Principle Application Engineer, Pre-Sales

- Responsible for the development, marketing, training, and support of Optimate, an automation and optimization plugin for STAR-CCM+.
- Created Optimate to fill a gap in the product offering at CD-adapco: an automated method to perform multiple analyses for experimental replication, design of experiments, sensitivity analyses, and multi-objective parameter optimization. I worked closely with Red Cedar Technology to embed their tools which provided the required technology.
- Worked with the marketing department to create material to sell Optimate internally and externally based on strengths of the tool and weaknesses of competing solutions.
- Primary application engineer and support team resource in North America for fluid-structure interaction problems using STAR-CCM+ and Abaqus.

CD-adapco, Northville, MI

2011 to 2012

Senior Application Engineer, Pre-Sales

- Primary support team resource in North America for custom scripting work using Java.
- Developed plugins in STAR-CCM+ for performing common meshing operations, creating attractive post-processing plots, and calculating boundary layer thickness and mesh size. These were distributed internally and are widely used by support engineers.
- Collaborated with sales team to create sales strategies that focused on customer goals, current design processes, and strengths of CD-adapco software.
- Implemented a momentum source model in STAR-CCM+ for studying fuselage-rotor interaction using custom scripts in Java.

CD-adapco, Plymouth, MI

2009 to 2011

Application Engineer, Pre-Sales

- Communicated value of STAR-CCM+ using product demonstrations, technical benchmarks, and customized training sessions. This required extensive domestic and international travel to client sites to provide dedicated technical support.
- Worked with over 100 industry leaders including: Aerojet, Bombardier, Bell Helicopter, Chrysler, Ford, General Motors, Gibbs Sports, Hamilton Sundstrand, and Raytheon.

EDUCATION

B.S.E. Aerospace Engineering, University of Michigan, Ann Arbor, MI

April 2008

Graduated magna cum laude, GPA 3.6/4.0

Minored in Applied Mathematics

COMPUTER SKILLS

Programming: Bash, C++, Java, Python

Engineering Software: Abaqus, Amesim, HEEDS, Matlab, NX, OpenPBS, SolidWorks, STAR-CCM+

Platforms: Linux, Windows

ACTIVITIES AND INTERESTS

Bicycling – avid cyclist and advocate

Hiking – thru-hiked the Pacific Crest Trail in 2013 – <http://pct.mikedombroski.com/>

Rowing – coached at Ann Arbor Rowing Club from 2008 to 2013

Eagle Scout recipient

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has recommended the reappointment of Mike Dombrowski as the First Ward member of the Park Board for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on City Operations met on October 9, 2025, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Mike Dombrowski as the First Ward member of the Park Board for a term to expire June 30, 2029.

Richmond, Renee

From: noreply@civicplus.com
Sent: Friday, November 20, 2020 2:53 PM
To: Hetke, Veronica; Mayor Intern
Subject: [EXTERNAL] Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

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

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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) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

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."

(Section Break)

Date	11/20/2020
First Name	Nate
Middle	<i>Field not completed.</i>
Last Name	Scramlin
Other name(s) by which you have been known, including maiden names	<i>Field not completed.</i>
Date of Birth	
Address	215 Spencer Street

City	Lansing
State	Michigan
Zip Code	48915
Email	nscramlin@gmail.com
Gender	
Find my ward:	Lansing Neighborhoods Ward Map
Ward	4
Precinct	Any
Best phone number to contact you	
Last 4 digits of social security number	
In what year did you move to Lansing?	2015
Additional information regarding experience and credentials	Please See Resume
Occupational Background	Please See Resume
Educational Background	While I possess a Bachelor of Science in Urban and Regional Planning, I had extensive coursework and interest in the Landscape Architecture field.
Previous Appointments	ZBA - City of Lapeer
Current Appointments	<i>Field not completed.</i>
Please attach a resume if available	Scramlin Resume2020.pdf
First choice for board to serve on	Parks Board
Second choice of a board to serve on	<i>Field not completed.</i>

Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	As an avid user of the Park System in the City of Lansing I have fell in love with the wonderful amenities this city offers it's residents. I hope to be a vocal steward of these spaces and encourage their conservation and enhancement into the future. I have a passion for truly public spaces and I believe a community's residents deserve the best possible space we can offer. My work specifically with the MEDC's Public Spaces Community Places program has brought me in close contact with numerous public space projects throughout the state of Michigan and I believe this service and base of knowledge will aid me in bringing new ideas to the Lansing Parks System.
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>Field not completed.</i>
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	Nate Scramlin
Date & Time	11/20/2020 3:00 PM

Email not displaying correctly? [View it in your browser.](#)

NATHANIEL O. SCRAMLIN

215 Spencer Street, Lansing, MI 48915 • (517) 862-7742 • nscramlin@gmail.com

Statewide Community & Economic Redevelopment Specialist

Placemaker – Funding Finder – Community Advocate

Over 13 years of experience in large and small scale redevelopment project management, development funding mechanisms, and local planning and development. Dedicated and enthusiastic about creating sustainable communities with a unique sense of place, while harboring a particular interest for historic downtown areas. Widespread local knowledge of communities across the state of Michigan including a vast number of professional contacts in both the public and private sectors.

Essential Skills:

Creative Critical Thinking • Strong Leadership Sense • Diplomatic Collaboration

- Proven track record of creating & implementing highly successful new programs
- Engaging presenter and public speaker
- Vast knowledge of Federal, State, and Local economic development programs
- Cordial rapport with internal & external partners
- Adept marketing and branding instincts
- Engaging conversationalist with a clever sense of humor

Professional Experience:

Manager, Redevelopment Services

Michigan Economic Development Corporation • Lansing, MI • 2012 - Present

- Led the creation and ongoing facilitation of MEDC's award-winning Redevelopment Services Team
- Packaged and activated over \$300M of downtown redevelopment projects throughout Michigan
- Developed and facilitated MEDC's award-winning Public Spaces Community Places crowdfunding program
- Led the creation and implementation of statewide developer trainings to encourage a more robust and development friendly ecosystem
- Led Governor mandated Project Rising Tide initiatives in Sandusky, Harrison, Charlotte, Eaton Rapids
- Lead local development projects working with local leaders, developers & consultants on daily basis to discuss partnerships, funding options, new programs, and project fundamentals.

Associate Planner

Genesee County Metropolitan Planning Commission • Flint, MI • 2006 - 2012

- Secured and Administered \$2.6 M Energy Efficiency & Conservation Block Grant
- Solid Waste Planning – Manage Countywide Recycling & Waste Reduction Programs
- Transportation Planning – Transportation Improvement Program (\$8M annually)
- Non-Motorized Planning – Developed 2007 Trail Plan & Complete Streets Policies
- Land Use & Scenario Planning – 2035 Long Range Transportation Plan

Smart Growth Research Assistant

Michigan Land Use Institute • Traverse City, MI • Winter 2006

- Report research & writing
- Published Journalist – MLUI & Planetizen
- Public Outreach and Community Organizing

Education:

Bachelor of Science – Urban & Regional Planning

Michigan State University • 2005 Graduate with High Honors

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the reappointment of Nate Scramlin as an At-Large member of the Park Board for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on City Operations met on October 9, 2025, and took affirmative action.

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On-Premises Alcohol Sales Application

Instructions	Application Information	Attachments	Approvals
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Non-Refundable License Fees

1. Application Fee: \$1540 for New Location, \$425 for Transfer of Ownership

Materials Required

1. Notary Statement
2. Attachment of Michigan Liquor Control Commission Application
3. Treasury Form(s)
4. Floor Plans, if not already on file

(City Codified Ordinances - Chapter 830)

Business Information

- I am applying for:**
- Transfer of current operating licenses location
 - All other types

License(s) for which I am seeking Local Government Approval*

Class C Liquor License #L-000405000, and Specially Designated Merchant License #L-000405001

Business Name*

Zick and Nach Foods LLC

Does Business As

Good Truckin' Diner

Phone*

517-614-6764

xxx-xxx-xxxx

Email

nicholassinicropi@gmail.com

name@domain

Address to be Licensed *

Street Address

1218 Turner Street

Address Line 2

City

Lansing

State / Province / Region

MI

Postal / Zip Code

48906

Country

United States

Character of Business *

What Character of business do you intend to operate?

Restaurant

Length of Time *

What is the length of time your business has been of that charater, or in the case of a corporation, the date when its charter was issued?

Since 9/29/2014

Similar Licenses *

Have you made applications for a similar or other license on premises other than those described in this application?

Yes

No

Are Building Plans on File? *

Yes

No

Please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting, and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention codes.

I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reason of any item contained in this chapter of the laws of the State.

I Agree

*

I (we) will not violate any State or Federal laws or any ordinance of the City in the conduct of this business.

I Agree

*

I (we) or my (our) agent(s) do not owe any personal property taxes.

I Agree

*

The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

I Agree

Business Owner Information

Type of Ownership* Single Owner Multiple Owners

Owner Name*

Address* Street Address

Address Line 2

City State / Province / Region

Postal / Zip Code Country

Phone*
xxx-xxx-xxxx

Email*
name@domain

Owner Date of Birth*
Calendar icon

Owner Place of Birth*

Applicant Information

Applicant Name*

Address

Street Address

200 WOODLAND PASS

Address Line 2

PO Box 1296

City

EAST LANSING

State / Province / Region

MI

Postal / Zip Code

48826-1296

Country

USA

Phone *

517-351-3550

xxx-xxx-xxxx

Email *

eward@osklaw.com

name@domain

Fees Due

\$ 1,540.00

Methods for payment are on the first page of this document, under "**Payments.**" Processing this application will not proceed until payment is received.

Electronic Signature Agreement *

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I Agree

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief. I understand that a false statement on this application may result in either a denial of this application or subsequent revocation if this license is granted.

Signature

Ellen Elizabeth Ward

Date Submitted

8/7/2025

Previous

Next

Comments

2000 characters left

OADE, STROUD & KLEIMAN

ATTORNEYS AT LAW
PROFESSIONAL LIMITED LIABILITY COMPANY
200 WOODLAND PASS, P.O. BOX 1296, EAST LANSING MI 48826-1296
PHONE (517) 351-3550 ◆ FAX (517) 351-9428
e-mail: eward@osklaw.com

TED W. STROUD
RANDALL B. KLEIMAN*
LEIGH A. HANSMANN
ELLEN E. WARD**
KATHRYN J. GABEL
ALEX J. ARMSTRONG

OF COUNSEL
KENNETH U. LUCAS

*also admitted in OH
**also admitted in CA

May 14, 2025

Michigan Liquor Control Commission
POBox 30005
Lansing, MI 48909

VIA FIRST CLASS MAIL

Re: Class C Liquor License #L-000231324, and Specially Designated Merchant License #L-000405001 / License Sale/Transfer to Zick and Nach Foods LLC

Dear Sir/Madam:

Enclosed for submission is a completed Form LCC-100a, On-Premises Retailer License & Permit Application and all supporting documents with respect to the matter above. Please note the applicant is a member managed limited liability company that is now owned by a single member, so there is no operating agreement. Nonetheless, we have included a resolution of the sole member. Should you need anything further, please advise. Also enclosed is a check in the amount of \$1,170.00 for the inspection and license & permit fees.

If you have any questions, please contact me. Thank you.

Very truly yours,

OADE, STROUD & KLEIMAN PLC



Ellen E. Ward

EEW/jk
Enclosures

pc: Zick and Nach Foods LLC (via email)
LPT Holdings LLC (via email)

ZICK AND NACH FOODS LLC
1107 S WASHINGTON
LANSING, MI 48910

1387

74-265/724

May 14 2025



Date

MLCC

Pay to the
Order of

\$ 1170.00

One thousand one hundred and seventy

Dollars



INDEPENDENT
BANK MEMBER FDIC 888.300.3193 IndependentBank.com

[Handwritten Signature]

For

MP





Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

On-Premises Retailer License & Permit Application

Before you begin filling out the attached application, please review this checklist for the applicable forms and documents you will need to submit with your completed application form.

The attached LCC-100a form will automatically calculate fees when opened using Adobe Acrobat Reader. The form's functionality may not work with third-party PDF readers. You may download a free copy of Adobe Acrobat Reader on the Adobe website: <https://get.adobe.com/reader/>

Off-Premises Retailers: If you are applying for a Specially Designated Merchant (SDM) and/or Specially Designated Distributor (SDD) license for off-premises sales of alcoholic liquor only, please use the Off-Premises Retailer License & Permit Application (LCC-100b).

Completed On-Premises Retail License & Permit Application (Form LCC-100a, attached)

Livescan Fingerprint Form (LCC-105)* (attached)

Inspection, License, and Permit Fees

Corporate Documents (see list below) - Submit for the applicant company, and if the applicant company has multiple levels of ownership structure in which stockholders or members are also companies, submit the applicable documents listed below for any stockholder or member companies to the third tier of ownership - for example: applicant company (tier 1) > stockholder/member (tier 2) > stockholder/member (tier 3).

Multi-Tier Organizational Chart - If the applicant company has more than three levels of ownership structure please provide an organizational chart that shows all the levels of ownership to individual people, including trusts.

Local Government Authorization (Form LCC-106) - For a new on-premises license only

Purchase agreement - **For the transfer of ownership of a license**

Property document (lease, deed, land contract, etc.)

New On-Premises Resort License Questionnaire (LCC-109a) or New On-Premises Redevelopment or Development District License Questionnaire (LCC-109b) - For a new on-premises Resort, Redevelopment, or Development District license only

Are you transferring stock or membership interest? If yes, use the License Interest Transfer Application (LCC-101).

If applicant is a corporation also include (pursuant to R 436.1109):

If any of the stockholders of the applicant are corporations or limited liability companies, also submit a copy of the documents listed below for those companies (except for the Certificate of Authority to Do Business in Michigan, which is required for the applicant only).

Report of Stockholders/Member/Partners (Form LCC-301)

Copy of Articles of Incorporation filed with the Corporations Division of the Department of Licensing & Regulatory Affairs

Current Certificate of Good Standing from the state where incorporated and Certificate of Authority to Do Business in Michigan, if incorporated outside of Michigan.

Certified copy of the minutes of a meeting of its board of directors or a statement signed by an officer of the corporation naming the persons authorized by corporate resolution to sign the application and other documents required by the Commission or Part 3 of Form LCC-301.

If applicant is a limited liability company also include (pursuant to R 436.1110):

If any of the members of the applicant are corporations or limited liability companies, also submit a copy of the documents listed below for those companies (except for the Certificate of Authority to Do Business in Michigan, which is required for the applicant only).

Report of Stockholders/Member/Partners (Form LCC-301)

Copy of Articles of Organization filed with the Corporations Division of the Department of Licensing & Regulatory Affairs

Copy of the operating agreement or bylaws of the applicant company

Current Certificate of Authority to Do Business in Michigan, if the LLC is a non-Michigan LLC.

Statement signed by a manager of the limited liability company or by at least 1 member if management is reserved to the members naming the person authorized to sign the application and other documents required by the Commission or Part 3 of Form LCC-301.

*Fingerprints are required for applicants that are not currently licensed by the MLCC and will hold 10% or more interest in a license or applicant entity.



On-Premises Retailer License & Permit Application (LCC-100a)

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Zick and Nach Foods LLC	
Address to be licensed: 1218 Turner Rd	
City: Lansing	Zip Code: 48906
City/township/village where license will be issued: City of Lansing	County: Ingham
Federal Employer Identification Number (FEIN): 00-0000000	

1. Are you requesting a new license? Yes No
2. Are you applying ONLY for a new permit or permission? Yes No
3. Are you buying an existing license? Yes No
4. Are you transferring the classification of an existing on premises license? Yes No
5. Are you modifying the size of the licensed premises? Yes No
If Yes, specify: Adding Space Dropping Space Redefining Licensed Premises
6. Are you transferring the location of an existing license? Yes No
7. Is this license being transferred as the result of a default or court action? Yes No
8. Do you intend to use this license actively? Yes No

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s): LPT Holdings LLC	
Current licensed address: 1149 S Washington Ave	
City: Lansing	Zip Code: 48910
City/township/village where license is issued: City of Lansing	County: Ingham

Part 3 - Licenses, Permits, and Permissions

Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees: \$70.00	License & Permit Fees: \$1,100.00	TOTAL FEES: \$1,170.00
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Schedule A - Licenses, Permits, & Permissions

Applicant name: Zick and Nach Foods LLC

On-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
<input type="checkbox"/> <input type="checkbox"/> B-Hotel License	\$600.00	
Number of guest rooms: _____		
<input type="checkbox"/> <input type="checkbox"/> A-Hotel License	\$250.00	
Number of guest rooms: _____		
<input type="checkbox"/> <input checked="" type="checkbox"/> Class C License	\$600.00	4034
<input type="checkbox"/> <input type="checkbox"/> Tavern License	\$250.00	
<input type="checkbox"/> <input type="checkbox"/> Resort License	Upon Licensure	
<input type="checkbox"/> <input type="checkbox"/> DDA/Redevelopment License	Upon Licensure	
<input type="checkbox"/> <input type="checkbox"/> Brewpub License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> G-1 License	\$1,000.00	
<input type="checkbox"/> <input type="checkbox"/> G-2 License	\$500.00	
<input type="checkbox"/> <input type="checkbox"/> Aircraft License	\$600.00	
<input type="checkbox"/> <input type="checkbox"/> Watercraft License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> Train License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> Continuing Care Retirement Center License	\$600.00	
<input type="checkbox"/> MCL 436.1545(1)(b)(i) <input type="checkbox"/> MCL 436.1545(1)(b)(ii)		
<i>B-Hotel or Class C Licenses Only:</i>		
<input type="checkbox"/> <input checked="" type="checkbox"/> Additional Bar(s)		
Number of Additional Bars: <u>1</u>		

B-Hotel or Class C licenses allow licensees to have one (1) bar within the licensed premises. A \$350.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

On-Premises Permits:	Base Fee:	Fee Code MLCC Use Only
<input checked="" type="checkbox"/> Sunday Sales Permit (AM)*	\$160.00	4033
<input checked="" type="checkbox"/> Sunday Sales Permit (PM)**	\$90.00	4032
<input type="checkbox"/> Catering Permit	\$100.00	
<input checked="" type="checkbox"/> Social District Permit	\$250.00	4081
<input type="checkbox"/> Banquet Facility Permit - Complete <u>Form LCC-200</u>		
<i>A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions.</i>		
<input type="checkbox"/> Outdoor Service	No charge	
<input type="checkbox"/> Dance Permit	No charge	
<input checked="" type="checkbox"/> Entertainment Permit	No charge	
<input type="checkbox"/> Extended Hours Permit:	No charge	
<input type="checkbox"/> Dance <input type="checkbox"/> Entertainment Days/Hours: _____		
<input type="checkbox"/> Specific Purpose Permit:	No charge	
Activity requested: _____		
Days/Hours requested: _____		
<input type="checkbox"/> Living Quarters Permit	No charge	
<input type="checkbox"/> Topless Activity Permit	No charge	
<input type="checkbox"/> Off-Premises Storage	No charge	
<input type="checkbox"/> Direct Connection(s)	No charge	
<input type="checkbox"/> On-Premises Public Swimming Pool Permit - Complete <u>Form LCC-209</u>		

Pursuant to MCL 436.1533, on-premises retailers may be issued a Specially Designated Merchant (SDM) license or a Specially Designated Distributor (SDD) license at the same location in conjunction with the on-premises license under certain circumstances.

Off-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
<input type="checkbox"/> <input checked="" type="checkbox"/> SDM License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> SDD License	\$150.00	
Off Premises Permits:	Base Fee:	
<input type="checkbox"/> SDD Sunday Sales Permit (PM)** <i>For Spirit Products</i>	\$22.50	
<input checked="" type="checkbox"/> SDM Sunday Sales Permit (PM)** <i>For Mixed Spirit Drink Products</i>	\$15.00	
<input type="checkbox"/> Motor Vehicle Fuel Pumps	No charge	

*Sunday Sales Permit (AM) allows the sale of spirits, mixed spirit drink, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits and mixed spirit drink on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of spirits or mixed spirit drink. Additional bar fees and hotel room fees are also calculated as part of the permit fee. A separate Sunday Sales Permit (PM) is required for each license that will sell spirits or mixed spirit drink on Sunday after 12:00 noon.

Inspection, License, Permit, & Permission Fee Calculation	
Number of Licenses: <u>1</u> x \$70.00 Inspection Fee	
Total Inspection Fee(s): Fee Code: 4036	\$70.00
Total License Fee(s):	\$600.00
Total Permit Fee(s):	\$500.00
TOTAL FEES DUE:	\$1,170.00
Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.	
Make checks payable to State of Michigan	

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed Form LCC-301. For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

Name: Nicholas M. Sinicropi		
Home address: 3421 Glasgow Dr		
City: Lansing	State: MI	Zip Code: 48911
Business Phone:	Cell Phone: (517) 614-6764	Email: nicholassinicropi@gmail.com
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes, please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a retailer licensee <u>may not</u> hold interest in a manufacturer or wholesaler licensee. <input type="radio"/> Yes <input checked="" type="radio"/> No		
Do you hold 10% or more interest in the applicant entity? <input checked="" type="radio"/> Yes <input type="radio"/> No		
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed <u>Livescan Fingerprint Background Request (LCC-105)</u> with your application.		

Part 5b - Personal Information (Individuals) - Must be at least 21 years of age, pursuant to administrative rule R 436.1105(1)(a).

Date of Birth: [REDACTED]	Social Security Number: [REDACTED]	Driver's License Number: S [REDACTED]	
Are you a citizen of the United States of America?		<input checked="" type="radio"/> Yes <input type="radio"/> No	
Have you ever legally changed your name?		<input type="radio"/> Yes <input checked="" type="radio"/> No	
If you answered "yes", please list your prior name(s) (including maiden):			
Spouse's full name (if currently married):			
Spouse's date of birth:	Is your spouse a citizen of the United States of America? <input type="radio"/> Yes <input type="radio"/> No		
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Does your spouse hold a retailer, manufacturer, or wholesaler license issued by the MLCC? <input type="radio"/> Yes <input type="radio"/> No			
Full disclosure of criminal history must be reported, regardless of how long ago the crime occurred. State of Michigan and federal criminal background records will be checked to verify criminal history. Failure to report criminal history charges and/or local ordinance violations may result in the denial of the application. Criminal history includes felonies, misdemeanors, and local ordinance violations in Michigan or any other state for which the applicant or applicant's spouse was found guilty, pled guilty, or pled no contest.			
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary):		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Date	City/State	Charge	Disposition
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary):			<input type="radio"/> Yes <input type="radio"/> No
Date	City/State	Charge	Disposition

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).

Nicholas M. Sinicropi



05.14.2025

Print Name

Signature

Date

Part 6 - Contact Information For This Application

What is your preferred method of contact?		<input type="radio"/> Phone	<input type="radio"/> Mail	<input checked="" type="radio"/> Email	<input type="radio"/> Fax
What is your preferred method for receiving a Commission Order?		<input type="radio"/> Mail	<input checked="" type="radio"/> Email	<input type="radio"/> Fax	
Contact name: Nicholas M. Sinicropi	Relationship: Member/Owner of applicant company				
Mailing address: 3421 Glasgow Dr					
City: Lansing		State: MI		Zip Code: 48911	
Phone: (51) 614-6764	Fax number:		Email: nicholassinicropi@gmail.com		

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: Ellen E. Ward		Member Number: [REDACTED]		
[REDACTED] 200 Woodland Pass, PO Box 1296, East Lansing MI 48823-1296				
Phone: (517) 351-3550	Fax number: (517) 351-9428		Email: eward@osklaw.com; jknapp@osklaw.com	
Would you prefer that we contact your attorney for all licensing matters related to this application?			<input checked="" type="radio"/> Yes	<input type="radio"/> No
Would you prefer any notices or closing packages be sent directly to your attorney?			<input checked="" type="radio"/> Yes	<input type="radio"/> No

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Nicholas M. Sinicropi, Member/Owner

05.14.2025

Print Name of Applicant & Title

Signature of Applicant

Date

Please return this completed form along with corresponding documents and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-284-8557

**CERTIFICATE OF RESOLUTION OF THE SOLE MEMBER FOR
ZICK AND NACH FOODS LLC**

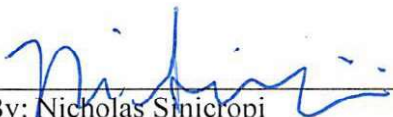
**AUTHORITY TO EXECUTE DOCUMENTS RELATED TO APPLICATION FOR
LIQUOR LICENSE TRANSFER**

I, Nicholas Sinicropi, certify that I am the sole member of Zick and Nach Foods LLC, a Michigan limited liability company, (the "Company") and that the following is a true and correct copy of a resolution duly adopted by written consent of said Company:

RESOLVED, that Nicholas Sinicropi is hereby authorized, for and on behalf of this Company, to negotiate and contract for any purpose related to the transfer of liquor licenses and permits #L-000231324 and #L-000405001 (collectively "License"); and

FURTHER RESOLVED, that any necessary documents, including without limitation, applications, contracts, agreements, affidavits, and other documents, pertaining to transfer of the License may be executed and delivered by Nicholas Sinicropi, on behalf of the Company.


I further certify that the following is the genuine signature of the sole member of this Company, authorizing the above resolution:

By:  _____
Its: Member

AUTHORITY: MCL 28.162, MCL 28.214, MCL 28.248, & MCL 28.273
COMPLIANCE: Voluntary. However, failure to complete this form will result in denial of request.

LIVE SCAN FINGERPRINT BACKGROUND CHECK REQUEST

Purpose: To conduct a civil fingerprint-based background check for employment, to volunteer, or for licensing purposes as authorized by law.
Instructions: See page two.

I. Authorizing Information			
1. Fingerprint Reason Code LL	2. Requestor/Agency ID 1479J	3. Agency Name MI Dept of Licensing & Regulatory Affairs - Liquor Control	4. Individual ID (MNU-OA)
II. Applicant Information: Type or clearly print answers in all fields before going to be fingerprinted.			
1a. Last Name Sinicropi		1b. First Name Nicholas	
		1c. Middle Initial M	1d. Suffix
2. Any Alternative Names, Last Names, or Aliases			
4. Place of Birth (State or Country) Lansing, MI		7. S	8. Issuing State MI
9. Home Address 3421 Glasgow Dr		10. City Lansing	
		11. State MI	12. ZIP Code 48911
13. Sex M	14. Race White	15. Height 6'-00"	16. Weight 190
		17. Eye Color BRO	18. Hair Color BRO
III. Live Scan Information			
1. Date Printed 4.3.25		2. Picture ID Type Presented MI-DL	
		3. Transaction Control Number (TCN) LA25218047A	
		4. Live Scan Operator* Paris	
* When an individual ID is provided, please enter the ID into the Miscellaneous Number (MNU) field on the Live Scan device. Select OA - Originating Agency Identifier and then enter the unique identifier in the Identification Code field.			
IV. Privacy Act Statement			
<p>Authority: Acquisition, preservation and exchange of fingerprints and associated information by the Federal Bureau of Investigation (FBI) is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.</p> <p>Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.</p> <p>Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine Uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.</p>			
V. Procedure to Obtain a Change, Correction, or Update of Identification Records			
<p>If, after reviewing his/her identification record, the subject thereof believes that it is incorrect or incomplete in any respect and wishes changes, corrections, or updating of the alleged deficiency; he/she should make application directly to the agency which contributed the questioned information. The subject of a record may also direct his/her challenge as to the accuracy or completeness of any entry on his/her record to the FBI, Criminal Justice Information Services (CJIS) Division, ATTN: SCU, Mod. D2, 1000 Custer Hollow Road, Clarksburg, WV 26306. The FBI will then forward the challenge to the agency which submitted the data requesting that agency to verify or correct the challenged entry. Upon the receipt of an official communication directly from the agency which contributed the original information, the FBI CJIS Division will make any changes necessary in accordance with the information supplied by that agency. (28 CFR § 16.34)</p>			
VI. Consent			
<p>I understand that my personal information and biometric data being submitted by Live Scan, will be used to search against identification records from both the Michigan State Police (MSP) and the FBI for the purpose listed above. I hereby authorize the release of my personal information for such purposes and release of any records found to the authorized requesting agency listed above.</p>			
Signature: 			Date: 04.03.2025

LEASE AGREEMENT

This Lease Agreement (the "Lease") is made between Old Town Jamie, LLC, a Michigan limited liability company ("Landlord"), and Zick and Nach Foods, LLC, a Michigan limited liability company ("Tenant"), who agree as follows:

1. **Basic lease definitions.** The following defined terms will be used throughout this Lease:

- (a) Lease Date means December 1, 2024.
- (b) Landlord means Old Town Jamie, LLC, or its successor(s) in interest. The Landlord, as defined in this Lease, includes its successors in interest. The term is intended to refer to the owner of the Premises at the time in question. If the Premises are sold, the new owner will automatically be substituted as the Landlord.
- (c) Landlord Notice Address means 1216 Turner Street, Apt A, Lansing, Michigan 48906.
- (d) Tenant means Zick and Nach Foods, LLC.
- (e) Tenant Notice Address means 1218 Turner, Lansing, MI 48906.
- (f) Premises means the interior of the first floor of 1216-1218 Turner Street and the full basement, totaling approximately 6,000 square feet, as shown on Exhibit A (the "Floor Plan").
- (g) Common Areas means all areas, inside or outside of the Building, furnished and designated by Landlord as common areas for the general nonexclusive use, benefit, and convenience of the tenants of the Building and their respective agents and invitees. Commons Areas may include parking areas, access roads, driveways, retaining walls, service corridors, public restrooms, pedestrian sidewalks, foundations, exterior walls, demising walls, roofs, curbs, ramps, landscaped areas, and appurtenances and systems to provide gas, water, electricity, sewage, heating, ventilation, air-conditioning, lighting, music, intercom, fire suppression, and warning for the Building.
- (h) Building means the mixed-use building located at 1216-1218 Turner Street, Lansing, Michigan.
- (i) Property means the Premises, the Building, and all related land.
- (j) Term means 60 consecutive months, commencing on the Commencement Date.
- (k) Lease Year means the period beginning on December 1 and ending on the subsequent November 30.
- (l) Commencement Date means the date that rent and occupancy begins, meaning February 1, 2025.
- (m) Termination Date means November 30, 2030.

- (n) Rent means Annual Base Rent and Additional Rent.
- (o) Annual Base Rent means:
 - i. \$50,400 during the first Lease Year;
 - ii. \$51,408 during the second Lease Year
 - iii. \$52,436 during the third Lease Year
 - iv. \$53,484 during the fourth Lease Year;
 - v. \$54,554 during the fifth Lease Year;
- (p) Monthly Installment of Base Rent means 1/12 of the applicable Annual Base Rent.
- (q) Additional Rent means the reimbursement of all expenses paid or incurred by Landlord in connection with the Premises, including Real Estate Taxes, Operating Expenses, and all other charges that may become due under the terms of this Lease.
- (r) Security Deposit means the initial deposit of \$4,200 to be paid prior to taking possession.
- (s) Designated Use means the operation of a Bar/Restaurant/Bakery.
- (t) Building Rules means the rules established by Landlord for the Building, Property, and the outside Common Areas, the current version of which is attached as Exhibit B.
- (u) Applicable Laws means all statutes, codes, ordinances, administrative rules, regulations, and orders or directives of any governmental authority.

2. **Lease of Premises.** Subject to the terms and conditions of this Lease, Landlord leases the Premises to Tenant for the Term; provided, however, that Tenant shall be entitled to take possession of the Premises on December 1, 2024. Tenant's taking possession of the Premises will be conclusive evidence of Tenant's acceptance of the Premises in good order and satisfactory condition and acceptable for Tenant's intended use. No representations about the condition of the Premises, nor any promises to decorate, alter, repair, or improve the Premises, have been made to Tenant.

Landlord will have the exclusive right to use the roof of the Building and any floor(s) above or below the Premises for any purpose, including, but not limited to: (a) the erection of additional stories or other structures over the Premises; (b) the erection of temporary scaffolds and other aids to construction on the exterior of the Premises; (c) the installation, maintenance, use, or repair of pipes, ducts, conduits, wires, and all other mechanical equipment serving other parts of the Building; and (d) the installation, maintenance, use, or repair of satellite and telecommunication equipment. Landlord may make any use it desires of the side or rear walls of the Premises or other structural elements of the Premises, including freestanding columns and footings for all columns, provided that such use does not encroach on the interior of the Premises. Landlord reserves the right to make alterations or additions to the Property, to demolish or build improvements on the Property, and to change the name of the Building, in its sole discretion without the consent of Tenant.

Landlord also reserves the non-exclusive right, in the event of inclement weather, including but not

limited to tornadoes, severe storms, or other emergencies, to permit Landlord, tenants, occupants, or other persons to temporarily enter and use the basement of the Building for shelter or safety purposes. This temporary use shall not be considered a breach of the Tenant's quiet enjoyment of the premises. The Tenant agrees to cooperate in such circumstances.

3. **Term and Renewal.** In the absence of an uncured Breach (as defined below), the Term commences on the Commencement Date and expires on the Termination Date.

4. **Rent.** Beginning on the Commencement Date, Tenant will pay Landlord the Annual Base Rent. Tenant will pay the Annual Base Rent by Monthly Installment of Base Rent, to the order of Landlord, in advance, on the first day of each calendar month, at Landlord's office or any other place that Landlord designates in writing. If the Commencement Date is other than the first day of a calendar month, the Monthly Installment of Base Rent for the partial first calendar month of the Term will be prorated on a daily basis and paid on the Commencement Date.

Rent that is not received within five (5) days after its due date will incur an administrative charge of \$250.00. If Tenant makes payment by a check which is not honored or is returned unpaid for any reason, Landlord may require that Tenant pay Rent by certified check, cashier's check or money order. In addition, Tenant will be liable for an administrative charge of \$100.00 for each check which is not honored or returned unpaid for any reason. Landlord and Tenant recognize that the damage which Landlord will suffer as a result of Tenant's failure to properly pay Rent is difficult to ascertain, the administrative charges being the best estimate of the damage which Landlord will suffer in the event of Tenant's late payment or dishonored check. This provision will not relieve Tenant of Tenant's obligation to pay Rent at the time and in the manner otherwise required.

In addition to any applicable administrative charge, any Rent that is not received within fifteen (15) days after its due date will bear interest at the rate of 1.5% per month until paid in full.

5. **Construction of Tenant Improvements.**

- (a) Tenant shall be responsible for any and all improvements to the Premises desired by Tenant ("Tenant Improvements"), including the costs thereof, which shall be subject to Landlord's advanced approval in writing.
- (b) Tenant must obtain written approval from Landlord prior to commencing any improvements or construction. In doing so, Tenant must provide the Landlord with plans drawn by an appropriate professional as well as the name of the licensed contractor who will be performing the work. The decision to grant or deny approval is in Landlord's sole discretion.
- (c) All work on the Premises must be performed by a licensed contractor.
- (d) If any Tenant Improvements are approved by Landlord, before construction is begun, Tenant is responsible to put all funds necessary to complete the improvements in an escrow account and provide proof of such funding to Landlord. Tenant is responsible for ensuring all contractors are promptly paid for the work performed and no liens are placed on the Premises.

- (e) Tenant must provide Landlord with copies of all permits pulled for Tenant Improvements as soon as Tenant has possession of the permit.
- (f) Landlord is permitted to access the Premises to inspect for unauthorized work.
- (g) Violation by Tenant of any provision in this Section shall be deemed a material breach and at Landlord's options shall be immediate cause for termination of the Lease or to remove the Tenant Improvement at Tenant's cost.

6. **Maintenance, Repairs, Alterations, and Liens.** Tenant must maintain, at its expense, the interior of the Premises, including the wall surfaces, flooring, windows, electrical fixtures, plumbing fixtures, including the exterior sidewalk, exterior rear stairway, and any other system or equipment within the Premises, in good repair to the reasonable satisfaction of Landlord, in a clean and safe condition, reasonably pest and rodent free, and in accord with Applicable Laws (the "Tenant Maintenance Obligations"). Specific to plumbing, if any kind of backup is caused by Tenant and/or Tenant's guests/invitees, Tenant must promptly remedy the problem at Tenant's own cost and expense. If the need for a professional arises, Landlord will hire the professional and the charge will be added to Tenant as Additional Rent. Tenant Maintenance Obligations include any alterations to the Premises required for the Premises and the Designated Use to comply with the Americans with Disabilities Act of 1990 or similar laws. If Tenant fails to maintain or repair the Premises as required by this Lease for five (5) business days following notice from Landlord to Tenant of the need for maintenance or repair, Landlord or Landlord's contractor may perform the maintenance or make the needed repairs. Landlord is under no obligation to undertake any such maintenance or repair. Tenant must pay Landlord the actual cost of performing the maintenance or making the repairs as Additional Rent.

Tenant acknowledges that Landlord's entry to undertake maintenance or repair is deemed an entry allowed by law and shall not be considered a breach of the Tenant's quiet enjoyment of the premises. The Tenant shall permit the Landlord, or its authorized agents, to enter the Premises at reasonable times, with prior notice, for purposes including, but not limited to, inspection, maintenance, repairs, and showing the Premises to prospective tenants, buyers, or other parties with a legitimate interest in the property. Landlord may show the Premises to prospective purchasers, mortgagees, mortgagees, and tenants and may display signs about the Property advertising their availability. Landlord's right to enter or show the Premises is conditioned on 24-hours prior notice from Landlord to Tenant. Landlord may enter or show the Premises during Tenant's normal business hours.

All work on the Premises must be performed by a licensed contractor. Before construction is begun, Tenant is responsible to put all funds necessary to complete the work in an escrow account and provide proof of such funding to Landlord. Tenant is responsible for ensuring all contractors are promptly paid for the work performed and no liens are placed on the Premises. Tenant must provide Landlord with copies of all permits pulled for work performed.

Notwithstanding anything to the contrary, Landlord has the right to immediately enter the Premises to conduct emergency repair to the Premises or the Building. Landlord must inform Tenant as soon as possible that Landlord has entered the Premises to make emergency repairs.

With the exception of the Tenant Maintenance Obligations, Landlord will maintain and make all repairs to the Building as Landlord deems necessary, including exterior common areas, walls, roof, subsurface walls, and floor, and including exterior painting and structural maintenance, repair, and replacement; and the Building's heating, ventilating, air-conditioning, plumbing, and electrical systems. Landlord will also make all structural repairs to the Premises. Landlord's obligation to make repairs to the Premises is conditioned on prior notice from Tenant. Tenant must promptly notify Landlord of the need for a repair. Tenant must pay Landlord the cost of any repairs made necessary by the acts or omissions of Tenant or Tenant's agents or invitees as Additional Rent on demand.

Tenant shall be responsible for keeping the sidewalks and routes directly accessing the Premises clean and free from rubbish, debris, dirt, snow, and ice. Tenant is responsible for all window cleaning.

Tenant will not make any alterations or improvements to the Premises or install or cause to be installed any exterior signs, floor covering, interior or exterior lighting, plumbing fixtures, shades, canopies, or awnings or make any changes to the store front or mechanical, electrical, or sprinkler systems, without the prior written approval of Landlord. Tenant may not paint the walls to the "gallery space" without Landlord's prior written permission. Tenant must present plans and specifications for the work when approval is sought. Any substantial alteration or improvement to the Premises made by Tenant that has not received the prior approval of Landlord is deemed a material breach of this Lease, which entitles Landlord, at its option, either to terminate this Lease or to remove the alteration or improvement at Tenant's cost. If Landlord elects not to exercise either of these options, Tenant must, in any event, surrender the Premises on termination of this Lease in the condition that existed before the unauthorized alteration or improvement was made. Furthermore, Tenant is responsible for repairing any damage caused to the Building or the facilities serving them by any unauthorized alteration, addition, or improvement installed by Tenant.

Landlord's consent will not be required for minor cosmetic changes and alterations, such as painting and installation of shelving, where the cost does not exceed \$1,500.00. Any insurance requirements imposed by Landlord with respect to any alterations or improvements must be reasonable. Landlord will not require Tenant to remove any fixtures, paneling, railings, alterations, and other improvements installed by Tenant as part of its initial alterations to prepare the premises for Tenant's occupancy so long as they constitute ordinary office alterations.

Tenant must keep the Premises free of construction or other liens. Tenant will hold Landlord harmless against any liens placed against the Premises, except those attributable to the acts of Landlord. If a valid and enforceable lien is filed against the Premises as the result of any action undertaken by Tenant, Tenant must discharge the lien within ten (10) business days after receiving notice of the lien. If Tenant fails to discharge the lien, Landlord may procure a discharge at Tenant's expense, which Tenant must pay immediately on a demand from Landlord. If Tenant disputes the validity or enforceability of a lien filed against the Premises as the result of any action undertaken by Tenant, Tenant must either discharge the lien as set forth above or, within ten (10) business days after receiving notice of the lien, initiate and diligently pursue such action or actions as are reasonably necessary to dispute the validity of the lien and to obtain its discharge.

7. **Utilities and Services to Premises.** Landlord will furnish to the Premises the necessary access and connections for water, sewer, gas, and electric services as is customary for uses consistent with the Designated Use. Tenant shall be solely responsible for contracting with the applicable utility and other service providers for the provision of water, sewer, gas, and electric services to the Premises, and shall be solely responsible for the costs thereof. Tenant shall also be solely responsible for contracting for all other services (telecommunications, cable, satellite, etc.) provided to the Premises, and shall be responsible for the costs thereof.

Tenant acknowledges that the water and sewer service to the Premises is not separately metered and agrees to be solely responsible for the cost of water and sewer services to the entire Building during the Term as Additional Rent within thirty (30) days of the presentation by Landlord to Tenant of an invoice. Landlord is not liable to Tenant for any loss, damage, or expense that Tenant sustains if the quality or character of Utilities furnished to the Premises is no longer available or suitable for Tenant's requirements or if the Utilities are interrupted as a result of actions by the public utility companies or any cause other than Landlord's gross negligence or willful default.

Landlord is not liable for interruption in utilities or other services caused by riots, strikes, labor disputes, wars, terrorist acts, accidents, or any other cause beyond the control of Landlord. Landlord may temporarily interrupt utilities or other services to make repairs or improvements. Interruption in utilities or other services does not constitute an act of eviction; nor does any interruption in utilities or other services release Tenant from any obligation under this Lease, including the payment of Rent.

8. **Holding Over.** If Tenant remains in possession of the Premises after the Termination Date with the consent of Landlord, it will occupy the Premises as a holdover tenant on a month-to-month basis. Landlord may withhold its consent in its sole discretion. If Landlord consents to the holdover, Tenant is subject to all the covenants and terms of this Lease to the extent they can be applied to a month-to-month tenancy, except that the Monthly Installment of Base Rent for each month of the holdover will be 125% of the Monthly Installment of Base Rent payable during the last month of the Term. This covenant does not preclude Landlord from recovering damages if Tenant fails to timely deliver possession of the Premises after termination of the holdover, nor does it establish any right to extend or renew the Term. If Tenant holds over after the expiration of the Term without Landlord's consent, Tenant is liable for all damages resulting from the holdover. It is expressly within the contemplation of the parties that such damages may include (a) the reasonable rental value of the Premises; (b) any damages arising from the loss of any sale, lease, or refinancing of the Property; (c) any lost profits incurred by Landlord; and (d) any treble, double, or statutory damages allowed under the Applicable Laws.

9. **Use of the Premises.** The Premises will be used for the Designated Use and for no other purpose. Tenant will not use the Premises in any manner which violates or would create liability under the Building Rules or Applicable Laws. Tenant will not commit or suffer (a) any waste upon the Premises; (b) any public or private nuisance; (c) any act that may disturb the quiet enjoyment of any other tenant on the Property; or (d) any act that may disturb the quiet enjoyment of any person within 500 feet of the boundaries of the Property. Tenant agrees, upon Landlord's request, to install at Tenant's expense such sound-proofing, additional support, or other measures as necessary to

abate noise or vibration emanating from the Premises. Tenant will keep the Premises in a clean and attractive condition, free of dirt, rubbish, vermin, pests, and obnoxious smells or odors. Tenant will not conduct or allow upon the Premises any business or activity that is contrary to Applicable Law.

10. **Building Rules.** Tenant will comply with the Building Rules. Landlord may unilaterally amend the Building Rules by giving Tenant fifteen (15) days' prior notice of the amendment. Landlord may amend the Building Rules in its sole discretion. Tenant is responsible for the observance of Building Rules by Tenant's agents, contractors, and invitees. Landlord is not responsible for any violation of the Building Rules by other tenants of the Building and has no obligation to enforce the Building Rules against other tenants. The Building Rules in effect on the Lease Date are attached as Exhibit B.
11. **Parking.** No parking is granted with this Lease. Tenant can only use the rear of the building for reasonable exit and entrance only.
12. **Maintenance and Use of Common Areas.** Landlord will operate and maintain the Common Areas in a manner deemed by Landlord to be reasonable and appropriate given the location and market conditions of the Building. Tenant must pay its Proportionate Share of the costs Landlord incurs in operating and maintaining the Common Areas. If repairs or replacements are occasioned through the acts or omissions of Tenant or its agents or invitees, Tenant must pay Landlord the costs of such repairs and replacements as Additional Rent.
13. **Indemnification and Release.** The Tenant shall defend, indemnify, and hold harmless the Landlord from and against all claims, demands, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or relating in any way to the Premises or the activities of the Tenant, its agents, contractors, employees, or invitees on or related to the Premises. This indemnification covers all claims for bodily injury or property damage, including but not limited to claims arising from (a) the condition, maintenance, or use of the Premises; (b) the acts, omissions, or negligence of the Tenant or its agents, contractors, or invitees; or (c) any other occurrence on or relating to the Premises, regardless of cause. Tenant's obligations under this provision are broad and comprehensive. Tenant's indemnification only does not extend to liability for damages resulting from the sole or gross negligence of Landlord or for Landlord's intentional misconduct.
14. **Limitations on Landlord's Liability.** Conditioned solely on the sale of the Property, Tenant agrees to the following release in favor of its then former landlord. Effective on the first anniversary of the date on which Tenant is given notice of the sale, Tenant releases its former landlord from all claims except those expressly preserved in this section. This release is intended to be broadly construed for the benefit of the former landlord and includes (a) all claims regarding the performance of this Lease; (b) all claims for bodily injury or property damage relating to the Premises; and (c) all claims in any other way relating to the Lease, the Premises, or the landlord-tenant relationship. However, this release does not extend to any claim filed in a court of appropriate jurisdiction within one year of the date Tenant is given notice of the sale or to any claim for bodily injury or property damage resulting from the former landlord's sole or gross negligence.

15. **Insurance.** Tenant must maintain in effect during the Term (and thereafter as provided below) a commercial general liability insurance policy providing coverage for the Premises, with policy limits of not less than \$1,000,000 per person and \$3,000,000 per occurrence, exclusive of defense costs and without any provision for a deductible or self-insured retention.

Tenant must maintain in effect a property insurance policy on a special cause of loss form covering Tenant's personal property, trade fixtures, and improvements to their full replacement cost, without deduction for depreciation. The insurance must include coverage for loss of profits or business income and reimbursement for extra expenses incurred as the result of damage or destruction to all or a part of the Premises.

All insurance policies that Tenant is required to maintain must be written by carriers who are authorized to write insurance in Michigan and are acceptable to Landlord in its reasonable discretion. Any commercial general liability policy that Tenant is required to maintain will (a) name Landlord as an additional insured and loss payee; (b) be endorsed to provide that it will not be canceled or materially changed for any reason except on thirty (30) days' prior written notice to Landlord; (c) provide coverage to Landlord whether or not the event giving rise to the claim is alleged to have been caused in whole or in part by the acts, omissions, or negligence of Landlord; and (d) be primary, with the policies of Landlord and Landlord's mortgagees being excess, secondary, and noncontributing. Landlord and (e) Tenant will reinstate any aggregate limit that is reduced because of losses paid to below 75 percent of the limit required by this Lease. Tenant will require their property insurance policies to include a clause or an endorsement allowing Landlord and Tenant to release each other from any liability to each other or anyone claiming through or under them by way of subrogation or otherwise, for any loss resulting from risks insured against. If any policy that Tenant is required to maintain is written on a claims-made insurance form, each policy must have a retroactive date that is not later than the Commencement Date. Furthermore, if insurance coverage is written on a claims-made basis, Tenant's obligation to provide insurance will be extended for an additional period equal to the statute of limitations for such claims on the Termination Date, plus one year. Insurance may be provided in the form of blanket insurance policies covering properties in addition to the Premises or entities in addition to Tenant. All blanket policies must provide that the overall aggregate limit of liability that applies to Landlord or the Premises is independent from any overall or annual aggregate that applies to other entities or properties.

Tenant must deliver certificates of insurance or the original policies to Landlord before the Commencement Date, together with receipts evidencing payment of the premiums. Tenant must deliver certificates of renewal for the policies to Landlord not less than thirty (30) days before their expiration dates.

This Lease requires Tenant to obtain insurance to cover any claim for loss resulting from fire or other casualty. Landlord and Tenant will each look to its own insurance for the recovery of insured claims. Landlord and Tenant release one another from insured claims. Landlord and Tenant waive any right of recovery of insured claims by anyone claiming through them, by way of subrogation or otherwise, including their respective insurers. This release and waiver remains effective despite either party's failure to obtain insurance in accord with this Lease. If either party fails to obtain insurance, it bears the full risk of its own loss.

Tenant will require any contractor performing work on the Premises to carry and maintain, at no expense to Landlord, a nondeductible (a) commercial comprehensive liability insurance policy, including contractor's liability coverage, contractual liability coverage, completed operations coverage, broad-form property damage endorsement, and contractors protective liability coverage to afford protection with respect to bodily injury or property damage; (b) comprehensive automobile liability insurance policy; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by Applicable Law.

16. **Fire or Other Casualty.** Tenant must give Landlord notice of fire or other casualty on or in the Premises. In addition to the written notice, Tenant must immediately and with all diligence attempt to contact Landlord by all means available, including telephone, text, fax, and e-mail, to inform Landlord of the casualty. If, during the term of this lease, the Premises shall be partially or totally destroyed by fire or other casualty, and the cost restoring the Premises to its condition prior to the damage shall equal or exceed 40% of its fair replacement value immediately prior to the damage, or if the Premises are damaged by any casualty not insured against by the Landlord or Tenant, Landlord shall have the right to terminate this Lease by giving Tenant written notice of its election to do so within thirty (30) days from the date on which the damage occurs. If the notice of termination is not given within that period, this termination option will lapse and no longer be effective. Upon the giving of notice to terminate, the Lease shall terminate as of the date on which the damage occurred, and the rent shall be adjusted to that date. Within thirty (30) days after the notice of termination has been given, Tenant must surrender the Premises to Landlord. After the surrender, each party is released from any further obligations under this Lease, with the following exceptions: (a) all Rent accruing through the damage date must be paid in full, and (b) the Security Deposit will be retained or returned as provided in this Lease. Tenant has no obligation to pay any Rent accruing after the surrender date. If Landlord does not exercise its option to terminate within the designated period, Landlord must diligently proceed to repair and restore the Premises to its condition before the casualty and the Annual Base Rent for the Premises shall be abated during such period of restoration based on a ratio of the useable floor space of the Premises that remains during the restoration to the useable floor space of the original Premises.
17. **Eminent Domain.** If 50% or more of the Premises is taken through eminent domain, this Lease will automatically terminate as of the date that the condemning agency takes possession of any portion of the Premises. Notwithstanding this termination, Tenant is required to pay rent through the date that it actually surrenders possession of the Premises. If Landlord is notified in writing by a condemning agency that less than 50% of the Premises will be taken through eminent domain, Landlord may terminate this Lease by providing written notice to Tenant. Within thirty (30) days after Landlord notifies Tenant that Landlord is terminating this Lease, Tenant must surrender possession of the Premises to Landlord. After Tenant surrenders possession, the parties' obligations under this Lease are terminated, provided that Tenant surrenders possession in accord with this Lease and pays rent through the date of surrender.

If any portion of the Premises is taken through eminent domain, Landlord and Tenant agree that each shall be entitled to seek its own recovery against the governmental authority exercising the power of eminent domain for damages incurred as a result of the taking.

If any portion of the Premises is taken through eminent domain, Tenant has no claim against Landlord for the value of any unexpired term of this Lease. If any portion of the Premises is taken through eminent domain, and this Lease is not terminated, Landlord and Tenant agree that the Annual Base Rent for the Premises shall be reduced based on a ratio of the useable floor space of the Premises that remains after the taking to the useable floor space of the original Premises.

18. **Assignment and Subletting.** Tenant may not assign this Lease or sublet the Premises without the prior consent of Landlord, which may be withheld in Landlord's reasonable discretion. Tenant agrees that Landlord may specifically consider the credit worthiness of any proposed assignee or sublessee and the proposed use of the Premises by the proposed assignee or sublessee when exercising its discretion under this provision.
19. **Subordination and Estoppel Certificates.** At Landlord's mortgagee's option, (a) any mortgage or mortgages now or later placed on Landlord's interest in the Premises may be subordinated to this Lease or (b) this Lease may be subordinated to any mortgage or mortgages now or later placed on Landlord's interest in the Premises. The mortgagee's option must be exercised by notice to Tenant. Tenant must execute and deliver, within ten (10) days after a request, any further instruments, in a form acceptable to the mortgagee, confirming subordination as requested by Landlord or Landlord's mortgagee.

In the event of foreclosure or any conveyance by deed in lieu of foreclosure, Tenant must attorn to Landlord's successor in interest, provided that the successor agrees in writing to recognize Tenant's rights under this Lease. Tenant must execute and deliver, within ten (10) days after a request, any further instruments, in a form acceptable to Landlord's successor in interest, attorning to the successor in interest and recognizing it as Landlord under this Lease.

Within ten (10) days after a demand by Landlord, Tenant must execute and deliver to Landlord an estoppel certificate, in a form acceptable to Landlord, certifying (a) the Commencement Date; (b) the Termination Date; (c) that this Lease is unmodified and in full force and effect, or is in full force and effect as modified, stating the modifications; (d) that the Lease is not in default, or a list of any defaults; (e) that Tenant does not claim any rights of setoff, or a list of rights of setoff; (f) the amount of Rent due as of the date of the certificate, or the date to which the Rent has been paid in advance; (g) the amount of any Security Deposit; and (h) other matters reasonably requested by Landlord.

Landlord and any prospective purchaser or mortgagee of the Premises may rely on this certificate. It is within the contemplation of the parties that Tenant's failure to provide the estoppel certificate could result in the loss of a prospective sale or loan and that Tenant is liable for all damages resulting from such a loss.

Tenant must give Landlord's mortgagee, by certified mail, a copy of any notice of default served on Landlord, provided Tenant has been given notice of the mortgagee's address in writing by Landlord's mortgagee. If Landlord fails to cure any default within the time provided in this Lease, the mortgagee will have an additional thirty (30) days within which to cure the default, or if the default cannot be cured within that time, then whatever additional time is necessary if the mortgagee has commenced and is diligently pursuing the remedies necessary to cure the default.

20. **Security Deposit.** On or before December 1, 2024, Tenant must deposit with Landlord the Security Deposit. The Security Deposit will be used to secure Tenant's performance of this Lease. Landlord may commingle the Security Deposit with its own funds. If Tenant fails to pay Rent or otherwise commits a breach, Landlord may apply all or part of the Security Deposit to make the payment or cure the Breach. Landlord's rights under this section are in addition to any other rights or remedies Landlord may have under the terms of this Lease or under Michigan law. If Landlord uses all or part of the Security Deposit, within five (5) business days after demand by Landlord, Tenant must pay Landlord sufficient funds to restore the Security Deposit to its original amount. Any unused portion of the Security Deposit must be returned to Tenant, without interest, within thirty (30) days of the later of (a) the termination of the Lease, (b) Tenant's surrender of the Premises, or (c) the return of the keys to Landlord.

Tenant grants Landlord a security interest in all personal property and trade fixtures located on the Premises, but specifically excluding any alcoholic beverages, to secure the payment of Rent and the performance of Tenant's obligations under this Lease.

21. **Remedies.** Breach means Tenant's failure to comply with any of the terms of this Lease. Material Breach means a Habitual Economic Breach or a Prolonged Uncured Breach. Habitual Economic Breach means Tenant's failure to pay Rent within seven (7) days of its due date on three (3) or more occasions during any twelve (12) month period. Prolonged Uncured Breach means any Breach, including those regarding Building Rules or payment, that continues for fifteen (15) business days following a demand for cure by Landlord. Time is of the essence in the definition of a Material Breach. Tenant acknowledges that (a) the time periods agreed on in this section are reasonable; and (b) by committing a Material Breach, Tenant will have denied Landlord of a substantial benefit of the bargain that Landlord reasonably expected to receive under this Lease.

Material Breach will also mean any of the following events: (a) if Tenant's interest is taken in execution or by the process of law; (b) if a bankruptcy petition is filed by or against Tenant under the Bankruptcy Code; (c) if Tenant is adjudicated insolvent by a court of competent jurisdiction, other than the United States Bankruptcy Court; (d) if a receiver or trustee of the property of Tenant is appointed by reason of the insolvency or inability of Tenant to pay its debts; or (e) if any assignment is made for the benefit of creditors.

Landlord has the power to terminate this Lease and evict Tenant upon the occurrence of a Material Breach. Landlord will exercise this power by the delivery of a notice of termination. The termination is effective immediately on delivery of the notice to Tenant. If Landlord terminates this Lease, Landlord is entitled to recover all damages suffered as the result of any default or breach. It is within the contemplation of the parties that such damages include: (a) the difference between the contract rent and the market rent through the remainder of the original Term; (b) the unamortized expenditures, calculated on a straight-line basis, undertaken by Landlord to fit the Premises to the needs of Tenant, including expenditures for Tenant Improvements; (c) the estimated cost of restoring the Premises to their original condition; (d) any commissions paid to re-lease the Premises; and (e) any other damages identified in this Lease.

Landlord may also evict Tenant without terminating this Lease. Tenant waives any right to possession of the Premises after eviction. Despite eviction, Tenant remains fully obligated for the payment of Annual Base Rent and Additional Rent through the remainder of the Term. Landlord

has no obligation to re-lease the Premises, and Landlord's failure or refusal to re-lease does not affect Tenant's obligation to pay Rent.

The remedies provided to Landlord under this Lease are cumulative, regarding both other remedies provided by the Lease and any remedies provided by Applicable Laws. Landlord and Tenant knowingly and voluntarily waive trial by jury in any action to enforce this Lease or to evict Tenant from the Premises.

22. **Surrender on Termination.** On the Termination Date or other termination of this Lease, Tenant must promptly deliver all keys for the Premises to Landlord. Tenant must surrender the Premises broom clean and in the same condition as on the Commencement Date, reasonable wear and tear excepted. Any damage to the Premises resulting from the removal of trade fixtures or other items of personal property must be repaired at Tenant's expense. Tenant must reimburse all expenses paid or incurred by Landlord in connection with repairing or restoring the Premises to the designated condition immediately upon demand. If the Premises have become damaged or destroyed by fire or another casualty, Tenant must restore them to the required condition, including any modifications required to comply with current codes and regulations. Tenant must remove its personal property and trade fixtures from the Premises immediately on termination. Tenant represents that it is Tenant's intention that all personal property and trade fixtures remaining on the Premises after termination are abandoned by Tenant. Landlord may sell, discard, or keep such personal property and trade fixtures as it deems appropriate in its sole discretion. Tenant must reimburse all expenses paid or incurred by Landlord in connection with removing Tenant's personal property and trade fixtures immediately upon demand.
23. **Communications.** All notices, demands, requests, consents, and communications required or provided under this Lease (Communications) must be in writing. Any Communications from Landlord to Tenant are deemed duly and sufficiently given if a copy has been (a) personally delivered; (b) mailed by U.S. mail, postage prepaid; (c) sent by professional delivery service to Tenant at the Tenant Notice Address or another address that Tenant has designated in writing; or (d) sent by electronic delivery or "email" to the email address goodtruckinfood@yahoo.com. Any communications from Tenant to Landlord are deemed duly and sufficiently given if a copy has been: (a) personally delivered; (b) mailed by U.S. mail, postage prepaid; (c) sent by professional delivery service to Landlord at the Landlord Notice Address or another address that Landlord has designated in writing; or (d) sent by electronic delivery or "email" to the email address oldtownjamie@gmail.com. Communications sent by U.S. mail are deemed received on the next regular day for the delivery of mail after the day on which they were mailed.
24. **Construction and Interpretation.** This Lease must be construed in accord with Michigan law. This Lease has been negotiated at arm's length and carefully reviewed by both parties. This Lease is not to be construed against Landlord.

The use of the word *may* in describing the right of a party means that the party has the discretion, but not the obligation, to exercise that right. The use of the words *will* or *shall* in describing an obligation of a party means that the party must perform that obligation. Furthermore, the exercise of the right is not an election of remedies or a waiver of any other right or claim. The use of the words *include* and *including* is intended to be illustrative, not exhaustive.

The parties will rely solely on the terms of this Lease to govern their relationship. This Lease merges all proposals, negotiations, representations, agreements, and understandings with respect to the Lease. There are no representations with respect to the condition of the Property or any other matter in any way related to the Premises or this Lease except as expressly set forth in this Lease. There are no damages within the contemplation of the parties except as expressly identified in this Lease. No rights, covenants, easements, or licenses may arise by implication. Reliance on any representation, omission, action, or inaction outside of this Lease is unreasonable and does not establish any rights or obligations on the part of either party. This Lease may only be modified or amended by a written document signed by Landlord and Tenant. There may be no oral modifications or amendments of this Lease, whether or not supported by consideration.

No endorsement or statement on any check or on any letter accompanying any check will be deemed an accord and satisfaction. Landlord may accept any check or payment without prejudice to Landlord's right to recover the balance of the amount due or to pursue any other remedy. Tenant acknowledges that the Annual Base Rent is a liquidated claim. Tenant waives any requirement that Landlord tender back funds as a condition to bringing an action to collect unpaid Annual Base Rent. No covenant or breach is intended to be waived unless a waiver is clearly expressed in a document (a) signed by the waiving party; (b) specifically identifying the covenant or breach; and (c) expressly stating that it is a waiver of the identified covenant or breach. The waiver of a covenant or breach is not construed as a continuing waiver of the same covenant or of any future breach. Consent by Landlord to any act requiring Landlord's consent does not constitute a waiver of the requirement of Landlord's consent with respect to any similar or subsequent act. Tenant is not entitled to surrender the Premises to avoid liability for Rent unless an acceptance of the surrender is evidenced in a document signed by Landlord and the document expressly states that it is the acceptance of a surrender. No action or inaction, other than as expressly provided in this section, may be construed as an acceptance of surrender by Landlord.

Notwithstanding anything to the contrary, Tenant's obligation to pay Rent is a material and independent covenant and is not subject to setoff, recoupment, or suspension. Notwithstanding anything to the contrary, Landlord has no obligation to mitigate any claim for Rent.

Time is of the essence with respect to both the definition of a Material Breach and the exercise of options, if any, within the Lease.

If any covenant of this Lease is invalid, illegal, or unenforceable, that covenant will be enforced to the fullest extent permitted by law, and the validity, legality, and enforceability of the remaining covenants will not in any way be affected or impaired.

The captions, headings, and section numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, amplify, limit, construe, or describe the scope or interest of any section of this Lease.

25. **Brokerage Commissions.** Tenant represents and warrants to Landlord that there are no claims for commissions or finder's fees in connection with this Lease as a result of the contracts, contacts, or actions of Tenant. Tenant agrees to indemnify Landlord and hold it harmless from all liabilities arising from any such claim. This Section will survive the termination of this Lease.

26. **Miscellaneous Provisions.**

- (a) Tenant shall be responsible for reimbursing Landlord for the Principal Shopping District (PSD) assessment for the Premises annually during the Term within thirty (30) days of demand by Landlord. The assessment shall be prorated for any partial years during the Term.
- (b) Recording. Neither this Lease nor a short form or memorandum of this Lease may be recorded in the public records without the prior written approval of Landlord.
- (c) Successors and Assigns. This Lease will benefit and be binding upon Landlord and Landlord's successors and assigns, and upon Tenant and Tenant's successors and permitted assigns.
- (d) Third-Party Beneficiary. Nothing contained in this Lease will be construed so as to confer upon any other party the rights of a third-party beneficiary, except solely rights for the benefit of Landlord's mortgagee(s).

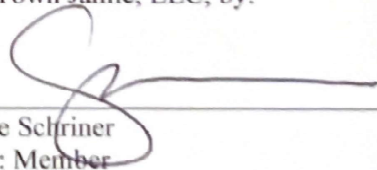
27. **Authorized and Binding.** Tenant and each person executing this Lease on its behalf warrants and represents to Landlord that (a) Tenant is validly organized, existing, and authorized to do business under Michigan law; (b) Tenant has full power and lawful authority to enter into this Lease; and (c) the execution of this Lease by the individual who has signed below is legally binding on Tenant in accordance with its terms. Landlord and each person executing this Lease on its behalf warrants and represents to Tenant that (d) Landlord is validly organized, existing, and authorized to do business under Michigan law; (e) Landlord has full power and lawful authority to enter into this Lease; and (f) the execution of this Lease by the individual who has signed below is legally binding on Landlord in accordance with its terms. This Lease is binding on successors and permitted assigns.

28. **Choice of Law.** This Lease is governed by the laws of the State of Michigan. Any dispute between the parties shall be brought in the courts for Ingham County, Michigan.

LANDLORD:

Old Town Jamie, LLC, by:

Date: 11/20/24

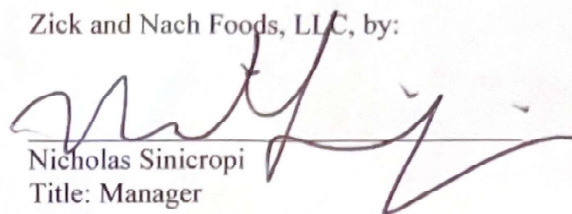


Jamie Schriener
Title: Member

TENANT:

Zick and Nach Foods, LLC, by:

Date: 11-20-2024



Nicholas Sinicropi
Title: Manager

EXHIBIT A

FLOOR PLAN

EXHIBIT B

BUILDING RULES

1. Definitions: Capitalized terms used in these rules shall have the same meaning as set forth in the Lease Agreement dated December 1, 2024.
2. Wherever the word Tenant occurs in these rules, it is understood and agreed that it includes Tenant's associates, employees, agents, clerks, servants, and visitors. Wherever the word Landlord occurs in these rules, it is understood and agreed that it includes Landlord's assigns, agents, clerks, servants, and visitors.
3. Tenant will not use the name of the Building for any purpose other than as the business address of Tenant without the express written approval of Landlord. Tenant agrees that Landlord may assign a name to the Building or change the name of the Building at Landlord's option.
4. The sidewalks, entrances, passages, vestibules, corridors, or halls must not be obstructed or encumbered by any tenant or used for any purpose other than ingress and egress to and from the Premises.
5. No curtains, blinds, shades, screens, awnings, or other projections will be attached to, hung in, or used in connection with any window or door of the Premises or outside wall of the Building without the prior written consent of Landlord; nor will Tenant place objects against glass partitions, doors, or windows that would be unsightly from the Building's corridors or from the exterior of the Building.
6. No animals, pets, bicycles, or other vehicles will be brought or permitted to be in the Building or on the Premises except as required by law.
7. The water and wash closets and other plumbing fixtures will not be used for any purpose other than those for which they were constructed; and no sweepings, rubbish, rags, or other substances will be put in them. All damages resulting from any misuse of the fixtures will be borne by the tenant who or whose servants, employees, agents, visitors, or licenses caused it. Tenant will not tie, wedge, or otherwise fasten open any water outlet.
8. Except as otherwise provided in the Lease, Tenant will not mark, paint, drill into, or in any way deface any part of the Premises or the Building. No boring, cutting, or stringing of wires is permitted except with the prior written consent of Landlord and as Landlord may direct.
9. Tenant will not throw anything out of any door or window or down any passageway.
10. Canvassing, soliciting, and peddling in the Building is prohibited, and Tenant must cooperate to prevent it.
11. Tenant must, on the termination of the tenancy, return to the Landlord all keys of stores, offices, and toilet rooms either furnished to or otherwise procured by Tenant; and Tenant must pay Landlord the cost of rekeying for any lost keys.
12. Tenant assumes full responsibility for the protecting the Premises from theft, robbery, and pilferage. Except during Tenant's normal business hours, Tenant must keep all doors to the Premises locked and other means of entry to the Premises closed and secured.

13. Tenant will not use any part of the Building or the Common Areas for any manufacturing, storage, or sale of merchandise or property of any kind; for lodging or sleeping, or for any immoral or illegal purpose. Tenant will not install or operate any machinery or mechanical devices of a nature not directly related to Tenant's ordinary use of the Premises. Tenant will not use Common Areas for the conduct of business, advertising, or any other purpose other than their intended use.
14. All loading, unloading, receiving, or delivery of goods or supplies or disposal of garbage or refuse must be made only through entryways provided for those purposes by Landlord. Tenant shall not store trash or other items outside doors.
15. Tenant will not install any heavy object, safe, business machine, files, or other equipment that exceeds the allowable designed floor load of the Building. All safes, freight, furniture, or other bulky matter of any description must be carried in or out of the Premises only at the times and in the manner approved in writing by the Landlord. In all cases Landlord has the right to approve the proper position of any such safe, furniture, or other bulky article, which may only be used by tenant in a manner that will not interfere with or cause damage to the Premises, the Building, or other tenants or occupants of the Building. Tenant is responsible for any damage to the Building or injuries sustained by any person resulting from the use or moving of such articles in or out of the Premises and must make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.
16. Tenant will not bring in or allow to be kept on the Premises any inflammable, combustible, or explosive fluid, chemical, or substance or any article deemed extra-hazardous on account of fire or other dangerous properties.
17. Landlord is not responsible for any property, equipment, money, or jewelry that is lost or stolen from the Premises or the public area of the Building regardless of whether the loss occurs when the Premises are locked or not.
18. Tenant is responsible for its own janitorial service and snow removal.
19. Tenant shall limit the playing of music over Tenant's sound system(s) within the Premises to a period commencing no earlier than 30 minutes before Tenant's posted time for opening for business and ending no later than 30 minutes after Tenant's posted time for closing for business and the volume level shall not exceed an excessive noise level loud enough to be heard from other tenants and/or twenty-five (25) feet of the boundaries of the Building.
20. Tenant will not use Landlord's stairs (which lead to the upstairs residential units), for any purpose whatsoever, without the express written permission of the Landlord; provided, however, that Tenant shall be allowed use of the stairs to access the roof upon reasonable written notice to Landlord for purposes of performing Tenant's maintenance obligations under the Lease; and further provided that Tenant shall cause any such maintenance to be rescheduled (except in case of emergency) upon Landlord's reasonable request.
21. Tenant will be responsible disposing of any garbage, rubbish, cigarette butts, kitchen waste (i.e. grease or cooking oils) and other waste, associated with its use or operation of Tenant's business at the Premises, and ensuring that all portions of the Premises and Common Areas used by tenant are free of the same on a daily basis and disposed of in designated waste receptacles. If waste spills occur, tenant shall clean any such spills as soon as possible and shall repair any resulting damage within a commercially reasonable time period, not to exceed 72 hours, except that said time period

for repairs may be extended upon providing written documentation that a contractor has been retained to make repair and is not reasonably available within the 72 hour period.

22. Tenant shall be responsible for any damage to the Premises, Common Areas, or Landlord's personal property caused by any agent, contractor, or employee of Tenant.
23. All contractors for the performance of any work by Tenant, including janitorial work, cleaning, and repairing of the Premises, must be approved by Landlord and comply with all statutes, laws, regulations, and guidelines of any and all governmental authorities and municipalities, including but not limited to environmental laws.
24. Tenant must, at its own costs and expense, maintain a range hood system satisfactory to Landlord. Tenant must:
 - a. maintain, service, and repair the range hood system serving the Premises and make all replacements to it during the Term, including the installation of any filters and, in furtherance and not in limitation of the above, maintain the range hood system and any ducts connecting to it, to Landlord's satisfaction and in a manner that does not interfere with the ventilating system of the Building;
 - b. provide, to Landlord's satisfaction, chemical treatment of the exhaust system for the elimination of all odors and fumes;
 - c. keep the drain, waste, and sewer pipes and connections with water mains servicing the Premises free from obstruction and maintain, on a monthly basis, grease traps and filters in the main soil line of the Premises;
 - d. keep the Premises free of noxious chemicals or inflammable materials other than those customarily employed in connection with restaurant use;
 - e. provide any other exhaust, cleaning, or similar systems that are necessary to prevent any smoke, fumes, vapors, odors, or other offensive substances from emanating from the Premises to the annoyance of other tenants or occupants of the Building;
 - f. fireproof all window treatments in the Premises, including, without limitation, draperies and curtains, and submit to Landlord, on its request, current certificates evidencing the fireproofing;
 - g. operate Tenant's business from the Premises in a clean and sanitary manner to prevent infestation by vermin, roaches, or rodents and have contractors designated or approved by Landlord thoroughly exterminate against infestation by vermin and roaches all portions of the Premises used for the storage, preparation, service, or consumption of food or beverages on a weekly basis and whenever there is evidence of any infestation, by and in accordance with the Rules; and
 - h. store all refuse and rubbish on the Premises in sealed metal or water-tight rubber or plastic containers and remove it from the Premises each day that the Premises are open for business.
25. Tenant shall not allow its employees to block any alleys or driveways servicing the Building and shall direct any suppliers, vendors, or maintenance contractors to accommodate any requests by tenants of the Building to provide access to the alleys or driveways.

26. Tenant shall not keep any equipment used in the operation of its business under the deck or stairs on the rear of the Building, except for designated trash and/or recycling receptacles in designated areas for the same; provided, however, that Tenant shall be entitled to reasonable use of the hose bib on the rear of the Building, so long as the cleaning of any mats or other moveable items utilizing the hose bib occurs at least 30 feet away from the rear of the Building.
27. In the event Tenant changes the lock to any door of the Premises, Tenant must deliver a copy of the key to the Landlord within 24hrs of the change or the next business day. Alternatively, any lock change by Tenant must be consistent with Landlord's master key. Tenant shall be responsible for any costs associated with making lock changes consistent with the Landlord's master key.
28. Tenant shall not allow smoking in the Premises or under the deck or stairs on the rear of the Building.
29. Tenant shall not cause any trash or rubbish to be placed or stored under the deck or stairs on the rear of the Building.
30. Tenant shall not use any of Landlord's personal property located on the Premises without Landlord's express written permission.

In the event of a violation of any of these Building Rules other than Rule Nos. 19, 27, and 28 by Tenant, Landlord shall provide e-mail notice to Tenant and Tenant shall have 72 hours from the receipt of notice to cure the violation, except that said time period for curing the violation may be extended if such violation cannot reasonably be cured within that period and Tenant has promptly undertaken efforts to cure the violations within the 72 hour period. In the event of a violation of Rule Nos. 19, 27, or 28 by Tenant, Landlord shall contact on-site personnel of Tenant by e-mail and Tenant shall have 30 minutes from such contact to cure the violation. If Tenant fails to cure any violation within the specified period(s), Tenant shall be subject to a fine of Twenty-Five Dollars (\$25.00) for the first violation, Fifty Dollars (\$50.00) for the second violation, Seventy-Five Dollars (\$75.00) for the third violation, and One Hundred Dollars (\$100.00) for any subsequent violation. Violation notices will only be sent via e-mail. Only one email will be sent for continuing violations.

Landlord has the right to amend these rules from time to time in accordance with the terms of the Lease.

LIQUOR LICENSE PURCHASE AGREEMENT

THIS LIQUOR LICENSE PURCHASE AGREEMENT (“Agreement”) is effective February 24, 2025 (“Effective Date”), between **LPT Holdings, LLC**, a Michigan limited liability company, (“Seller”) and **Zick and Nach Foods LLC**, a Michigan limited liability company (“Buyer”), collectively the “Parties.”

RECITALS

The Seller owns Class C liquor license #L-000231324 and Specially Designated Merchant license #L-000405001 (collectively “License”) issued by the Michigan Liquor Control Commission (“MLCC”);

The License is currently in escrow and;

Buyer desires to purchase the License for use at 1218 turner Rd Lansing, MI 48906.

AGREEMENT

THEREFORE, the Parties agree to incorporate the above-mentioned recitals as if set forth below and further agree as follows:

1. **Sale of Liquor License.** Seller agrees to sell to Buyer, and Buyer agrees to purchase Seller’s interest in the License, free and clear of any liens, encumbrances, restrictions, obligations, and claims of any nature at Closing (as defined below) subject to the consent and approval of the MLCC.

2. **Payment of Purchase Price.** It is agreed that the purchase price for the License shall be Seventy Thousand and 00/100 Dollars (\$70,000.00) (“Purchase Price”). The Purchase Price shall be paid to the Seller as follows:

A. At the time of the execution of this Agreement, Buyer shall deposit the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) (“Deposit”) with the Seller. Except for Seller’s breach of this Agreement as set forth in Section 15 below or Buyer’s (or an affiliated entity’s) breach of the Letter of Intent or resulting lease related to 1102 S. Washington, the Deposit shall be non-refundable to the Buyer but applicable to the Purchase Price.

B. The remainder of the Purchase Price shall be paid over a period of three (3) years pursuant to a promissory note bearing an interest rate of eight percent (8%) per annum in the form of Exhibit 1 (“Note”), which shall be personally guaranteed by all members of Buyer and their spouses in the form of Exhibit 2. Buyer shall begin making monthly payments on the Note of One Thousand, Eight Hundred Eighty and 00/100 Dollars (\$1,880) beginning on the 5th day of the month of closing of this transaction (“Closing”) and on the 5th day of every month thereafter for 35 months.

C. At Closing, Buyer execute and deliver the Note and all required personal guarantees.

3. **Application for License Transfer.** Within seven (7) days after the date of execution of this Agreement, Buyer shall file all necessary forms and documents with the MLCC in order to transfer the License from Seller to Buyer. Buyer shall act diligently, expeditiously and in good faith and expend all reasonable expense and effort required to obtain MLCC approval of the transfer of the License.

A. Buyer shall pay all MLCC transfer fees that arise under or on account of the purchase and sale of the License.

B. Buyer shall pay all escrow fees and other License fees imposed by the MLCC regarding the License after the date of this Agreement or the period of time from the date of this Agreement to closing that the License is held in escrow before Closing.

C. If the MLCC License is held in escrow subsequent to Closing, Buyer shall pay future escrow fees and other fees imposed by the MLCC.

4. **No Inventory.** There is no alcoholic beverage inventory available for sale to the Buyer.

5. **Cooperation.** Buyer agrees to promptly execute and deliver any legal instruments and applications which may be reasonably necessary to effect and consummate this transaction and perform in a diligent and expeditious manner all those acts reasonably necessary to have the License transferred to Buyer. Seller agrees to cooperate with Buyer and the MLCC in its investigation of the transfer.

6. **Payment of Fees.**

A. Buyer agrees to pay all application, inspection, transfer, and licensing fees and any other fees or assessments which may be required by the MLCC and any local law enforcement or any other governmental authority for the transfer of the License. Buyer to pay the 2025 license renewal fee without proration if the sale is not closed prior to March 1, 2025.

B. Seller agrees to pay any accumulated renewal or escrow fees and/or violation fines of Seller that may have accrued prior to execution of this Agreement and that are due and payable to the State of Michigan through the MLCC.

C. All taxes and assessments of every nature and kind, and all obligations, debts or claims which have been or may become a lien upon the License or which arise during or by virtue of Seller's ownership thereof, shall be paid by Seller prior to the Closing Date.

7. **Closing Contingencies.** This requirement to close the transaction contemplated by this Agreement is contingent upon each of the following contingencies. Should any one of the following fail to occur, then this Agreement may be terminated by notice by one Party to the other:

A. The approval by the MLCC and the City of Lansing (“Governmental Approvals”) of the permanent transfer of the License from Seller to Buyer for use at 1218 turner Rd Lansing, MI 48906; 1102 S. Washington, Lansing, Michigan; or other mutually agreed location.

B. The delivery of the License to Buyer by Seller, free and clear of any liens, encumbrances, restrictions, obligations, and claims of any nature except as imposed by MLCC;

C. The delivery by Seller to Buyer of a fully executed Bill of Sale and Closing Form (LCC-107) and other documents necessary to effectuate the transfer of the License to Buyer;

D. The accuracy of all representations and warranties set forth in Sections 12 and 13 below.

9. **Appeal.** The Parties agree that Buyer may pursue an appeal of any denial or disapproval, at Buyer’s sole cost and expense.

10. **Closing.** The Parties agree that this sale shall be closed within seven (7) days after the Buyer obtains a written Order of Approval from the MLCC for transfer of permanent License ownership, and the satisfaction or waiver of all contingencies set forth in Section 8 above, at a time and place determined by the Parties (“Closing” or “Closing Date”). Notwithstanding any other term of this Agreement, if for any reason this sale does not close within on or before May 1, 2025, this Agreement shall terminate and, except for Seller’s breach of this Agreement as set forth in Section 14 below, Seller shall be entitled to retain the Deposit. The parties may agree to close the transaction through exchange of mailed or emailed documents.

11. **Closing Events.** Buyer shall deliver to Seller the Note and required guarantees. Seller shall deliver to Buyer at Closing all documents required to effectuate the License transfer from Seller to Buyer, including, but not limited to, a Bill of Sale for the License and a Closing Form for Liquor License Sale (LCC-107). The parties agrees to execute such additional documents as may be reasonably required by the MLCC to effectuate the transfer of the License from Seller to Buyer.

12. **Representations and Warranties of Buyer.** Buyer represents and warrants to Seller that each of the following statements is true and correct in all respects at the time the Buyer executes this Agreement and will be true and correct in all respects at the time of Closing:

A. **Authority.** Buyer validly exists as a Michigan limited liability company, and has the requisite power and authority to execute and deliver this Agreement and all instruments of transfer required of it, and to otherwise consummate the transaction contemplated herein.

B. **Binding Agreement.** This Agreement constitutes a valid and binding contractual obligation of Buyer, has received all necessary approvals of Buyer and does

not violate the charter, bylaws, organization, operating, or any other agreements of Buyer, and will not violate any contract or other financial obligation of Buyer.

13. **Representations and Warranties of Seller.** Seller represents and warrants to Buyer that each of the following statements is true and correct in all respects at the time Seller executes this Agreement and will be true and correct at the time of Closing:

A. **Authority.** Seller is a validly existing Michigan limited liability company and has the requisite power and authority to execute and deliver this Agreement and all instruments of transfer required of it, and to otherwise consummate the transaction herein contemplated.

B. **Binding Agreement.** This Agreement constitutes a valid and binding contractual obligation of Seller, has received all necessary approvals of Seller and does not violate the charter, bylaws, organization, operating, or any other agreements of Seller, and will not violate any contract or other financial obligations of Seller.

C. **No Liens or Other Encumbrances Against Liquor License.** Seller represents and warrants to Buyer that there will be no liens or other encumbrances against the License such that Seller cannot transfer its interests in the License to Buyer free and clear of same at the time of Closing.

14. **Default and Remedy.**

A. **Seller Default.** In the event that Seller defaults on any of its obligations under this Agreement, and Seller fails to cure such default within ten (10) days of written notice thereof, Buyer shall have the option to either (1) waive such default in writing, and proceed to Closing, (2) terminate this Agreement, in which event the Deposit shall be returned to Buyer within five (5) business days, or (3) seek the remedy of specific performance.

B. **Buyer Default.** In the event that Buyer defaults on any of its obligations under this Agreement, and Buyer fails to cure such default within ten (10) days of written notice thereof, except the failure to timely close the transaction, which shall require no notice, Seller shall be able to retain the Deposit and shall have the option to: (1) waive such default in writing, (2) terminate this Agreement without prejudice to any other right or remedy available to Seller under Michigan law, and (3) pursue any and other legal remedies.

15. **Brokers.** The Parties each represent and warranty to the other that they have not used the services of any broker in connection with this transaction. Furthermore, the Parties acknowledges that Seller's attorney, Ellen E. Ward, has disclosed that she is a licensed broker but is acting solely in a legal capacity with respect to this transaction. The Parties each agree to indemnify, hold harmless and defend the other from and against all claims, losses, liabilities and expenses, including reasonable attorneys' fees, through any and all appeals, arising out of any claim

made by any other broker, finder or other intermediary who claims to have been engaged by the other party hereto in connection with the transactions contemplated by this Agreement.

16. **Assignment.** This Agreement shall not be assigned without the prior written consent of both Parties.

17. **Amendments.** This Agreement may be amended only by written documents signed by Seller and Buyer, or their respective successors and assigns.

18. **Governing Law; Parties at Interest.** This Agreement shall be governed exclusively by, construed, and enforced in accordance with the laws of the State of Michigan, and shall bind and inure to the benefit of the parties hereto, and their respective heirs, legal representatives, fiduciaries, successors, and assigns.

19. **Entire Agreement.** This Agreement contains the entire understanding and agreement between the parties with respect to the subject matter and supersedes any prior understandings and agreements between them respecting the subject matter of this Agreement. All additions or modifications to, or waivers of, this Agreement must be made in writing and signed by all parties.

20. **Venue; Jurisdiction.** The State and Federal courts located in the state of Michigan shall be the exclusive forum for resolving claims and disputes under or with respect to this Agreement, and all parties consent to the jurisdiction of such courts for such purposes. Venue shall lie in Ingham County.

21. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. For purposes of this Agreement, an electronically transmitted signature shall be deemed the same as an original.

22. **Survival.** The covenants, representations and warranties of all Parties set forth herein will be effective on the date hereof, on the Closing Date, and shall survive Closing.

23. **Effective Date.** The effective date of this Agreement (“Effective Date”) shall be the date of the last Party to sign.

Remainder of page left intentionally blank. Signature page to follow

IN WITNESS WHEREOF, the Parties have entered into this Agreement the date and year first above written.

SELLER:
LPT Holdings LLC

BUYER:
Zick and Nach Foods LLC

Leo Trumble
By: Leo Trumble (Feb 26, 2025 09:07 EST)
Name: Leo J. Trumble III
[Redacted]

[Redacted]
By: Nicholas Sinicropi (Feb 24, 2025 13:00 EST)
Name: Nicholas Sinicropi
[Redacted] Member

NP

Reuben Levinsohn
Reuben Levinsohn (Feb 25, 2025 16:29 EST)

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU**

Date Received

(FOR BUREAU USE ONLY)

SEP 29 2014

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

FILED

SEP 29 2014

ADMINISTRATOR
CORPORATIONS DIVISION

EFFECTIVE DATE:

Name

Zachary Corbin

Address

1965 Auburn Ave

City

State

ZIP Code

Holt, MI 48842

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION

For use by Domestic Limited Liability Companies

(Please read information and instructions on reverse side)

E5042P

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: Zick and Nach Foods LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

1. The name of the resident agent at the registered office is: Zachary Corbin

2. The street address of the location of the registered office is:

1965 Auburn Ave, Holt

(Street Address)

(City)

, Michigan

48842

(Zip Code)

3. The mailing address of the registered office if different than above:

(P.O. Box or Street Address)

(City)

, Michigan

(Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this 29th day of September, 2014

By [Redacted Signature]
(Signature(s) of Organizer(s))

Zachary Corbin, Nicholas Sinicropi

(Type or Print Name(s) of Organizer(s))

50- CCIB 192037



On-Premises Alcohol Sales Application

- Instructions
- Application Information
- Attachments
- Approvals**

License Desk Approval* Approved Denied

Police Approval Approved Denied

Fire Marshal Approval Approved Denied

Zoning Approval Approved Denied

Building Safety Approval Approved Denied

Treasury Approval Approved Denied See email with Treasury Approval

Treasurer Approval Approved Denied

Clerk Approval Approved Denied

Previous

Next

Comments

2000 characters left

Submit

Richmond, Renee

From: Diller, Melissa
Sent: Monday, September 15, 2025 2:48 PM
To: Jackson, Brian
Cc: Swope, Chris; Scott, Tracy
Subject: Re: Zick and Nach Foods LLC - Not compliant with the Treasury & Income Tax Office.

Categories: important

He is all cleared. He is approved from our office.

Thank You

Melissa Diller

Income Tax Auditor

City of Lansing – Income Tax & Treasury Department

124 W. Michigan Ave. 1st Floor | Lansing, MI 48933

Office: 517-483-4317 | Email: Melissa.Diller@lansingmi.gov

Website | [Facebook](#) | [Twitter](#) | [Instagram](#)

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From: Jackson, Brian <Brian.Jackson@lansingmi.gov>
Sent: Friday, August 29, 2025 8:24 AM

To: Diller, Melissa <Melissa.Diller@lansingmi.gov>
Cc: Swope, Chris <Chris.Swope@lansingmi.gov>; Scott, Tracy <Tracy.Scott@lansingmi.gov>
Subject: Re: Zick and Nach Foods LLC - Not compliant with the Treasury & Income Tax Office.

if that situation changes and they fix the situation, please reply to all including Chris Swope and Tracy

From: Diller, Melissa <Melissa.Diller@lansingmi.gov>
Sent: Friday, August 29, 2025 6:17:54 AM
To: Jackson, Brian <Brian.Jackson@lansingmi.gov>
Cc: Swope, Chris <Chris.Swope@lansingmi.gov>; Scott, Tracy <Tracy.Scott@lansingmi.gov>
Subject: Re: Zick and Nach Foods LLC - Not compliant with the Treasury & Income Tax Office.

They are not compliant with our office, I did put that in the note. I have reach out and spoke with him a couple times now and I am still waiting for him to submit what he needs to be compliant.

Thank You

Melissa Diller

Income Tax Auditor

City of Lansing – Income Tax & Treasury Department

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From: Jackson, Brian <Brian.Jackson@lansingmi.gov>
Sent: Thursday, August 28, 2025 5:14 PM
To: Diller, Melissa <Melissa.Diller@lansingmi.gov>
Cc: Swope, Chris <Chris.Swope@lansingmi.gov>; Scott, Tracy <Tracy.Scott@lansingmi.gov>
Subject: Zick and Nach Foods LLC - Not compliant with the Treasury & Income Tax Office.

Melissa,

I see that you have **denied** *Zick and Nach Foods LLC* , 72139, but them Crystal Thomas approved it.

Is that a mistake or is it documenting that Director Thomas approves the denial?

If they are denied, should I refer the applicant to you directly or call the main number or are you already in communication with the applicant.

I will be on vacation for 2 weeks but will be in on Friday, so please cc Chris Swope and Tracy Scott if there is anything the Clerk's Office needs to do or pass along to the applicant.

Thanks.

Brian P. Jackson, MiPMC

pronouns: He/Him/His

Chief Deputy City Clerk

Lansing City Clerk's Office

Direct(517)483-4135 | Mobile: (517)614-6061

From: lforms@lansingmi.gov <lforms@lansingmi.gov>
Sent: Wednesday, August 27, 2025 3:48 PM
To: Jackson, Brian <Brian.Jackson@lansingmi.gov>
Subject: Task reassigned by Scott, Tracy: Laserfiche Task: Liquor License Approval

An applicant has submitted a request for Zick and Nach Foods LLC to obtain a Liquor Sales license, and an approval task has been assigned to you. If you have questions, you may contact Tracy Scott at the City Clerk's Business License Desk.

Click here to view the submission in a Web browser. After reviewing it, you can make your approval decision on the bottom page of the form.

[Click here to open this task in Forms.](#)

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Zick and Nach Foods LLC for a SDM and Class C License, Sunday Sales (AM/PM), Entertainment, Additional Bar (1) and Social District Permits at 1218 Turner St., Lansing; and

WHEREAS, the Committee on City Operations met on October 9, 2025, and reviewed the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby approves the request from Zick and Nach Foods LLC for a SDM and Class C License, Sunday Sales (AM/PM), Entertainment, Additional Bar (1) and Social District Permits at 1218 Turner St., Lansing.

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, City of Lansing Department of Public Service, through a contractor, is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing; and

WHEREAS, from September 6, 2025, through December 20, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- Keep the project on-schedule based on weather days and permitting delays.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, October 27, 2025, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue, between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 4:30 PM from September 6, 2025 through December 20, 2025.

BE IT FINALLY RESOLVED that the City Clerk shall provide notice of the public hearing to all residents living within 500 feet of the real property line of the noise emitter

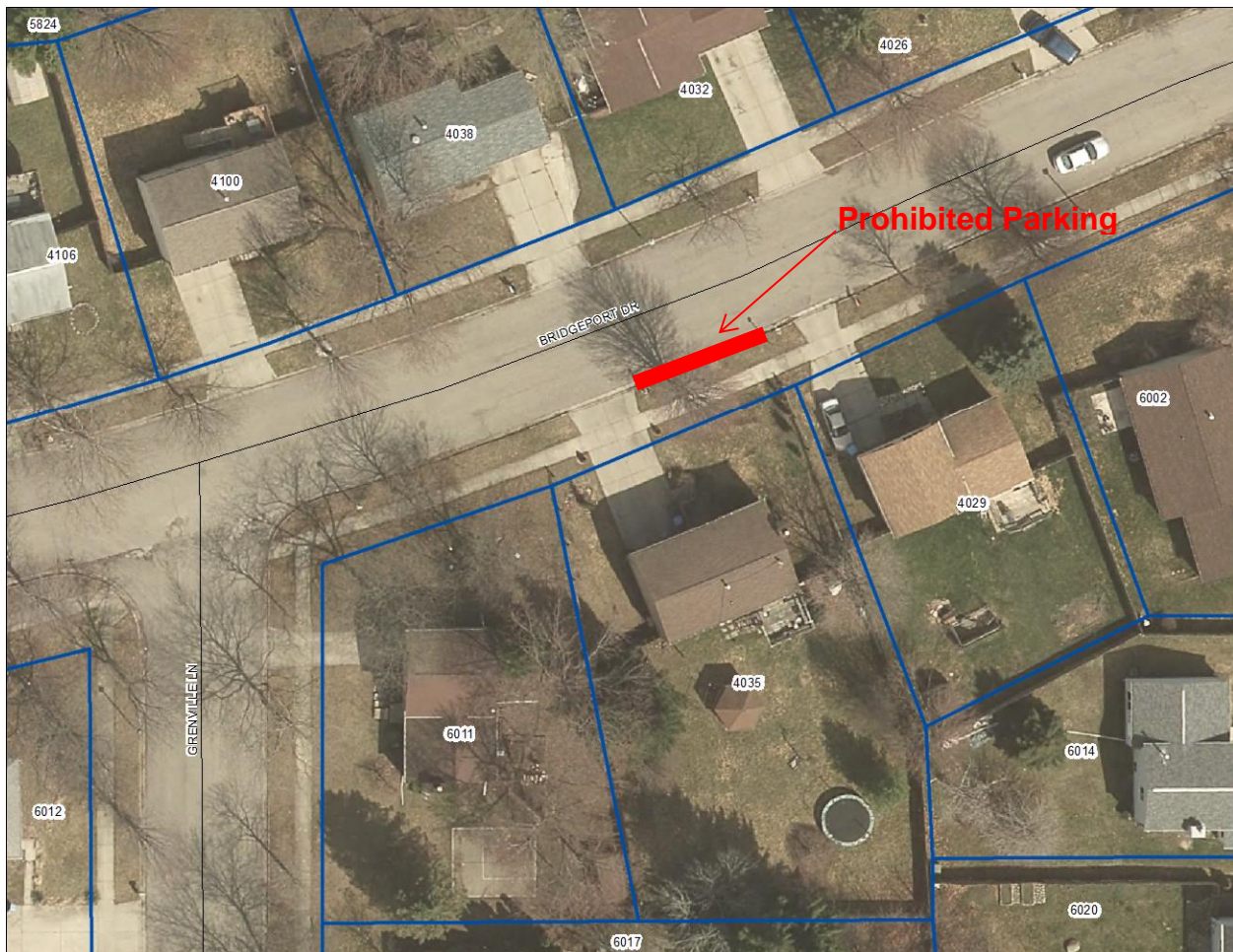
REPORT FROM THE SECRETARY #17-004

PARKING REGULATIONS: BRIDGEPORT DRIVE

The Transportation and Non-Motorized Section of the Public Service Department's Engineering Division received a request from Sandra Croom, a resident at 4035 Bridgeport Drive, to prohibit parking along the south side of Bridgeport Drive in front of her property. Ms. Croom made this request due to vehicles parking right up to her driveway and in front of her mailbox, creating issues with mail delivery.

Bridgeport Drive is 36 feet wide with curb and gutter in this area. Parking is unrestricted along both sides of Bridgeport Drive. The requested prohibited parking zone would be located along the south side of Bridgeport Drive from 125 feet east of Grenville Lane to 160 feet east of Grenville Lane. (see diagram below).

No parking signs have been installed on a trial basis at this location and it is recommended that the prohibited parking at this location be made permanent.



Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a resident request to prohibit parking along the south side of Bridgeport Drive in front of 4035 Bridgeport Drive; and

WHEREAS, the Transportation and Non-Motorized Section installed no parking signs, on a trial basis, along the South side of Bridgeport Drive in front of 4035 Bridgeport Drive; and

WHEREAS, based on the results of the survey, the Transportation and Non-Motorized Section recommended that the prohibited parking at this location be made permanent but the Public Service Board recommended that this regulation expire one year from the date of implementation; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-002, thereby authorizing the Transportation Engineer to regulate parking along the south side of Bridgeport Drive in front of 4035 Bridgeport Drive;

BE IT FURTHER RESOLVED that Traffic Control Order No. 18-002 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-002 shall expire one year from the date of filing with the City Clerk.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-002

FILE: Bridgeport Drive

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Bridgeport Drive has been made; and as a result of said investigation, it is hereby directed that:

Parking shall be prohibited on the south side of BRIDGEPORT DRIVE from 125 feet east of Grenville Lane to 160 feet east of Grenville Lane.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____ DATE: _____
Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____
Date Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

REPORT FROM THE SECRETARY #15-007

TRAFFIC CONTROL REQUEST: RAY STREET AND WOODROW AVENUE

The Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Ray Street and Woodrow Avenue. This study was conducted in response to a request by an area resident and as part of the program to investigate all uncontrolled intersections in the city.

The intersection of Ray Street and Woodrow Avenue is a residential three-leg intersection. Ray Street is approximately eight (8) blocks long beginning at Isbell Street and ending south of Edison Avenue. Ray Street is 24 feet wide in this area with parking prohibited along the west side of the Street. Woodrow Avenue is one block long beginning at Cedar Street and ending at Ray Street. Woodrow Avenue is 24 feet wide in this area with parking prohibited along the south side of the street.

A review of the traffic crash records for this intersection indicates there have been no reported crashes from January 1, 2010 to December 31, 2014.

A safe approach speed study was performed and revealed a safe approach speed of ten (10) miles per hour (MPH) due to the house and picket fence in the southwest quadrant of the intersection. This critical safe approach speed applies to vehicles traveling eastbound and northbound into the intersection.

City policy is to install yield signs at T intersections with safe approach speeds between 11 and 15 miles per hour and stop signs where safe approach speeds are 10 miles per hour and below.

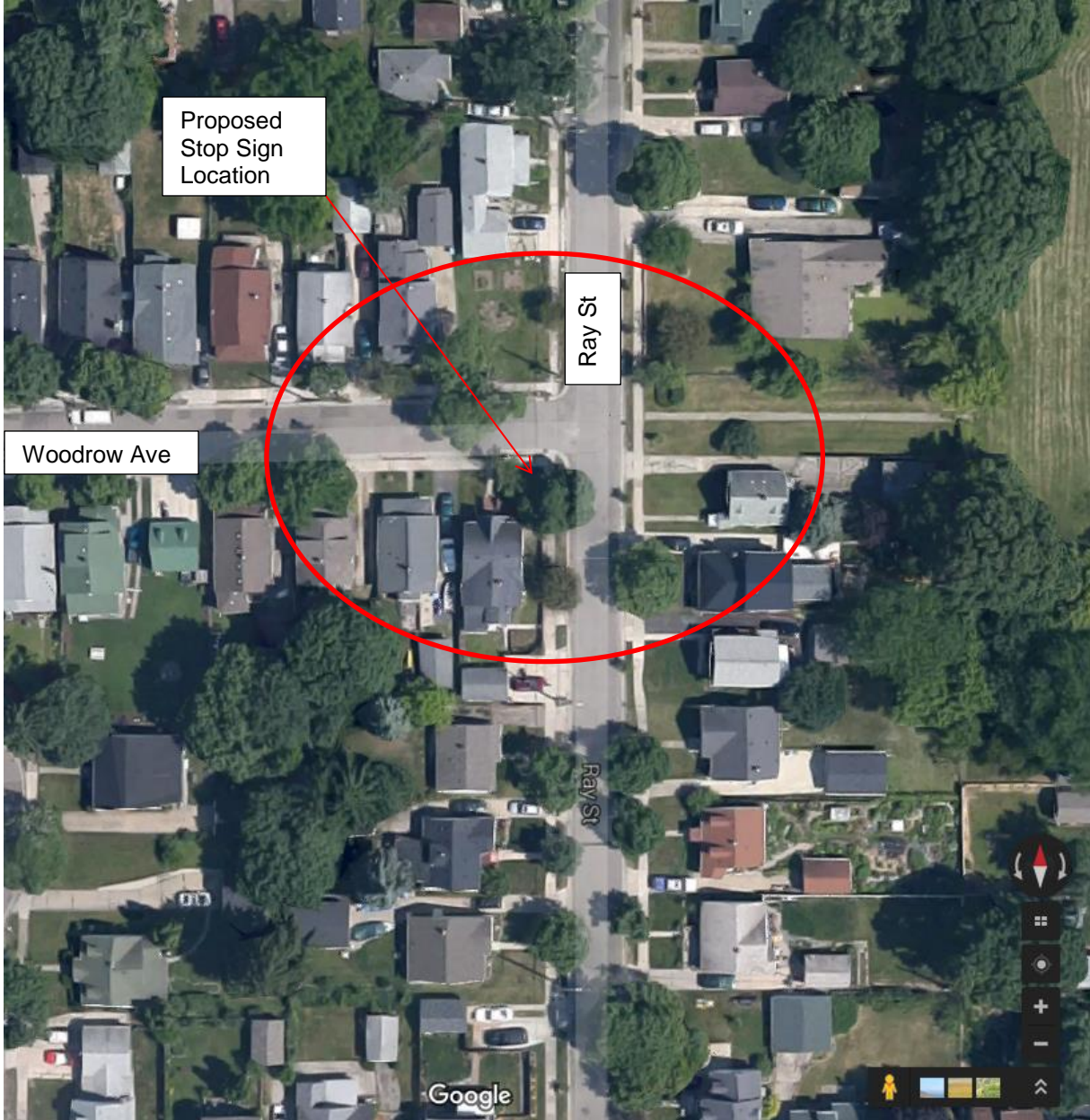
The Transportation Section recommends the installation of a stop sign on Woodrow Avenue at Ray Street because of the low safe approach speed.

Public Service Board Action Date:
Passed: _____ Declined: _____

REPORT FROM THE SECRETARY #15-007

TRAFFIC CONTROL REQUEST: RAY STREET AND WOODROW AVENUE

LOCATION DIAGRAM



Public Service Board Action Date:
Passed: _____ Declined: _____

File: Ray St & Woodrow Ave
S:\Public_Service_Staff\Traffic\TB items\2.0 For Review By Engineer\Andy's Review\Ray St & Woodrow Ave\RFS 15-07 Ray St & Woodrow St Traffic Control.docx

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 18-030

FILE: Ray Street and Woodrow Avenue

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Ray Street and Woodrow Avenue has been made; and as a result of said investigation, it is hereby directed that:

All eastbound traffic on WOODROW AVENUE shall be required to stop prior to entering the intersection at RAY STREET.

The following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Andrew K Kilpatrick, P.E.
Transportation Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation to determine sight distance and traffic control requirements at the intersection of Ray Street and Woodrow Avenue. This study was conducted in response to a request by an area resident and as part of the program to investigate all uncontrolled intersections in the city;

WHEREAS, the Transportation and Non-Motorized Section performed a safe approach speed study and revealed a safe approach speed of ten (10) miles per hour (MPH) due to the house and picket fence in the southwest quadrant of the intersection;

WHEREAS, based on the results of the study, the Transportation and Non-Motorized Section recommends the installation of a stop sign on Woodrow Avenue at Ray Street due to the low safe approach speed and to eliminate right-of-way confusion;

WHEREAS, the draft minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 18-030, thereby authorizing the Transportation Engineer to install a stop sign on Woodrow Avenue at Ray Street to eliminate right-of-way confusion;

BE IT FINALLY RESOLVED that Traffic Control Order No. 18-030 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #20-05

TRAFFIC CONTROL REQUEST: JOSHUA STREET & KAYNORTH ROAD

The Transportation and Non-Motorized Section conducted an investigation to determine sight distance and traffic control requirements at the intersection of Joshua Street and Kaynorth Road. This investigation was conducted in response to a Cityworks service request for a missing stop sign at this intersection. After a review of traffic sign records it was determined that no stop sign is located at this intersection. In response to the request, staff conducted an investigation to determine sight distance and traffic control requirements at the intersection, and reviewed reported traffic crash history at this location.

The intersection of Joshua Street and Kaynorth Road is a three-leg, uncontrolled intersection.

Joshua Street begins at Armstrong Road and ends at a dead end south of Cameo Street. Joshua Street is 35 feet wide with curb and gutter and a relatively flat grade near the intersection at Kaynorth Road. Parking is unrestricted along both sides of the street near this intersection.

Kaynorth Road begins at Joshua Street and ends at Miller Road. Kaynorth Road is 35 feet wide with curb and gutter and a relatively flat grade near the intersection at Joshua Street. Parking is unrestricted along both sides of the street near this intersection.

A safe approach speed study was performed and revealed a safe approach speed of fifteen (15) miles per hour (MPH) due to the tree in the southeast quadrant of the intersection.

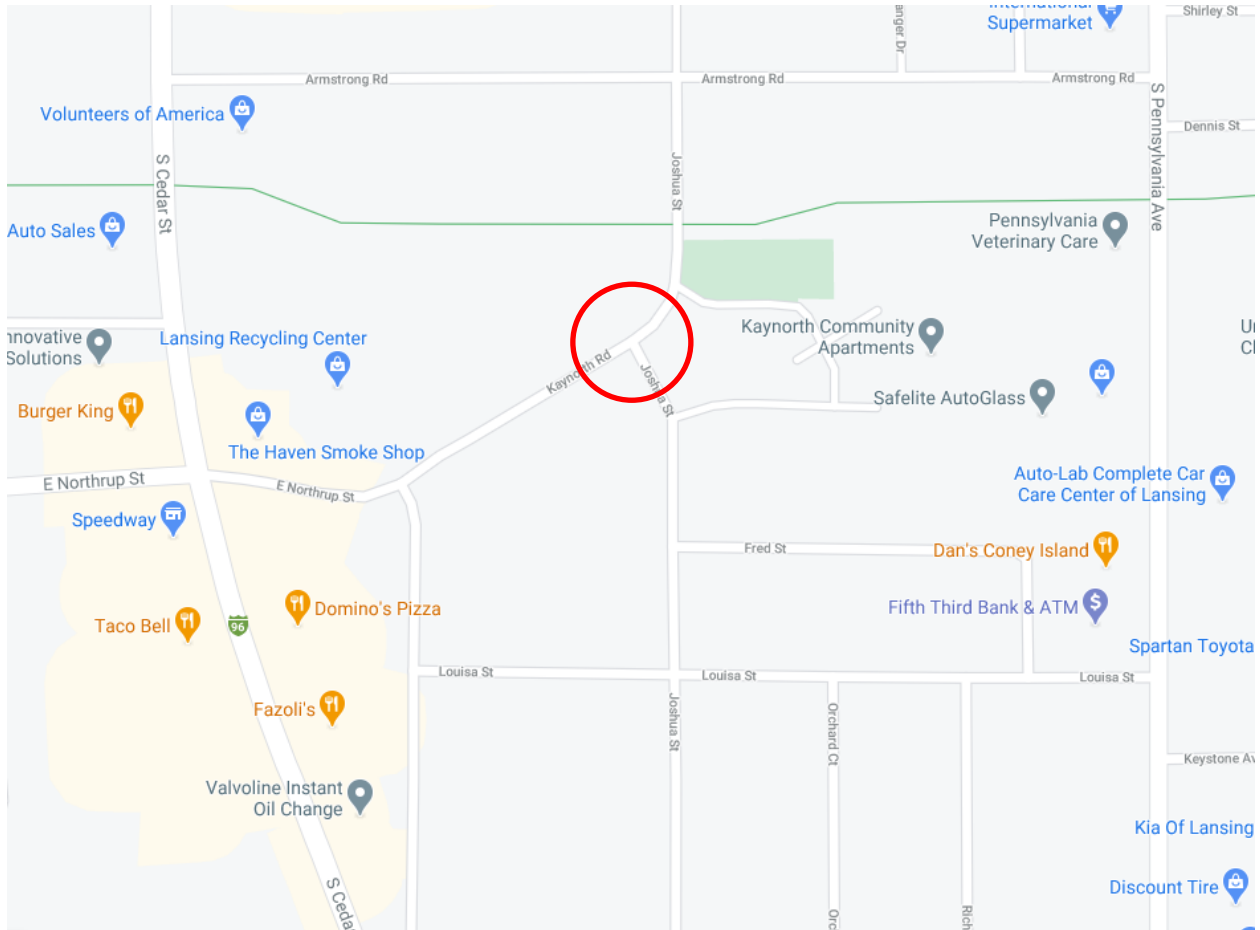
A review of the traffic crash records for this intersection indicates there has been one reported crash in the last five years from January 1, 2016 to December 31, 2020. This crash was an angle type crash in which icy road conditions were a factor.

The Transportation and Non-Motorized Section recommends that a yield sign be installed for northbound Joshua Street traffic at Kaynorth Road due to the safe approach speed and to help eliminate any right-of-way confusion at this intersection.

ENGINEERS REPORT #20-05

TRAFFIC CONTROL REQUEST: JOSHUA STREET & KAYNORTH ROAD

LOCATION DIAGRAM



ENGINEERS REPORT #20-05

TRAFFIC CONTROL REQUEST: JOSHUA STREET & KAYNORTH ROAD

NB Joshua Street looking northeast



ENGINEERS REPORT #20-05

TRAFFIC CONTROL REQUEST: JOSHUA STREET & KAYNORTH ROAD

NB Joshua Street looking west



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 23-15

FILE: Joshua Street and Kaynorth Road

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Joshua Street and Kaynorth Road has been made; and as a result of said investigation, it is hereby directed that:

All northbound traffic on JOSHUA STREET shall yield the right-of-way to eastbound and westbound traffic on KAYNORTH ROAD.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY: _____ DATE: _____
Mitchell Whisler
Interim Transportation Engineer

RECEIVED FOR FILING: _____ SIGNED BY: _____
Date Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a service request via Cityworks for a missing stop sign at the intersection of Joshua Street and Kaynorth Road; and

WHEREAS, the Transportation and Non-Motorized Section conducted a review of traffic sign records and it was determined that no stop sign was on record at this intersection. In response to the request, staff conducted an investigation to determine sight distance and traffic control requirements at the intersection, and reviewed reported traffic crash history at the intersection of Joshua Street and Kaynorth Road; and

WHEREAS, based on this study the Transportation and Non-Motorized Section recommends that a yield sign be installed for northbound Joshua Street traffic at Kaynorth Road due to the safe approach speed and to help eliminate any right-of-way confusion at this intersection; and

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office; and

WHEREAS, the Mayor concurs with the recommendation of the Public Service Board; and

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 23-15, thereby authorizing the Transportation Engineer to regulate traffic at the intersection of Joshua Street and Kaynorth Road;

BE IT FINALLY RESOLVED that Traffic Control Order No. 23-15 shall become effective when signed by the Transportation Engineer and filed with the City Clerk and the appropriate sign is installed.

ENGINEERS REPORT #25-09

PARKING REGULATION SURVEY: 100 EAST LENAWEE STREET

The Public Service Department received a request to from the Capitol Area Transporatation Authority (CATA) to change the existing parking regulations in the 100 block of East Lenawee Street to allow for bus parking and loading zones.

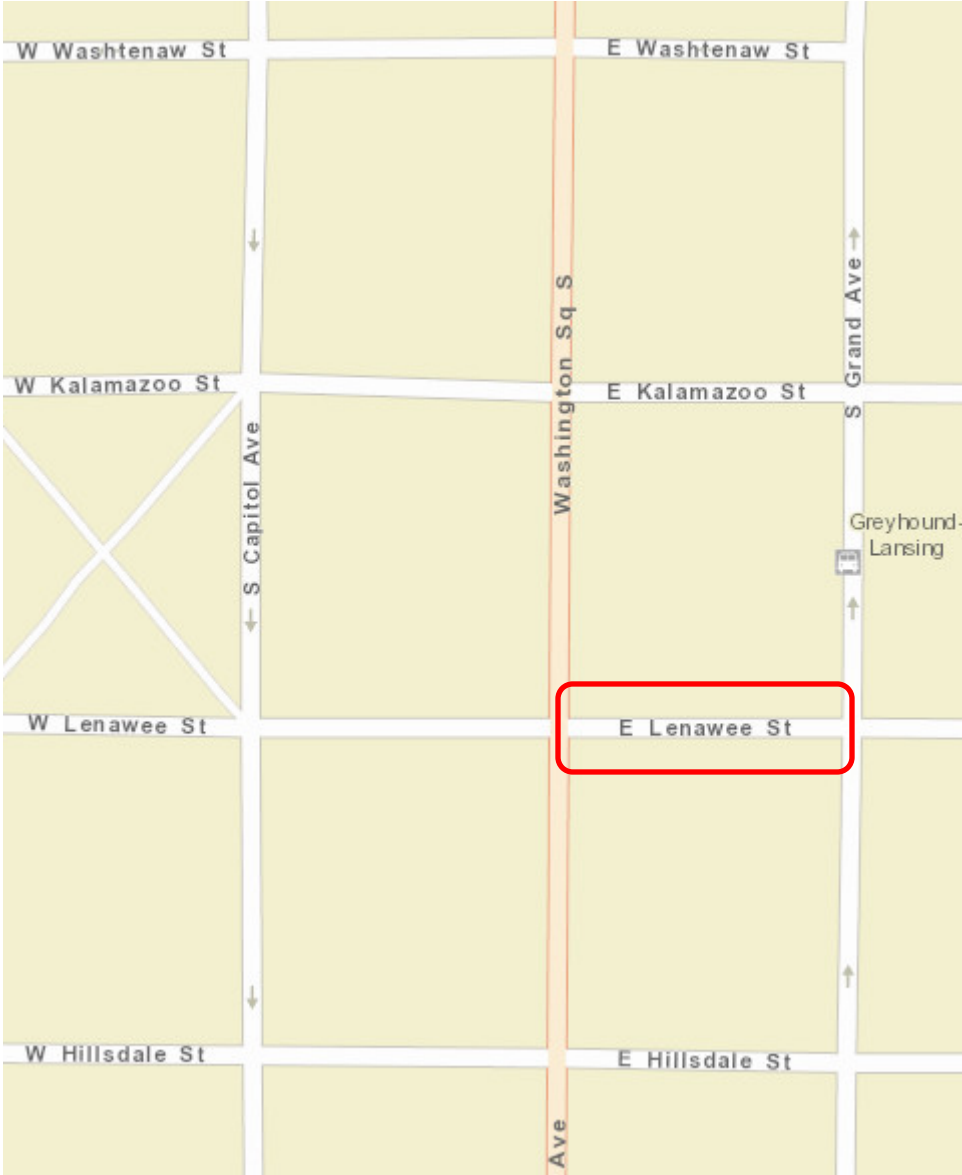
The 100 block of East Lenawee Street is 41 feet wide with curb and gutter. Metered parking is currently allowed along both the north and south sides of the street.

The Public Service Department recommends that the existing parking restrictions be changed along the 100 block of East Lenawee Street to create bus parking and loading zones.

ENGINEERS REPORT #25-09

PARKING REGULATION SURVEY: 100 EAST LENAWEЕ STREET

Location Diagram



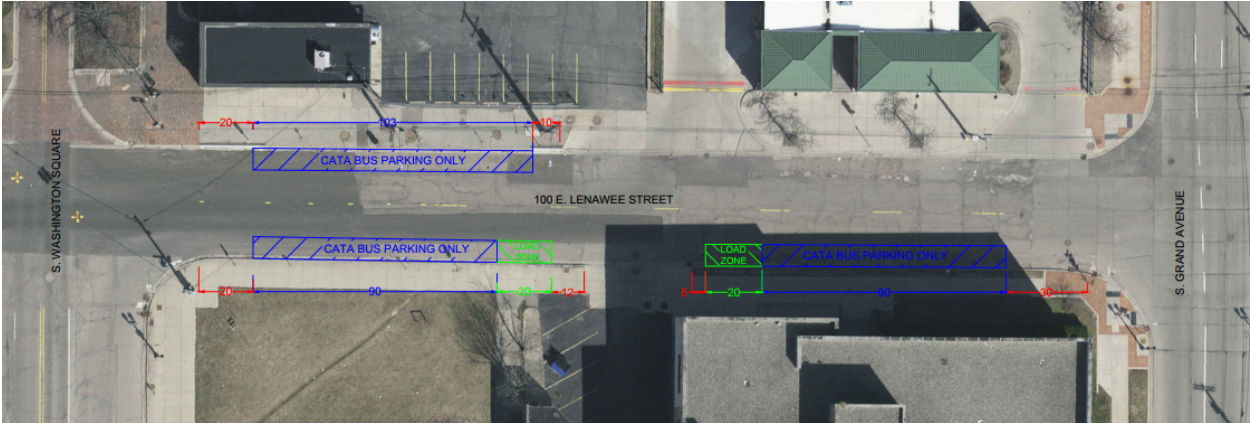
ENGINEERS REPORT #25-09

PARKING REGULATION SURVEY: 100 EAST LENAWEЕ STREET

100 East Lenawee Street – Street View



100 East Lenawee Street – Proposed Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-12 (page 1 of 2)

FILE: Lenawee Street (100 East)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along East Lenawee Street from South Washington Square to South Grand Avenue has been made; and as a result of said investigation, it is hereby directed that:

On the north side of LENAWEЕ STREET the following regulations shall apply:

Stopping Standing Parking shall be prohibited from Grand Avenue to 180 feet east of Washington Square;

Parking shall be reserved for buses only from 180 feet east of Washington Square to 75 feet east of Washington Square;

Parking shall be prohibited from 75 feet east of Washington Square to Washington Square;

On the south side of LENAWEЕ STREET the following regulations shall apply:

Parking shall be prohibited from Washington Square to 70 feet east of Washington Square;

Parking shall be reserved for buses only from 70 feet east of Washington Square to 160 feet east of Washington Square;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty minutes only from 160 feet east of Washington Square to 183 feet east of Washington Square;

Parking shall be prohibited from 183 feet east of Washington Square to 188 feet west of Grand Avenue;

Parking shall be prohibited except for vehicles loading and unloading for a period not to exceed twenty minutes only from 188 feet west of Grand Avenue to 163 feet west of Grand Avenue;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-12 (page 2 of 2)

FILE: Lenawee Street (100 East)

Parking shall be reserved for buses only from 163 feet west of Grand Avenue to 73 feet west of Grand Avenue;

Parking shall be prohibited from 73 feet west of Grand Avenue to Grand Avenue;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 09-013, 05-003, 97-024, 88-183

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK:

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Public Service Department received a request the Capitol Area Transportation Authority (CATA) to change the existing parking regulations in the 100 block of East Lenawee Street to allow for bus parking and loading zones; and

WHEREAS, the 100 block of East Lenawee Street is 41 feet wide with curb and gutter. Metered parking is currently allowed along both the north and south sides of the street;
And

WHEREAS, the Public Service Department recommends that the existing parking restrictions be changed along the 100 block of East Lenawee Street to create bus parking and loading zones; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-12 thereby authorizing the Assistant City Engineer to regulate parking along 100 block of East Lenawee Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-12 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-13

FILE: River Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along River Street from East Hazel Street to East Elm Street has been made; and as a result of said investigation, it is hereby directed that:

On the west side of RIVER STREET the following regulations shall apply:

Parking shall be prohibited from Hazel Street to 50 feet south of Hazel Street;

Parking shall be prohibited from 115 feet south of Hazel Street to Elm Street;

On the east side of RIVER STREET the following regulations shall apply:

Parking shall be prohibited from 115 feet south of Hazel Street to Hazel Street.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE: _____

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY: _____

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

ENGINEERS REPORT #25-10

PARKING REGULATION SURVEY: RIVER STREET

The Public Service Department received a request from a resident of River Street to allow parking in front of their house along the west side of River Street.

River Street between Hazel Street and Elm Street is 30 feet wide with curb and gutter. Parking along the west side of the street is prohibited and parking along the east side of the street is unrestricted.

Based on this request the Public Service Department recommends that the existing parking restrictions be changed to allow parking on the west side of River Street from 50 feet south of Hazel Street to 115 feet south of Hazel Street and prohibit parking on the east side of River Street from 115 feet south of Hazel Street to Hazel Street.

ENGINEERS REPORT #25-10

PARKING REGULATION SURVEY: RIVER STREET

Location Diagram



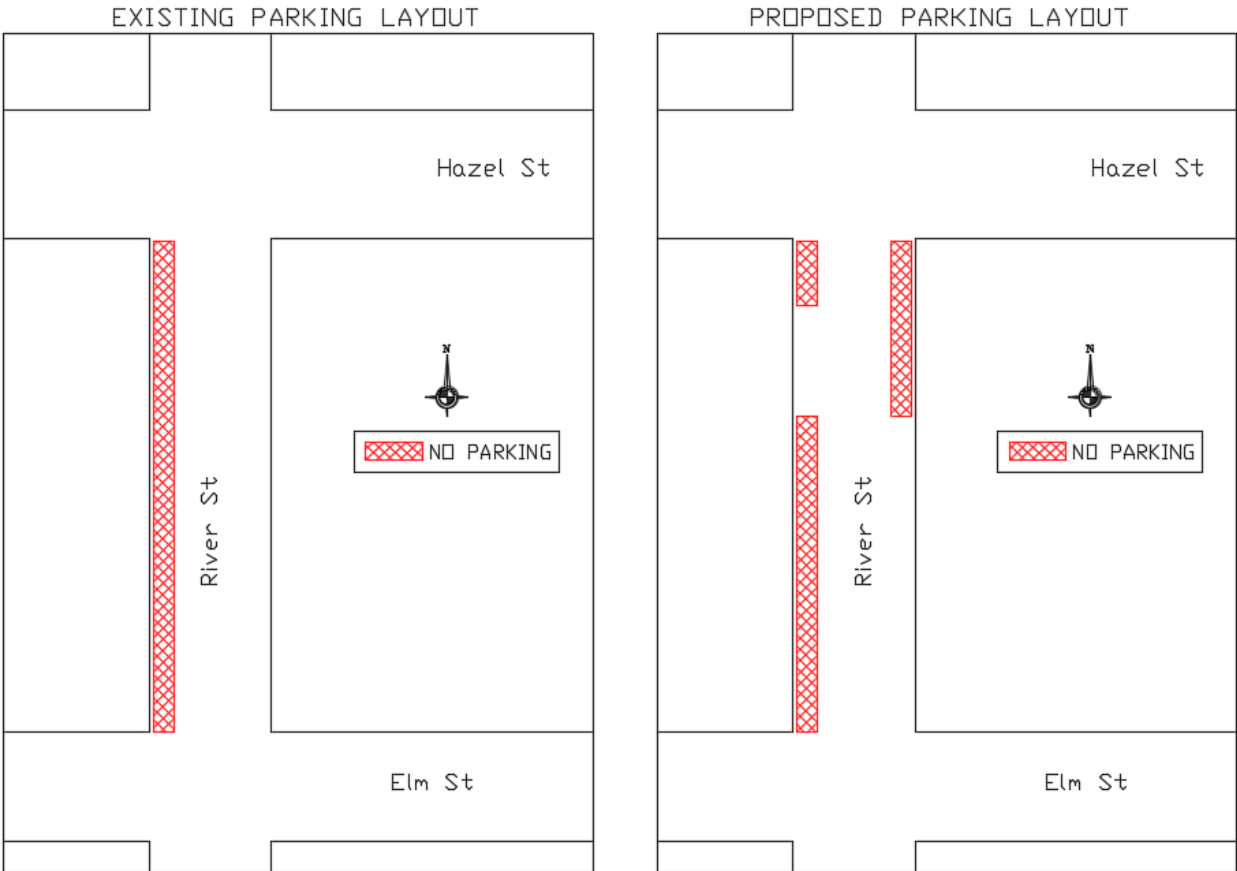
ENGINEERS REPORT #25-10

PARKING REGULATION SURVEY: RIVER STREET

River Street – Street View



River Street – Parking Regulations



Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Public Service Department received a request from a resident of River Street to allow parking in front of their house along the west side of River Street; and

WHEREAS, River Street between Hazel Street and Elm Street is 30 feet wide with curb and gutter. Parking along the west side of the street is prohibited and parking along the east side of the street is unrestricted; and

WHEREAS, the Public Service Department recommends that the existing parking restrictions be changed to allow parking on the west side of River Street from 50 feet south of Hazel Street to 115 feet south of Hazel Street; and

WHEREAS, the Public Service Department recommends that the existing parking restrictions be changed to prohibit parking on the east side of River Street from 115 feet south of Hazel Street to Hazel Street; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-13 thereby authorizing the Assistant City Engineer to regulate parking along River Street between Hazel Street and Elm Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-13 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #25-11

PARKING REGULATION SURVEY: WEST WASHTENAW STREET

The Public Service Department received a request from the Parking Services Office to evaluate the existing no parking load zone signs along the south side of the 400 block of West Washtenaw Street. A portion of the existing load zone blocks a parking lot driveway at this location.

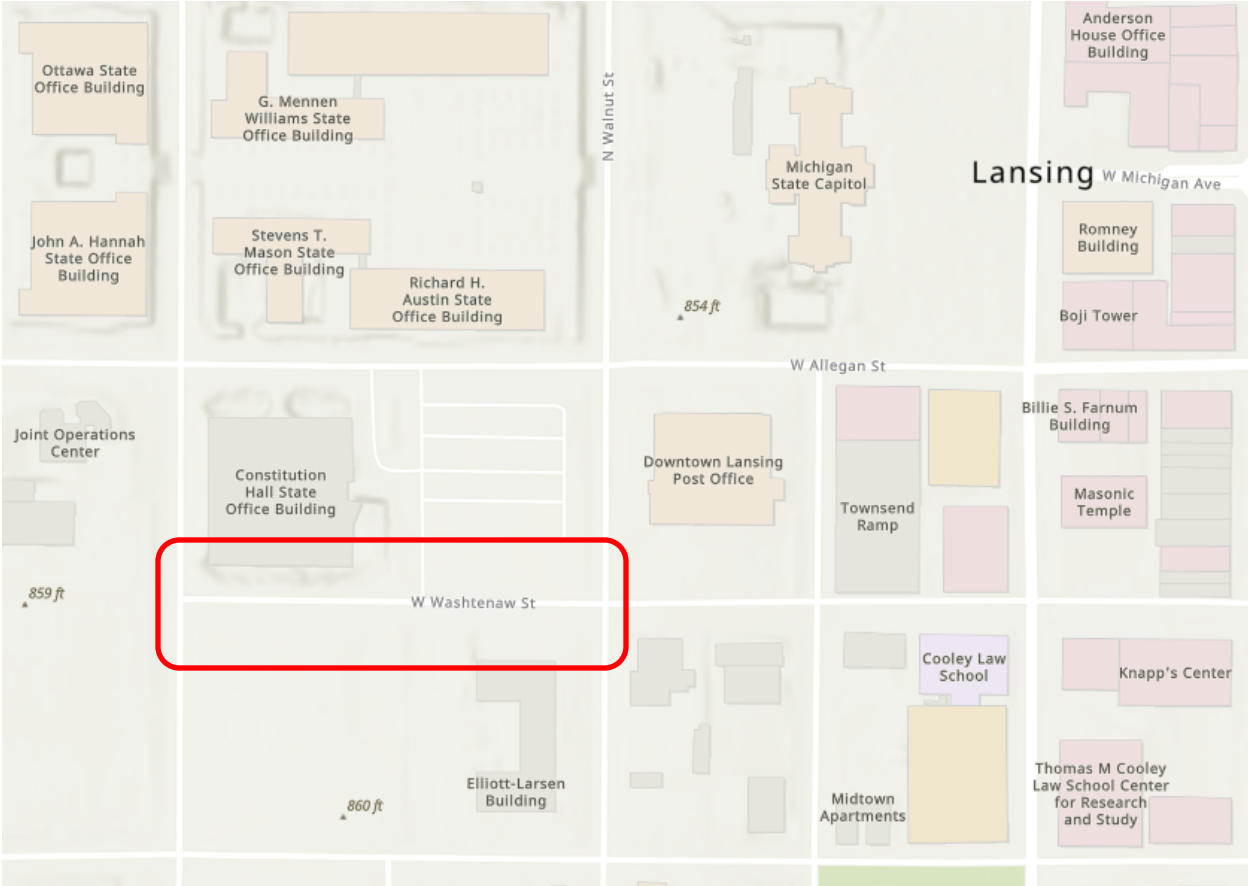
The 400 block of West Washtenaw Street between Pine Street and Walnut Street is 40 feet wide with curb and gutter. Ten (10) hour metered parking is allowed along both the north and south sides of the street.

Based on this request the Public Service Department recommends that the existing load zone along the south side of Washtenaw Street be modified, and parking be prohibited in front of the driveway at this location.

ENGINEERS REPORT #25-11

PARKING REGULATION SURVEY: WEST WASHTENAW STREET

Location Diagram



400 West Washtenaw Street – Street View

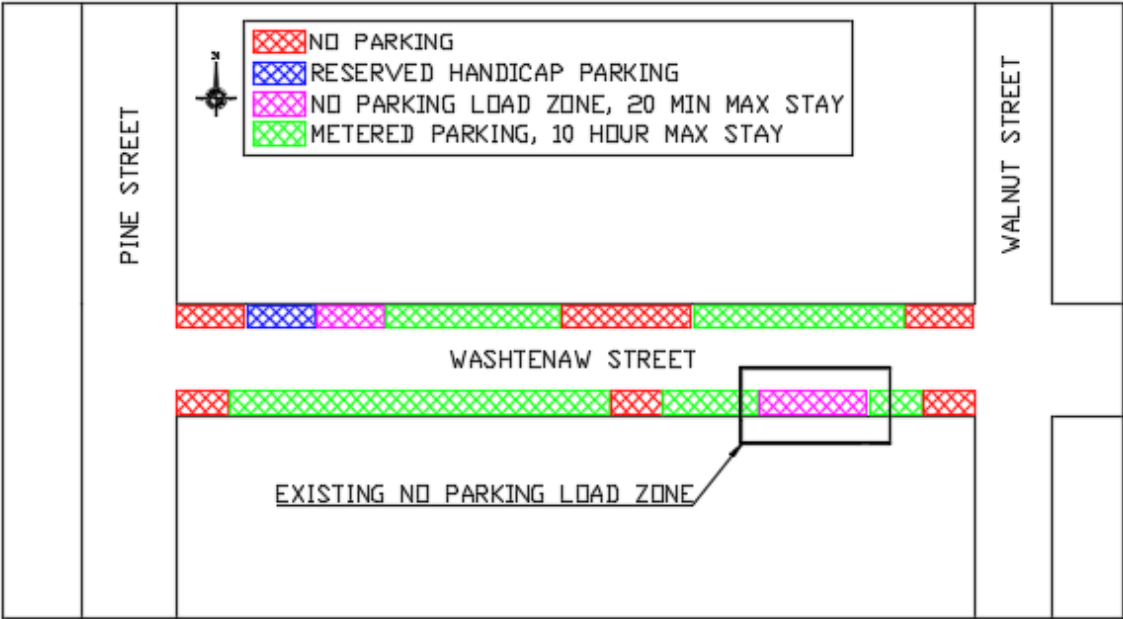


ENGINEERS REPORT #25-11

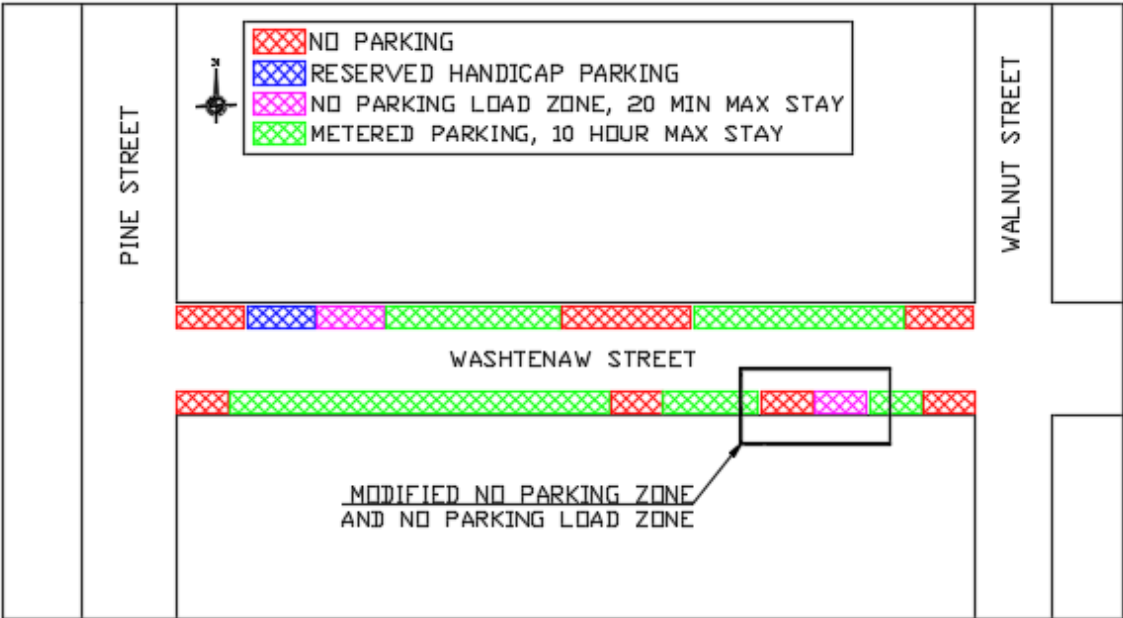
PARKING REGULATION SURVEY: WEST WASHTENAW STREET

400 West Washtenaw Street – Parking Regulations

EXISTING PARKING REGULATIONS



PROPOSED PARKING REGULATIONS



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-14 (page 1 of 2)

FILE: Washtenaw Street (400 West)

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along West Washtenaw Street from Pine Street to Walnut Street has been made; and as a result of said investigation, it is hereby directed that:

On the south side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited from Pine Street to 85 feet east of Pine Street;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 85 feet east of Pine Street to 418 feet east of Pine Street;

Parking shall be prohibited from 418 feet east of Pine Street to 518 feet east of Pine Street;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 518 feet east of Pine Street to 620 feet east of Pine Street;

Parking shall be prohibited from 620 feet east of Pine Street to 660 feet east of Pine Street;

Parking shall be prohibited, with the exception of vehicles in the process of loading and/or unloading not exceeding a twenty (20) minute stay, from 660 feet east of Pine Street to 727 feet east of Pine Street;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 727 feet east of Pine Street to 768 feet east of Pine Street;

Parking shall be prohibited from 58 feet west of Walnut Street to Walnut Street;

On the north side of WASHTENAW STREET the following regulations shall apply:

Parking shall be prohibited from Walnut Street to 90 feet west of Walnut Street;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 90 feet west of Walnut Street to 300 feet west of Walnut Street;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-14 (page 2 of 2)

FILE: Washtenaw Street (400 West)

Parking shall be prohibited from 300 feet west of Walnut Street to 484 feet west of Walnut Street;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 484 feet west of Walnut Street to 604 feet west of Walnut Street

Parking shall be prohibited, with the exception of vehicles in the process of loading and/or unloading not exceeding a twenty (20) minute stay, from 604 feet west of Walnut Street to 650 feet west of Walnut Street;

From 650 feet west of Walnut Street to 704 feet west of Walnut Street parking shall be limited to those vehicles displaying an approved handicapper designation;

No vehicle shall remain parked in the parking meter zone for a period exceeding ten (10) hours between the hours of 8:00 AM and 6:00 PM, Monday through Friday, from 704 feet west of Walnut Street to 764 feet west of Walnut Street;

Parking shall be prohibited from 74 feet east of Pine Street to Pine Street.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 99-050, 06-010

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Public Service Department received a request from the parking services office to evaluate the existing no parking load zone signs along the south side of the 400 block of West Washtenaw Street; and

WHEREAS, a portion of the existing load zone blocks a parking lot driveway at this location; and

WHEREAS, the Public Service Department recommends that the existing load zone along the south side of Washtenaw Street be modified, and parking be prohibited in front of the driveway at this location; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-14 thereby authorizing the Assistant City Engineer to regulate parking along 400 block of West Washtenaw Street between Pine Street and Walnut Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-14 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #25-15

TRAFFIC CONTROL REQUEST: FLORENCE STREET AND RAY STREET

The Transportation and Non-Motorized Section of the Public Service Department conducted a routine traffic sign field check in the area and found the stop sign post on Florence Street at Ray Street was twisted / damaged. After an investigation no record of this stop sign was found in the City of Lansing traffic sign inventory. Google maps shows the stop sign has been in place as far back as 2007.

To determine if the stop sign at Florence Street and Ray Street is warranted an intersection study to determine sight distance and traffic control requirements at the intersection was conducted.

The intersection of Florence Street and Ray Street is a residential three-leg intersection controlled by a stop sign.

Florence Street is approximately one block long, beginning at Cedar Street and ending at Ray Street. Florence Street is 24 feet wide with curb and gutter. Parking is prohibited along the south side of the street and restricted to two-hour maximum stay along the north side of the street. Ray Street is approximately seven blocks long, beginning at Isbell Street and ending at Edison Avenue. Ray Street is 24 feet wide in this area with curb and gutter. Parking is unrestricted along the east side of the street and prohibited along the west side of the street.

A safe approach speed study was performed and revealed a safe approach speed of eleven (11) miles per hour (MPH) due to the house on the northwest quadrant of the intersection.

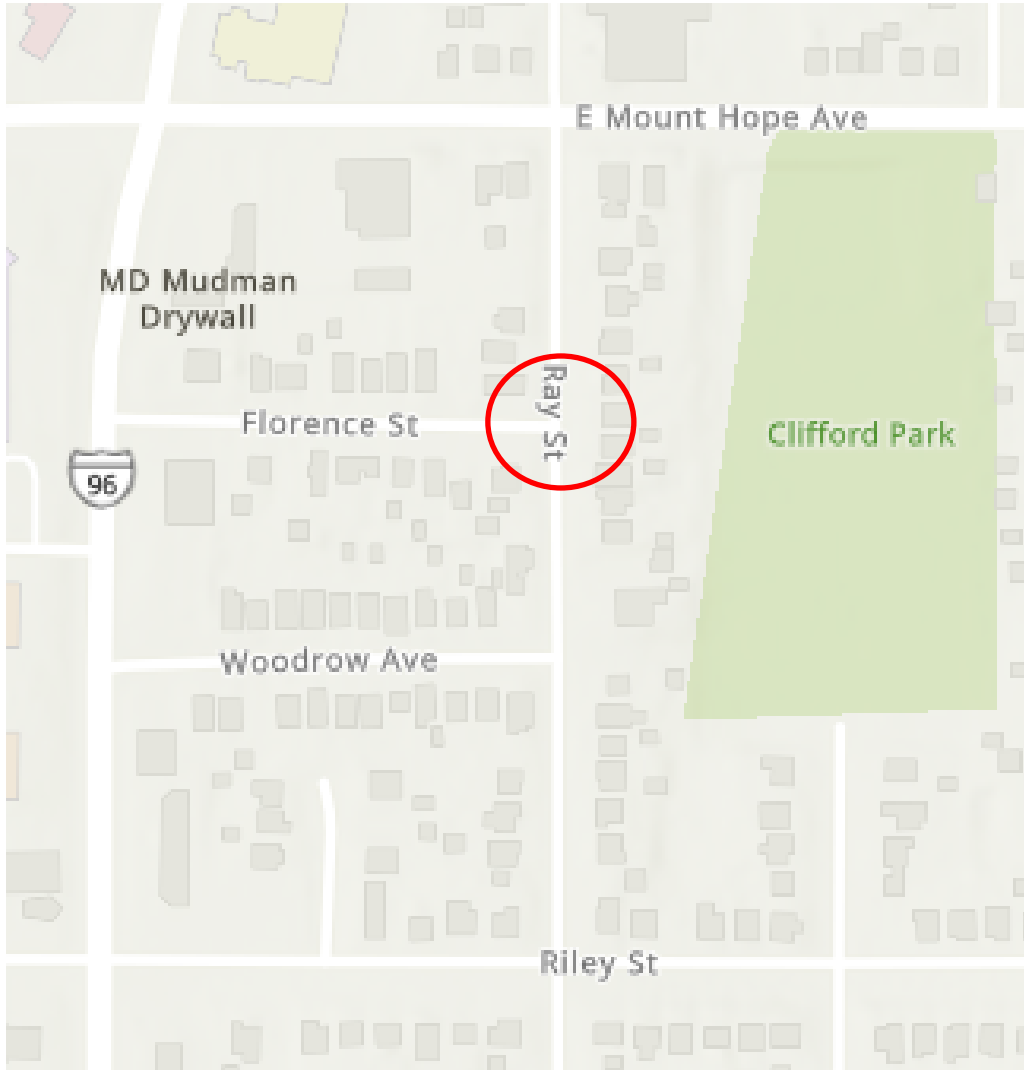
A review of the accident records for this intersection indicates there have been no reported crashes for the most recent five-year period from January 1, 2020 to December 31, 2024.

The Public Service Department recommends that the existing stop sign remain in place at this intersection based on the relatively low safe approach speed and the lack of traffic issues while this sign has been in place. A new traffic control order will be issued to document the existing stop sign traffic control at this intersection.

ENGINEERS REPORT #25-15

TRAFFIC CONTROL REQUEST: FLORENCE STREET AND RAY STREET

LOCATION DIAGRAM



ENGINEERS REPORT #25-15

TRAFFIC CONTROL REQUEST: FLORENCE STREET AND RAY STREET

STREET VIEW – Eastbound Florence Street at Ray Street looking north



STREET VIEW – Eastbound Florence Street at Ray Street looking south



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-15

FILE: Florence Street and Ray Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions at the intersection of Florence Street and Ray Street has been made; and as a result of said investigation, it is hereby directed that:

All westbound traffic on FLORENCE STREET shall stop prior to entering the intersection at RAY STREET.

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n.a.

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON: _____

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted a routine traffic sign field check in the area and found the stop sign post on Florence Street at Ray Street was twisted / damaged; and

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department conducted an investigation and found no record of this stop sign in the City of Lansing traffic sign inventory. Google maps shows the stop sign has been in place as far back as 2007; and

WHEREAS, the Transportation and Non-Motorized Section performed a safe approach speed study and revealed a safe approach speed of eleven miles per hour; and

WHEREAS, the Transportation and Non-Motorized Section recommends the existing stop sign remain in place at this intersection based on the relatively low safe approach speed and the lack of traffic issues while this sign has been in place; and

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-15, thereby authorizing the Assistant City Engineer to install a stop sign on Florence Street at Ray Street.

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-15 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate sign is installed.

ENGINEERS REPORT #25-16

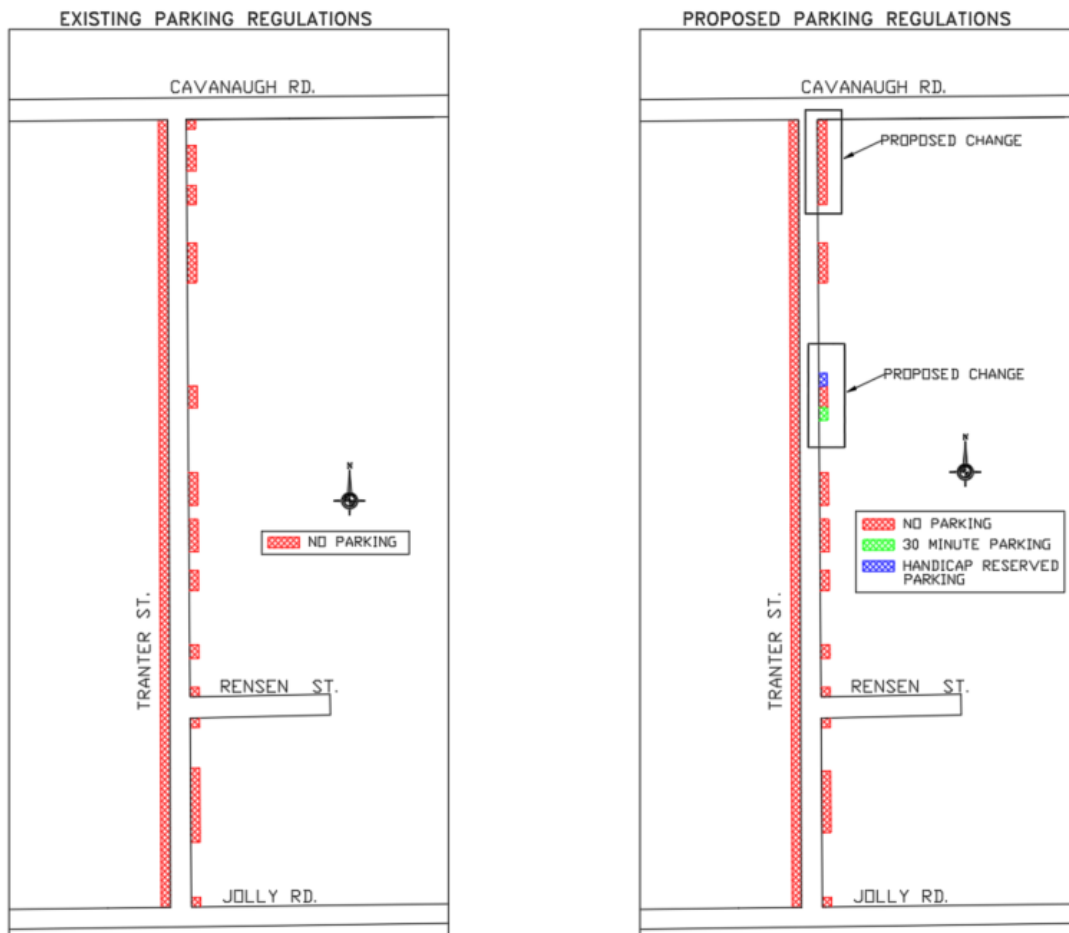
PARKING REGULATION SURVEY: TRANTER STREET

The Public Service Department received a request from CATA to modify the parking regulations along the east side of Tranter Street. Based on this request and a field investigation of this area, the Public Service Department has made the following changes to parking along Tranter Street on a temporary basis:

- 1) Prohibit parking along the east side of Tranter Street from 370 ft south of Cavanaugh Road to Cavanaugh Road.
- 2) Add two 30 minute maximum stay short-term parking spaces along the east side of Tranter Street near the main CATA building entrance.
- 3) Add two handicap reserved parking spaces along the east side of Tranter Street near the main CATA building entrance.

The Public Service Department recommends that these parking regulation changes along Tranter Street be made permanent to better meet the needs of CATA and its visitors.

Tranter Street – Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-16 (page 1 of 2)

FILE: Tranter Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Tranter Street has been made; and as a result of said investigation, it is hereby directed that:

On the east side of TRANTER STREET the following regulations shall apply:

Parking shall be prohibited from Jolly Road to 65 feet north of Jolly Road;

Parking shall be prohibited from 236 feet north of Jolly Road to 431 feet north of Jolly Road;

Parking shall be prohibited from 45 feet south of Rensen Street to 45 feet north of Rensen Street;

Parking shall be prohibited from 122 feet north of Rensen Street to 165 feet north of Rensen Street;

Parking shall be prohibited from 337 feet north of Rensen Street to 400 feet north of Rensen Street;

Parking shall be prohibited from 460 feet north of Rensen Street to 563 feet north of Rensen Street;

Parking shall be prohibited from 607 feet north of Rensen Street to 710 feet north of Rensen Street;

No vehicle shall remain parked for a period exceeding thirty (30) minutes between the hours of 8:00 AM to 6:00 PM, Monday through Friday, from 876 feet north of Rensen Street to 916 feet north of Rensen Street;

Parking shall be prohibited from 916 feet north of Rensen Street to 985 feet north of Rensen Street;

From 985 feet north of Rensen Street to 1025 feet north of Rensen Street parking shall be limited to those vehicles displaying an approved handicapper designation;

**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-16 (page 2 of 2)

FILE: Tranter Street

Parking shall be prohibited from 1312 feet north of Rensen Street to 1438 feet north of Rensen Street;

Parking shall be prohibited from 1560 feet north of Rensen Street to Cavanaugh Road.

On the west side of TRANTER STREET the following regulations shall apply:

Parking shall be prohibited from Cavanaugh Road to Jolly Road;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: 25-10

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from CATA to modify the parking regulations along the east side of Tranter Street; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field investigation of this area; and

WHEREAS, based on the request from CATA the Public Service Department recommends that parking regulations along the east side of Tranter Street be modified to also include two short term parking spaces and two handicap reserved parking spaces near the main CATA building entrance;

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-16, thereby authorizing the Assistant City Engineer to regulate parking along Tranter Street;

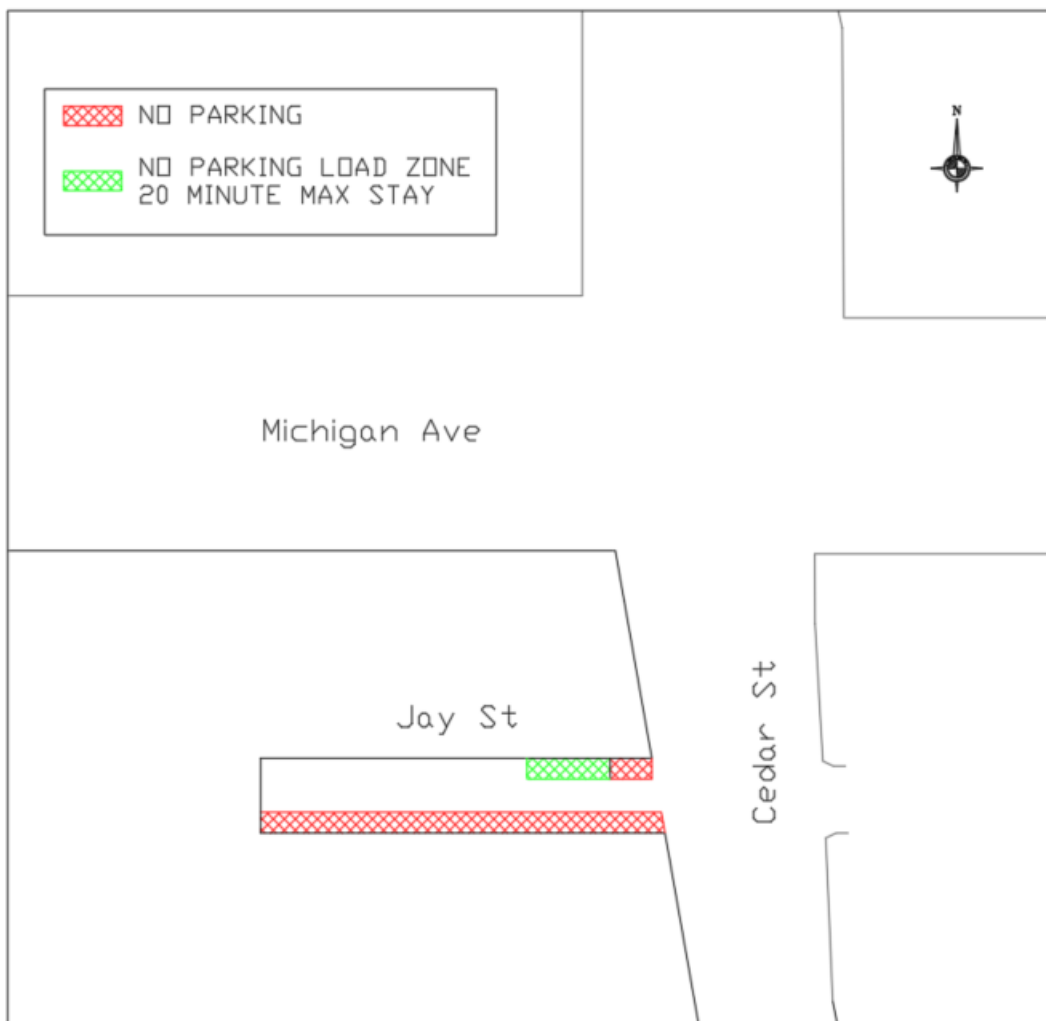
BE IT FINALLY RESOLVED that Traffic Control Order No. 25-16 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.

ENGINEERS REPORT #25-17

PARKING REGULATION SURVEY: JAY STREET

The Public Service Department received a request from The Nuthouse restaurant management to add a load zone along the north side of Jay Street. Based on this request and a field investigation of this area, the Public Service Department has installed no parking load zone 20-minute maximum stay signs along the north side of Jay Street west of Cedar Street on a temporary basis. The Public Service Department recommends that this load zone be made permanent to better meet the needs of the adjacent business.

Jay Street – Proposed Parking Regulations



**CITY OF LANSING
TRAFFIC CONTROL ORDER**

ORDER NUMBER: 25-17

FILE: Jay Street

In accordance with the Michigan Uniform Traffic Code R 28.1126 Rule 126, an investigation of the traffic conditions along Jay Street has been made; and as a result of said investigation, it is hereby directed that:

On the north side of JAY STREET the following regulations shall apply:

Parking shall be prohibited from Cedar Street to 60 feet west of Cedar Street;

Parking shall be prohibited except for vehicles in the process of loading or unloading for a period not to exceed twenty (20) minutes from 60 feet west of Cedar Street to 110 feet west of Cedar Street;

On the south side of JAY STREET the following regulations shall apply:

Parking shall be prohibited from the west end of Jay Street to Cedar Street;

Any conflicting traffic regulations on the following Traffic Control Order(s) is/are hereby rescinded: n/a

APPROVED BY THE CITY COUNCIL OF THE CITY OF LANSING ON:

ISSUED BY:

DATE:

Mitchell J. Whisler
Assistant City Engineer

RECEIVED FOR FILING:

SIGNED BY:

Date

Chris Swope
City Clerk

DATE OF FILING WITH CITY CLERK: _____

Resolution #2025-###

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the Transportation and Non-Motorized Section of the Public Service Department received a request from The Nuthouse restaurant management to add a load zone along the north side of Jay Street; and

WHEREAS, the Transportation and Non-Motorized Section conducted a field investigation of this area and installed no parking load zone 20-minute maximum stay signs along the north side of Jay Street west of Cedar Street on a temporary basis; and

WHEREAS, the Public Service Department recommends that the load zone along the north side of Jay Street be made permanent to better meet the needs of the adjacent business;

WHEREAS, the Public Service Board, concurs with the recommendation of the Public Service Department;

WHEREAS, the minutes containing the Public Service Board's recommendation on this matter are on file with the City Clerk's Office;

WHEREAS, the Committee on City Operations reviewed the report and concurs with the recommendation of the Public Service Board;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves Traffic Control Order No. 25-17, thereby authorizing the Assistant City Engineer to regulate parking along Jay Street;

BE IT FINALLY RESOLVED that Traffic Control Order No. 25-17 shall become effective when signed by the Assistant City Engineer and filed with the City Clerk and the appropriate signs are installed.