AGENDA
Committee of the Whole
Monday, December 11, 2017 – 5:00 p.m. –note time
City Council Chambers, City Hall 10th Floor

Council Member Spitzley, Chairperson
Council Member Wood, Vice Chair

1. **Call to Order**
2. **Roll Call**
3. **Presentation**
   - Beitler Real Estate Services RE: City Hall Development
4. **Minutes**
   - November 27, 2017
5. **Public Comment on Agenda Items (Up to 3 Minutes)**
6. **Discussion/Action:**

   A.) RESOLUTION – Appointment; Mindy Jones to the Medical Marihuana Commission 2nd Ward; 2 year Term

   B.) RESOLUTION – ACT-1-2017; Sale of R. E. Olds Museum; 240 Museum Drive

   C.) RESOLUTION – ACT-13-2012; Sale of Waverly Park and Michigan Avenue Park

   D.) RESOLUTION –Brownfield Redevelopment Plan #71; Neogen 1000 Hosmer Redevelopment Project

   E.) RESOLUTION – Authorizing Temporary Operation of Medical Marijuana Facilities

   F.) RESOLUTION – Adjust Common Boundaries between City of Lansing and City of East Lansing

   G.) RESOLUTION – Acceptance of Roadway in College Fields

   H.) RESOLUTION - Naming Cesar E. Chavez Avenue, the former East Grand River Avenue and West Grand River Avenue, to include Honorary East Grand River Avenue and Honorary West Grand River Avenue. Specifically, East Grand River Avenue commencing at Oakland Avenue and ending at Washington Avenue and West Grand River Avenue commencing at Washington Avenue and ending at Pine Street
7. **Other**
8. **Adjourn**

November 27, 2017
Lansing City Hall

LANSING MICHIGAN

BEITLER

City Hall Redevelopment, Lansing, MI

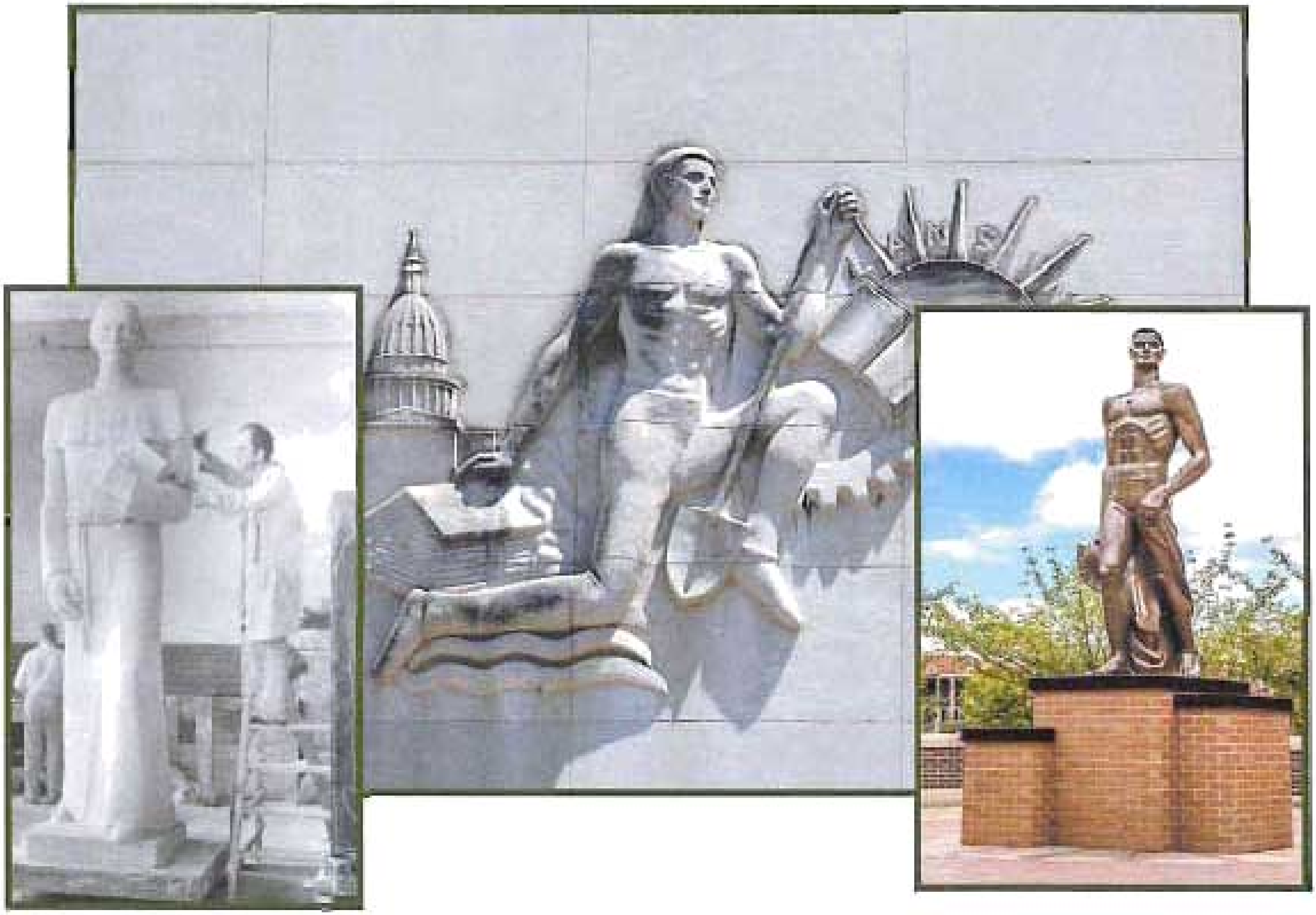

Jack Tar
LANSING
FREE
24 HOUR PARKING
Overnight Guests
JACK TAR

BEITLER

BEITLER

BEITLER

BEITLER



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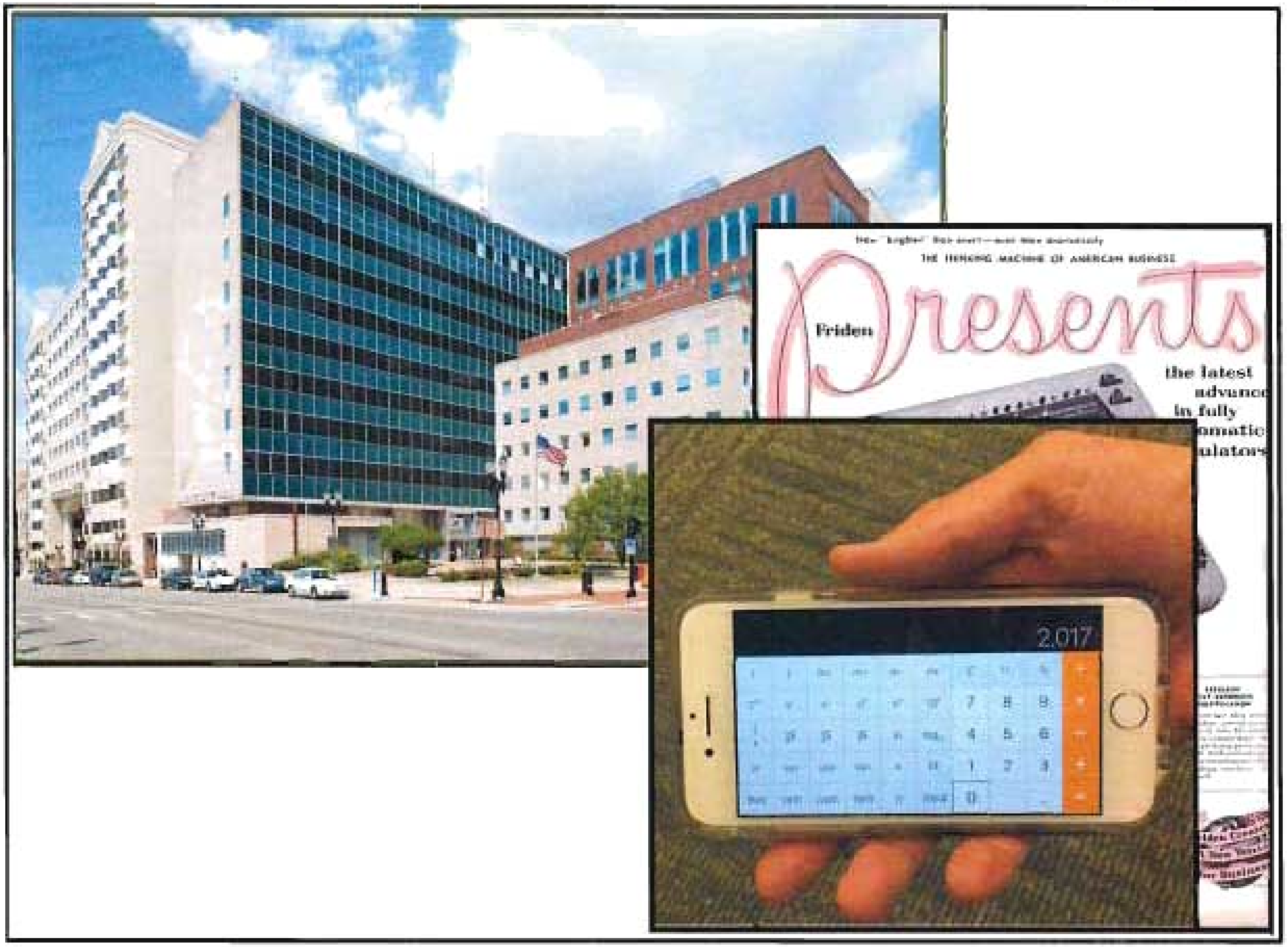
THE THINKING MACHINE OF AMERICAN BUSINESS
Friden
Presents
the latest
in fully
2.017

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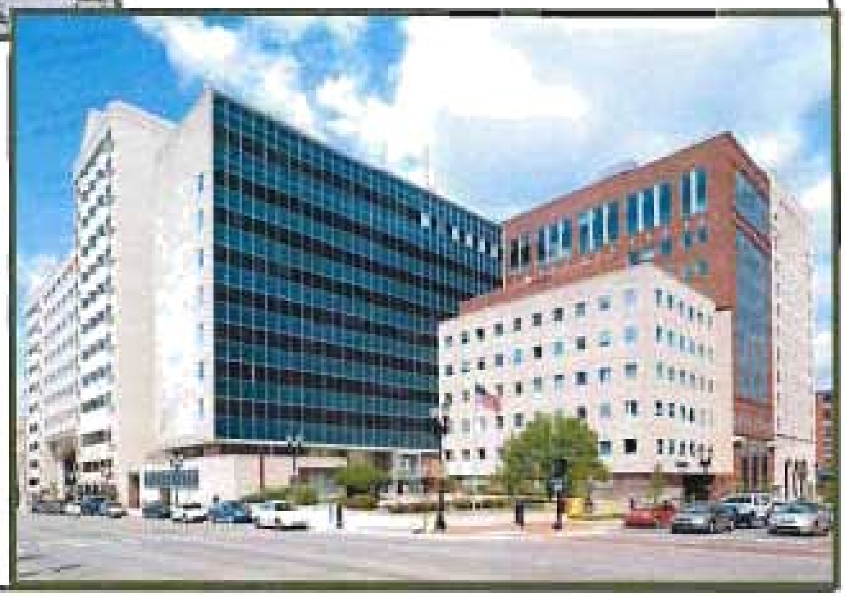

BEITLER

The Mission and Vision of City Hall Development

Develop an architecturally significant building with historical attraction to visitors.

- First Modern Age architecture
- First building not to build "lot line to lot line"
- First building with sculpture art on the exterior
- First building to combine two curtain walls
- First building to "float" freestanding building under upper building
- First building featuring multiple water fountains in the lobby
- Highest ratio of window glass to curtain wall

- Retention of the existing buildings and limestone end walls

The Mission and Vision of City Hall Development

All new energy efficient building systems

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The Mission and Vision of City Hall Development

Extend floating building to create an outdoor/indoor café
Top floor of the café will be a public observation deck

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The Mission and Vision of City Hall Development

BEITLER'S plan for the redevelopment of the Lansing City Hall building calls for:

Windows of the World restaurant/cocktail lounge top floor overlooking Capitol

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The Mission and Vision of City Hall Development

Green roofs will be added to both buildings

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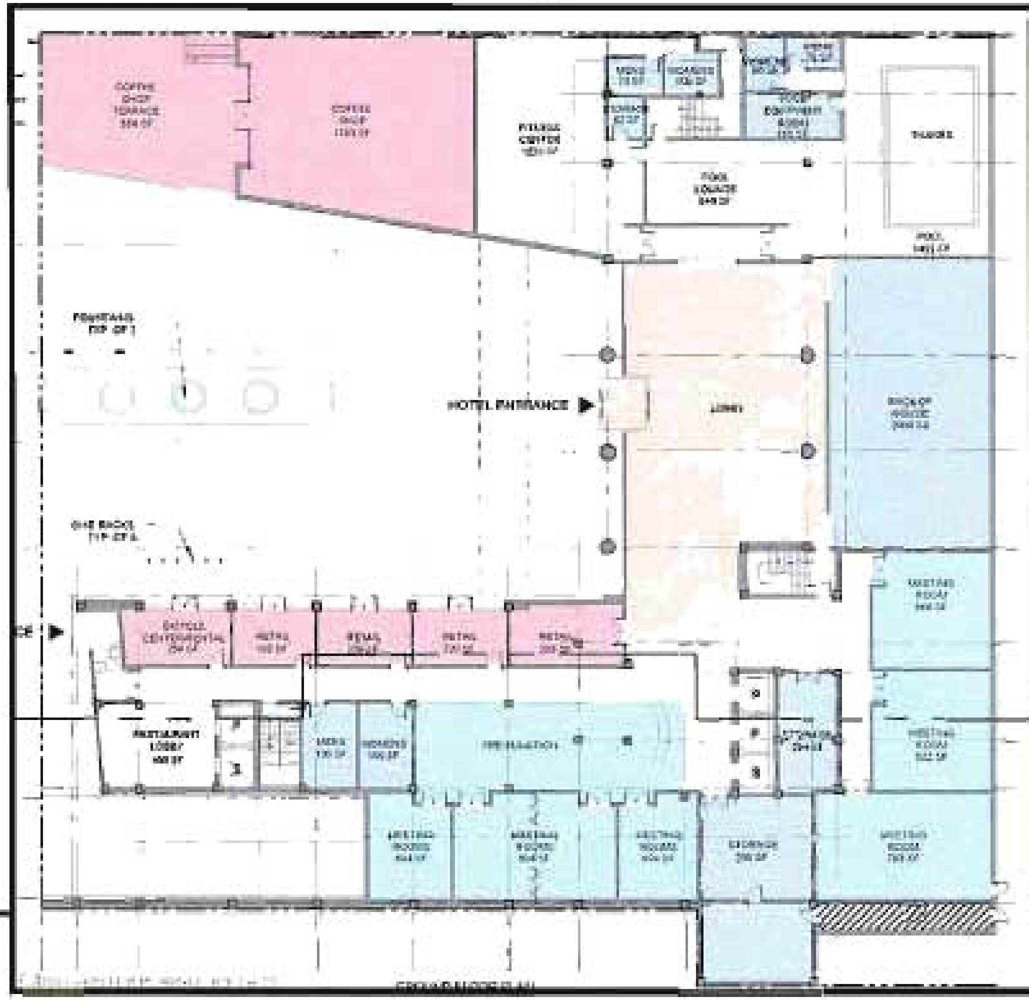
The Mission and Vision of City Hall Development

Hotel Lobby Floor



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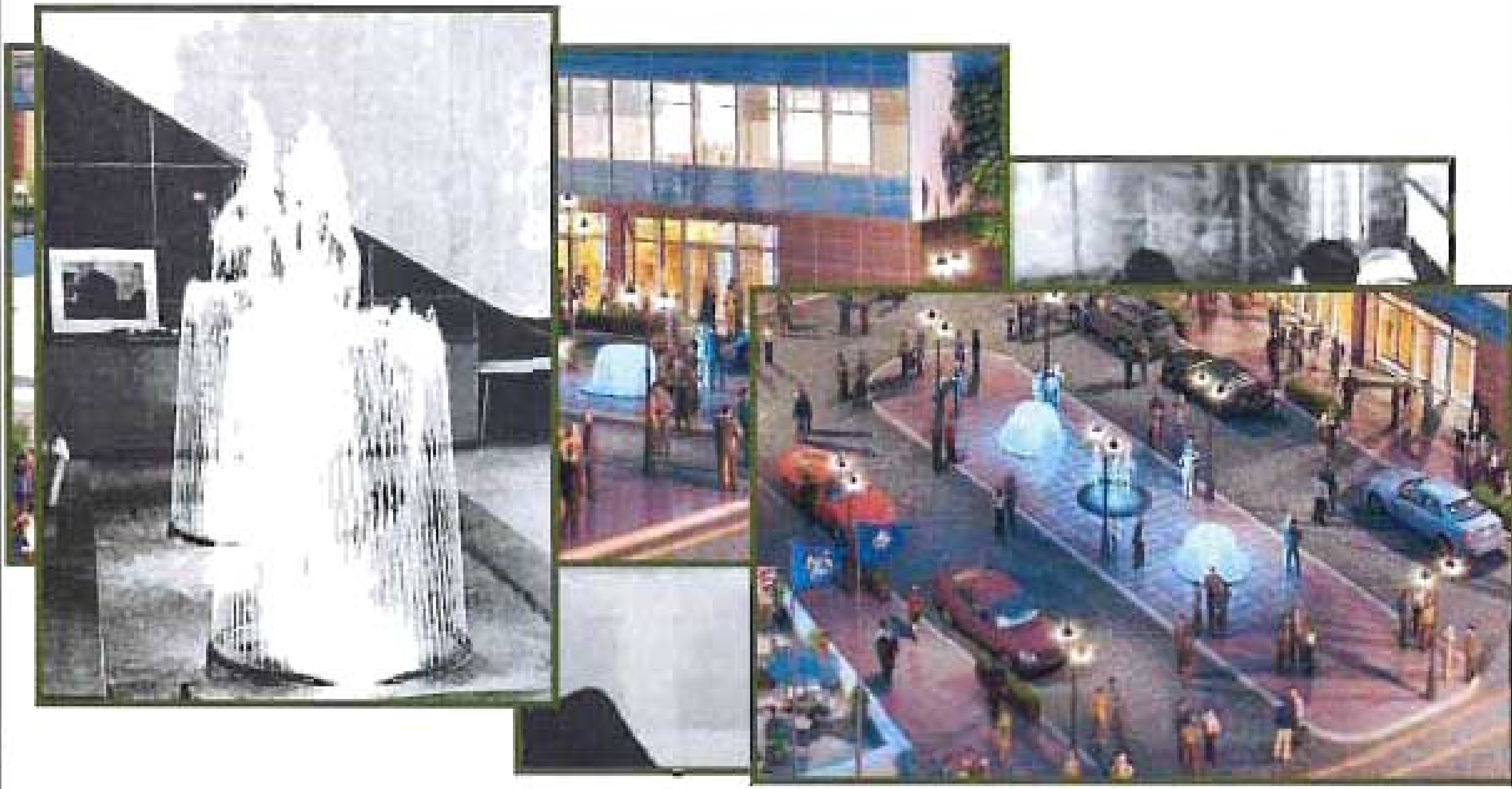
The Mission and Vision of City Hall Development

Hotel Lobby Floor



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The Mission and Vision of City Hall Development

Wellness Center with exercise facilities and three lane lap pool

The Mission and Vision of City Hall Development

BEITLER'S plan for the redevelopment of the Lansing City Hall building calls for:

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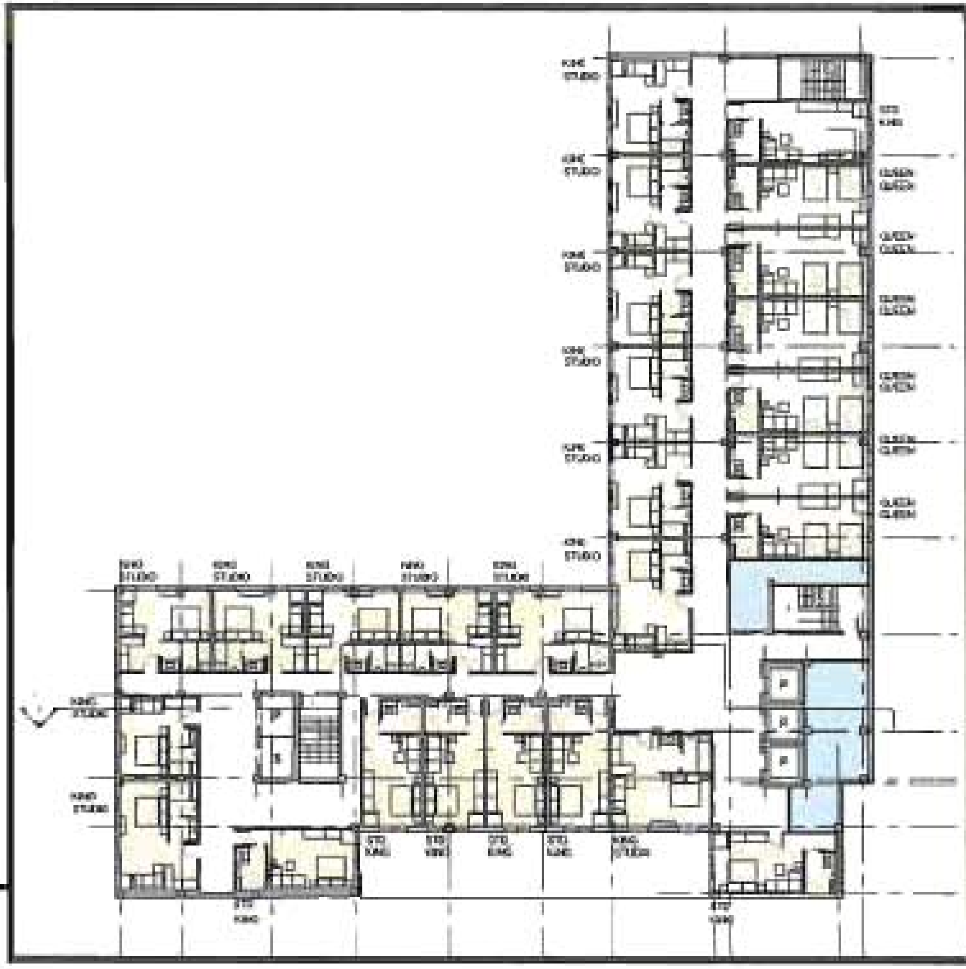
The Mission and Vision of City Hall Development

180 Hotel Rooms



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90 Below Grade Parking Stalls

The Mission and Vision of City Hall Development

BEITLER'S plan for the redevelopment of the Lansing City Hall building calls for:

LEED Certification SILVER

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The Mission and Vision of City Hall Development

24/7 boost to the downtown core area activities

The Mission and Vision of City Hall Development

Primary support for booking events at Convention Center

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Ground Lease Pillars

I. Maximize the Value to City
- Developer is responsible for all up front project costs ($42M)
- Project enters into Long Term Ground Lease ($225,000/Year escalating 5% every 5 Years)

II. Maximum Flexibility
- City retains annual cash flow, can sell the land lease in future
- Lease Scenario:

Long term land lease:	5 Years	$4,100,000
	20 Years	$8,300,000
	30 Years	$11,500,000

- Land lease acts as a bond and can be used as collateral for other City borrowings

III. Minimize Risk
- City retains ownership of the property
- Land lease is NOT SUBORDINATED to financing
- Guarantee for land lease is the new hotel valued at $42,000,000
- Any default on land lease will be cured by Mortgage Lender

By utilizing a long term land lease, BEITLER is NOT requesting any financial assistance (including Tax Incremental Financing TIF) from the City of Lansing or the State of Michigan.

BEITLER

A Tale of Two Cities...

City of Madison	City of Lansing
	

BEITLER

Relevant Experience
New Construction

BEITLER

Relevant Experience
Adaptive Redevelopment

WHITEHALL HOTEL CHICAGO
133,000sf
Architect: Lothan Van Hook DeStefano Architecture LLC

Built in 1928, the 25 story [illegible] one of Chicago's best known historic hotel buildings. LVDA was retained to redesign, modernize and expand the [illegible] room Whitehall Hotel in Chicago's Gold Coast in order to stay competitive with the expanding Chicago hotel market. LVDA [illegible] maintained the 1928 architecture while [illegible] a modern format allowing for an additional [illegible] rooms. LVDA's careful design balanced the [illegible] of the 80 year old building while modernizing and expanding the hotel rooms by 40%.

Minority Mentorship Program

"Tell me and I forget,
teach me and I may remember,
involve me and I learn."

- Benjamin Franklin


Sabrina Phillips


Freddy Manengo


Ismael Al-Amoodi

Beitler is a strong advocate of mentoring and believes that the opportunity of working with a mentor is a critical component to success. Beitler's Minority Mentorship Program is designed to help provide students the opportunity to be involved with real time projects and work on all aspects of a venture. Interns work directly with team leaders, attend all meetings, provide ongoing input and make presentations on work performed. Beitler's interns are exposed to a diverse array of project types and as such, Beitler selects interns who add enthusiasm, work ethic and diversity to the program. Beitler's interns have gone on to have successful careers in real estate, law, marketing and finance. In the spirit of continuing the idea of mentorship, Beitler would include an intern for the Project on the Property.

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Beitler Proposal Achieves

- Maximum Dollars Paid to the City of Lansing
- No TIF or City/State subsidies required
- Project saves a Landmark Building and preserves the architectural integrity
- Project retains the open plaza at street level for the public
- Shortest time to completion and opening of Hotel
- New Retail for pedestrians, guests and the public at ground level

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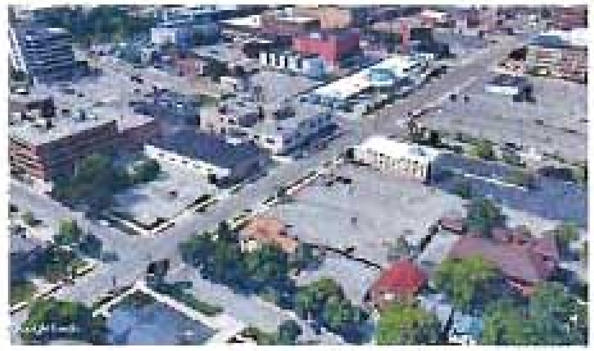
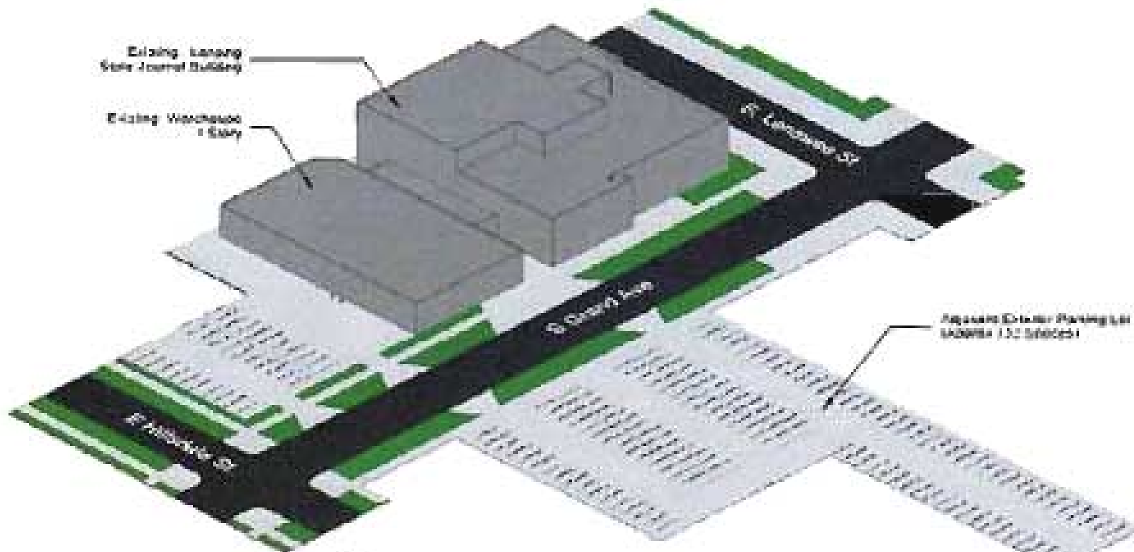
Lansing City Hall – New Site

EXISTING SITE - ARIAL VIEW
NW CORNER



EXISTING SITE - ARIAL VIEW
SW CORNER



EXISTING SITE - AXONOMETRIC
SCALE 1/64" = 1'-0"

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The Mission and Vision of City Hall Development

City of Lansing, Michigan
City Hall and Police Central Station Facility

SPACE UTILIZATION STUDY
Phase I: Programming Needs Assessment
Phase II: Building Conditions Assessment

OWNER: City of Lansing, Michigan
124 West Michigan Avenue
Lansing, Michigan 48933

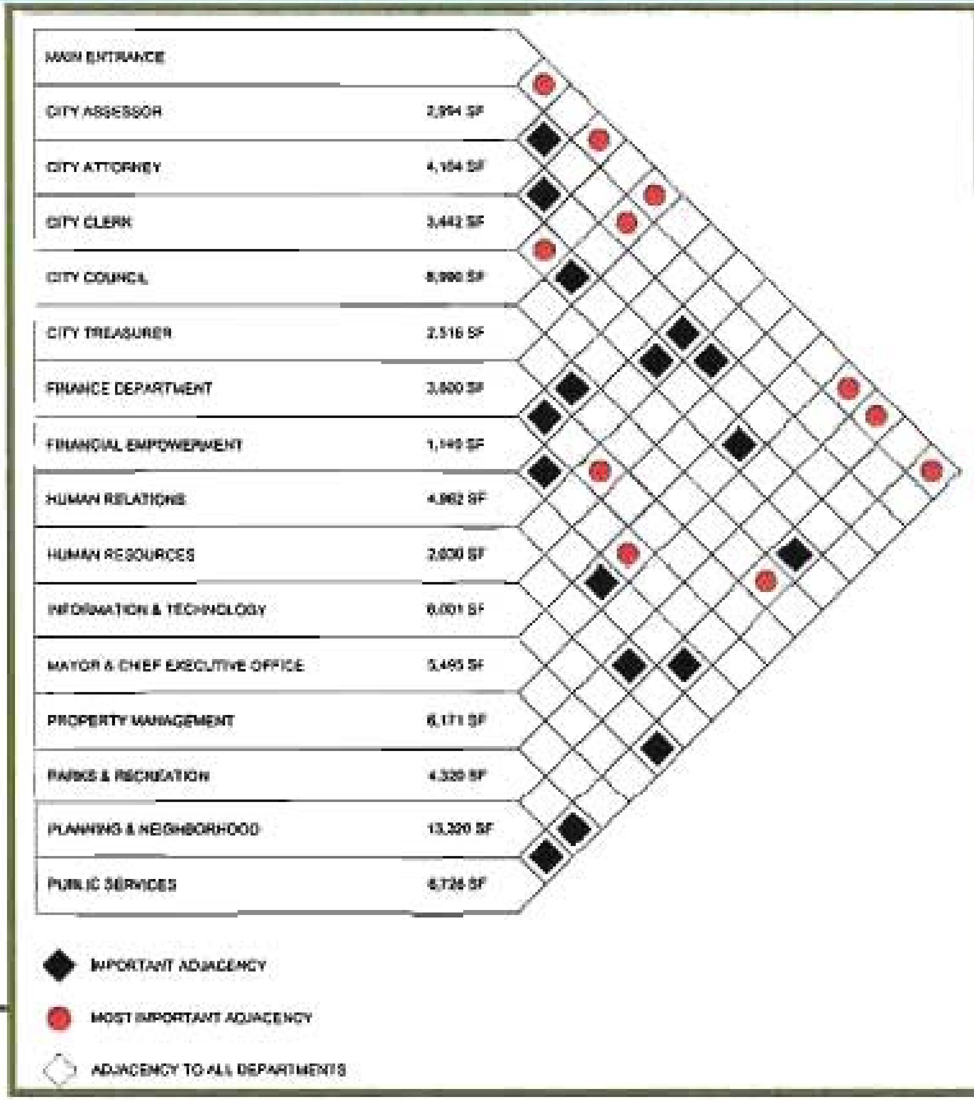
ARCHITECT: DLZ Michigan, Inc.
1425 Keystone Avenue
Lansing, Michigan 48911

June 06, 2016

DLZ Project No. 1541-6686-90

DLZ

Lansing City Hall – Program Adjacency Chart



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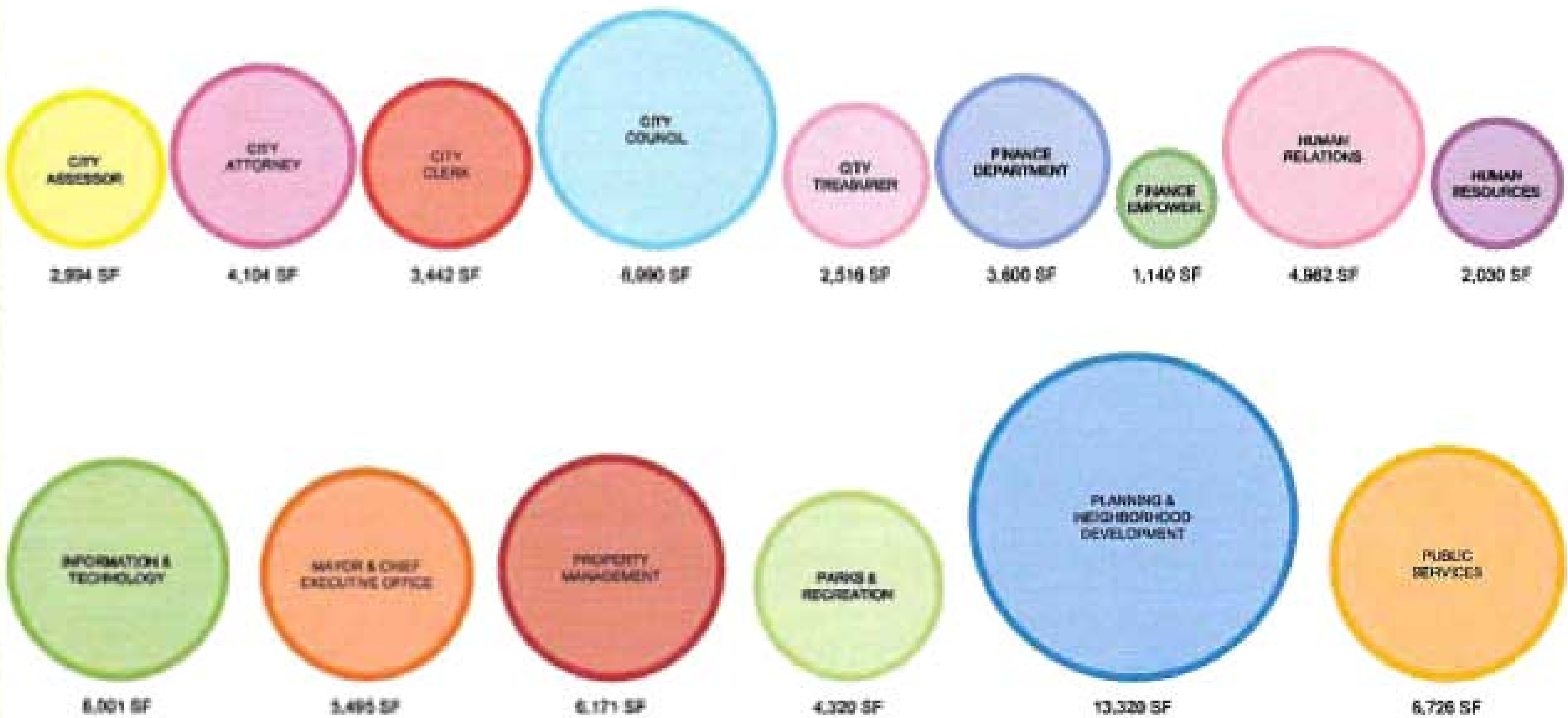
Lansing City Hall – Program Square Footages

NET USABLE SQUARE FOOTAGES



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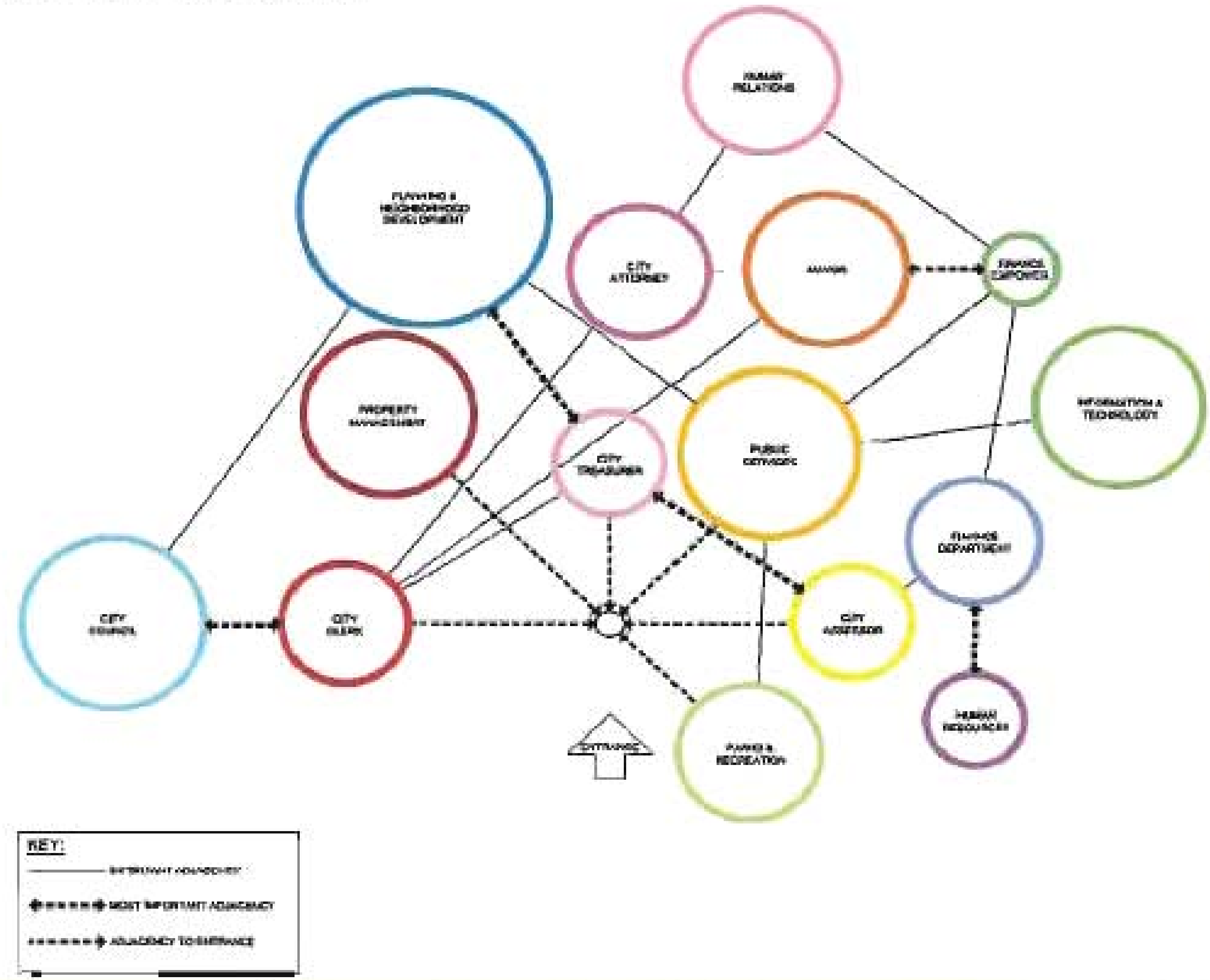
Lansing City Hall – Program Square Footages

PROGRAM BUBBLE DIAGRAM



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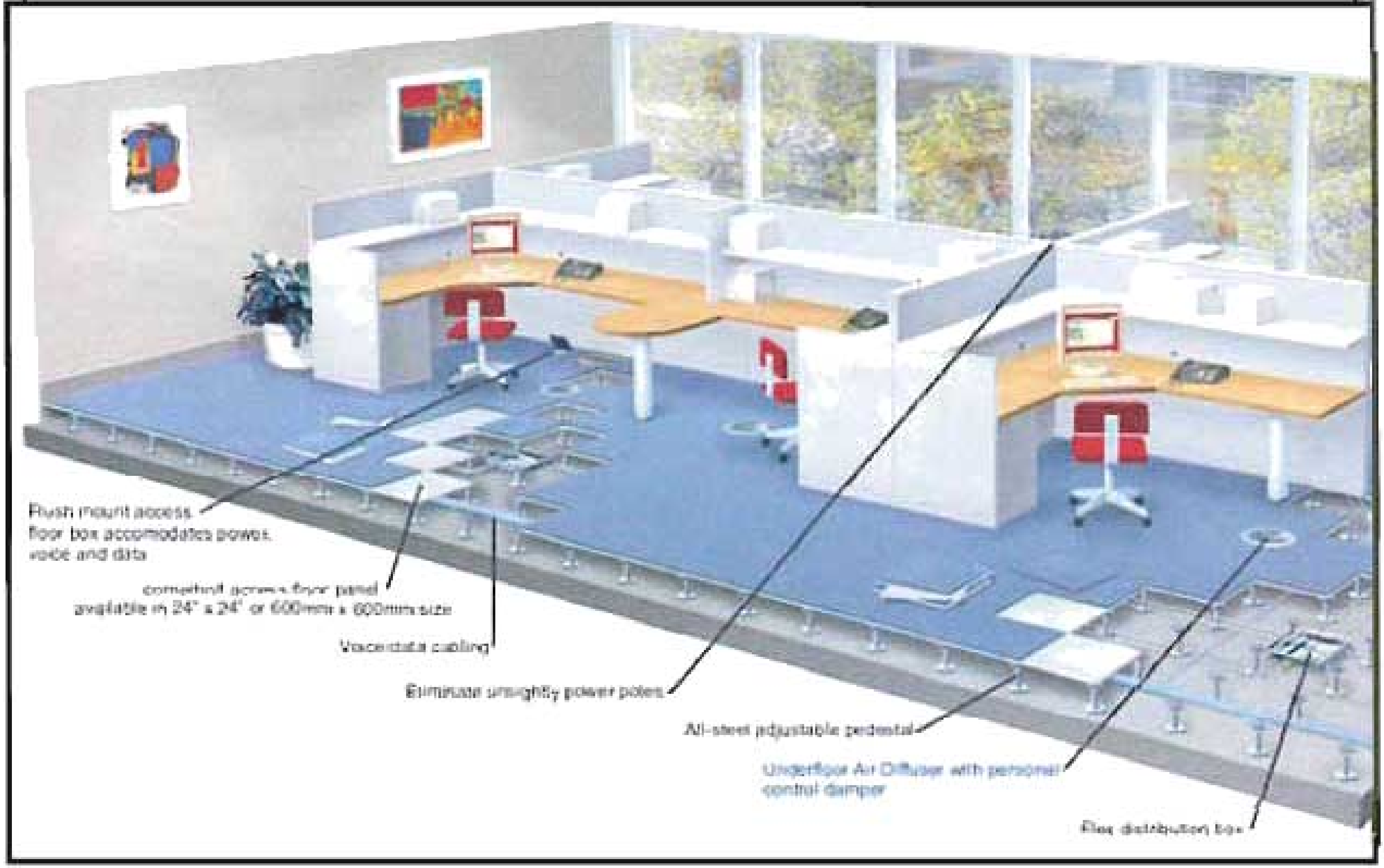
New City Hall – Raised Floor



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New City Hall – Raised Floor

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New City Hall – Raised Council Floor

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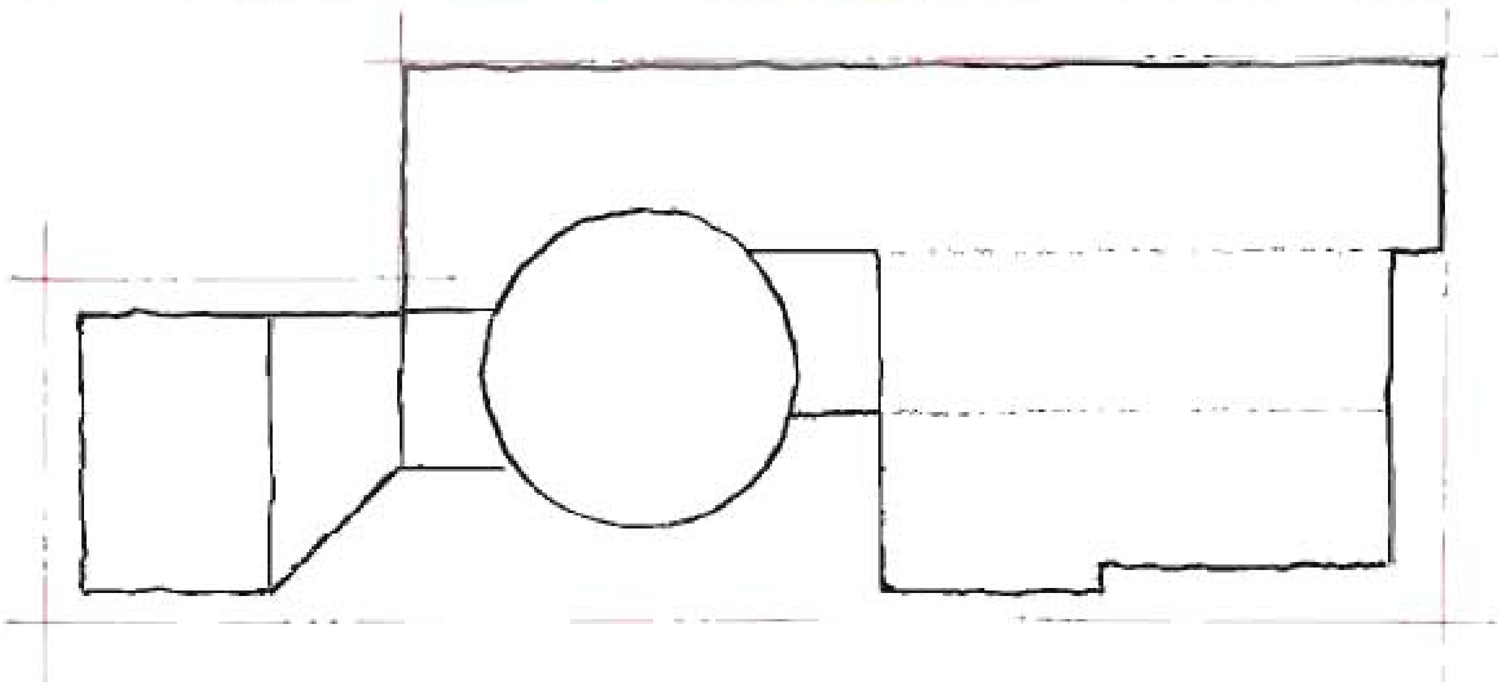
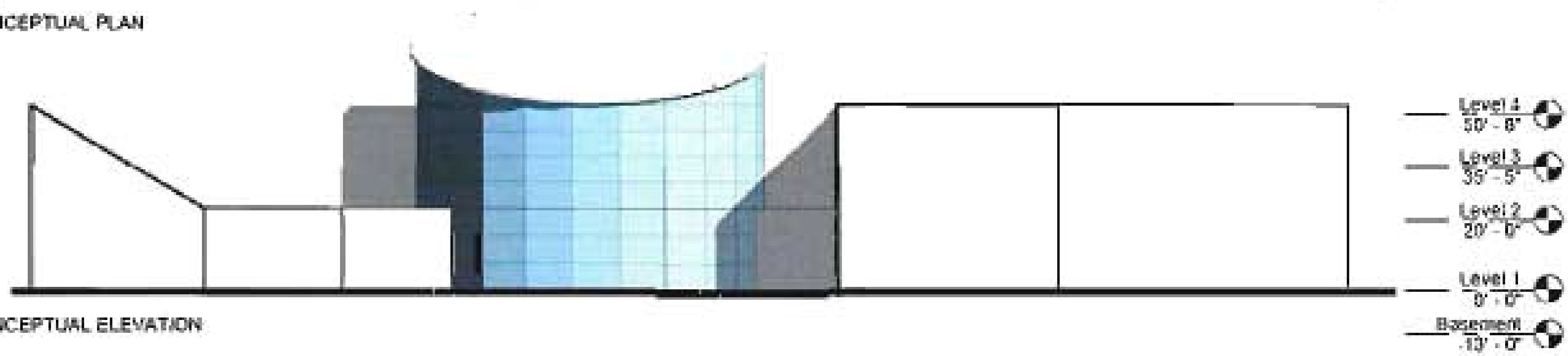
Lansing City Hall – Conceptual Plan



CONCEPTUAL PLAN



CONCEPTUAL ELEVATION

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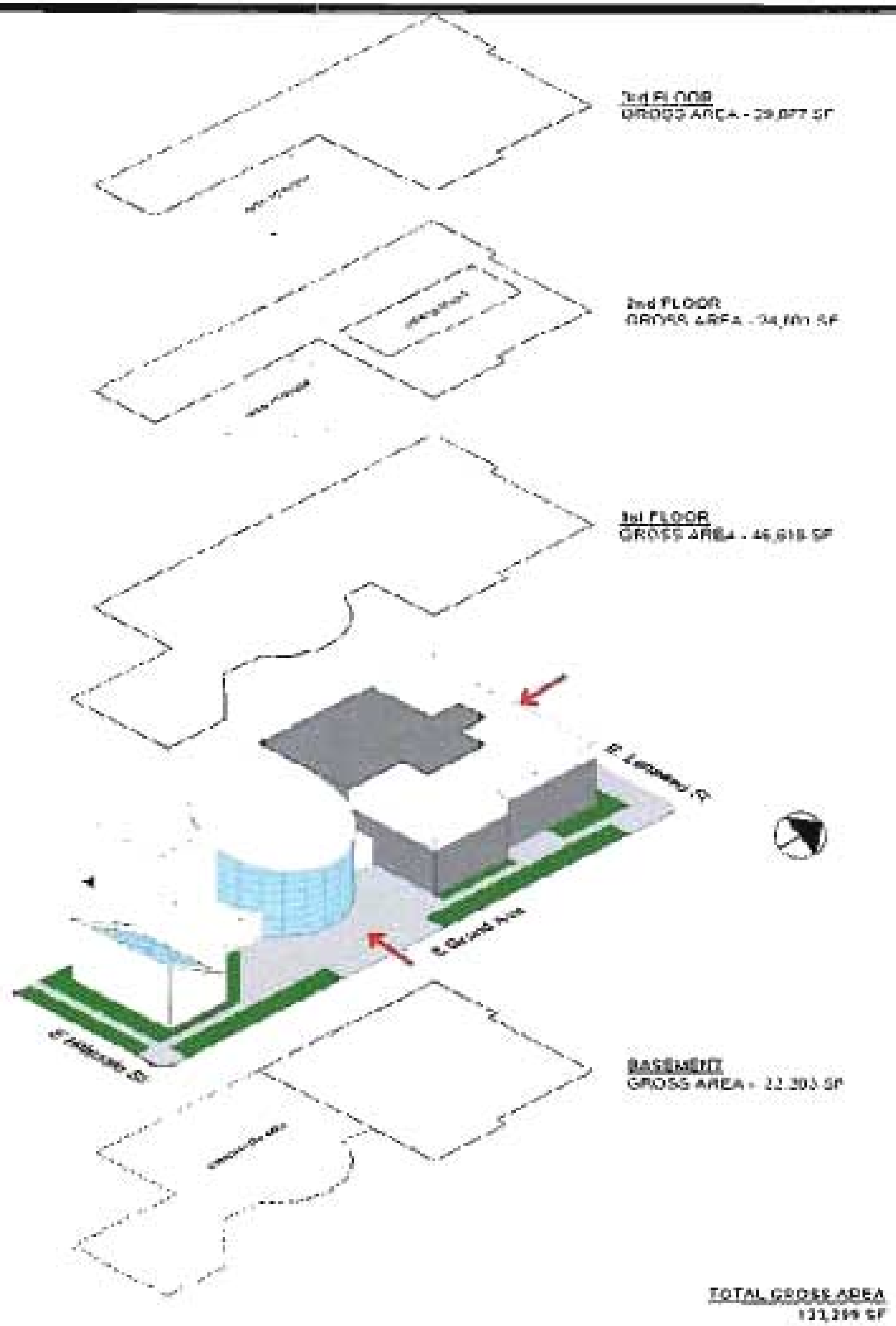
3rd FLOOR
GROSS AREA
2nd FLOOR
GROSS AREA
1st FLOOR
GROSS AREA - 46,618 SF
BASEMENT
GROSS AREA - 22,303 SF
TOTAL GROSS AREA

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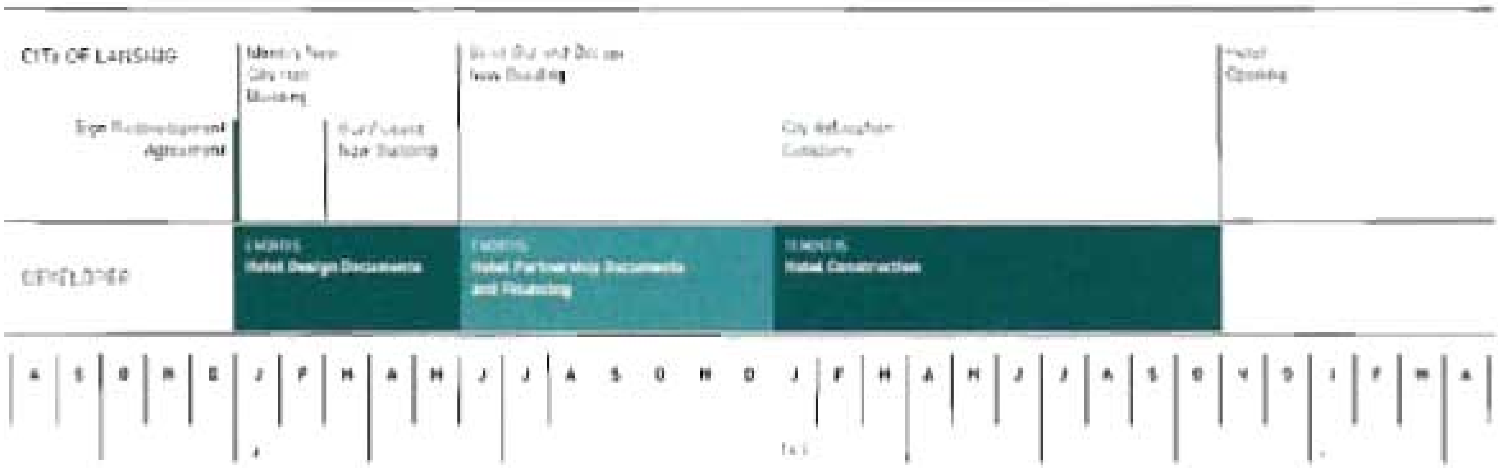
The Mission and Vision of City Hall Development

Shortest period of time to reposition the buildings



Q & A

BEITLER

City Hall Redevelopment, Lansing, MI

MINUTES
Committee of the Whole
Monday, November 27, 2017 @ 5:30 p.m.
City Council Chambers

CALL TO ORDER

Council President Spitzley called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Brown Clarke
Councilmember Kathie Dunbar- arrived at 5:33 p.m.
Councilmember Tina Houghton
Councilmember Adam Hussain
Councilmember Patricia Spitzley
Councilmember Jody Washington
Councilmember Carol Wood
Councilmember Jessica Yorko

OTHERS PRESENT

Sherrie Boak, Council Staff
Jim Smiertka, City Attorney
Chad Gamble, Director of Public Service
Angie Bennett, Finance Director
Heather Sumner, Assistant City Attorney
Eric Brewer, Council Internal Auditor
Kathy Miles
Brockton Feltman
Elaine Womboldt
Loretta Stanaway
Anita Turner
John Addis
Tracy Winston
Paul Beitler
JP Beitler
Mayor Bernero - arrived at 6:30 p.m.

Minutes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM NOVEMBER 13, 2017 AS PRESENTED. MOTION CARRIED 7-0.

Public Comment on Agenda Items

Ms. Miles questioned why the Mayor was referring the Medical Marihuana Commission appointments and if the industries and neighborhoods were supposed to be represented on the Commission. Ms. Miles then spoke in opposition to the building of city hall, spoke in opposition.

Ms. Womboldt spoke in opposition to the appointments to the Medical Marihuana Commission and asked the Committee if they were contacted by the Administration for their recommendations.

Council Member Houghton stepped away from the meeting at 5:34 p.m.

Ms. Womboldt asked for information on the procedures for the Medical Marihuana Commission and then spoke in opposition to the selling of City Hall.

Council Member Houghton returned to the meeting at 5:35 p.m.

Ms. Stanaway spoke in opposition to the proposed appointments to the Medical Marihuana Commission and in opposition to the proposed City Hall project.

Discussion/Action:

General Fund Status Report for 1st Quarter FY2018

Ms. Bennett distributed an updated General Fund Status Report and the Vacancy Factor Report as of 9/30/2017. Ms. Bennett then went through the funds, noting that the revenues were on par with where they were expected to be. Regarding the benchmarks, Ms. Bennett stated that the City is within 1%, and there is nothing substantial expected at this point. The total General Fund is on target with the benchmark, even though some areas appear lower. All departments are within their budget targets, except two departments are out of their range, those being the Clerk's office and the Fire Department. That has to do with the election for the Clerk's office and for the Fire Department is has to do with the collective bargaining agreement. Overall, Ms. Bennett noted that the revenues and expenditures are on target for the 1st quarter of the year.

Council Member Brown Clarke asked about the transfers in the expenditures and asked if those were unallocated and what they represented. Ms. Bennett stated the transfers were from other funds such as CIP, the golf course, and where the general fund transfers to other funds.

Council Member Wood asked for an explanation on the return on equity, and return on the WWTP that ended in FY2017. Ms. Bennett stated that the general fund had contributed to the WWTP years ago and that return on equity was on the future value computation which ended in 2017 because it had been satisfied. It was $300,000.

Ms. Bennett moved the discussion to the Vacancy Factor Report, and noted that budget for FY2018 was $500,000. As of the 1st quarter, they expect $135,000 and have no concern at this time and so they are proposing no budget adjustments.

Council President Spitzley asked for verification that the current amount was $247,939. Ms. Bennett confirmed that is the amount not spent because those positions are vacant as of 9/30/2017. Council President Spitzley then asked what the total FY2018 amount was, and Ms. Bennett stated it would be $500,000 and they would then expect the 1st quarter to be $125,000. Council President Spitzley asked Ms. Bennett for the Administrations goals were for filling all the vacancies on hold. Ms. Bennett defined "hold" as sometimes being that they are filling higher prioritized positions first, or looking at restructuring before filling the positions.

Council Member Wood asked for the report to be amended to include a column noting when the positions became vacant, and also a column noting where were new positions that were added to the budget. Ms. Bennett was not able to provide any of that information. Council Member Washington reiterated the need to evaluate the vacant positions and evaluate how long they have been vacant to determine if they should be included in the budget any more. Council Member Brown Clarke suggested that since the funds are unallocated unspent dollars and undedicated, they could be used to work with Michigan Works to look at a pool of candidates to fill some vacancies, and if not filled remove them from the books.

Council Member Dunbar stepped away from the meeting at 5:52 p.m.

Council President Spitzley reminded Ms. Bennett that Council has, multiple times, in the past requested that the information be placed on the report.

Council Member Brown Clarke suggested that any unallocated funds from positions they know will be vacant in FY2018 be transferred to the budget line item for the City employee location program.

Council Member Wood informed the Committee that she had asked Mr. Brewer to put information together, but he still does not have access to look at the information.

RESOLUTION- Appointment of Brockton Feltman; 1st Ward Member of Medical Marihuana Commission; 3 Year Term

Council Member Dunbar returned to the meeting at 5:55 p.m.

Mr. Feltman outlined his work history with the Democratic Advisory Board, and acknowledged he had applied for the Zoning Board of Appeals, was not sure what the Commission's role was, but this Commission was not available at the time of his application. Based on this recent appointment change, he admitted he had already started to read up on the medical marihuana ordinances, statues, and believed his work experience in analyzing policy and speaking to constituents would bring something to the Commission.

Council Member Wood asked Mr. Smiertka to outline the responsibilities of the Commission to all the applicants. Mr. Smiertka read the ordinance noting the Commission is the appellate body which is the due process function. If an applicant for any license is rejected, not approved or revoked, this is their direct appeal. There is a hearing officer appointed at the by the City Clerk, once the Clerk reviews the hearing officers decision, and it is similar to the Clerks determination, then the applicant can appeal to the Commission. The Commission can only review the appeal and make a determination. A second function of the Commission is to study the ordinance and make any recommendations to the Council. Council Member Wood asked if they could have any connection to medical marihuana facilities. Mr. Smiertka confirmed they cannot, and would be subject to all other requirements in the Charter.

Council Member Wood asked Mr. Feltman his intentions on connecting with the public and bringing their recommendations to Council. Mr. Feltman admitted he had no network of communications at this point, but stated he would make himself available. Council Member Wood encouraged him to reach out to the neighborhoods.

Council Member Washington outlined her concerns, frustrated that the applicant was not aware of the role of the Commission, and not aware of the 1st Ward which he will be representing. Council Member Washington then provided verbal information on the 1st Ward Neighborhood groups and monthly meetings and concluded by encouraging him to find out what the commission is about. Mr. Feltman apologized for not being familiar with the 1st Ward, and he would make every effort to become an expert in the role of the Commission. Council Member Washington offered her assistance to Mr. Feltman in reaching the neighborhoods.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE APPOINTMENT OF BROCKTON FELTMAN TO THE MEDICAL MARIHUANA COMMISSION; 1ST WARD FOR A THREE (3) YEAR TERM. MOTION CARRIED 8-0.

<u>RESOLTUION – Appointment of Anita Turner; 3rd Ward Member of Medical Marihuana Commission; 1 Year Term</u>
Ms. Turner provided information on her past work experience which included 30 years at the Ingham County Health Department, and her nursing career in which she still holds an active nursing license. Ms. Turner confirmed she had not applied for this Commission because at the time she applied the Commission was not yet established, and her desire was to be on an initiative board, or an aging board. Ms. Turner confirmed she had been a resident in Ward 3 for ten (10) years, and believed her background would be a benefit.

Council Members Brown Clarke, Wood, Hussain and Washington spoke in support of the appointment of Ms. Turner.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF ANITA TURNER TO THE MEDICAL MARIHUANA COMMISSION; 3RD WARD FOR A ONE (1) YEAR TERM. MOTION CARRIED 8-0

<u>RESOLUTION – Appointment of John Addis; 4th Ward Member of Medical Marihuana Commission; 3 Year Term</u>
Council Member Yorko spoke in support of Mr. Addis and his work in the neighborhoods, volunteerism and as a business owner.

Mr. Addis confirmed he had not requested to be appointed to this Commission, but was confident he would be placed where he was needed, admitting he had spoken with the Mayor about this Commission. Mr. Addis confirmed he was a resident, a business owner, and believed this type of Commission is what a business owner should be involved in. Mr. Addis concluded by stated he supported medical marihuana legalization, and believe it needs to get correct.

Council Member Washington acknowledged that the Council had discussed having a business owner on the Commission, and this appointment would meet that need.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE APPOINTMENT OF JOHN ADDIS TO THE MEDICAL MARIHUANA COMMISSION; 4TH WARD FOR A THREE (3) YEAR TERM. MOTION CARRIED 8-0

<u>RESOLUTION – Appointment of Tracy Winston; At-Large Member of Medical Marihuana Commission; 2 Year Term</u>
Ms. Winston provided information on her policy work background, her role as a lifelong resident of Lansing and her community work with her church and outreach programs.

MOTION BY COUNCIL MEMBER BROWN CLARKE TO APPROVE THE APPOINTMENT OF TRACY WINSTON TO THE MEDICAL MARIHUANA COMMISSION; AT-LARGE FOR A TWO (2) YEAR TERM. MOTION CARRIED 8-0

Property Redevelopment Agreement; City of Lansing and Beitler Real Estate Services, LLC RE: David C Hollister Lansing City Hall located at 124 W. Michigan Avenue and construction of new City Hall on a proposed site

Mayor Bernero spoke on the proposed sale of City hall and redevelopment of it as a hotel. He confirmed after working with CBDE and LEAP they issued an RFP and received 4 proposals. After vetting the proposals and receiving unanimous recommendations they chose the Beitler Group and then looked at the former LSJ for the new City Hall.

Mr. Beitler introduced himself and began his presentation by stating that their proposal was to maximize the current City hall, and that two weeks ago they were informed that the City could purchase the former LSJ site for the new City hall. His company has reviewed the City resources and done a comparison to the LSJ building, and will provide that to Council at this meeting.

Presented a power point presentation which began with the history of the current city hall. (Attached)

Council President Spitzley stepped away from the meeting at 6:41 p.m.

The presentation continued.

Council President Spitzley returned to the meeting at 6:42 p.m.

Mr. Beitler noted that over 60 years the City hall has not changed, but all the functions of the City have, and the only way to fix that is to move. Mr. Beitler believed that government should compete like businesses do to provide the best services to the community.

Council Member Washington stepped away from the meeting at 6:43 p.m.

Council Member Washington returned to the meeting at 6:44 p.m.

Council Member Yorko stepped away from the meeting at 6:48 p.m.

The presentation outlined plans for the current City hall conversion into a hotel system and maximize what is currently there.

Mr. JP Beitler presented a comparison to a project the company has in Madison Wisconsin. The same situation is occurring where they are leasing for 99 years, but will put all the improvements as the tenant of the building. For the City of Lansing they will pay rent annually, at $225,000 per year. That will escalate every 5 years at 5%, maximizing the value of the ground. Beitler is proposing a Ground Lease Plan to minimize the risk, the City maintains ownership.

Council Member Houghton asked where the parking for the proposed hotel would be. Mr. JP Beitler stated underground and valet parking would go to the ramps.

Council President Spitzley asked per the development agreement the Council had, is there a year that Beitler holds the lease then sells, transfers or assigns. Mr. JP Beitler stated it would depend on the market. As a hotel developer, they build and then sometimes exit after 10-15 years depending on the market. Realistically they would hold onto it for 10 years.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE A RESOLUTION TO SET A PUBLIC HEARING FOR DECEMBER 11, 2017 FOR THE PROPERTY REDEVELOPMENT AGREEMENT FOR CITY HALL WITH THE CITY AND VEITLER REAL ESTATE SERVICES.

Council Member Brown Clarke asked if the development agreement in front of them was for the current City hall or the new site. Mr. Smiertka confirmed the agreement was for both. Council Member Dunbar asked to see the presentation on the proposed new site before taking action on the motion on the floor, and asked Council Member Yorko to withdraw her motion.

Council Member Yorko suggested the Beitler Group return at another meeting so to respect the public who were arriving for the Council meeting at 7. Council Member Wood supported the need to respect the time of the public, but she also could not to set a public hearing at this time. Council Member Hussain agreed to not setting hearing until more information was presented, as did Council Member Washington.

Council Member Yorko proposed setting a special Committee meeting on December 4th prior to the public hearing for a further presentation.

Mayor Bernero encouraged the Committee to continue based on the importance of the discussion and time was of the essence.

COUNCIL MEMBER YORKO WITHDREW HER MOTION.

COMMITTEE OF THE WHOLE WAS RECESSED AT 7:16 P.M. TO GO INTO THE REGULARLY SCHEDULED COUNCIL MEETING.

COMMITTEE OF THE WHOLE WAS RECONVENED AT 10:00 P.M.

Mr. JP Beitler brought the conversation back to the comparison to their project in the City of Madison, assuring the Council they were not looking for approval at this time, but asking for them to set the required public hearing for December 11, 2017.

Mr. Hannan was present, but Mr. Gamble and Mayor Bernero did not return after the Council meeting.

During the presentation they presented photos of building they have been involved in. Council Member Wood asked how many of those buildings they still owned, and was informed they have sold them, and the longest they have ever kept a building was 20 years. Council President asked if the company has ever had a transaction with a ground lease at 99 years. Mr. Beitler stated they have that with the property in Madison, and are the tenant there. The documents had an Exhibit C which outlined the circumstances there would be a transfer, and Mr. Beitler admitted they have the right to transfer and if they take ownership as a corporation and bring in investors, but can transfer any time. This has not been done yet in Madison.

Mr. Beitler moved onto the presentation on the proposed building, which was on the site of the former Lansing State Journal. He quickly referenced the feasibility study of the current building. It was also noted that the proposal includes moving the jails, Police station and courts. Renderings in the power point presentation depicted a three story building based on calculations they would perform on each department. With 74,000-75,000 square feet, and the addition of bathrooms, circulation and functions it would bring the total square to 100,000. He also assured the Committee that the building would work for City Hall, and there is potential to add on in the future. The Beitler group at the time did not have a budget, but assured the Committee that with their experience and the cost to build currently it can be done and is affordable. The cost of construction for labor and materials is going up 15%.

Council Member Wood asked for a copy of the report mentioned in the presentation slides, at which Mr. Beitler referred her to the website. Council Member Wood then asked Mr. Hannan if an RFP was done for the new City hall, and Mr. Hannan answered that one RFP was done for the sale of the current City hall and the acquiring of a new building. Council Member Wood asked who made the decision of using the former LSJ building. Mr. Hannan stated that the City accepted the Beitler proposal, which was to build a new City hall as a location of the City choosing. Council Member Wood asked where the courts and jail would be going. Mr. Hannan stated the Administration continues to engage in conversations with the County on regionalism and there are plans with options.

Council Member Wood asked the Beitler group what the cost per square foot would be. Mr. Beitler acknowledged they did not have a cost yet, but given a perimeter of $50 million and they believe that is on the high side. They would plan for $30 million for the building, all in hard cost, then $10 million for soft costs which includes architectural costs, constructions fees, so they expect an all in target at $40 million. Council Member Wood asked Mr. Beitler if they had looked at any other buildings for the new City hall, at which he stated no. Council Member Dunbar asked if everyone developer that applied were given a $50 million perimeter, and Mr. Hannan stated there were no specifics to this specified project. Council Member Dunbar then asked for the amounts from the other applicants, at which Mr. Hannan referred her to the City website. He then stated to the Committee that they want the current City hall to start on a hotel, and do not have a preference on the new building. Council President Spitzley noted to the Beitler Group that Council will need to know the cost to fully evaluate, which Mr. Beitler confirmed they would come to Council with the type of construction for the site and cost once a decision has been made. They will develop plans, get specifications, and get a guaranteed price and appraisals. Council Member Hussain asked why LSJ as chosen. Mr. Hannan stated they did consider other options, Lake Trust site being one, but the key criteria was having a building in the downtown area, and in the end LSJ was chosen. Council Member Washington asked if there was already an agreement in place with LSJ or was it contingent on moving forward with this development plan. Mr. Hannan noted that the building is owned by the Eyde Company and they have negotiated a transaction with the Beitler Group, then the Beitler Group will remodel it and then the City will purchase it from Beitler Group. The whole package is contingent on City Council approval, financing, etc. This presentation and setting a public hearing is the beginning to establish the framework to move forward in a systematic manner. Mr. Smiertka noted that both processes are going through ACT 31 now and this transaction is similar to a construction management contract. They will have to present the bid package, the plans, the specifications, and the appraisals all before Council.

Council Member Brown Clarke noted that at the public presentations, the other bidders already owned secondary properties and so they were proposing the City go into use those. In regards to the Courts and the LPD Jail, she then asked what the cost allocation of the City.

Council Member Washington provided her opinion that she was not ready to set a hearing, and the Council has yet to see what is wrong, floor by floor with the current building and what is safety related and what is cosmetic. The Courts and their location also need to be considered she stated, and suggested that in 3 months, if it is a good idea, it will still be a good idea and Council will have figures to look at. Council Member Dunbar supported the presentation on the new building and her belief was that the current building is not efficient. She asked Mr. Beitler if their design included the LPD Administration offices, but Mr. Beitler was not able to answer that.

Council President Spitzley asked that the presentation from the meeting be sent to Council Office Manager Boak for distribution to Council.

Council Member Dunbar asked Mr. Beitler if the lease amount of $225,000 would then be transferred to the payment of the new City hall. Mr. Beitler stated that is the maximum amount of rent. Council Member Dunbar restated what was noted earlier that it would be $40-$50 million for the current City hall and then $40-$50 million for the new building, so the question is if the rent payment on the current City hall going on the bond debt for the new building. Mr. Hannan stated the revenue stream on the ground lease would go towards debt service for the new building and there would also a Brownfield that would be captured.

Council Member Brown Clarke asked what the turn-around time would be on the City hall would be. Mr. Beitler stated his intentions would be 18 months on the current building and the new building would depend on when the approvals are set forward and then they will do a projected timeline. The plan would be to renovate the LSJ building first, move the employees then do the current building with a time line of 18 months.

Council Member Hussain referred to the DLZ Study which suggested a feasibility study, but if that study was not done, how can Council compare costs. He admitted he was struggling with the potential cost and urgency. He also noted to Mr. Hannan that his knowledge was that the County is not interested in an intergovernmental agreement for the Courts or jail.

Council Member Wood asked for the appraisal on the LSJ building, at which Mr. Beitler was not able to provide and Mr. Hannan stated he would have to check on. Council Member Wood then asked Mr. Beitler what their option timeline was. Mr. Beitler answered it was 120 days and 20 days had passed, and they can extend it.

Council Member Yorko agreed there are questions to be answered and there is a valid concern because the cost could increase over time, but her opinion was that, that was all the more reason to move the process forward and set the public hearing. Council President Spitzley supported setting a hearing.

Mr. Hannan informed the Committee that the Mayor's office has been in communication with the new incoming Administration and they strongly support the development. In regards to the County discussion, the Administration is talking about the City detention facility not the County jail, and there are discussion options for a detention facility.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 11, 2017 FOR THE DEVELOPMENT PROPOSAL FROM THE BEITLER COMPANY. MOTION CARRIED 5-3.

<u>Other</u>

- City Council Facebook Page Policy was pulled from the agenda until 2018.

<u>Adjourn</u>

Adjourned at 11:09 p.m.
Respectfully Submitted by,
Sherrie Boak, Recording Secretary
Lansing City Council
Approved by Committee on

Date	12/6/2017
First Name	Mindy
Middle	S
Last Name	Jones
Other name(s) by which you have been known, including maiden names	*Field not completed.*
Date of Birth	12/6/2017
Address	2724 Fireside Drive
City	Lansing
State	Michigan
Zip Code	48910
Email	Mindysuejones@yahoo.com
Gender	Female
Ward	2
Precinct	21
Best phone number to contact you	5172424001
Last 4 digits of social security	[redacted]

number

In what year did you move to Lansing?	1962*
Additional information regarding experience and credentials	*Original address was township - which later was incorporated into the City
Occupational Background	Registered Nurse BSN, RN, CNOR
Educational Background	MSU BSN 1993 LCC ADN 1988 LCC Certificate Medical Insurance & Billing 1986/87
Please attach a resume if available	*Field not completed.*
First choice for board to serve on	Other
Second choice of a board to serve on	*Field not completed.*
Third choice of a board to serve on	*Field not completed.*
Fourth choice of a board to serve on	*Field not completed.*
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	Neighborhood Advisory Board - Active in neighborhood development Medical Marijuana Commission - RN for 29+ years, previously with cancer & aids patients. Now I work in surgery. Because surgical patients require pain management I pay extremely close attention to the news surrounding legal and recreational pain meds, including marijuana and opioids.

board or commission

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 am able to develop and implement a plan of study, including meeting steady progress goals.
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	Mindy S Jones
Date & Time	12/6/2017 5:45 PM

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Mindy Jones of 2724 Fireside Drive in Lansing, MI, 48910, as a Second Ward Member of the Medical Marijuana Commission for a two year term to expire December 11, 2019; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on December 11, 2017 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Mindy Jones of 2724 Fireside Drive in Lansing, MI, 48910, as a Third Ward Member of the Medical Marijuana Commission for a two year term to expire December 11, 2019.

STAFF REPORT

APPLICANT/OWNER:	City of Lansing 124 W. Michigan Ave. Lansing, MI 48933

REQUESTED ACTION:
Authorization requested to Convey the property to the R.E. Olds Transportation Museum, which has been operating in that building since the opening of the Museum in May, 1981.

EXISTING LAND USE:	RE Olds Transportation Museum
EXISTING ZONING:	"H" Light industrial
SIZE & SHAPE:	Roughly triangular in shape, approx. 1.43 acres
SURROUNDING LAND USE:	N: Impression 5 Museum S: Rivertrail, Grand River E: Museum Drive (A.K.A. Mill Street), LBWL Dye Water Conditioning Plant W: Rivertrail, Grand River.
SURROUNDING ZONING:	N and W: "G-1" Business District E: "H" Light Industrial District. W and S: Grand River (Unzoned)
MASTER PLAN DESIGNATION:	The Design Lansing Comprehensive Plan designates the area as Downtown Mixed-Use Center-Core.

AGENCY RESPONSES:

Board of Water and Light: The BWL has no comment.

Building Safety Office: No response received.

City Attorney: No response received.

Fire Marshall:
The Fire Marshal Office has no issue with the conveyance of this property. The new owner/occupant is required to submit to the Office of Building Safety and the Fire Marshal any plans pertaining to its change of use and occupancy.

Parks and Recreation:
This project is not located on parkland. The proposal reserves City control of the Grand River frontage.

Public Service – Engineering:
Public Service - Engineering has reviewed Act 1-2017 240 Museum Drive and has the following comments.

1. Mill Street/Museum Drive right-of-way is on the east side of the property. The right-of-way has not been vacated. A significant portion of the right-of-way is no longer being used for road purposes. However, there is no Council resolution closing the right-of-way for road purposes. It is being used for utility and for recreation purposes. Since the right-of-way is along the Grand River, a water of the State of Michigan, the right-of-way cannot be vacated by Council. Any vacation of the right-of-way along or to the Grand River will need to be through circuit court.
2. Since the Mill Street right-of-way is still considered public right-of-way, it is recommended it be decertified for highway purposes. This will eliminate potential development on a "paper" street.
3. RE Olds Transportation Museum uses the area south of the building for loading/unloading of exhibits, trash collection, and overflow parking. To reach this area from Museum Drive, the Museum utilizes the River Trail stub. The mixing of vehicles and River Trail users is problematic and needs to be addressed.
4. The east face of the building is constructed on the west right-of-way line of the Mill Street/Museum Drive right-of-way. Some of the historic sewer maps indicate that the building is encroaching into the right-of-way. Michigan Building Code Chapter 32 does allow some leeway with building encroachments. It is recommended that the sale of the building does not grant more rights to the public right-of-way than what is allowed in the Building Code.
5. The building's AC unit encroaches into the public right-of-way. This will either need to be removed or be granted a license to use the right-of-way.
6. In order to reduce storm runoff from the roof drains, which formerly discharged to the ground, an 8 inch diameter storm sewer was constructed for the building's east side roof drains to discharge into. This storm drain was constructed in the public right-of-way. If the building is sold, this 8-inch storm sewer should be a public storm sewer.
7. The River Trail is constructed on the west side of the property along the Grand River. Public Service does not have an easement for the River Trail in its records, and it likely that none exist, since the city owns the property. It is recommended that an easement or property be retained for the River Trail.
8. At the south end of the property, a sanitary sewer siphon on the City's Central Interceptor crosses the Grand River. An easement should be retained for siphon and for the necessary area maintenance and construction staging. If an easement is retained for the River Trail, this should be adequate to provide access and staging for the siphon.
9. Also located at the south part of the property is a 12" storm sewer. This storm sewer

provides drainage to the Mill Street/Museum Drive right-of-way. A 30-foot wide easement centered on the storm sewer would be adequate to protect the storm sewer.

10. Under the south portion of the RE Olds Transportation Museum building is an 18" storm sewer. This storm sewer provides drainage for the Mill Street/Museum Drive right-of-way. It also provides an outlet for the roof drains for the building. A 20-foot easement will be needed to protect the storm sewer.
11. At the north end of the property, a 36" storm sewer runs under the parking lot. This storm sewer services Museum Drive, Cedar Street, Larch Street and Prospect Street. The north 20 feet of the property should be reserved as a storm sewer easement. Since the BWL has a power line on the north property line, there may be an existing utility easement.
12. Please note – some or all of the recommended easements may exist. It is that there are no easements for these sewers located in Public Service's easement data base. As City-owned property, an easement might not have been acquired.
13. It should be noted the open land to the south of the building used to have a building and a rail spur.
14. The drinking fountain is located in and is serviced from the Mill Street right-of-way.

Public Service, Transportation:
The Transportation and Non-Motorized section has the following comments regarding the potential sale of this parcel:

1) The river bank is eroding along a number of sections of the River Trail, requiring bank stabilization or relocation of the trail. A sufficient distance should be retained behind the existing trail to allow relocation in the future if necessary.

2) If this bench/ table are at the west and of the parking lot is currently being used for public purposes, this area should be retained.

3) With this, and other sale of City property which is made for a specific purpose, a reverter or right of first refusal clause should be written into any sale agreement that would allow the City to regain ownership of the parcel if the museum were to sell the parcel.

ANALYSIS

Most of the agency responses were received in March, 2017. Since then, most of the agencies' concerns have been addressed.

Location:
The property is located on the west side of Museum Drive (A.K.A Mill Street), east of the Grand River and the RiverTrail. The property abuts the west line of Museum Drive, and some air conditioning units and brick planters extend into the Museum Dr. right of way (ROW). All of the property is in the Grand River floodway.

Character:
The museum has the character of an older, single-story industrial building. It is decorated on several sides with public art, and the property also features a state historical marker commemorating R.E. Olds.

Extent:
The property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:
- the RiverTrail and all river frontage,
- the bench/ table at the west and of the parking lot,
- and the sanitary sewer siphon on the City's Central Interceptor

STAFF RECOMMENDATION

Staff recommends approval of the following finding and recommendation:

Finding:

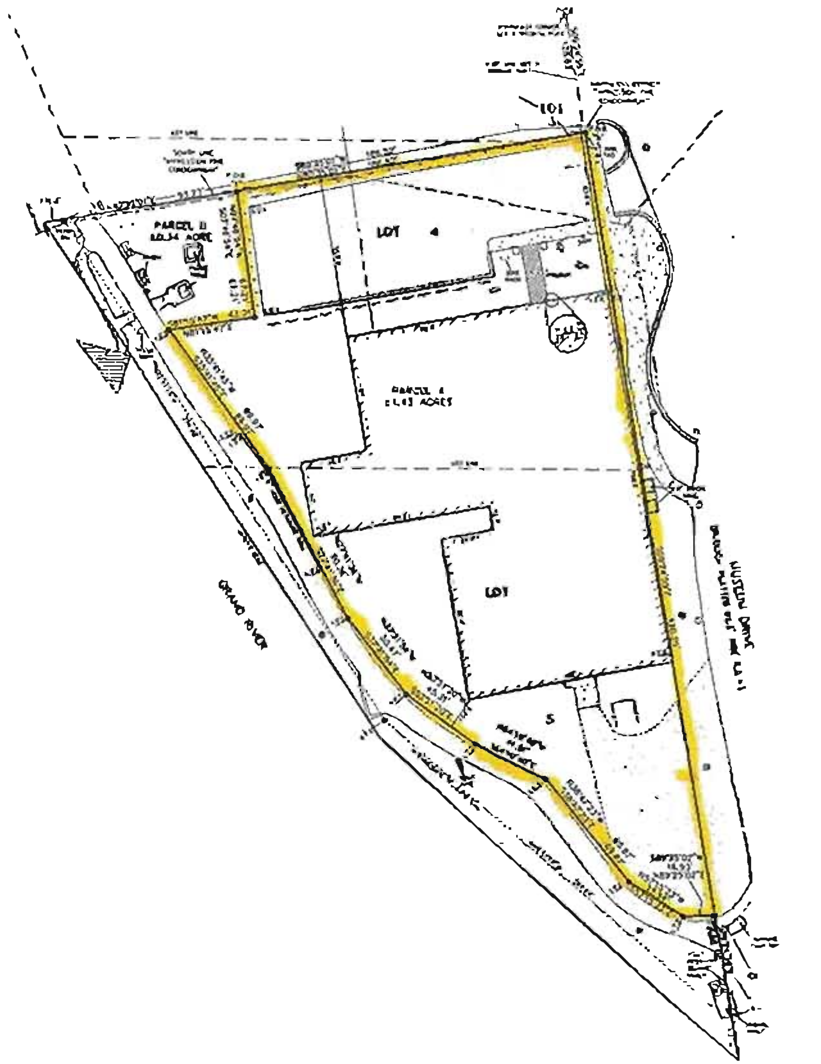
- The property need not be under City ownership to house a transportation museum.
- The draft purchase agreement contains a reverter clause, which also ensures continued use as a transportation museum.
- The property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:
  - the RiverTrail and all river frontage,
  - the bench/ table at the west and of the parking lot,
  - and the sanitary sewer siphon on the City's Central Interceptor
- The purchaser has the obligation to relocate the eighteen (18) inch storm drain traversing beneath the southern section of the building located on the property, and/or accommodate storm sewer improvements as determined by the Public Service Department.
- The property is located in the Grand River floodway.
- Any effect on the location, character, and extent of the property is likely to be negiligible.

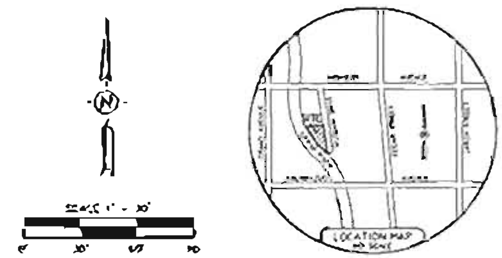
Recommendation:
Approval of the conveyance of the building and grounds at 240 Museum Drive. Further recommendations:
- Reserving a 20' easement at the north end of the property for the 36" storm sewer that runs under the parking lot, and
- Vacating the west 12' of the Mill St. ROW adjacent to the building.

LOT SURVEY

R.E. OLDS TRANSPORTATION MUSEUM

"240 MUSEUM DRIVE, LANSING, MI 48933"



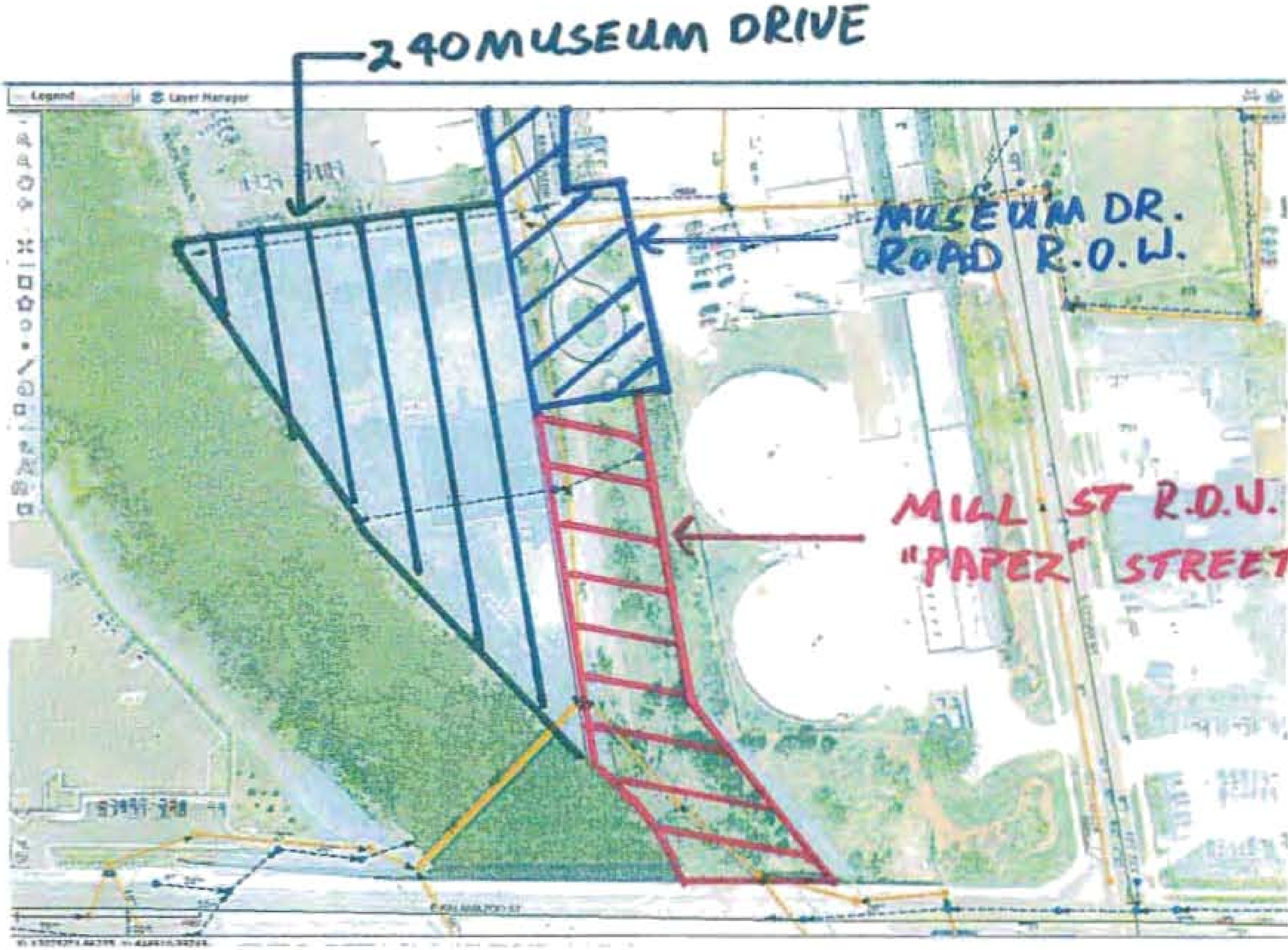


LEGEND

LEGAL DESCRIPTION

SURVEYOR'S NOTES

KEBS, INC.


240 MUSEUM DRIVE
Legend
Layer Manager
MUSEUM DR.
ROAD R.O.W.
MILL ST R.O.W.
"PAPER" STREET


Legend
Layer Manager
36" storm
8" storm servicing roof drains
18" storm
12" storm
Sanitary siphon
E KALAMAZOO ST

River Trail Link

A.C. UNIT
ENCROACHING
THE R.O.W.

RESOLUTION #2017-___

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-1-2017, Sale of R.E. Olds Transportation Museum

WHEREAS, the City of Lansing is the owner of real property commonly known as the R. E. Olds Transportation Museum located at 240 Museum Drive, Lansing, Michigan; and

WHEREAS, the property is roughly triangular in shape, approx. 1.43 acres in size; and

WHEREAS, sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property; and

WHEREAS, the Property is not located on dedicated parkland; and

WHEREAS, on October 3, 2017, the Planning Board reviewed the location, character, and extent of the proposal in accordance with is Act 33 Review procedures, and found that:

- the property need not be under City ownership to house a transportation museum,
- the draft purchase agreement contains a reverter clause, which also ensures continued use as a transportation museum,
- the property consists primarily of the building, accessory parking, and a front lawn. The legal description excludes:
    - the RiverTrail and all river frontage,
    - the bench/ table at the west and of the parking lot,
    - and the sanitary sewer siphon on the City's Central Interceptor,
- the purchaser has the obligation to relocate the eighteen (18) inch storm drain traversing beneath the southern section of the building located on the property, and/or accommodate storm sewer improvements as determined by the Public Service Department,
- the property is located in the Grand River floodway,
- any effect of the transaction on the location, character, and extent of the property is likely to be negligible; and

WHEREAS, on October 3, 2017, the Planning Board voted unanimously (7-0), to recommend the conveyance the R.E. Olds Transportation Museum at 240 Museum Drive to enable the continuation of the property's function as a museum under private ownership, and to further recommend the vacation of City vacate the west 12 feet of the Museum Drive (Mill Street) right-of-way adjacent to the building to accommodate roof drain's, the building's HVAC, and landscaping; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, and concurs therewith; and

WHEREAS, the Purchase Agreement between the City of Lansing and R.E. Olds Transportation Museum was placed on file at the City Clerk's Office on October 6, 2017 in accordance with Section 8-403 of the Lansing City Charter;

NOW, THEREFORE BE IT RESOLVED, that the Lansing City Council hereby approves Act-1-2017, the conveyance of the property at 240 Museum Drive, legally described as:

> A parcel of land being part of Lots 3, 4 and 5, Block 239, Original Plat, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Ingham County Records, the surveyed parcel more particularly described as: Commencing at the Northeast corner of said Lot 3; thence S09°24'59"E along the East line of said Lot 3 a distance of 124.83 feet to the Southeast corner of Impression Five Condominium per Ingham County subdivision plan No. 132 recorded in Liber 2907, Page 604, Ingham County, Michigan, records, and the point of beginning of this description; thence S09°24'59"E continuing along said East line of said Lots 3, 4, and 5 a distance of 420.20 feet; thence S89°25'02"W 16.93 feet; thence N57°15'23"W 33.94 feet; thence N38°47'23"W 69.87 feet; thence N64°10'40"W 41.51 feet; thence N53°51'20"W 45.31 feet; thence N37°31'04"W 50.47 feet; thence N27°41'36"W 90.36 feet; thence N35°41'45"W 89.97 feet; thence N81°15'47"E 45.31 feet; thence N07°46'54"W 67.21 feet to the South line of said Impression Five Condominium; thence N80°35'01"E along said South condominium line 186.52 feet to the point of beginning; said parcel containing 1.43 acres, more or less; said parcel subject to all easements and restrictions if any, as proposed,

to the R.E. Olds Transportation Museum, for the sum of Two Dollars ($2.00),

> but reserving a 30' easement at the north end of the property for the 36" storm sewer that runs under the parking lot, legally described as the northerly 30 feet of Parcel A paralleling the north property line of Parcel A described as commencing at the northeast corner of Parcel A, thence S80°35'01"W 186.52 feet.

BE IT FURTHER RESOLVED, that the City hereby vacates the west 12 feet of the Museum Drive (Mill Street) right-of-way adjacent to the building located on Parcel A, being further described as:

> the 12 feet adjacent to the west right-of-way line of Museum Drive (Mill Street) commencing at point 83.6 feet S09°24'59"E of the northeast corner of Parcel A and continuing 198.6 feet along the west right-of-way line to the southeast corner of the building, reserving an utility easement for sewer construction, a construction easement for Museum Drive, and a sidewalk/River Trail easement.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.

STAFF REPORT

APPLICANT: Brett Kaschinske, Director, Parks and Recreation Dept,.

APPLICANT'S PROPOSAL: Market Waverly and Michigan Avenue Parks for sale.

LOCATION: The property has a prime location, with frontage on Waverly, W. Michigan, and W. Saginaw Streets in Lansing Township. It is a combination of the former Waverly Golf Course and Michigan Ave. Park.

CURRENT USE: The property is a former golf course, and is now in a more natural state. It is currently used as a public park.

PROPERTY SIZE AND SHAPE: Rectangular in shape, totaling 120.48 acres in size.

EXISTING ZONING: The parcel is regulated by *Lansing Township's zoning ordinance*, and is zoned "A" (single family) Residential, which allows one-family dwellings, public parks and playgrounds, golf courses, schools museums, libraries, fire stations, etc.

Current Status: On August 7, 2012, a vote of the people authorized the disposition of the 120.48-acre property. The next step in the process is the completion of the Act 33 Review, to determine a property's public purpose, if any, and its necessity for City operations.

AGENCY REFERRALS
Agency Referrals were distributed on Monday, November 19, with responses requested by Monday, December 3. The following are the responses received thus far.

Board of Water and Light: BWL water utility has no objection to the sale of above mentioned property with the following conditions:

- BWL has the sole supply to its wholesale customer (Delta Township) by way of a 30" water main and metering station located on the south side of the above mentioned property. This water main cannot be interrupted for any reason.
- BWL will require that a 30' easement located from the existing R.O.W. north 30' for the entire length of the parcel along Michigan Ave be granted before the sale.
- Owner/developer must contact BWL Customer Projects Department; William Erskine @ 517-702-6818 for any water system improvement. A Board of Water and Light Water Service Agreement shall be established with payment before a water system improvement may begin. (All services up to the meter are part of the water system and cannot be installed without a BWL Water Service Agreement in place.)

Building Safety/Code Compliance: No objections.

Development Office: No comment.

LEDC/LEAP: LEAP fully supports that sale of this property and looks forward to assisting in the marketing and redevelopment of the land. We are currently applying for an EPA grant to assist in the redevelopment planning of the West Saginaw corridor between MKL Blvd and Waverly Rd. This property will be a key component in the plan.

Parks & Recreation: Parks and Recreation Department fully supports the sale of said parcels. The Parks Board approved placing the sale of the Property on the ballot for consideration by Lansing voters at its meeting on May 11, 2011.

Forestry: No comment.

Public Service Department:

Transportation Engineer: This is a significant parcel of property and its sale and development could have significant impacts on the surrounding area. Development of the property could significantly affect traffic in the Saginaw/Waverly area. As such, the City should work with the appropriate jurisdictions (Ingham County Dept. of Transportation and Roads, MDOT, and Lansing Township) to make sure the purchaser will develop a site that is a benefit to the region and is consistent with Tri-County's Long Range Plan. As the property is not in the city of Lansing, any input into the potential development would need to occur before the sale.

BACKGROUND

This property was a 9-hole golf course, which has been closed in the last few years for budgetary reasons.

ANALYSIS

This Act 33 Review is being conducted to determine a property's public purpose, if any, and its necessity for City operations.

LOCATION: The property is located on the SE corner of Saginaw and Waverly roads, at the west end of Lansing Township. Delta Township in Eaton County lies immediately to the west across Waverly Road. The Lansing city limits are almost ¾ of a mile to the east.

CHARACTER: The property provides substantial open space in the immediate area, with rolling hills in a grassy, naturalized state.

EXTENT: The property consists of Waverly and Michigan Avenue parks in their entirety.

STAFF RECOMMENDATION

Findings:
The Planning staff, based on a review of the location, character, and extent of the Act-13-12 proposal, recommends the findings listed in Council Resolution #2012-210::

- The two parks that constitute the Property are dedicated City of Lansing parks, located in Lansing Township, Michigan,
- The sale of the Property is in the best interest of the City because the City will no longer incur the expenses associated with maintaining the Property,
- The Parks Board met and approved placing the sale of the Property on the ballot for consideration by Lansing voters at its meeting on May 11, 2011,
- Any net proceeds from the sale of the Property will be used for improvements in the City of Lansing park and recreation system.

plus these additional findings:

- The property is considered surplus by the Parks and Recreation Department.
- No other City department has indicated a use for the property.

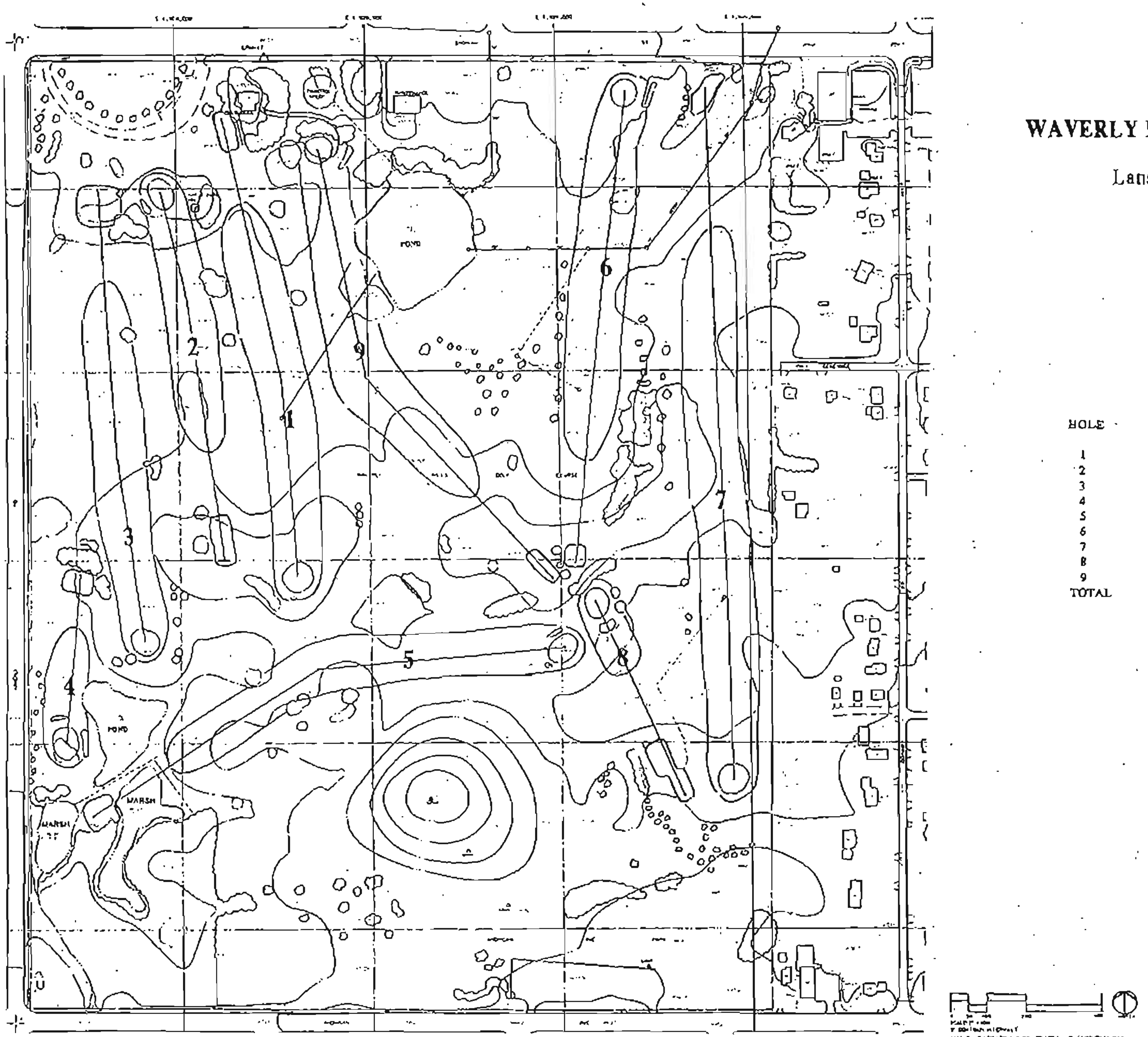
Recommendation:
Staff recommends approval of Act-13-12, the proposal to market the 120.48 acre property for sale.

S:\Plan-Dev\PLANNING OFFICE\Case Management\Act 285 Reviews\2012 Acts\Act-13-12, Waverly & Michigan Parks, Sale\Act-13-12, Waverly & Michigan Parks, Sale - Staff Report.docx

Existing Layout

WAVERLY HILLS GOLF COURSE

Lansing, Michigan



SCORECARD

HOLE	YARDAGE	PAR
1	418	4
2	316	4
3	400	4
4	150	3
5	483	5
6	420	4
7	597	5
8	187	3
9	406	4
TOTAL	3377	36

MATTHEWS and ASSOCIATES P.C.

RESOLUTION #2017-

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-13-12, Sale of Waverly and Michigan Avenue Park Property

WHEREAS, the City of Lansing is the owner of real property commonly known as Waverly Golf Course, A/K/A/ Waverly Park, and adjacent Michigan Avenue Park, collectively referred to as the "Property" and described a the West 120.48 acres of the Northwest 1/4 of Section 18, T4N, R2W; and

WHEREAS, the two parks that constitute the Property are dedicated City of Lansing parks, located in Lansing Township, Michigan; and

WHEREAS, the City of Lansing proposes to sell the Property to Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503; and

WHEREAS, Section 8-403.6 of the Lansing City Charter and Section 208.10 of the Code of Ordinances require sale of park land be approved by the voters of the City of Lansing; and

WHEREAS, at its meeting on May 11, 2011, the Parks Board approved placing the sale of the Property on the ballot for consideration by Lansing voters; and

WHEREAS, at the election held on August 7, 2012, the electors of the City of Lansing voted to approve the sale of the property as required by Section 8-403.6 of the City Charter; and

WHEREAS, on December 4, 2012, the Planning Board found, based on its review of the location, character, and extent of the proposal, as well as the findings of City Council, in accordance with its Act 33 Review procedures, that no public purpose has been identified that would require the City to retain ownership of the Property; and

WHEREAS, the Board voted unanimously (5-0), recommend approval of Act-13-12, the proposal to market the Property for sale; and

WHEREAS, the Real Estate Purchase Agreement (the "Agreement) between the City of Lansing and Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503, on behalf of an entity to be formed, for the Property has been placed on file with the City Clerk for more than 30 days and is presented for approval; and

WHEREAS, the Committee on Development and Planning has reviewed this Agreement, and report and recommendation of the Planning Board, and concurs therewith;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby approves and authorizes the sale of the Property, commonly known as Waverly and Michigan Parks, and legally described as:

> A parcel of land in the Northwest fractional 1/4 of Section 18, T4N, R2W, City of Lansing, Ingham County, Michigan, the surveyed boundary of said parcel described as: Beginning at the Northwest corner of said Section 18; thence S89°29'42"E along the North line of said Section 18 a distance of 2010.33 feet to the West line of Bonair Farms Subdivision, as recorded in Liber 6 of Plats, Page 48, Ingham County Records as extended; thence S00°35'43"W along said West line and its extension 2631.77 feet to the East-West 1/4 line of said Section 18; thence N89°44'11"W along said East-West 1/4 line, 2004.00 feet to the West 1/4 corner of said Section 18; thence N00°27'26"E along the West line of said Section 18 a distance of 2640.21 feet to the point of beginning, also described as: The West 120.48 acres of the Northwest ¼ of Section 18, Town 4 North, Range 2 West,

as placed on file with the City Clerk, for the sum of Two Million Two Hundred Thousand and 00/100 Dollars ($2,200,000.00), plus closing costs, to Northern Capital Investments, LLC, 146 Monroe Center Street, NW, McKay Tower, Suite 606, Grand Rapids, Michigan 49503; and

BE IT FURTHER RESOLVED, that any net proceeds from the sale of the Property will be used
for improvements in the City of Lansing park and recreation system in accordance with Resolution 2012-010; and

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents necessary to effectuate the aforementioned sale, subject to their prior approval as to content and form by the City Attorney,

NEOGEN 1000 HOSMER BUILDING REDEVELOPMENT BROWNFIELD PLAN #71

TRI TERRA

November 6, 2017

svlmitrio Dmtz

ELIGIBLE PROPERTY

Applicant:

Neogen Properties VIII, LLC

Subject Property:

1000 S. Hosmer Street

Parcel 33-01-01-22-103-021

2.388 Acres

Eligibility Status:

"Functionally Obsolete"

TRITERRA

ELIGIBLE PROPERTY

The Project includes $1.3 million in total investment for a complete buildout of the existing functionally obsolete building. The Project will result in 39,687 square feet of office and warehouse distribution space for Neogen's Ideal Instruments subsidiary.

This will be a new facility for Ideal Instruments and will result in the creation of 25 new, full time equivalent jobs within 2 years. The Project is also expected to create/leverage 15 to 20 temporary construction related jobs.

TRI TERRA

PROPOSED INCENTIVES

"Local-Only" Brownfield Plan:

- *Tax Increment Financing (TIF) for Eligible Brownfield Activities*
- *17 TIF Plan starting 2019*

TRI TERRA

ELIGIBLE ACTIVITIES

Demolition Activities	$100,000
Site Preparation	$10,000
Infrastructure Improvements	$25,000
Subtotal Eligible Activities Cost	$135,000
15% Contingency	$18,750
Preparation of Brownfield Plan (LBRA LBRF)	$8,500
Interest (3%, simple)	$38,838
Total Anticipated TIR for Developer and LBRA Reimbursement	$201,088
LBRA Plan Administration	$11,172
LBRA Local Brownfield Revolving Fund (LBRF)	$11,172
State Brownfield Revolving Fund	$0
Total "Local-Only" TIR Capture	$223,431

TRI TERRA

USE OF NEW TAXES

– NOT CAPTURED UNDER BROWNFIELD PLAN

Local Millage (10% Pass-Through)	$24,826
Lansing School District Operating (100%)	$103,258
State Education Tax (100%)	$34,419
City Debt (100%)	$1,492
School Debt (100%)	$26,847
Total Estimated New Taxes	**$190,842**

TRIOTERRA

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

Project Name: Neogen 1000 S. Hosmer Building Redevelopment (the "Project")

Developer: Neogen Properties VIII, LLC
620 Lesher Place, Lansing MI 48912
James A. Houthoofd
517-372-9200 ext. 2254

Property Location: 1000 S. Hosmer Street, Lansing, Michigan 48912 (the "Property")

Parcel Information: Parcel ID 33-01-01-22-103-021

Type of Eligible Property: "Functionally Obsolete"

Project Description: A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen's Ideal Instruments subsidiary.

Brownfield Eligible activities include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

Total Capital Investment: Property and Building Improvements: Estimated at $1,300,000 of which $223,431 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 25 new full-time equivalent (FTE) jobs within 2 years of project completion. In addition, this redevelopment will result in the creation/retention of 15 to 20 temporary construction related jobs.

Duration of Plan: 17 years (starting in 2019)

Submitted D. mtV

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	$ 135,000
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	$ 0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	$ 8,500
To Reimburse Developer for <u>Contingency</u> (15%) on Eligible Activity Costs*	$ 18,750
To Reimburse Developer for <u>Interest</u> on Eligible Activity Costs	$ 38,838
Total Reimbursement to Developer and LBRA	**$ 201,088**
To LBRA Plan Administration	$ 11,172
To LBRA Local Brownfield Revolving Fund (LSBRF)	$ 11,172
To State Revolving Fund (SRF)	$ 0
TOTAL CAPTURED TAXES	**$ 223,431**

* Brownfield Plan preparation activities are excluded from contingency calculation

Use of New Taxes:

Uses	
Lansing Operating	$ 11,152
Ingham County	$ 1,878
Ingham County Sum	$ 3,662
Airport Authority	$ 401
CATA	$ 1,725
Capital Area District Library	$ 895
Potter Park Zoo	$ 235
Lansing Community College	$ 2,184
Ingham Inter. School District	$ 2,694
Lansing School District Operating	$ 103,258
State Education Tax (6 mills)	$ 34,419
City Debt	$ 1,492
School Debt	$ 26,847
TOTAL NEW TAXES	**$ 190,842**

BROWNFIELD PLAN SUMMARY
Brownfield Plan #71
November 6, 2017

ELIGIBLE ACTIVITIES

NON-ENVIRONMENTAL

Demolition	$100,000.00
Site Preparation Activities	$10,000.00
Infrastructure Improvements	$25,000.00
Total Non-Environmental Costs	**$135,000.00**
Contingency (15%)*	$18,750.00
Brownfield Plan & Act 381 Work Plan Preparation	$8,500.00
Interest (3%, simple)	$38,838.00
Total Anticipate TIR Available for Reimbursement	**$201,088.00**
LBRA Plan Administration	$11,172.00
LBRA Local Brownfield Revolving Fund	$11,172.00
State Brownfield Revolving Fund	$0.00
Total Local TIR Capture	**$223,431.00**

* Brownfield Plan preparation activities are excluded from contingency calculation

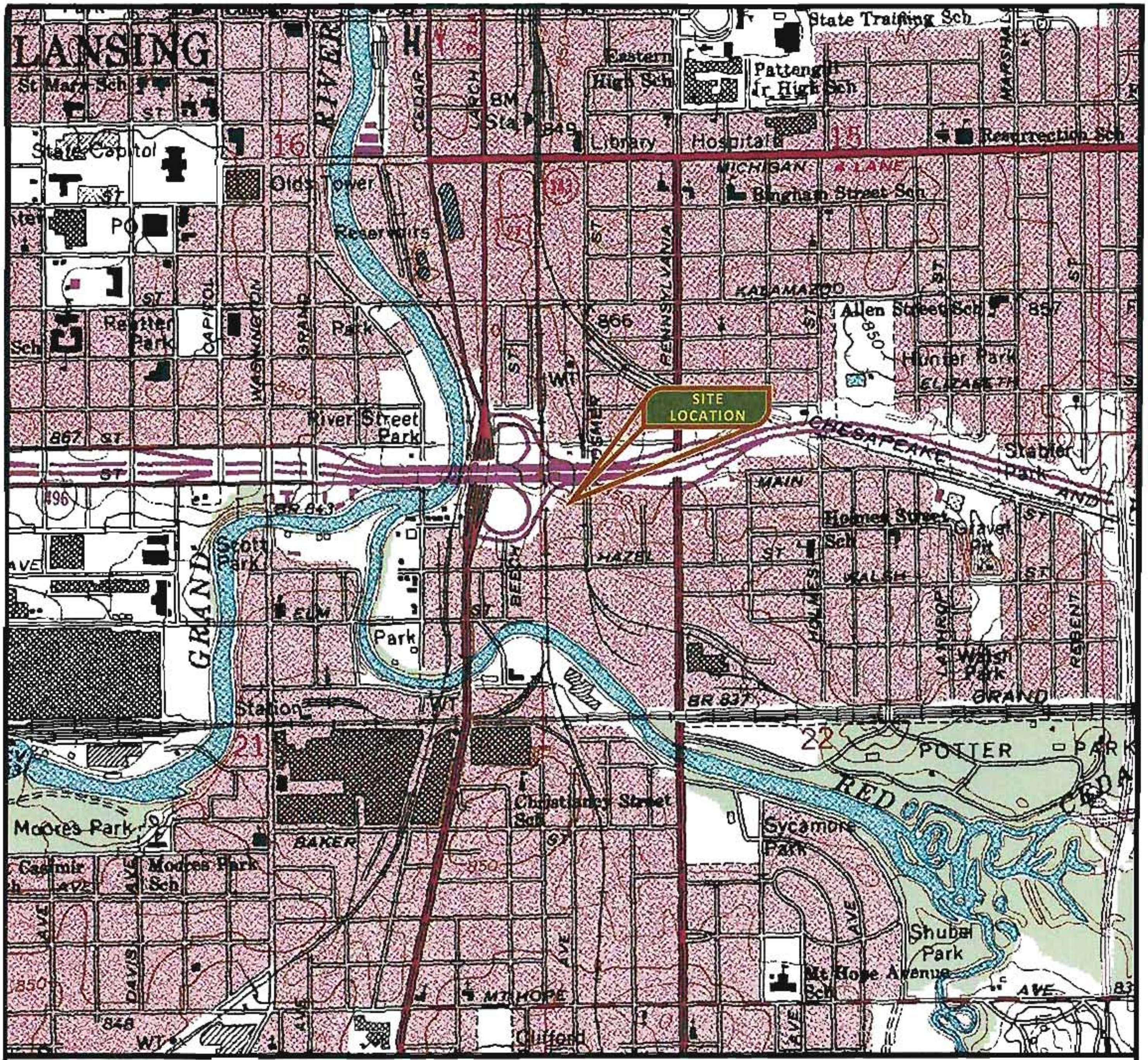


FIGURE 1
PROPERTY LOCATION

TRI TERRA

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

INGHAM COUNTY
T. 04 N., R 02 W., Section 22

PROJECT NUMBER: 17-1758

1000 0 1000 2000 ft

1:16,000

ADAPTED FROM MI GEOGRAPHIC DATA LIBRARY DRG

TRI TERRA

FIGURE 2

Eligible Property Map

PROJECT NUMBER: 17-1758

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

DIAGRAM CREATED BY: KB DATE: 7/11/2017

ECONOMIC DEVELOPMENT CORPORATION
LANSING CITY TREASURER APPROVAL FORM
BUSINESS

Business Name: Neogen Corporation
Business Contact Person: Mr. Steven J. Quinlan
Phone Number: 517-372-9200

Project Location: 1000 South Hosmer Street

Type of EDC Service: Brownfield Redevelopment Plan

EDC Contact Person Name: Eric Pratt

Email: eric@purelansing.com Phone Number: 517-643-1564

Due Date: As soon as possible

Approval:

Cheryl Fox

City Treasurer
Deputy

OFFICE OF MAYOR VIRG BERNERO
124 W. MICHIGAN AVENUE – NINTH FLOOR
LANSING, MI 48933

AGREEMENT IN CONSIDERATION OF DEVELOPMENT INCENTIVES

THIS AGREEMENT in Consideration of Development Incentives ("Agreement") is made and entered this 16th day of August, 2017, by and between the City of Lansing, Michigan, a Michigan municipal corporation ("City"), and **NEOGEN PROPERTIES VIII, LLC**, a Michigan Limited Liability Corporation ("Applicant"), (collectively the "Parties");

I. STATEMENT OF PURPOSE:

The City of Lansing welcomes new investment and the creation of new jobs. To achieve these goals, the City offers a variety of economic incentives that are designed to facilitate the expansion of existing businesses and the location of new businesses within the City, as well as the rehabilitation of obsolete structures and the reuse of environmentally contaminated sites.

Economic incentives typically do not provide City funds to developers or businesses, but rather encourage new investment and job creation in the City that would not have occurred without the incentive. The purpose of this Agreement is to establish performance expectations, reporting requirements and preferences for Lansing-based firms, resident employees and union employees in hiring, contracting, subcontracting and procurement related to the acceptance of economic incentives by the Applicant.

Economic incentives are beneficial to both the City and the Applicant. The approval of incentives must be a transparent and public process that produces a clear agreement between the Parties regarding the responsibilities of both the City and the Applicant. This public process does not end with the approval of the incentive, but continues until the commitments made by the Applicant under this Agreement are met.

II. DEFINITIONS

As used in this Agreement, the definitions herein shall be the mutually understood meaning of the following terms:

"Incentive" means a reduction in City taxes levied on real or personal property, or other financial benefit to Applicant, for a limited number of years as specified in this Agreement, and which may include, but is not limited to, those tax reductions or other financial benefits authorized by the Obsolete Property Rehabilitation Act (Public Act 146 of 2000, as amended), Neighborhood Enterprise Zone Act (Public Act 147 of 1992, as amended), Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended), Plant Rehabilitation and Industrial Development Districts (Public Act 198 of 1974, as amended) and the New Personal Property Tax Exemption authorized by Public Act 328 of 1998.

"Lansing-based firm" means an incorporated business entity that owns or leases an office, warehouse, distribution center, or wholesale or retail store located within the corporate limits of the City of Lansing.

"Full-time Equivalent Employees (FTE)" means a combination of full-time and part-time employees that represents all employees as a comparable number of full-time employees.

III. RECITALS:

A. APPLICANT/PROJECT INFORMATION

Name of Project: Neogen 1000 Hosmer Building Redevelopment

Location of Project (provide attached map):

Business Name of Applicant *(if applicable)*: *Neogen Properties VIII, LLC*

Name of Parent Company *(if applicable)*: *Neogen Corporation*

List Managing Partner and all other Partners, including percentage ownership interest of each partner: **(Please confirm)**

Neogen Corporation	100 %
	%
	%
	%

Project description:

A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen's Ideal Instruments subsidiary. Ideal Instruments, Inc. was founded in 1931 and is a manufacturer of precision veterinary drug delivery instruments for the large animal industry. Primary markets include the beef cattle, dairy, swine, poultry and companion animal industries. All of Ideal Instruments' finished goods are high-tech products shipped to customers and distributors domestically and internationally. This will be a new facility for Ideal Instruments which is currently housed within Neogen's Lansing Distribution Building at 301 N. Hosmer Street. This Project will allow for future expansion within the existing distribution warehouse.

List all past projects started in the city of Lansing by any of the partners listed above:

728 E. Shiawassee – Neogen has developed this property for laboratories and office space. This created 25 new jobs and is now complete.

List City incentive(s) and number of years requested for each:

Brownfield Tax Increment Financing (Local Only) ______ ___17___Years

________________________ __________Years

________________________ __________Years

________________________ __________Years

List all Federal, State or other incentives and their estimated value that may be part of this project:

___None________________________

Name of Financial Institution(s) funding the Project *(if unavailable upon execution of this Agreement, Applicant agrees to furnish commitment letter(s) from lending institution(s) to the LEDC when available):* ***(Please insert the name of your lender here)***

___*This Project is Self-Funded*________________________

____

25

Estimated total investment in real and personal property, including acquisition and construction costs, upon Project Completion:

$1,300,000

Estimated average hourly wage or annual salary of new, permanent employees *(if applicable):*

$ 35,000 / yr.

B. APPLICANT ACCEPTANCE OF NOTICE AND REPORTING REQUIREMENTS AND LOCAL PREFERENCES IN HIRING, PROCUREMENT OF GOODS AND SERVICES, CONTRACTING AND SUBCONTRACTING

(initial spaces below to indicate acceptance)

SQ Applicant agrees to notify the LEDC and City Assessor of any and all partnership changes during the term of any incentives approved for the Project.

SQ Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to consider and hire as many Lansing residents and Lansing-based firms, including but not limited to consultants, suppliers, contractors and sub-contractors, as reasonably possible.

SQ Applicant agrees, and may be required to provide written documentation at the request of the LEDC, to make good faith efforts to hire contractors and sub-contractors that employ union labor when economically feasible.

SQ Applicant agrees that all employees, contractors and sub-contractors related to this Project will pay all City individual income tax.

SQ Applicant agrees to report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

SQ Applicant agrees that all contractors and sub-contractors will report annually to the City Treasurer all gross individual income taxes paid and current residential addresses of all employees.

C. LEDC STAFF/ADMINISTRATION RECOMMENDATION

Name of Lead Staff Person: Eric Pratt

Revenue currently paid to the City by the site or project:	$	TBA
Estimated total revenue to the City upon Project Completion:	$	TBA
Estimated total value of City Incentive(s):	$	TBA
Estimated total new net revenue to the City:	$	TBA

Staff Comments *(indicate reasons for providing Incentive and describe any additional value to the City as a result of approval)*:

The Developer is taking a completely vacant historic building and spending over $ 1,300,000 to renovated a local landmark and encourage the full utilization of the building.

Project Timeline: The project will commence with the approval of Lansing Economic Development Corporation Business Financing Assistance Program Loan by the City Council and be completed by December 31, 2018

Have all appropriate City Incentive fees been received? **YES** NO

Staff Recommendation: **APPROVE** DENY MODIFY

(if DENY or MODIFY please explain in space provided below)

____

Administration Recommendation: **APPROVE** DENY MODIFY

(if DENY or MODIFY please explain in space provided below)

____

D. ADDITIONS:

1. Applicant, in seeking local legislative approval, has made certain representations to the City as more fully set forth herein.

2. The Applicant has applied for Incentive for the purpose of [insert project description] ("Project"). The Project is expected to hire at least 25 new or retain at least __________ full-time equivalent employees (FTE) and requiring a total investment in real property of at least $1,300,000 and personal property of at least $500,000 **(Please provide an estimate of the value of new personal property)** when completed.

3. The Applicant has supplied to the LEDC all application and supporting documentation, including a list of all partners of the Applicant with an ownership interest in the Project, which in turn has been forwarded to the City prior to the approval of the Incentive.

4. The Applicant has provided to the LEDC detailed information including wage and benefit information for the Project and new, permanent full-time equivalent employees (FTE) expected to be hired or retained as a result of the Project, which in turn has been forwarded to the City prior to approval of the Incentive.

5. The Applicant and the City desire to enter into an agreement whereby the Applicant and City specify and agree on the Project performance measures under which the Incentive is granted, and some of the conditions under which such Incentive can be modified or revoked by the City and/or State of Michigan. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

6. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any property taxes owed to the City for all properties in which the applicant owns a twenty-five percent (25%) or more interest.

7. The Lansing City Treasurer has verified in writing the Applicant, if an employer in the City, is in compliance with all required City wage withholding and income reporting requirements for all of their employees.

8. The Lansing City Treasurer has verified in writing the Applicant is not delinquent and/or late on any corporate or other business income taxes owed the City, if any.

9. The LEDC has verified that all application fees due have been paid in full by the Applicant.

IV. AGREEMENT:

NOW, THEREFORE, in consideration of the recitals and mutual covenants and agreements herein contained and pursuant to MCL Public Act 146 of 2000 (the "Act"), as amended, the Parties agree as follows:

A. Reliance on Recitals

The Parties acknowledge Applicant has made representations contained within its application, and the recitals and additions above, with the purpose and intent of City's reliance thereon, as well as for compliance with the Act, as amended, and the City relies upon these representations in its determination that the Incentive should be approved.

B. Project Area

The location of the Project is commonly known as 1000 South Hosmer Street ("Project Area") **(If the parcels has a new property address and / or legal description, then please provide)** and legally described as follows:

LOCATED IN THE CITY OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

ALL OF BLOCK NO. 3 EXCEPT OUTLOT B, PLAT OF THE MANUFACTURER'S ADDITION NO. 1, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 4, PAGE(S) 1, INGHAM COUNTY RECORDS AND LOT NO. 2, EXCEPT FOR THE SOUTH 10 FEET THEREOF, OF ASSESSOR'S PLAT NO. 26, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE(S) 31, INGHAM COUNTY RECORDS.

COMMONLY KNOWN AS 1000 S. HOSMER STREET, LANSING, MICHIGAN 48917.

C. Project Timeframe.

The Applicant and City agree the City's approval of the Incentive is based upon completion of the Project within a specific time period ("Project Timeframe"). The Project Timeframe starts August 1, 2017 and ends December 31, 2018.

D. Project Completion

The Applicant and the City agree that for the Project to be considered complete, the Applicant must perform all of the following in the Project Area within the Project Timeframe ("Project Completion"):

1. Hire at least 25 new, permanent full-time equivalent employees (FTE) and/or retain at least 25 full-time equivalent employees (FTE).

2. Purchase and/or locate within the Project Area, personal property with a fair market value of at least $500,000__. **(Please provide an estimate)** This personal property may not be moved to the Project Area from another location within the City of Lansing.

3. Make at least $1,300,000 of improvements to the real property. Improvements include only hard costs, and exclude architectural and engineering costs.

4. Obtain all necessary building permits and site plan approvals, including payment of all required fees, plus final inspections including a Certificate of Occupancy from the City of Lansing and all other appropriate authorities and agencies.

5. Upon Project Completion, the applicant will provide to the LEDC, upon request, any and all appropriate financial records that are referenced as part of this Agreement.

6. Project Completion must be performed by December 31, 2018.

E. Project Completion Progress Reports

The Applicant shall file an annual report with the LEDC on the Applicant's progress toward achieving Project Completion. Reports shall be submitted in compliance with all LEDC reporting requirements (on-line, not of a proprietary nature but based on information contained in this agreement). Applicant understands and agrees that the information submitted to the LEDC will be available for public viewing, unless prior approval is requested and granted for specific confidential business information that is not subject to disclosure under the Freedom of Information Act (Public Act 442 of 1976, being MCL 15.231 et. seq., as amended). Non-compliance with reporting requirements may result in the modification or revocation of the Incentive.

Lack of performance and compliance with this agreement, may be considered as relevant information in consideration of the approval of all future incentive applications to the LEDC or City by the Applicant or any person or entity with (25%) or more ownership in the Project.

F. Verification of Project Completion

No later than thirty (30) days after the end of the Project Timeframe, the Applicant shall provide in writing to the LEDC a Final Project Completion Report ("Final Report on-line") with proof of Project Completion. Acceptable forms of proof may include, as directed by LEDC, proof of employment, proof of paid invoices, executed and filed tax documentation, final financing documents and similar material which confirm original financial data, engineering and architectural "as-built" drawings, photographs, and other like evidence of completion of the Project in the Project Area. If at any time during the Project Timeframe the Applicant completes the Project as agreed upon in Section (4), the Applicant may submit the Final Project Completion Report to the LEDC on line.

G. Consideration of Applicant's Compliance with the Agreement.

Within 60 days of receiving the Final Report, or 90 days after the end of the Project Timeframe, the LEDC shall make a preliminary determination if the Applicant has achieved Project Completion. In the event the preliminary determination concludes the Project was completed per this Agreement, written notification of such finding shall be sent from the LEDC to the Applicant and the City of Lansing Finance Director. In the event the LEDC makes the determination the Applicant did not complete the project per this Agreement, the LEDC will forward in writing its findings and a recommended course of action to the Applicant and the City of Lansing Finance Director. Prior to any action that might lead to the modification or revocation of all or part of the Incentive, the City shall offer the Applicant the reasonable opportunity to appear before the Council and be heard. In the event of the revocation of all or part of the Applicant's Incentive, the City may consider the breach of contract when contemplating the approval of all future Incentive applications to the City by the Applicant or any partners listed as required in the Recitals.

H. Failure of Applicant to Pay Tax Applicable to Personal Property

If any property tax applicable to the personal property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may seize and sell the personal property to pay the tax, expenses of sale, and interest on the tax, or may commence civil litigation to recover the amount of tax an interest thereon, in accordance with Michigan law.

I. Failure of Applicant to Pay Tax Applicable to Real Property

If any property tax applicable to the real property that makes up the project is not paid within the time permitted by law for payment without penalty during the life of the Incentive being granted by this Agreement, the City may place a lien on the real property. The City may enforce the lien in the same manner as provided by law for the foreclosure in the circuit courts of mortgage liens upon real property, in accordance with Michigan law.

J. City's Rights under Act

Nothing in this Agreement shall supersede the City's ability to request the State Tax Commission to revoke the Incentive as otherwise provided, or as may hereafter be provided, under the Act, as amended. Nothing in this Agreement supersedes or diminishes any rights of the City or the State established by Federal, State, or Local law or regulations.

K. Ambiguity

If this Agreement or any of its terms and conditions is determined to be ambiguous, this Agreement and all its terms and conditions shall be considered as if drafted by both parties.

L. Rights and Remedies Cumulative

The Parties shall have all the rights and remedies available at law, in equity or in this Agreement to enforce the rights and obligations under this Agreement. All remedies shall be cumulative and none will be exclusive of any other. The exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

M. <u>Right In Third Parties</u>

This Agreement is not intended nor shall it create any rights, expectations or benefit to any third parties, including any creditor of the parties.

N. <u>Severability</u>

The invalidity of any portion of this Agreement shall not affect the validity of the remainder thereof.

O. <u>Subsequent Waivers</u>

One or more waivers of any provision, covenant, or condition of this Agreement shall not be construed as a waiver of a subsequent breach of the same provision, covenant, or condition, or as a waiver of a subsequent breach of other provisions, covenants, or conditions. The consent or approval to or for any act shall not be deemed to render unnecessary the consent or approval to or for any subsequent similar act.

P. <u>Termination</u>

This Agreement terminates upon the end of the life of the incentive.

Q. <u>Authority</u>.

The Applicant's execution, delivery and performance of this Agreement have been duly authorized. The Applicant's representative executing this Agreement does so with requisite authority to fully and completely bind the Applicant.

IN WITNESS WHEREOF, the undersigned Parties hereto execute this Agreement as of the day and year first above written.

WITNESSES:

James Albaugh ____________________

____

NEOGEN PROPERTIES VIII, LLC

By: Steven J Quinlan ____________________
Steven J. Quinlan

Its: Vice President and Chief Financial Officer

____

____

CITY OF LANSING:

By: ____________________
Virg Bernero

Its: Mayor

____

____

LANSING ECONOMIC DEVELOPMENT CORPORATION:

By: ____________________
Karl R. Dorshimer

Its: Authorized Representative

Approved as to form:

____
Brandon Waddell

City Attorney

I hereby certify that funds are available in Account No.: ____________________

____
City Controller

THE LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

Resolution Recommending Approval of Plan #71
Neogen 1000 Hosmer Building Redevelopment Project

At a meeting of the Board of Directors of the Lansing Brownfield Redevelopment Authority (LBRA) Lansing, Michigan, held on the 4th day of August, 2017, at 8:30 a.m., pursuant to notice duly given:

PRESENT:	Members:	James Butler III, Pierre LaVoie, Mayor Virg Bernero, Shelley Davis, Calvin Jones
ABSENT:	Members:	Andrea Ragan, Blake Johnson, Baldomero Garcia, Kimberly Coleman

The following preamble and resolution was offered by;

Member: Davis, and supported by;

Member: Mayor Virg Bernero

WHEREAS, The LBRA staff has worked closely with Neogen Properties VIII, LLC (Developer) to draft Brownfield Plan #71 (Plan); and

WHEREAS, The LBRA staff has duly reviewed such Plan and has found it to be in compliance with the provisions of the Act and meets the following determinations and findings:

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

WHEREAS, The LBRA staff recommends approval of the Plan:

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

1. The Brownfield Plan described as Brownfield Plan #71 – Neogen 1000 Hosmer Building Redevelopment Project in the form filed herewith is hereby approved by the Lansing Brownfield Redevelopment Authority and recommended for

consideration by the City Council of the City of Lansing pursuant to Act 381 of Michigan Public Acts of 1996, as amended.

2. The LBRA Board hereby requests that the Lansing City Council, after required notification as specified by the Act, hold a public hearing in consideration of this matter, and subsequently approve the Plan.

YEAS: Five (5)

NAYS: Zero (0)

ABSTENTIONS: Zero (0)

ABSENT: Four (4)

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)SS.
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Brownfield Redevelopment Authority held on the 4th day of August, 2017, and said resolution is on file in the office of the Lansing Brownfield Redevelopment Authority and is available to the public. Public notice of the said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan 1976, including in the case of a special or re-scheduled meeting, notice by publication or posting of at least eighteen (18) hours prior to the time set for the meeting. In addition, said meeting was held in full compliance with the Board's By-Laws.

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

Pierre LaVoie, Secretary

Lansing Brownfield
Redevelopment Authority

Lansing Brownfield Redevelopment Authority
Neogen 1000 Hosmer Building Redevelopment

Brownfield Plan #71

1000 S. Hosmer Street
Lansing, Michigan 48912

PREPARED BY:

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July 31, 2017

Approved by the LBRA on _____

Adopted by the Lansing City Council on _____

Table of Contents

1. Project Summary Sheet

The purpose of this Brownfield Plan (the "Plan") is to identify eligible activities and cost estimates for redevelopment of the property located at 1000 S. Hosmer Street in Lansing, Michigan. Brownfield tax increment financing is necessary to support redevelopment of the property.

Project Name:	Neogen 1000 S. Hosmer Building Redevelopment (the "Project")
Developer:	Neogen Properties VIII, LLC 620 Lesher Place, Lansing MI 48912 James A. Houthoofd 517-372-9200 ext. 2254
Property Location:	1000 S. Hosmer Street, Lansing, Michigan 48912 (the "Property")
Parcel Information:	Parcel ID 33-01-01-22-103-021
Type of Eligible Property:	"Functionally Obsolete"
Project Description:	A rehabilitation of the existing, functionally obsolete building located at 1000 S. Hosmer Street, south of the I-496 east-bound entrance ramp from Cedar Street. The project will result in a total of 39,687 square feet of new office and warehouse distribution space for Neogen's Ideal Instruments subsidiary. Brownfield Eligible activities include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.
Total Capital Investment:	Property and Building Improvements: Estimated at $1,300,000 of which $254,973 is estimated as eligible for Brownfield Reimbursement.

Estimated Job Creation/Retention: The redevelopment is anticipated to generate 25 new full-time equivalent (FTE) jobs within 2 years of project completion. In addition, this redevelopment will result in the creation/retention of 15 to 20 temporary construction related jobs.

Duration of Plan: 17 years (starting in 2019)

Use of Captured Taxes / Tax Increment Revenue (TIR):

Uses	
To Reimburse Developer for Eligible Activity Costs	$ 135,000
To Reimburse LBRA/Lansing Regional Brownfield Coalition (LRBC) for Eligible Activity Costs under EPA Brownfield Assessment Grant	$ 0
To Reimburse LBRA for Eligible Activity Costs under Local Brownfield Revolving Fund (LBRF)	$ 8,500
To Reimburse Developer for Contingency (15%) on Eligible Activity Costs*	$ 18,750
To Reimburse Developer for Interest on Eligible Activity Costs	$ 38,838
Total Reimbursement to Developer and LBRA	**$ 201,088**
To LBRA Plan Administration	$ 11,172
To LBRA Local Brownfield Revolving Fund (LSBRF)	$ 11,172
To State Revolving Fund (SRF)	$ 0
TOTAL CAPTURED TAXES	**$ 223,431**

* Brownfield Plan preparation activities are excluded from contingency calculation

Use of New Taxes:

Uses	
Lansing Operating	$ 11,152
Ingham County	$ 1,878
Ingham County Sum	$ 3,662
Airport Authority	$ 401
CATA	$ 1,725
Capital Area District Library	$ 895
Potter Park Zoo	$ 235
Lansing Community College	$ 2,184
Ingham Inter. School District	$ 2,694
Lansing School District Operating	$ 103,258
State Education Tax (6 mills)	$ 34,419
City Debt	$ 1,492
School Debt	$ 26,847
TOTAL NEW TAXES	**$ 190,842**

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

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

The Plan will allow the LBRA to use tax increment financing to reimburse **Neogen Properties VIII, LLC** (the "Developer") for the costs of eligible activities required to redevelop the eligible property located at 1000 S. Hosmer Street in the City of Lansing, Michigan, (the "Property"). Any proposed redevelopment of the Property will only be economically viable with the support and approval of the brownfield redevelopment incentives described herein. The location of the Property is depicted on Figure 1.

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

Eligible Property		
Address	**Tax ID**	**Basis of Eligibility**
1000 S. Hosmer Street	33-01-01-22-103-021	Functionally Obsolete

The Property is located within the boundaries of the City of Lansing and is surrounded by industrial and commercial property. Property layout and boundaries are depicted on Figure 2. The legal description of the Property is included in Attachment A.

The Property consists of a 2.388-acre parcel of land developed with a two-story building, totaling 39,687 square feet. The structure was constructed in 1900, and was used for industrial and commercial purposes for much of the memorable past. Early uses of the building included printing operations followed by steel manufacturing until at least 1972. Between 1990 and 2014 several commercial businesses occupied the Property; however, the building was underutilized and was at least partially vacant during some of that time. Since 2014, the Property has been vacant.

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

On May 23, 2017, the City of Lansing, Assessors Office formally determined the Property is "functionally obsolete" as the term is defined in Section 2(s), of Act 381. The Assessing Office conducted a site inspection and determined the building suffers greater than 50% functional obsolescence. Refer to Attachment B, Letter of Functional Obsolescence.

3. Brownfield Project Description

The Project includes a complete buildout of the existing functionally obsolete building. The redevelopment will result in a total of 39,687 square feet of office and warehouse distribution space for Neogen's Ideal Instruments subsidiary. Ideal Instruments, Inc. was founded in 1931 and is a manufacturer of precision veterinary drug delivery instruments for the large animal industry. Primary markets include the beef cattle, dairy, swine, poultry and companion animal industries. All of Ideal Instruments' finished goods are high-tech products shipped to customers and distributors domestically and internationally. This will be a new facility for Ideal Instruments which is currently housed within Neogen's Lansing Distribution Building at 301 N. Hosmer Street. This Project will allow for future expansion within the existing distribution warehouse.

Total capital investment is estimated at $1,300,000. Redevelopment activities include demolition of the building interiors, site demolition, site preparation activities and infrastructure improvements.

The Project will result in the revitalization and reuse of one vacant, historically underutilized, functionally obsolete property in the City of Lansing, located immediately south of the I-496 east-bound Cedar Street entrance ramp and east of the Penn Lines Railroad. This Project will result in the creation of 25 new, full time equivalent jobs within 2 years. The Project is also projected to create/leverage 15 to 20 temporary construction related jobs.

4. Developer Eligible Activities

The Developer will be reimbursed with the new local taxes levied by the Project for the costs of eligible activities necessary to support redevelopment of the Property. The activities that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381 and include demolition, site preparation, infrastructure improvements and preparation of the Brownfield Plan.

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with the new local increment tax revenues generated by the Property redevelopment and captured by the LBRA, subject to any limitations and conditions described in this Plan and the terms of a Reimbursement Agreement between the Developer and the Authority (the "Reimbursement Agreement"). The total cost of activities eligible for reimbursement from tax increment revenues is projected to be $223,431.

<u>ELIGIBLE ACTIVITIES</u>

NON-ENVIRONMENTAL

Demolition	$100,000.00
Site Preparation Activities	$10,000.00
Infrastructure Improvements	$25,000.00
Total Non-Environmental Costs	**$135,000.00**
Contingency (15%)*	$18,750.00
Brownfield Plan & Act 381 Work Plan Preparation	$8,500.00
Interest (3%, simple)	$38,838.00
Total Anticipate TIR Available for Reimbursement	**$201,088.00**
LBRA Plan Administration	$11,172.00
LBRA Local Brownfield Revolving Fund	$11,172.00
State Brownfield Revolving Fund	$0.00
Total Local TIR Capture	**$223,431.00**

* Brownfield Plan preparation activities are excluded from contingency calculation

The costs listed above are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues captured by the LBRA shall be governed by the terms of a Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment. As long as the total cost limit described in this Plan is not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the City of Lansing City Council.

5. Captured Taxable Value and Tax Increment Revenues

The costs of eligible activities included in, and authorized by, this Plan will be reimbursed with incremental local only tax revenues generated by the Property redevelopment and captured by the LBRA. The LBRA will not be obligated to reimburse the Developer for Eligible Activities completed after December 31, 2018. Reimbursement of Eligible Activities completed after December 31, 2018 will be evaluated by the LBRA on a case-by-case basis.

The taxable value of the Property at the completion of this Brownfield Plan was $296,928 which is the initial taxable value for this Plan. The new projected taxable value for 2019 was estimated at $600,000 upon completion of the Project. Estimated taxable values were based on estimates determined by the Project's development team. The actual taxable value will be determined by the City's Assessor after the Project is completed.

It is estimated that the LBRA will capture tax increment revenues from 2019 through 2035 to reimburse the Developer and the LBRA for the cost of eligible activities, pay for the LBRA's administration of the Plan and make deposits into the LBRA's Local Brownfield Revolving Fund (LBRF). Ten percent of the local taxes generated by the increase in taxable value will be returned to the taxing units.

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

6. Method of Brownfield Plan Financing

The Developer is ultimately responsible for providing financing for the costs of eligible activities included in this Plan. However, the LBRA and the Developer have entered into an agreement under the LBRA's LBRF to finance the costs associated with the preparation of this Brownfield Plan.

The inclusion of eligible activities and estimates of cost to be reimbursed in this Plan are intended to authorize the LBRA to fund such reimbursements. Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities and reimbursement limits described in this Plan.

In addition to reimbursement to the LBRA for its costs associated with the Project under the LBRF, the LBRA will be reimbursed for its costs to administer the Plan by utilizing 5% of the new local taxes captured per year for the duration of the Plan. The LBRA will also deposit 5% of the new local taxes captured per year for the duration of the Plan for deposit into its LBRF. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

7. Amount of Note or Bonded Indebtedness Incurred

None.

8. Duration of the Brownfield Plan

Unless amended by the Lansing City Council, the Plan is anticipated to remain in effect until all approved activities in this plan are covered or until the end of the year 2035, whichever occurs first.

9. Estimated Impact on Taxing Jurisdictions

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

Projected Impact to Taxing Jurisdictions			
Taxing Unit	**New Taxes to Taxing Units***	**New Taxes for BRA Administration, LBRF Deposits and Developer Reimbursement**	**Total New Taxes**
Lansing Operating	$ 11,152	$ 100,367	$ 111,519
Ingham County	$ 1,878	$ 16,899	$ 18,776
Ingham County Sum	$ 3,662	$ 32,961	$ 36,623
Airport Authority	$ 401	$ 3,609	$ 4,010
CATA	$ 1,725	$ 15,525	$ 17,250
Capital Area District Library	$ 895	$ 8,054	$ 8,949
Potter Park Zoo	$ 235	$ 2,117	$ 2,352
Lansing Community College	$ 2,184	$ 19,656	$ 21,840
Ingham Inter. School District	$ 2,694	$ 24,243	$ 26,937
Lansing School District Operating	$ 103,258	$ 0	$ 0
State Education Tax (6 mills)	$ 34,419	$ 0	$ 0
State Education Tax to SBRF**	$ 0	$ 0	$ 0
City Debt	$ 1,492	$ 0	$ 1,492
School Debt	$ 26,847	$ 0	$ 26,847
Total	**$ 190,842**	**$ 223,431**	**$ 414,273**

* Increased by investment, but not captured for TIF reimbursement
** State Brownfield Revolving Fund

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

10. Legal Description & Site Map

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

11. Personal Property

This Brownfield Plan will capture incremental tax revenues resulting from personal property to the extent they are available.

12. Displacement of Persons

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

13. LBRA Local Brownfield Revolving Fund

As stated in Section 6, LBRF funds were used to finance the costs associated with the preparation of this Brownfield Plan. Additionally, the LBRA will capture 5% of the new local taxes per year until the Developer's costs have been fully reimbursed for deposit into the LBRF. The LBRA will then capture all available tax increment revenues for up to an additional 5 years for deposit into the LBRF as permitted by Act 381. Total deposits into the LBRF will not exceed the sum total equivalent to 5 years of local tax increment revenue.

14. Other Information

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

FIGURES

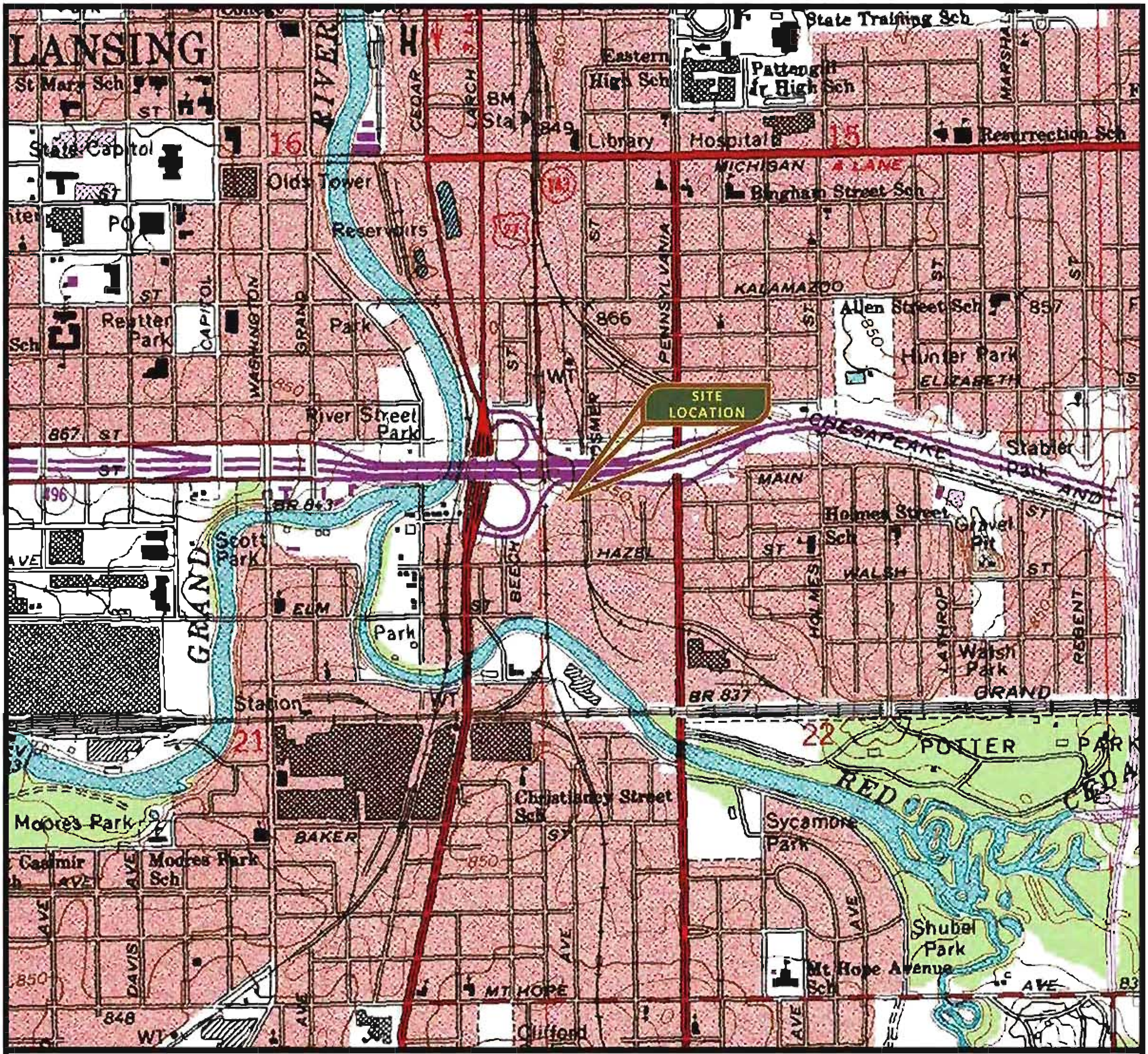

FIGURE 1
PROPERTY LOCATION

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

INGHAM COUNTY
T. 04 N., R 02 W., Section 22

PROJECT NUMBER: 17-1758

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FIGURE 2

Eligible Property Map

PROJECT NUMBER: 17-1758

1000 S. HOSMER STREET
LANSING, MICHIGAN 48912

DIAGRAM CREATED BY: KB

DATE: 7/11/2017

TABLES

Table 1: Brownfield Eligible Activities

Table 2: Tax Increment Revenue Capture Estimates

Table 3: Tax Increment Revenue Reimbursement Allocation Table

Table 1
Brownfield Eligible Activities
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

ELIGIBLE ACTIVITIES	NO. OF UNITS	UNIT TYPE	UNIT RATE	ESTIMATED TOTAL COST	REIMBURSEMENT ALLOCATION: DEQ ACTIVITIES	REIMBURSEMENT ALLOCATION: MSF ACTIVITIES	REIMBURSEMENT ALLOCATION: LOCAL-ONLY ACTIVITIES
MSF ELIGIBLE ACTIVITIES							
Demolition							
Subtotal Demolition Activities				***$ 100,000***		***$ -***	***$ 100,000***
Site Preparation							
Subtotal Site Preparation Activities				***$ 10,000***		***$ -***	***$ 10,000***
Infrastructure Improvements							
Subtotal Infrastructure Improvement Activities				***$ 25,000***		***$ -***	***$ 25,000***
MSF ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 135,000**	**$ -**	**$ -**	**$ 135,000**
MSF AND DEQ ELIGIBLE ACTIVITIES SUB-TOTAL				**$ 135,000**	**$ -**	**$ -**	**$ 135,000**
Contingency (15%)				$ 18,750	$ -	$ -	$ 18,750
Brownfield Plan & Act 381 Work Plan Preparation				$ 8,500		$ -	$ 8,500
Interest (3%, simple)				$ 38,838	$ -	$ -	$ 38,838
TOTAL ELIGIBLE COST FOR REIMBURSEMENT:				**$ 201,088**	**$ -**	**$ -**	**$ 201,088**
State Brownfield Revolving Fund				$ -			
BRA Administrative Fees				$ 11,172			
Local Brownfield Revolving Fund (LBRF)				$ 11,172			
GRAND TOTAL				**$ 223,431**			
					0.00%	*0.00%*	*100.00%*

NOTES:
These costs and revenue projections should be considered approximate estimates based on expected conditions and available information. It cannot be guaranteed that the costs and revenue projections will not vary from these estimates.
Costs for preparation of Phase I ESA, Phase II ESA, Baseline Environmental Assessment, Brownfield Plan and Act 381 Work Plan are excluded from contigency calculation.

Table 2
Tax Increment Revenue Capture Estimates
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Estimated Taxable Value (TV) Increase Rate: 1% per year

	Millage Rate		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Plan Year				1	2	3	4	5	6	7	8	9
Base TV			$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928
Estimated New TV			$ 296,928	$ 600,000	$ 606,000	$ 612,060	$ 618,181	$ 624,362	$ 630,606	$ 636,912	$ 643,281	$ 649,714
Incremental Difference (New TV - Base TV)			$ -	$ 303,072	$ 309,072	$ 315,132	$ 321,253	$ 327,434	$ 333,678	$ 339,984	$ 346,353	$ 352,786
School Capture	**Millage Rate**											
School Operating	0.0000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Education Tax (SET)	0.0000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total:	0.0000	*0.00%*	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Local Capture	**Millage Rate**											
Lansing Operating	19.4400		$ -	$ 5,892	$ 6,008	$ 6,126	$ 6,245	$ 6,365	$ 6,487	$ 6,609	$ 6,733	$ 6,858
Ingham County	3.2731		$ -	$ 992	$ 1,012	$ 1,031	$ 1,051	$ 1,072	$ 1,092	$ 1,113	$ 1,134	$ 1,155
Ingham County Sum	6.3842		$ -	$ 1,935	$ 1,973	$ 2,012	$ 2,051	$ 2,090	$ 2,130	$ 2,171	$ 2,211	$ 2,252
Airport Authority	0.6990		$ -	$ 212	$ 216	$ 220	$ 225	$ 229	$ 233	$ 238	$ 242	$ 247
CATA	3.0070		$ -	$ 911	$ 929	$ 948	$ 966	$ 985	$ 1,003	$ 1,022	$ 1,041	$ 1,061
Capital Area District Library	1.5600		$ -	$ 473	$ 482	$ 492	$ 501	$ 511	$ 521	$ 530	$ 540	$ 550
Potter Park Zoo	0.4100		$ -	$ 124	$ 127	$ 129	$ 132	$ 134	$ 137	$ 139	$ 142	$ 145
Lansing Community College	3.8072		$ -	$ 1,154	$ 1,177	$ 1,200	$ 1,223	$ 1,247	$ 1,270	$ 1,294	$ 1,319	$ 1,343
Ingham Intermediate School District	4.6956		$ -	$ 1,423	$ 1,451	$ 1,480	$ 1,508	$ 1,538	$ 1,567	$ 1,596	$ 1,626	$ 1,657
Local Total:	43.2761	*100.00%*	**$ -**	**$ 13,116**	**$ 13,375**	**$ 13,638**	**$ 13,903**	**$ 14,170**	**$ 14,440**	**$ 14,713**	**$ 14,989**	**$ 15,267**
Total Capturable Taxes:	43.2761	*100.00%*	**$ -**	**$ 13,116**	**$ 13,375**	**$ 13,638**	**$ 13,903**	**$ 14,170**	**$ 14,440**	**$ 14,713**	**$ 14,989**	**$ 15,267**
Non-Capturable Millages - New Tax Revenue	**Millage Rate**											
Lansing Debt	0.2600		$ -	$ 79	$ 80	$ 82	$ 84	$ 85	$ 87	$ 88	$ 90	$ 92
Lansing School Debt	4.6800		$ -	$ 1,418	$ 1,446	$ 1,475	$ 1,503	$ 1,532	$ 1,562	$ 1,591	$ 1,621	$ 1,651
Total Non-Capturable Taxes:	4.9400											

Notes:

Table 2
Tax Increment Revenue Capture Estimates
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Estimated Taxable Value (TV) Increase Rate:

Plan Year		2028 10	2029 11	2030 12	2031 13	2032 14	2033 15	2034 16	2035 17
Base TV		$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928	$ 296,928
Estimated New TV		$ 656,211	$ 662,773	$ 669,401	$ 676,095	$ 682,856	$ 689,685	$ 696,581	$ 703,547
Incremental Difference (New TV - Base TV)		$ 359,283	$ 365,845	$ 372,473	$ 379,167	$ 385,928	$ 392,757	$ 399,653	$ 132,700
School Capture	**Millage Rate**								
School Operating	0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Education Tax (SET)	0.0000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
School Total:	0.0000	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Local Capture	**Millage Rate**								
Lansing Operating	19.4400	$ 6,984	$ 7,112	$ 7,241	$ 7,371	$ 7,502	$ 7,635	$ 7,769	$ 2,580
Ingham County	3.2731	$ 1,176	$ 1,197	$ 1,219	$ 1,241	$ 1,263	$ 1,286	$ 1,308	$ 434
Ingham County Sum	6.3842	$ 2,294	$ 2,336	$ 2,378	$ 2,421	$ 2,464	$ 2,507	$ 2,551	$ 847
Airport Authority	0.6990	$ 251	$ 256	$ 260	$ 265	$ 270	$ 275	$ 279	$ 93
CATA	3.0070	$ 1,080	$ 1,100	$ 1,120	$ 1,140	$ 1,160	$ 1,181	$ 1,202	$ 399
Capital Area District Library	1.5600	$ 560	$ 571	$ 581	$ 592	$ 602	$ 613	$ 623	$ 207
Potter Park Zoo	0.4100	$ 147	$ 150	$ 153	$ 155	$ 158	$ 161	$ 164	$ 54
Lansing Community College	3.8072	$ 1,368	$ 1,393	$ 1,418	$ 1,444	$ 1,469	$ 1,495	$ 1,522	$ 505
Ingham Intermediate School District	4.6956	$ 1,687	$ 1,718	$ 1,749	$ 1,780	$ 1,812	$ 1,844	$ 1,877	$ 623
Local Total:	43.2761	**$ 15,548**	**$ 15,832**	**$ 16,119**	**$ 16,409**	**$ 16,701**	**$ 16,997**	**$ 17,295**	**$ 5,743**
Total Capturable Taxes:	43.2761	**$ 15,548**	**$ 15,832**	**$ 16,119**	**$ 16,409**	**$ 16,701**	**$ 16,997**	**$ 17,295**	**$ 5,743**
Non-Capturable Millages - New Tax Revenue	**Millage Rate**								
Lansing Debt	0.2600	$ 93	$ 95	$ 97	$ 99	$ 100	$ 102	$ 104	$ 35
Lansing School Debt	4.6800	$ 1,681	$ 1,712	$ 1,743	$ 1,775	$ 1,806	$ 1,838	$ 1,870	$ 621
Total Non-Capturable Taxes:	4.9400								

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

Developer/LBRA Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	0.0%	$ -		$ -
Local	100.0%	$ -	$ 201,088	$ -
TOTAL		$ -	$ 201,088	$ -
DEQ	0.0%	$ -		
MSF	0.0%	$ -		

Estimated Total Years of Plan:	17

Administrative Fees & Loan Funds*	
State Brownfield Revolving Fund	$ -
BRA Administrative Fees	$ 11,172
Local Brownfield Revolving Fund	$ 11,172

* During the life of the Plan

	2018	2019 1	2020 2	2021 3	2022 4	2023 5	2024 6	2025 7	2026 8	2027 9	2028 10	2029 11
Available Tax Increment Revenue (TIR)												
Total State Tax Capture Available	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State TIR Available for Reimbursement to Developer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Local Tax Capture Available	$ -	$ 13,116	$ 13,375	$ 13,638	$ 13,903	$ 14,170	$ 14,440	$ 14,713	$ 14,989	$ 15,267	$ 15,548	$ 15,832
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ -	$ 1,312	$ 1,338	$ 1,364	$ 1,390	$ 1,417	$ 1,444	$ 1,471	$ 1,499	$ 1,527	$ 1,555	$ 1,583
Capture for BRA Administrative Fees (5% of available Local TIR)	$ -	$ 590	$ 602	$ 614	$ 626	$ 638	$ 650	$ 662	$ 674	$ 687	$ 700	$ 712
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	$ -	$ 590	$ 602	$ 614	$ 626	$ 638	$ 650	$ 662	$ 674	$ 687	$ 700	$ 712
Local TIR Available for Reimbursement to Developer	$ -	$ 10,624	$ 10,834	$ 11,047	$ 11,261	$ 11,478	$ 11,697	$ 11,918	$ 12,141	$ 12,366	$ 12,594	$ 12,824
Total State & Local TIR Available for Reimbursement to Developer	$ -	$ 10,624	$ 10,834	$ 11,047	$ 11,261	$ 11,478	$ 11,697	$ 11,918	$ 12,141	$ 12,366	$ 12,594	$ 12,824

DEVELOPER and LBRA	Beginning Balance	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	$ 201,088	**$ 201,088**	**$ 190,464**	**$ 179,630**	**$ 168,584**	**$ 157,323**	**$ 145,845**	**$ 134,148**	**$ 122,230**	**$ 110,090**	**$ 97,723**	**$ 85,129**	**$ 72,305**
MSF Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DEQ Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LOCAL-ONLY Activities	$ 201,088	$ 201,088	$ 190,464	$ 179,630	$ 168,584	$ 157,323	$ 145,845	$ 134,148	$ 122,230	$ 110,090	$ 97,723	$ 85,129	$ 72,305
Local-Only Tax Reimbursement	$ 201,088	$ -	$ 10,624	$ 10,834	$ 11,047	$ 11,261	$ 11,478	$ 11,697	$ 11,918	$ 12,141	$ 12,366	$ 12,594	$ 12,824
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT		**$ -**	**$ 10,624**	**$ 10,834**	**$ 11,047**	**$ 11,261**	**$ 11,478**	**$ 11,697**	**$ 11,918**	**$ 12,141**	**$ 12,366**	**$ 12,594**	**$ 12,824**

Table 3
Tax Increment Revenue Reimbursement Allocation Table
1000 S. Hosmer Street
Lansing, MI
July 31, 2017

	2030 12	2031 13	2032 14	2033 15	2034 16	2035 17	TOTALS
Available Tax Increment Revenue (TIR)							
Total State Tax Capture Available	$ -	$ -	$ -	$ -	$ -	$ -	
Capture for State Brownfield Revolving Fund (3 mills of SET) (25-Yrs)	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
State Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
State TIR Available for Reimbursement to Developer	$ -	$ -	$ -	$ -	$ -	$ -	
Total Local Tax Capture Available	$ 16,119	$ 16,409	$ 16,701	$ 16,997	$ 17,295	$ 5,743	
Local Tax Increment to Taxing Unit (10%) ("Pass-Through")	$ 1,612	$ 1,641	$ 1,670	$ 1,700	$ 1,730	$ 574	**$ 24,826**
Capture for BRA Administrative Fees (5% of available Local TIR)	$ 725	$ 738	$ 752	$ 765	$ 778	$ 258	**$ 11,172**
Capture for Local Brownfield Revolving Fund (LBRF) (5% of available Local TIR)	$ 725	$ 738	$ 752	$ 765	$ 778	$ 258	**$ 11,172**
Local TIR Available for Reimbursement to Developer	$ 13,057	$ 13,291	$ 13,528	$ 13,768	$ 14,009	$ 4,652	
Total State & Local TIR Available for Reimbursement to Developer	$ 13,057	$ 13,291	$ 13,528	$ 13,768	$ 14,009	$ 4,652	

DEVELOPER and LBRA

	$ 59,248	**$ 45,957**	**$ 32,429**	**$ 18,661**	**$ 4,652**	**$ 0**	
MSF Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
DEQ Eligible Activities	$ -	$ -	$ -	$ -	$ -	$ -	
State Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LOCAL-ONLY Activities	$ 59,248	$ 45,957	$ 32,429	$ 18,661	$ 4,652	$ 0	
Local-Only Tax Reimbursement	$ 13,057	$ 13,291	$ 13,528	$ 13,768	$ 14,009	$ 4,652	**$ 201,088**
TOTAL ANNUAL DEVELOPER/LBRA REIMBURSEMENT	**$ 13,057**	**$ 13,291**	**$ 13,528**	**$ 13,768**	**$ 14,009**	**$ 4,652**	

Attachment A

Legal Description of the Property

ATTACHMENT A

Legal Description of the Property
1000 S. Hosmer Street
Lansing, MI

Tax ID	**Property Address**	**Legal Description**
33-01-01-22-103-021	1000 S. Hosmer Street	Located in the City of Lansing, County of Ingham, State of Michigan, and is described as follows: All of Block No. 3 except Outlot B, Plat of the Manufacturer's Addition No. 1, City of Lansing, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 4, page(s) 1, Ingham County Records and Lot No. 2, except for the south 10 feet thereof, of Assessor's Plat No. 26, City of Lansing, Ingham County, Michigan, according to the recorded Plat thereof, as recorded in Liber 10, page(s) 31, Ingham County Records. Commonly known as 1000 S. Hosmer Street, Lansing, Michigan 48917.

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING
RESOLUTION APPROVING BROWNFIELD PLAN #71
NEOGEN 1000 SOUTH HOSMER BUILDING REDEVELOPMENT PROJECT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on November 27, 2017 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on November 27, 2017, reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,

2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,

3. the Project may result in new private investment of approximately $1,300,000,

4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible actives they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on August 4, 2017, unanimously recommended approval of the Plan, for this Project;

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

- The Plan constitutes a public purpose under the Act;

- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable.

IT IS FINALLY RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #71 – Neogen 1000 South Hosmer Building Redevelopment Project'.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the State of Michigan enacted the Medical Marihuana Facilities Licensing Act (MMFLA) for the express purpose of licensing and regulating medical marihuana growers, processors, provisioning centers, secure transporters, and safety compliance facilities; and

WHEREAS, City of Lansing has adopted an authorizing ordinance pursuant to Section 205 of the MMFLA through its adoption of Ordinance No. 1217 to Provide for the Regulation and Licensing of Medical Marihuana Establishments, also known as Chapter 1300 of the Lansing Code of Ordinances; and

WHEREAS, the State of Michigan, through the Bureau of Medical Marihuana Regulation, a division of LARA, has promulgated Emergency Rules which were filed with the Secretary of State of December 4, 2017; and

WHEREAS, the Emergency Rules, specifically Rule 19, advises of the Bureau of Medical Marihuana Regulation's intention as to how to address proposed marihuana facilities that may currently be in operation under local municipal authority; and

WHEREAS, Rule 19 provides that an applicant for a state operating license may temporarily operate a proposed marihuana facility that would otherwise require a state operating license if "the applicant's proposed marihuana facility is within a municipality that has adopted an ordinance pursuant to section 205 of the act before December 15, 2017, and the applicant submits an attestation of a form established by the department that includes the signature of the clerk of the municipality or his or her designee attesting to all the following: (i) the municipality has adopted an ordinance pursuant to section 205 of the act, including, if applicable, the disclosure of any limitation on the number or type of marihuana facilities, or both (ii) the municipality authorizes the temporary operation of the applicant. A resolution may be adopted by a municipality that authorizes the clerk of the municipality or his or her designee to sign the attestation form in subdivision (b) of this subrule"; and

WHEREAS, the City of Lansing wishes to authorize the City Clerk, or his designee, to sign the attestation form in subdivision (b) of the above referenced subrule for currently operating Medical Marihuana Provisioning Centers that have submitted complete applications, pursuant to Ordinance No. 1217, by December 15, 2017, and for every currently operating Medical Marihuana Grower Facility, Processor Facility, Safety Compliance Facility, and Secure Transporter that have submitted a complete application, pursuant to Ordinance No. 1217, by December 31, 2017; and

WHEREAS, the applicant must also apply for a state operating license no later than February 15, 2018, per the Emergency Rules;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk, or his designee, is hereby authorized to sign the attestation form in subdivision (b) of Emergency Rule 19 for currently operating Medical Marihuana Provisioning Centers that have submitted complete applications, pursuant to Ordinance No. 1217, by December 15, 2017, and for every currently operating Medical Marihuana Grower Facility, Processor Facility, Safety Compliance Facility, and Secure Transporter that have submitted a complete application, pursuant to Ordinance No. 1217, by December 31, 2017, and otherwise comports with the requirements of Rule 19.

BE IT FURTHER RESOLVED that the temporary authorization does not guarantee either a State or Local license.

BE IT FINALLY RESOLVED that an applicant granted temporary authorization under this resolution must cease and desist any operation of any medical marihuana facility if they have not been issued a State license by June 15, 2018, or immediately upon being denied either a State or Local license.

RESOLUTION 2017-__
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION OF INTENT TO RELOCATE COMMON BOUNDARIES BETWEEN THE CITY OF LANSING AND CITY OF EAST LANSING RELATED TO PORTIONS OF VACATED COOPER STREET AND VACATED OLIN AVENUE AND A TO-BE-VACATED PORTION OF RENIGER COURT WITHIN THE JURISDICTION OF THE CITY OF EAST LANSING.

WHEREAS, Section 3-101 of the Lansing City Charter has established that "The legislative power of the City is vested in the City Council. The City Council shall have the powers and duties provided by law or this Charter"; and

WHEREAS, the Home Rule City Act ("HRCA"), MCL 117.1 *et seq.,* has established the framework by which a municipality can be incorporated and operate, and Section 14b of the HRCA has established the process for two adjoining municipalities to relocate a common boundary whenever the boundaries between cities lying within the same county and subject to this Act divide platted lots, or are affected by the relocation of a river or of a natural drain or a street or highway; and

WHEREAS, the Lansing City Council deems it advisable to initiate proceedings to amend the common boundaries with respect to portions of vacated Cooper Street and vacated Olin Avenue and the area of Reniger Court that is to be vacated by the City of East Lansing, all presently within the jurisdiction of the City of East Lansing, as further identified on Exhibits A and B attached hereto; and

WHEREAS, the Lansing City Council has determined that it is necessary for the best interests of the public to halt property value deterioration and increase property tax valuation, to eliminate the causes of deterioration, and to promote economic growth, and has recommended that the common boundaries be amended with respect to portions of vacated Cooper Street and vacated Olin Avenue and the area of Reniger Court that is to be vacated by the City of East Lansing, all presently within the jurisdiction of the City of East Lansing, as further identified on Exhibits A and B attached hereto, in order to further enable the City of Lansing to undertake economic development of the immediately adjacent parcels to the South and the West of the subject three tax parcels in an effort to promote economic growth benefiting both the City of Lansing and the City of East Lansing.

NOW THEREFORE BE IT RESOLVED, that the Lansing City Council hereby determines that it has the appropriate authority to act under the HRCA, and pursuant to Section 14b of the HRCA it has the appropriate authority to undertake an action to relocate a common boundary with the City of East Lansing involving the tax parcels located in Ingham County.

BE IT FURTHER RESOLVED, that the Lansing City Council hereby determines that it is necessary and advisable to amend the common boundaries with respect to portions of vacated Cooper Street and vacated Olin Avenue and the area of Reniger Court that is to be vacated by the City of East Lansing, all presently within the jurisdiction of the City of East Lansing, by the adoption of proposed Resolution 2017-__ with Exhibit A designating the amendment to the boundary line between the City of Lansing and City of East Lansing and Exhibit B designating those areas to be incorporated into the City of Lansing from the City of East Lansing.

BE IT FINALLY RESOLVED, that the Lansing City Council hereby determines that within seven (7) calendar days of approval and adoption of this Resolution 2017-__ and corresponding approval and adoption by the City of East Lansing of a resolution effecting the adjustments identified in this Resolution 2017-__, the Lansing City Clerk will file and record an original copy of this Resolution 2017-__ with Exhibits A and B with the Ingham County Register of Deeds' office and with the Secretary of State, Office of the Great Seal of Michigan.

EXHIBIT A TO RESOLUTION 2017-__

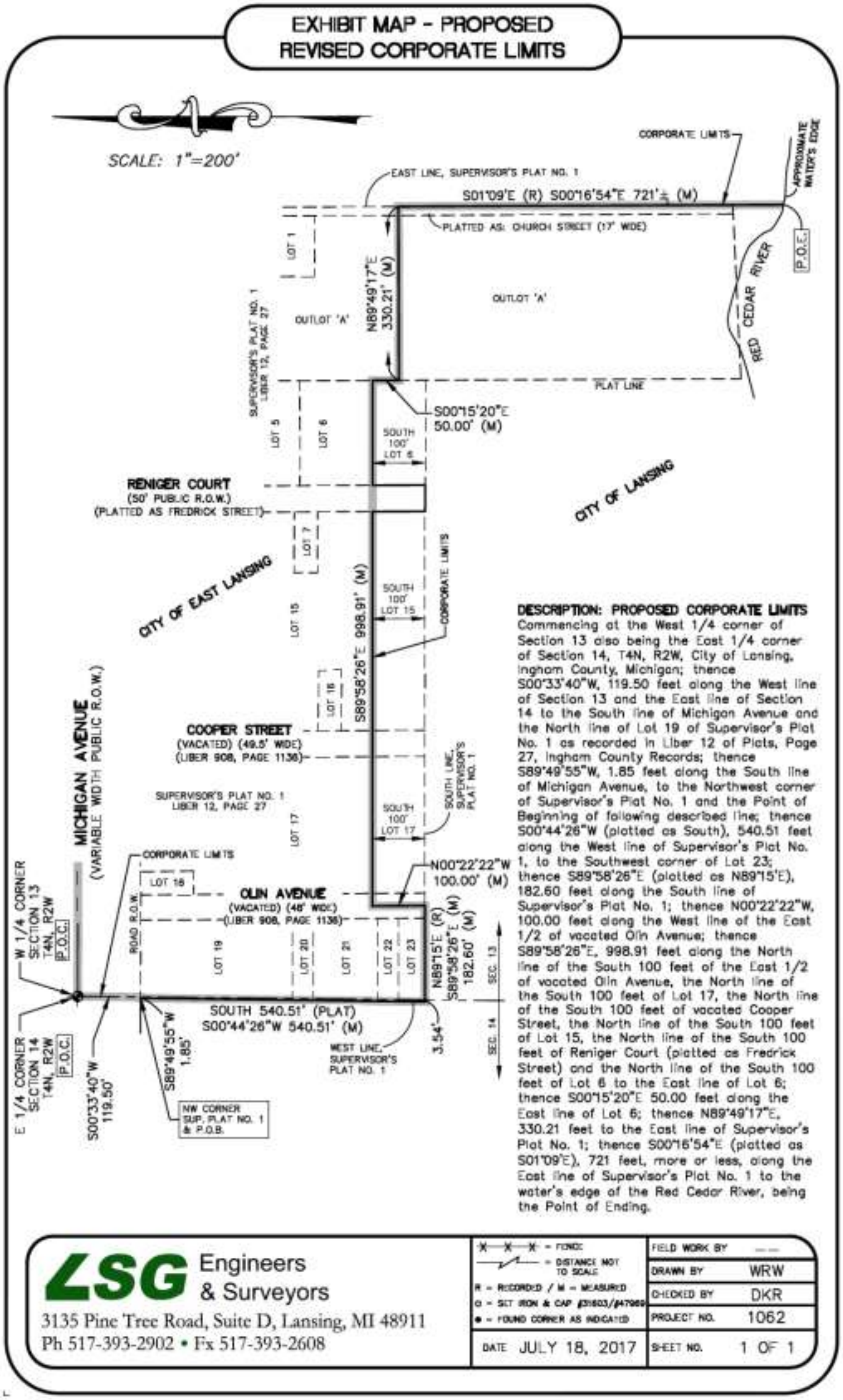
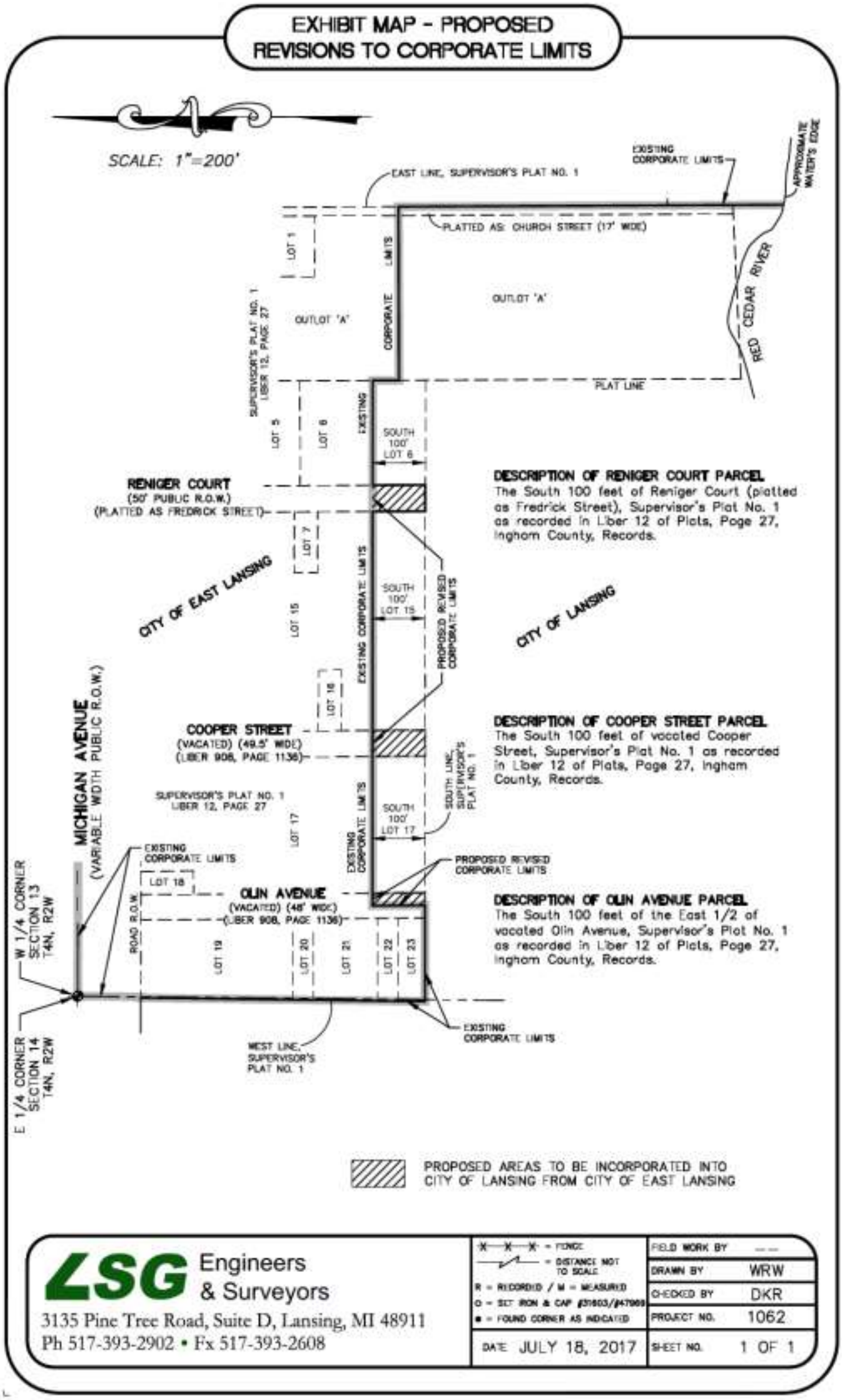


EXHIBIT B TO RESOLUTION 2017-__



Virg Bernero, Mayor

PUBLIC SERVICE DEPARTMENT
7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
FAX: (517) 483-6082
www.lansingmi.gov/pubserv

MEMORANDUM

TO: **Virg Bernero, Mayor**

FROM: **Chad A. Gamble, P.E., C.O.O. and Director of Public Service**

DATE: **December 7, 2017**

SUBJECT: **College Fields Northpointe Phase**
Acceptance of Public Right-of-Way and Roadway

Attached please find the resolution for acceptance of the right-of-way for the newly constructed roadway in the seventh and final phase of the College Fields Development in the Meridian Township 425 Area, Northpointe at College Fields. This Northpointe Phase includes a single, new local street, Medinah Drive.

This phase, including all associated public facilities, was constructed in accordance with the approved development plan and in accordance with all City of Lansing standards and requirements. Further, there are no identified issues associated with the acceptance of this right-of-way.

With your concurrence, please forward this resolution for placement on the agenda for the next City Council meeting. Thank you.

RESOLUTION #2017-
BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Jones Property Development, LLC, owner and developer of the College Fields Project in the City of Lansing, Meridian Township PA 425 area, has constructed and completed the roadway and public improvements for this phase of the overall development, the Northpointe at College Fields Phase, in accordance with, and as provided for, in the City approved site plan for this site condominium project; and

WHEREAS, the developer has provided the City, through the licensed surveyors of KEBS, Inc., with legal descriptions and depiction drawings for the roadway and public improvements "as built"; and

WHEREAS, the City's Public Service Department has overseen construction of the roadway and public improvements therein and has reviewed the legal description in the warranty deed that transfers to the City the roadway and public improvements for ownership, operation and maintenance; and

WHEREAS, the warranty deed for the roadway in the project area, a local street named Medinah Drive, has been placed on file with the City Clerk on December 11, 2017; and

WHEREAS, the Michigan Department of Transportation requires that the City accept public streets by their centerline descriptions in order that the streets may be added to the Public Act 51 Street System for state revenue to local units of government purposes; and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves City acceptance of the warranty deed for the local street named Medinah Drive located in the College Fields Northpointe Condominium Phase, with the legal description annexed thereto as contained in Attachment A, and as filed, December 11, 2017, in the office of the City Clerk and granted by Jones Property Development, LLC, subject to the City Attorney's approval of evidence of clear marketable title.

BE IT FURTHER RESOLVED that the street within the College Fields Development, with centerlines described herein, is a public street for public street purposes located within the City of Lansing's right-of-way, under the control of the City of Lansing, open to the public before December 31, 2017, and is to be added to the Act 51 street system to accurately reflect its use as a public street.

BE IT FURTHER RESOLVED that the information above be submitted to the Michigan Department of Transportation for updates to the City's Act 51 street system.

BE IT FINALLY RESOLVED that the City Clerk is requested to record the unrecorded warranty deed for the roadway with the Ingham County Register of Deeds.

ATTACHMENT A

Medinah Drive – centerline description:

Commencing at the Southwest corner of Section 29, T4N, R1W, City of Lansing, Ingham County, Michigan; thence N00°18'10"W along the West line of said Section 29 a distance of 530.98 feet; thence N89°58'01"E 50.00 feet to the point of beginning of this centerline description; thence along said centerline the following ten courses: N89°58'01"E 79.43 feet, Northeasterly 440.12 feet along a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 84°03'22", and a chord length of 401.70 feet bearing N47°56'20"E, N05°54'39"E 505.71 feet, Northeasterly 96.20 feet along a curve to the right, said curve having a radius of 1000.00 feet, a delta angle of 5°30'43", and a chord length of 96.16 feet bearing N08°40'00"E, Northeasterly 242.80 feet along a curve to the right, said curve having a radius of 3145.59 feet, a delta angle of 4°25'21", and a chord length of 242.74 feet bearing N13°38'02"E, Northeasterly 246.02 feet along a curve to the left, said curve having a radius of 2093.46 feet, a delta angle of 6°44'00", and a chord length of 245.87 feet bearing N12°28'43"E, Southeasterly 430.54 feet along a curve to the right, said curve having a radius of 138.01 feet, a delta angle of 178°44'29", and a chord length of 276.01 feet bearing S82°35'10"E, Southwesterly 356.97 feet along a curve to the right, said curve having a radius of 377.36 feet, a delta angle of 54°12'00", and a chord length of 343.81 feet bearing S33°41'48"W, Southwesterly 390.99 feet along a curve to the left, said curve having a radius of 425.00 feet, a delta angle of 52°42'40", and a chord length of 377.35 feet bearing S34°26'28"W and Southwesterly 40.72 feet along a curve to the left, said curve having a radius of 1072.76 feet, a delta angle of 2°10'29", and a chord length of 40.72 feet bearing S06°59'54"W to the point of ending.

Total length of centerline - 2,829.54 feet

Presented by CM Yorko Nov. 27th, 2017

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing City Council received a recommendation from the Memorial Review Board to establish a permanent memorial street name change from East Grand River Avenue beginning at Oakland Avenue to Washington Avenue and West Grand River Avenue beginning at Washington Avenue to Pine Street to Cesar E Chavez Avenue; and

WHEREAS, on October 30, 2017 the Lansing City Council approved the street name change of East Grand River Avenue beginning at Oakland Avenue to Washington Avenue and West Grand River Avenue beginning at Washington Avenue to Pine Street to Cesar E Chavez Avenue; and

WHEREAS, on October 30, 2017 the Lansing City Council set a public hearing for the consideration of adding an honorary naming to the newly named Cesar E Chavez Avenue of “Historic Grand River Avenue”; and

WHEREAS, the Lansing City Clerk and the Planning and Neighborhood Development Department have provided notification for a Public Hearing prescribed by the Ordinance; and

WHEREAS, in accordance to Chapter 1034.90 of the Code of Ordinances, a public hearing was held on November 27, 2017 in consideration of this honorary street naming of Cesar E. Chavez Avenue to also be known as historic Grand River Avenue;

NOW THEREFORE, BE IT RESOLVED that the Lansing City Council approves the establishment of an honorary name to be added to Cesar E Chavez of Historic Grand River Avenue.