

# AGENDA

## Committee on Development and Planning November 26, 2025 at 3:30 PM



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

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

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Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. November 12, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION - Appointment; Selina Mate: At-Large member: Historic District Commission; Term to Expire June 30, 2027
  - C. RESOLUTION - ACT-5-2025; Acquisition of Property, 600 block W. Fairfield Ave. for incorporation into Jones Lake Park
  - D. RESOLUTION - ACT-6-2025; Purchase of Property, 5400 block S. Waverly Rd. to extend South Lansing Pathway
  - E. RESOLUTION - SLU-1-2025; Special Land Use; 3011 Turner St., State Licensed Adult Foster Care Small Group Home
  - F. RESOLUTION - Introduction and Set a Public Hearing; Z-1-2025; 3310 W. Mt. Hope Ave., Rezoning from "R-1" Residential District to "MFR" Multi-Family Residential District
  - G. RESOLUTION - Introduction and Set a Public Hearing; Z-3-2025; 117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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**MINUTES**  
**Committee on Development & Planning**  
**Wednesday, November 12, 2025 @ 3:30 p.m.**  
**City Council Conference Room**

**CALL TO ORDER**

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

**PRESENT**

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

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Greg Venker, OCA- arrived at 3:31 p.m.  
Selina Mate  
Andy Fedewa, EDP  
Kris Klein, LEDC  
Cris Rockwell, 1204 S Washington  
Emily Wilensky, 1204 S Washington  
Max Boortz, 414 Baker Street  
Loretta Stanaway  
Joanne Galloway  
Mr. Ulmquist  
Abby Deneau  
Jennifer Czeiszperger, City Assessor  
Charles English, Deputy City Assessor  
Val Magee  
Fay Ferguson  
Jesse Fraeman  
Bryan Dryer, EDP Deputy Director  
Erik Almquist  
Bob Pena  
Mike Ellis  
Theresa Ojibway

**Minutes**

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE OCTOBER 22, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

**Public Comment**

Ms. Deneau spoke on future infrastructure in the City and opposition to the easement being requested by Consumers Energy.

Ms. Galloway spoke in opposition to the easement being requested by Consumers Energy.

Mr. Almquist spoke on behalf to maintain the trees proposed by being impacted by the Consumers Energy easement request.

Ms. Stanaway spoke in opposition to the Consumers Energy easement being requested, and stated she has not seen anything new, that it be amended in the 3<sup>rd</sup> paragraph – “receiving permission from the owner by going through the legislative process at that time”. She also recommended eliminating the sentence that allows Consumers into entering the owner’s property in the future to eliminate trees/brush/fence lines. Ms. Stanaway spoke further into requesting that the cost of the tree replacement be double checked.

Ms. Ojibaway concurred with Ms. Stanaway.

**Discussion/Action:**

**RESOLUTION – Appointment; Selina Mate; At Large Member; Historic District Commission; Term to Expire June 30, 2027**

Not present at the time, so moved to the end of the meeting for deliberation.

**RESOLUTION - Set up a Public Hearing; OPRA District 323-327 S Washington Avenue Square. Wormwood LLC**

Ms. Magee and Ms. Ferguson presented their project.

Mr. Klein stated this application is similar to other requests in front of Committee, and this is for the district with a certificate application coming at a later time.

Ms. Magee first explained they are emerging local investors and looking to reinvest into Lansing. This business, Double J tattoo where they are looking at harboring a safe inclusive space. They have already built strong support from community and are looking to expand into the downtown area. This will allow a hub for growth of small business owners and expand. They plan to not only restore but expand and with current 6 artists plan to expand to 13. The housing portion will be offered and enhance the area’s cultural environment. It is two parcels, 3 store fronts with second stories. The tattoo shop will be two floors in the middle building, and the other two areas will have commercial on ground floor with residential on the second floor, with potential of 5 units total. Their goal is to have the business space occupied by October 2026.

Council Member Hussain asked Mr. Klein on current structure conditions, and why it qualifies. Mr. Klein stated the buildings themselves are not for residential use, so this will require that they meet all the accessibility requirements, there are hazardous materials that will need to be addressed.

Council Member Garza asked how long Baron Window Coverings has been out of business, and it was stated October 2023.

Council Member Kost asked what the obsolete reason, is because it has an opportunity for housing that this not being utilized. Mr. Klein stated that there is multiple factors, but to be used

for what it is intended for, there is 50% or more obsolete. Becoming residential, functional as commercial puts it over the 50%.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 8, 2025 FOR THE OPRA DISTRICT FOR 323-327 S WASHINGTON AVENUE SQUARE. MOTION CARRIED 3-0.

Council Member Garza asked if they could attend the December 8<sup>th</sup> Council meeting, and they concurred.

**RESOLUTION-; OPRA DISTRICT; 1204 S Washington Ave; Lil Rock Ventures LLC**

Ms. Wilensky and Mr. Rockwell stated they had nothing more to add, except they still feel it is in line with the Master Plan, and believe that the community is beginning to thrive.

Council Member Kost spoke in support of the project and what the proposed approach for that area of REO Town.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT AT 1204 S WASHINGTON AVE FOR LIL ROCK VENTURES LLC. MOTION CARRIED 3-0.

**RESOLUTION –OPRA DISTRICT; 414 Baker Street; Maximillian Boortz**

Mr. Boortz stated they had no further updates, and did extend the gratitude for the program for OPRA support, and an opportunity to redevelop older properties.

Council Member Hussain spoke on OPRA Districts and other opportunities that can help advance these opportunities in the City.

Council Member Kost spoke about the area and the tools that are getting used to utilize the building.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT AT 414 BAKER STREET FOR MAXIMILLIAN BOORTZ. MOTION CARRIED 3-0.

**RESOLUTION – ACT-3-2025; Utility Easement; 2020 and 2600 E Mount Hope Avenue for Consumers Energy**

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE THIS ITEM FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Garza asked Mr. Kaschinske if he had responses to earlier questions, specific to funds and where the funds will go, and specially about a tree near by the Evergreen entrance near the Crego Park sign. Mr. Kaschinske acknowledged the City forestry went onsite, and the tree that will be removed will be west of the campground entrance for Fenner, which has a large number of vines on it. It will have to come down in the future, and is leaning into the Fenner property. There appears to be no effect to that tree sent to Committee near the Crego sign. There is a minimum of 10'-36' that would compromise a tree, and that would not. In terms of funds, funds go to GF unless enterprise situations, and the cemetery is an enterprise. There is one tree on cemetery property, which is uprooted along with footage of Evergreen, and that portion was divided out from the cost will go to the enterprise fund. From the last meeting, "who does this line effect"; what they call the 1026 natural gas transmission line services tens of thousands customers in Lansing and East Lansing. They cannot give exact number because they are looped

to multiple lines that serve the area jointly, along the MSU Power Plant (Simons Plant), is one of the largest draws, and if this is not done, the plant would have to be shut down. This is replacing the current pipeline, with new to last decades. There is a tree removal west of Fenner, which is the area where boring under.

Council Member Garza asked Mr. Venker to speak about the future work concern. Mr. Venker stated he spoke to Consumers Energy with language and would follow up after the meeting with that language to Committee but read it as it state. What gets added, which he has in written confirmation from Consumers, under "shall not plan trees, notwithstanding anything to the contrary, after pipeline is in place, they will not trim or remove any trees in the area, without Council Resolution, and only apply as long as City remains owner of the property. They also request it be stated that said resolution shall not be unreasonably held or conditionally delayed or withheld; Council would have to have a reason to say no. Language in "restoration" which was added is coming out, because it speaks to City land and this is a specialized approach with directional borings.

Mr. Kaschinske added that per the earlier question, there is \$2,225 for the portion for the tree removal at Evergreen. (\$500 for the tree and \$1725 for restoration). Mr. Venker stated the resolution has to be amended to reflect that going into the enterprise fund.

Council Member Hussain asked with the easement and agreement held in place, can they potentially remove any tree prior to having the project done. Mr. Kaschinske stated they have agreed to trees that are marked, and that the tree in question is not marked. Council Member Hussain asked if it could specific, and Mr. Venker stated they cannot remove without City approval. Mr. Kaschinske stated these are trees they met on site, and marked mutually, and the line is going back and forth to avoid certain trees. Mr. Venker stated the only way to document in that easement would be to categorize each tree.

Council Member Kost asked about a tree during construction. Mr. Kaschinske stated the fence in not being removed, for example, they will have to come to him to discuss before any removals; fence or trees, are removed. If it comes to a tree, they will have forestry there as well.

Council Member Hussain asked if they giving the latitude to the director or the Mayor, and Mr. Kaschinske stated since he has been before Council enough, he would not make a decision without speaking to Council, he would not make decisions. He reiterated that they walked this with Consumers multiple times, and they are very clear.

Mr. Venker stated that the resolution will be amended for the *Finally be it resolved* will be *Be it Further Resolved* and *Finally Resolved* that the proceeds of \$2,225 shall be received into the cemetery enterprise fund. Mr. Venker stated they can vote today pending the final language, and his office can continue working on the language. It was lastly confirmed the remaining funds will go to Fenner. Mr. Venker stated they can vote today and he can work on the final language.

Ms. Stanaway asked what happens to the brush line. Mr. Kaschinske stated some will come out to clear a visual line for construction.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE AMENDED RESOLUTION FOR ACT-3-2025; CONSUMERS ENERGY EASEMENT; 2020 AND 2600E MOUNT HOPE AVENUE UNDERSTANDING THE LANGUAGE WILL BE FINALIZED BEFORE THE MONDAY COUNCIL MEETING NOVEMBER 17, 2025. MOTION CARRIED 3-0.

**RESOLUTION – Set a Public Hearing; Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S Waverly**

Council Member Kost stepped out of the meeting at 4:20 p.m.

There was a presentation provided by Standard Communities.

Council Member Kost returned to the meeting at 4:21 p.m.

The presentation spoke on the property of 136 units, which is 100% Section 8 and built in 1971. They have a local contractor and will bid out to local sub-contractors. The current site does not have a lot of amenities and so will be adding a park and BBQ area. They are on track to close in February 2026. The presentation included examples of other properties they have renovated.

Council Member Garza asked for confirmation on the 45 year 6.6% PILOT and it was confirmed.

Mr. English, Deputy Assessor referred to the memo, it stated the Assessing provided a tax impact statement and appendix. The proposed agreement does not include utilities at this time, because initially when proposed 6%, the developer could do without excluding utilities, so now it is a 6.6% because it now captures the utilities being collected. Because they are purchasing in 2026, it will not uncapped until 2027, and PILOT not into effect until 2027. If not in effect 2027 they would see their taxes double from 148,000 to almost 300,000 for annual tax burden. Mr. Venker stated that there was a question on their closing, the ordinance does have the tax year as 2027.

Council Member Kost stated in the presentation, it projects the City will get more taxes in the future than now. Mr. English stated it is hard to project that far out, and can't even project to 2027 because do not have the inflation rate. Can only roughly estimate because inflation is 3% per year. They are looking at their taxable value, and over the years, the presentation is not reflecting because of the uncapping and inflation. Presenter, the presentation does not contemplate the uncapping. The PILOT is a function of rents, and in portfolio it grows around 3%, and for bottom line used average, it is just a comparison from 1.4% - 3%.

Council Member Kost stated that to start with the cap will come off, and then go off. English – the cap will come off in 2027 and the tax will go up, but if PILOT in place it will not. And in absence of transfer of ownership, the projection in the presentation does look accurate.

Council Member Kost asked about the examples, if those areas had similar programs they used, and it was stated they changed their percentage based on if they qualified.

Council Member Garza asked about the areas where their other project were, and were informed Roseville, Kalamazoo, Detroit, and Dearborn, and those are in the similar timeline as this, but they are doing their due diligence, no construction yet.

Mr. English stated he recently inspected this, and it is in need of rehab, and dilapidated maintenance, and the residents are in need of low income housing.

Council Member Garza asked if tenants would be misplaced, and was informed that they will have hospitality units during the day for tenants, and remodeling during the day, but will go back to their unit, but it will depend on where vacant units are.

Council Member Kost asked assessing if there was a PILOT prior, and he was told no. Council Member Kost asked if there is a change in rent now to this PILOT, and the Committee was

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informed HUD approves what rents will be after they close, by market, but what the tenant will pay does not, they pay 30% of their income. They will expand this 20-30 years for affordability, the tenant rent changes only if their income changes, and the examples of projects in the presentation are 100% section 8.

Council Member Hussain asked if they did this in other communities, without PILOT and the applicants stated they could provide that.

Council Member Kost asked why 6.6%, if that makes it affordable, and if they do not get it, would this project not work, and the applicants confirmed that statement.

Mr. English stated they cannot collect on the PILOT under the current tax load. Mr. Venker added that is whichever is lower; PILOT or ad valarium.

Council Member Kost asked if it stay as is, instead of 45 years, what is tax revenue losing out on. Ms. Czeiszperger stated that is hard to calculate out 45 years, and Mr. English added that there could be a significant amount, but now talking about purchase, if they don't purchase the property is stuck at 3% inflation. Dependent on the rent, and hard to predict now.

The Committee asked if it is not 6.6% would they proceed, and they stated no.

Council Member Kost asked how many PILOT's are in the City currently and Ms. Czeiszperger stated 31 PILOTS and Mr. English stated he could provide a breakdown.

Council Member Hussain asked what their vision was for onsite management moving forward. The applicants stated it will probably be KMG Management.

Council Member Kost asked if any of the applicants live in Michigan, and they stated they do not, and live in Chicago.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 8, 2025 FOR THE PILOT AT PINEBROOK MANOR, 5911 S WAVERLY. MOTION CARRIED 3-0.

**OTHER**

Council Member Garza stated that since Ms. Mate had not arrived they would move that agenda item to the next meeting, November 24, 2025.

**ADJOURN**

Adjourned at 4:45 p.m.

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

Approved by the Committee on

## Application for Appointment to Board or Commission

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

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

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

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

Date	08/25/2025
First Name	Selina
Middle	Adrianna
Last Name	Mate
Other name(s) by which you have been known, including maiden names	Selina Pohl, Selina Torres
Date of Birth	[REDACTED]
Home Address	916 Gordon Ave.
City	Lansing
State	MI
Zip Code	48910
Email	mateselina@gmail.com
Gender	■
If you don't know which ward you live in, visit the <a href="#">Lansing Neighborhoods Ward Map</a> and type in your address to find out!	
Ward	Ward 4
Precinct	9
Best Phone Number to Contact You	[REDACTED] 5
In what year did you move to	2024

Lansing?

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**Additional Information Regarding Experience and Credentials** History, BA - Huntington University

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**Occupational Background** Peculiar Coffee Co., Owner: May 2025-Present  
International Rescue Committee, Digital Content Manager: May 2022-Present  
Dog is Human, Content Manager: January 2025-July 2025  
Fractional Law Firm CMO, Social Media Manager: April 2024-May 2025  
City of Durham, Refugee & Immigrant Affairs Coordinator: November-2022-April 2022  
World Relief Durham, Youth Mentorship Coordinator: July 2019-October 2021

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**Educational Background** History, BA - Huntington University

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

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**Previous Appointments** N/A

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**Current Appointments** N/A

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**First Choice for Board to Serve on** Historic District Commission

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**Second Choice of a Board to Serve on** Arts and Culture Commission

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**Third Choice of a Board to Serve on** Human Relations and Community Services Board (HRCS)

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**Fourth Choice of a Board to Serve on** Mayor's Neighborhood Advisory Board

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**Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.** I would like to serve on the Historic Board because of my background in history and my deep love for Lansing. I am passionate about preserving and restoring the stories, architecture, and culture that make our city unique. As a resident, I am interested in contributing to this process because Lansing's history is one of its greatest strengths and deserves to be celebrated. I would enjoy the opportunity to be part of the decisions that ensure our community's history is preserved for future generations!

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**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.** N/A

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This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.

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**Agreement to Background Check Authorization** • I agree

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**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.** Selina Mate

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**Date & Time** 08/25/2025 11:18 AM (EDT)

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**Receive an email copy of this form.** Yes

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

WHEREAS, the Mayor has made the recommendation for the appointment of Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027; and

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

WHEREAS, the Committee on Development & Planning met on November 26, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Selina Mate as an At-Large member of the Historic District Commission for a term to expire June 30, 2027.

**Act-5-2025, 0 W Fairfield Ave., Acquisition of Property - STAFF REPORT**

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**An Act 33 Review** is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT/OWNER Glenn & Elaine Secor  
4401 Ensign Court  
Destin, FL 32541

PROPOSAL: Accept donation of real property and incorporation into Jones Lake Park

PARCEL(S): 600 block W Fairfield Ave., PID # 33-01-01-04-108-042

EXISTING LAND USE Use: vacant  
& ZONING: Zoning: R-1 Residential

PROPERTY SIZE AND SHAPE: Irregular ~293' width, ~153' depth.  
31,624 square feet, 0.73 acres

SURROUNDING ZONING North: R-1 Residential, Jones Lake Park  
& LAND USE South: R-1, Residential, single-family residential  
West: n/a, Jones Lake  
East: R-1 Residential, Jones Lake Park

**ANALYSIS**

**BACKGROUND:**

Mr. Glenn Secor has requested to donate real property to the City of Lansing for incorporation into Jones Lake Park, which surrounds the subject parcel on the north and east sides. Most of the property is an established wetland (Exhibit A). The City captured approximately only \$108-130/year in property taxes for the last five years. The applicant did not provide any additional information about the background of the property or their ownership through the years.

**LOCATION:**

Jones Lake is located in the far north of the City at the border with Dewitt Township. Jones Lake Park is accessible via Northdale Rd. off of Sheridan Rd. The subject property is at the dead end of W Fairfield Ave. to the south and makes up approximately 170 feet of the waterfront.

**CHARACTER:**

The subject parcel is mostly wetland, making it inappropriate for development. Historic aerials show the property to be vacant as far back as 1955. The Parks and Recreation Department plan to keep the property natural for environmental preservation.

**EXTENT:**

The extent of the acquisition is 0.73 acres, increasing the total size of Jones Lake Park to 3.4 acres.

**AGENCY REFERRALS**

***Lansing Board of Water and Light (BWL)***

- No comment received.

***Public Service Department:***

- (Dan Danke, Engineer) If Public Service paves the gravel street or does other street drainage improvements, it will provide a place to outlet the drainage. Please note that paving or drainage improvements are not anticipated in the next five years.

The site is not serviced by public sanitary sewer. If sanitary service is required, it will require a grinder pump.

Though not anticipated at this time, it would be good to reserve part of the property for the future construction of a turnaround

- (Mitch Whisler, Transportation) Transportation has no concerns. It should be noted that the area is on the National Wetlands Inventory and may impact future development if desired.

***Lansing Fire Department:***

- No comment received.

***Lansing Building Safety Office:***

- No objection.

***Lansing Development Office***

- No objection.

***Lansing Parks and Recreation Department***

- Supportive of donation and acquisition.

**STAFF RECOMMENDATION**

Staff recommends approval of Act-5-2025 as proposed, to support the goals and operations of the Parks and Recreation Department.

**Respectfully submitted,  
Andy Fedewa, Planner**

Aerial

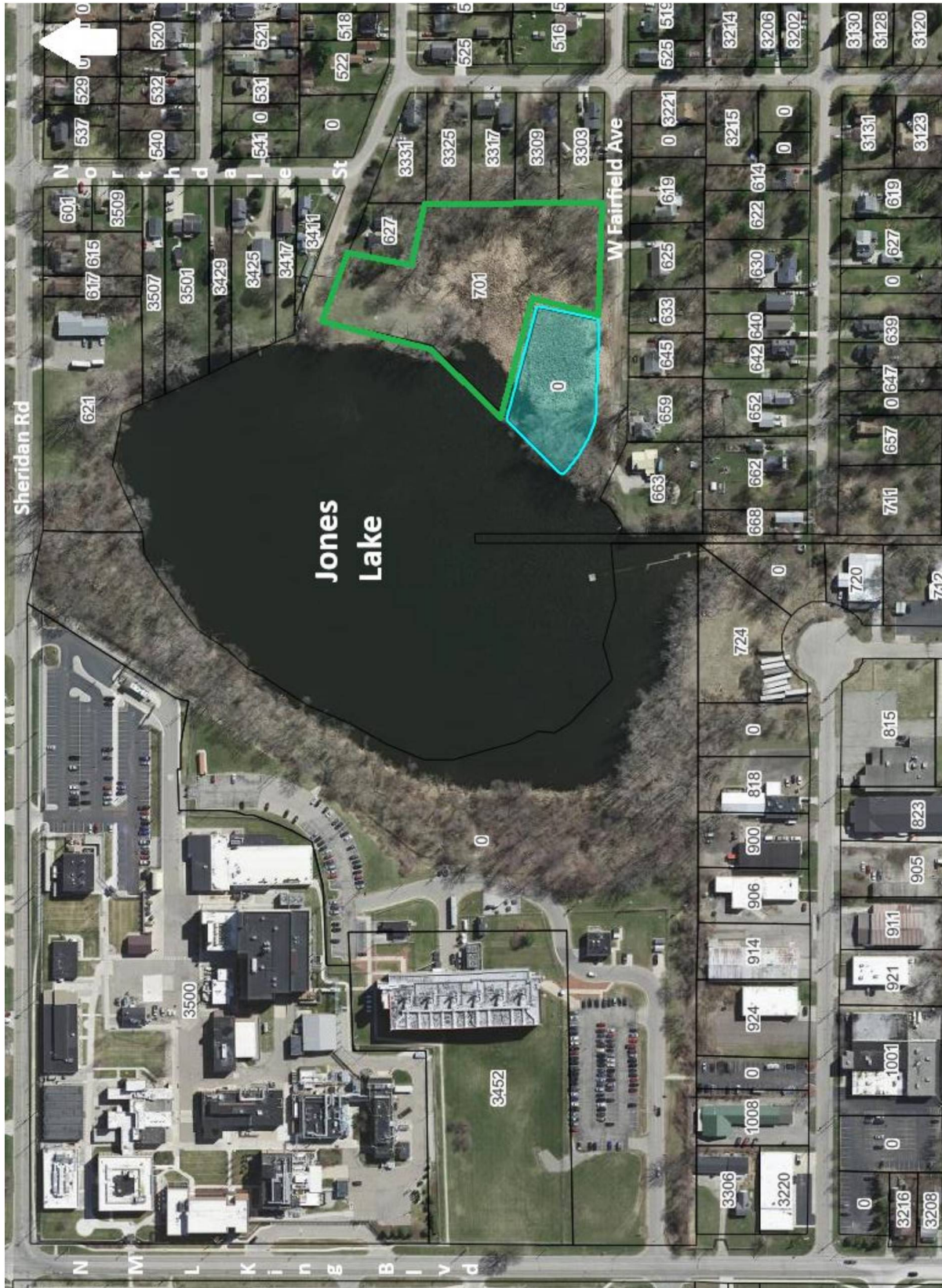
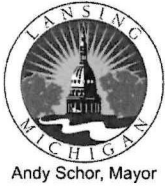


Exhibit A





ACT 33 REVIEW APPLICATION

CITY OF LANSING  
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT- \_\_\_\_\_

DATE SUBMITTED: 09/30/2025

Applicant: Glen Secor

Address (including zip code): 4401 Ensign Court Destin, FL 32541

Phone number: 434-509-9697

Fax number: \_\_\_\_\_ Email: \_\_\_\_\_

**Interest in Property:**

Owner       Represent owner       Option to buy

Other: \_\_\_\_\_

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Glen Secor

Address (including zip code): 4401 Ensign Court Destin, FL 32541

Phone number(s): 434-509-9697

Fax number: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBJECT PROPERTY GENERAL INFORMATION:**

Address (if any): \_\_\_\_\_

Location description: Jones Lake

Permanent parcel #: 33-01-01-04-108-042

Legal description (see note below): COM 215 FT W OF SW COR LOT 62, TH N 09DEG 15MIN E 110 FT, N 81DEG 45MIN W 207 FT, S 45DEG 46MIN W 135 FT, S'LY ALONG N'LY LINE FAIRFIELD AVE EXT'D 311 FT TO BEG; FAIRFIELD GARDENS SUB

Applicant's proposal: Donate property to the city of Lansing

**REQUESTED ACTION:** (please check one)

- City Acquisition of Property       Street or Alley Closure       City Sale of Property
- Vacation of R.O.W       Significant Change of Use of City Property
- Other: \_\_\_\_\_

**What positive impacts (if any) will occur as a result of approving this proposal?**

The city will be able to expand the 2.7 acres (+/-) Jones Lake Park by adding an additional parcel of 0.7 acres (+/-).

**What negative impacts (if any) will occur if this proposal is not approved?**

No negative impacts to the city, the owner will have to continue ownership of the property and pay property taxes.

**What negative impacts (if any) will occur as a result of approving and implementing your proposal?**

Loss of minimal tax revenue.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

- Maps describing proposal. Maps should be readable and drawn to a specific scale.
- Any other materials, brochures, pictures, etc. which will further explain the proposal.

**NOTE:**

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

**FEES:**

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/01/2025  
Date

\_\_\_\_\_ / 10/01/2025  
Date

\_\_\_\_\_ / 10/01/2025  
Date

\_\_\_\_\_ / 10/01/2025  
Date

**SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.**

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933  
(517) 483-4066  
FAX: (517) 483-6036

## Boak, Sherrie

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**From:** Whisler, Mitch  
**Sent:** Thursday, October 16, 2025 10:17 AM  
**To:** Fedewa, Andrew; Danke, Dan; Volk, Jennifer; Parry, Ann; Kilpatrick, Andrew; Snyder, Jon; Kris Klein; Buitendorp, Erin; Barry, Tom; Johnson, Meredith D; Czeiszperger, Jennifer; Venker, Gregory; Hagen-Lawrence, Lisa; Kumar, Venus; Nisch, Jared C.; Andrew Baumgartner; Kaschinske, Brett; Clay, Edquan  
**Cc:** Van Fossen, Rawley; Stachowiak, Susan; Boak, Sherrie; Lawrence, Mark; Mumby, Christopher  
**Subject:** RE: Act-5-2025, 0 Fairfield Ave - Land acquisition for Jones Lake Park

Transportation has no concerns. It should be noted that the area is on the National Wetlands Inventory and may impact future development if desired.



**From:** Fedewa, Andrew <Andrew.Fedewa@lansingmi.gov>

**Sent:** Thursday, October 16, 2025 9:18 AM

**To:** Danke, Dan <Dan.Danke@lansingmi.gov>; Volk, Jennifer <Jennifer.Volk@lansingmi.gov>; Parry, Ann <Ann.Parry@lansingmi.gov>; Kilpatrick, Andrew <Andrew.Kilpatrick@lansingmi.gov>; Whisler, Mitch <Mitch.Whisler@lansingmi.gov>; Snyder, Jon <Jon.Snyder@lansingmi.gov>; Kris Klein <kris@lansingedc.com>; Buitendorp, Erin <Erin.Buitendorp@lansingmi.gov>; Barry, Tom <Tom.Barry@lansingmi.gov>; Johnson, Meredith D <Meredith.Johnson@lansingmi.gov>; Czeiszperger, Jennifer <Jennifer.Czeiszperger@lansingmi.gov>; Venker, Gregory

<Gregory.Venker@lansingmi.gov>; Hagen-Lawrence, Lisa <Lisa.Hagen@lansingmi.gov>; Kumar, Venus <Venus.Kumar@lansingmi.gov>; Nisch, Jared C. <Jared.Nisch@lansingmi.gov>; Andrew Baumgartner <andrew.baumgartner@lbwl.com>; Kaschinske, Brett <Brett.Kaschinske@lansingmi.gov>; Clay, Edquan <Edquan.Clay@lansingmi.gov>

**Cc:** Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>; Stachowiak, Susan <Susan.Stachowiak@lansingmi.gov>; Boak, Sherrie <Sherrie.Boak@lansingmi.gov>; Lawrence, Mark <Mark.Lawrence@lansingmi.gov>; Mumby, Christopher <Christopher.Mumby@lansingmi.gov>

**Subject:** Act-5-2025, 0 Fairfield Ave - Land acquisition for Jones Lake Park

Hi everyone, Mr. Glen Secor has submitted a request to donate a piece of land, approximately 0.73 acres, to Jones Lake Park. Please let me know if you have any comments or background information you would like Planning Commission and City Council to know by Thursday October 30.  
Thank you.

**Andy Fedewa**

*Principal Planner*

**Department of Economic Development and Planning**

316 N. Capitol Ave., Suite D-1 | Lansing, MI 48933

P: 517-483-4048 | E: [Andrew.Fedewa@lansingmi.gov](mailto:Andrew.Fedewa@lansingmi.gov)

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



Andy Schor, Mayor

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

**Act-5-2025, W Fairfield Ave., Acquisition of Property**

WHEREAS, Glenn and Elaine Secor have requested to sell a parcel of real property, 0 West Fairfield Avenue, Parcel Identification Number 33-01-01-04-108-042, to the City of Lansing; and

WHEREAS, the property is approximately 31,624 square feet and currently vacant wetland; and

WHEREAS, the property will be combined with Jones Lake Park, increasing the park to 3.4 acres; and

WHEREAS, the agreed upon purchase price is One Dollar (\$1.00); and

WHEREAS, Glenn and Elaine Secor will pay the closing costs; and

WHEREAS, on November 5, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 7-0 to recommend approval of Act-5-2025, 0 W Fairfield Ave., Acquisition of Property; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-5-2025, and approves the acquisition of property legally described as:

COM 215 FT W OF SW COR LOT 62, TH N 09DEG 15MIN E 110 FT, N 81DEG 45MIN W 207 FT, S 45DEG 46MIN W 135 FT, S'LY ALONG N'LY LINE FAIRFIELD AVE EXT'D 311 FT TO BEG; FAIRFIELD GARDENS SUB

From Glenn and Elaine Secor for a sum not-to-exceed One Dollar (\$1.00).

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



ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT- \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

Applicant: City of Lansing, Parks and Recreation

Address (including zip code): 200 N. Foster Avenue

Phone number: 517-483-4042

Fax number: \_\_\_\_\_

Email: brett.kaschinske@lansingmi.gov

Interest in Property:

[X] Owner [ ] Represent owner [ ] Option to buy

[ ] Other: \_\_\_\_\_

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Lansing Christian Center Church

Address (including zip code): 5640 S. Waverly Road

Phone number(s): 517-775-1325

Fax number: \_\_\_\_\_

Email: altian83@gmail.com

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): South Waverly Road

Location description: West side of South Waverly at the end of the S. Lansing River Trail.

Permanent parcel #: 23-50-80-01-282-004

Legal description (see note below): COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W

Applicant's proposal: The City of Lansing is purchasing the property to extend the South Lansing River Trial (SLRT) west and eventually crossing the Grand River to Anderson Park in Delta Township.

**REQUESTED ACTION:** (please check one)

City Acquisition of Property       Street or Alley Closure       City Sale of Property  
 Vacation of R.O.W       Significant Change of Use of City Property  
 Other: \_\_\_\_\_

**What positive impacts (if any) will occur as a result of approving this proposal?**

Purchasing this parcel allows the City of extend the SLRT to and through the housing developments to the north and puts the City closer to Fulton-Five-Hunters Ridge Parks. Eventually, the vision of the City is to partner with Delta Township to connect Fulton-Fine-Hunters Ridge Parks to Anderson Park across the Grand River.

**What negative impacts (if any) will occur if this proposal is not approved?**

The City of Lansing will not be able extend the SLRT closer to Fulton-Fine-Hunters Ridge Parks and the Grand River.

**What negative impacts (if any) will occur as a result of approving and implementing your proposal?**

None

Please fill out this application **COMPLETELY** and make sure that the following items are included:

Maps describing proposal. Maps should be readable and drawn to a specific scale.

Any other materials, brochures, pictures, etc. which will further explain the proposal.

**NOTE:**

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

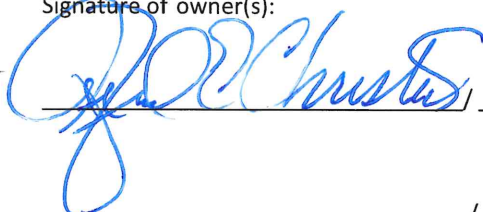
**FEES:**

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/15/25  
Date

 / 10/15/2025  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date

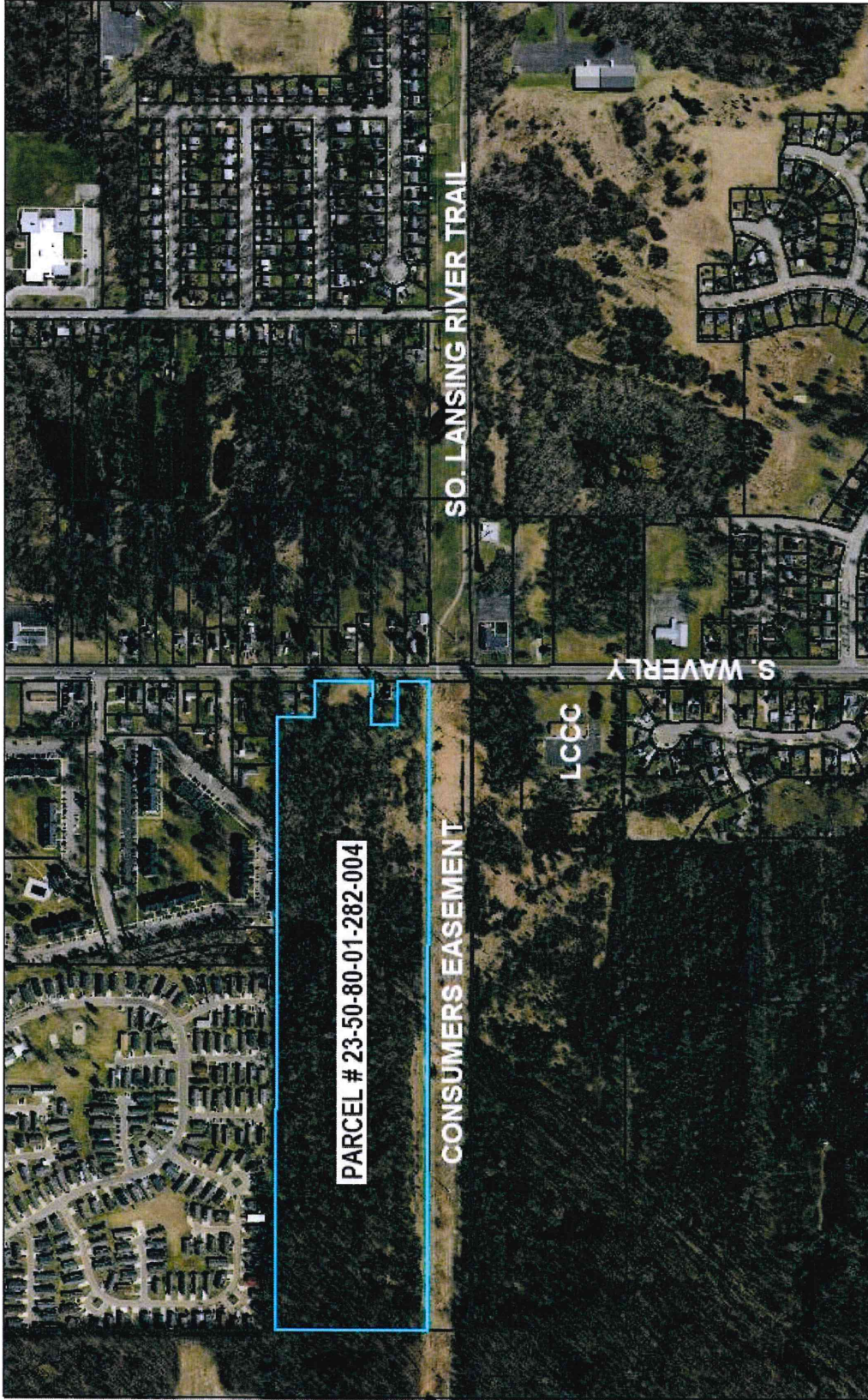
**SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.**

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933  
(517) 483-4066  
FAX: (517) 483-6036

# City of Lansing Parcel Viewer

PARCEL # 23-50-80-01-282-004



2/9/2023, 3:59:26 PM



Lansing Tax Parcels Lansing\_Aerial\_2020



Green: Band\_2



Red: Band\_1



Blue: Band\_3

1:9,028  
0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS | City of Lansing

**Act-6-2025, 0 S Waverly Rd., Purchase of Property - STAFF REPORT**

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**An Act 33 Review** is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	Lansing Parks and Recreation Department
PROPOSAL:	Purchase of real property
OWNER	Lansing Christian Center Church 5640 S Waverly Rd. Lansing, MI
PARCEL(S):	5400 block S Waverly Rd., PID # 23-50-80-01-282-004
EXISTING LAND USE & ZONING:	Use: vacant Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	Rectangular, irregular ~2607 width, ~602 depth. 1,531,316 square feet, 35.2 acres (Assessing) 1,448,806 square feet, 33.26 acres (Appraisal)
SURROUNDING ZONING & LAND USE	North: R-MX, MFR, Multi-Family Residential South: R-1, Residential, vacant West: Windsor Township, vacant East: R-1 Residential, single-family residential

**ANALYSIS**

**BACKGROUND:**

The Parks and Recreation Department has requested to purchase 35.2 acres of real property by utilizing the State of Michigan – Natural Resources Trust Fund grant. The department plans to leave the area a natural woodland, except for a new non-motorized multi-use path to extend the South Lansing Pathway. This extension would connect nearby residential developments immediately to the north and the existing trail-lines. The Parks and Recreation Department plans to partner with neighboring municipalities to close the loop and connect trails with Fine, Fulton, and Hunters Ridge parks in the City. They also hope to connect to the Grand River and Anderson Park in Delta Township.

The City received approximately \$13,000 - \$16,000 in property taxes per year for the last five years.

An appraisal was conducted May 14, 2025 and valued the property at \$450,000.

Conditions of the grant require the City to put up a 26% match, \$117,000, plus closing costs.

**LOCATION:**

The subject property is located in the far southwest side of the City along S Waverly Rd. at the border with Windsor Township. This parcel is within Eaton County. Purchase and use of the parcel would allow the City to extend an important trailway without having to buy access to the Consumers Energy parcel to the south.

**CHARACTER:**

The subject parcel is almost completely woodland. Historic aerials show the property to be vacant as far back as 1955 and appears to be farmland prior to 1980. The Parks and Recreation Department plan to keep the property natural for environmental preservation.

**EXTENT:**

The extent of the purchase is 35.2 acres.

**AGENCY REFERRALS**

***Lansing Board of Water and Light (BWL)***

- No comment received.

***Public Service Department:***

- (Mitch Whisler, Transportation) Transportation has identified the need to connect the city’s non-motorized infrastructure to adjacent communities. The acquisition of this parcel combined with an upcoming safety project that extends the non-motorized network along Waverly and along Jolly roadways will improve the viability of making a connection to Delta Township and Eaton County in the southwest quadrant of the City.
- (Dan Danke, Engineer) The property was once crossed by the NYCRR. It appears the ROW reverted to the adjacent property owners.

The property is crossed by the Keller Drain, which is under the jurisdiction of the Eaton County Drain Commissioner. I have attached a location map of the drain [Exhibit A]. It is a tile drain rather than an open ditch. Public Service does not have documentation on the width of the easement, the size of the tile or the depth of the tile. It is recommended that the Eaton County Drain Commissioner be contacted for that information.

Public Service has sanitary sewer available in Waverly Road, but gravity service to Waverly Road is unlikely – a grinder pump would be required. Public sanitary and storm sewer is not available in the developments to the north of the property.

- (Andy Kilpatrick, Director) I don’t believe this acquisition would impact the infrastructure overseen by the Public Service Department. The parcel would provide option to extend the South Lansing Pathway on City owned property as opposed to negotiating a license along the adjacent Consumer Energy utility corridor.

*Lansing Parks and Recreation Department*

- Applicant department

*Eaton County Drain Commissioner*

- The Keller drain looks to be 12” closed drain pipe in that particular stretch. Also there is an 80’ Easement (Right of Way) = 40’ on either side of it. That means no permanent structures can be built or placed there without Eaton County Drain Office permission or an encroachment agreement. There looks to be a recorded description at the Register of Deeds. Refer to Liber 52 pages 279-296. If you need further information with this topic please reach out to our Deputy Drain Commissioner, Marcus Service or our Drain Inspector John Loranger.

**STAFF RECOMMENDATION**

Staff recommends approval of Act-6-2025 as proposed, to support the goals and operations of the Parks and Recreation Department.

**Respectfully submitted,  
Andy Fedewa, Planner**

Aerial

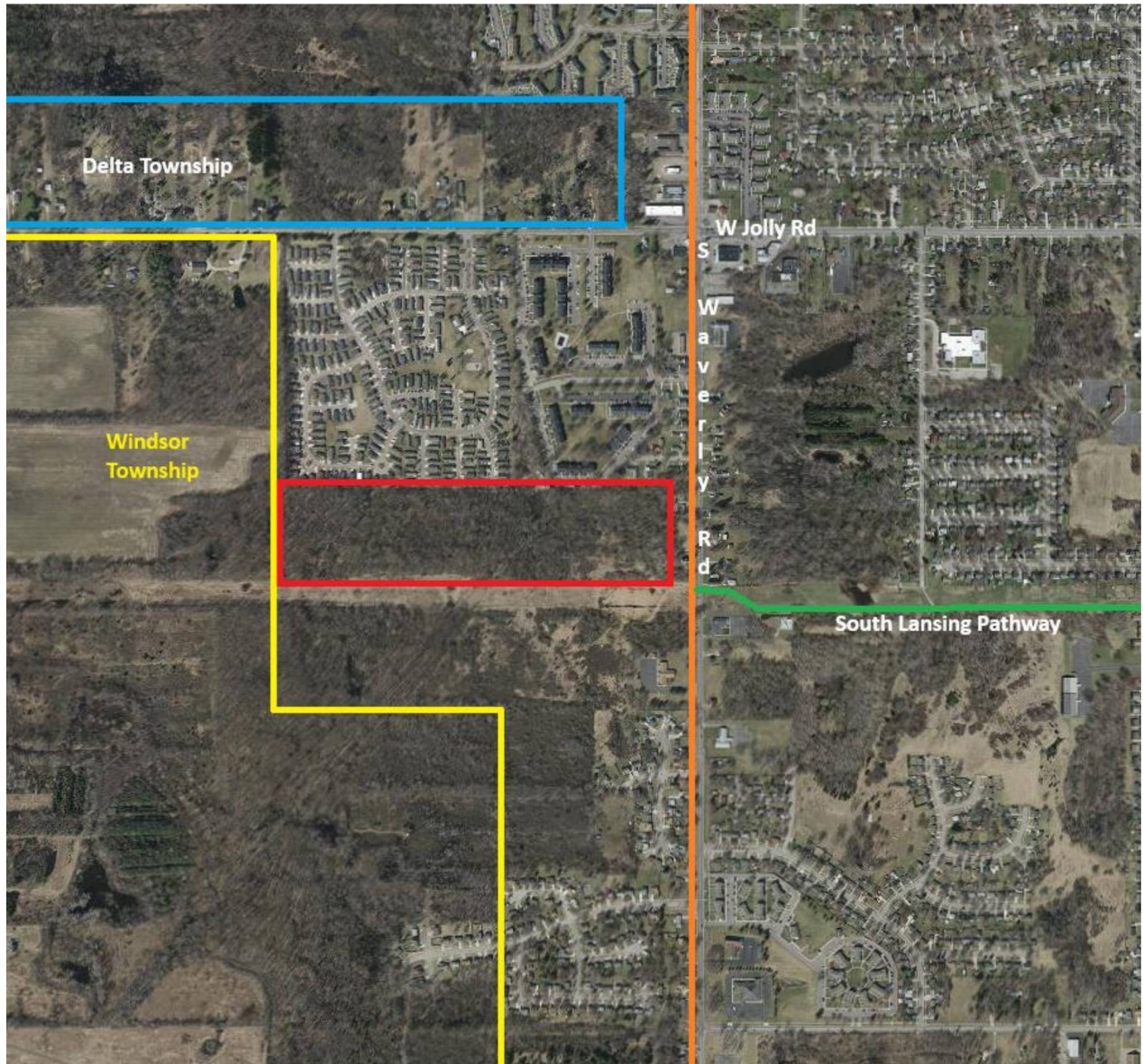
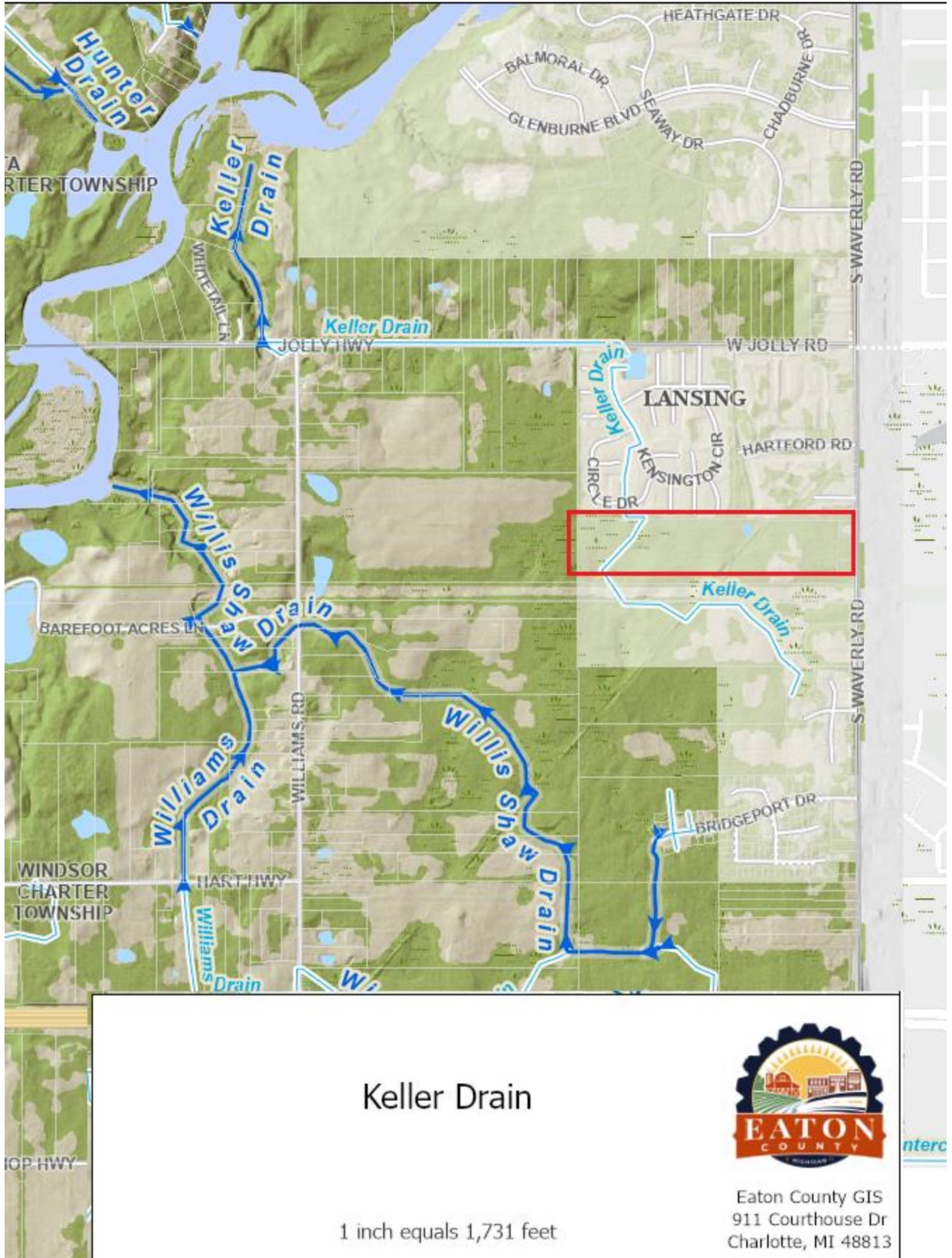


Exhibit A





ACT 33 REVIEW APPLICATION

CITY OF LANSING  
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-\_\_\_\_\_

DATE SUBMITTED:\_\_\_\_\_

Applicant: City of Lansing, Parks and Recreation

Address (including zip code): 200 N. Foster Avenue

Phone number: 517-483-4042

Fax number: \_\_\_\_\_

Email: brett.kaschinske@lansingmi.gov

**Interest in Property:**

Owner       Represent owner       Option to buy

Other: \_\_\_\_\_

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Fax number: \_\_\_\_\_

Email: altian83@gmail.com

**SUBJECT PROPERTY GENERAL INFORMATION:**

Address (if any): South Waverly Road

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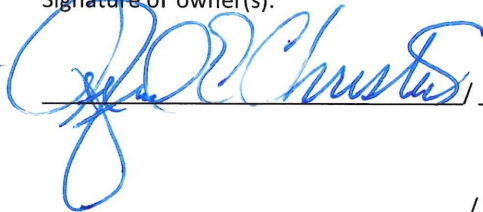
**FEES:**

Consolidated Rate: \$650.00

Signature of applicant:

Signature of owner(s):

 / 10/15/25  
Date

 / 10/15/2025  
Date

\_\_\_\_\_/\_\_\_\_\_  
Date

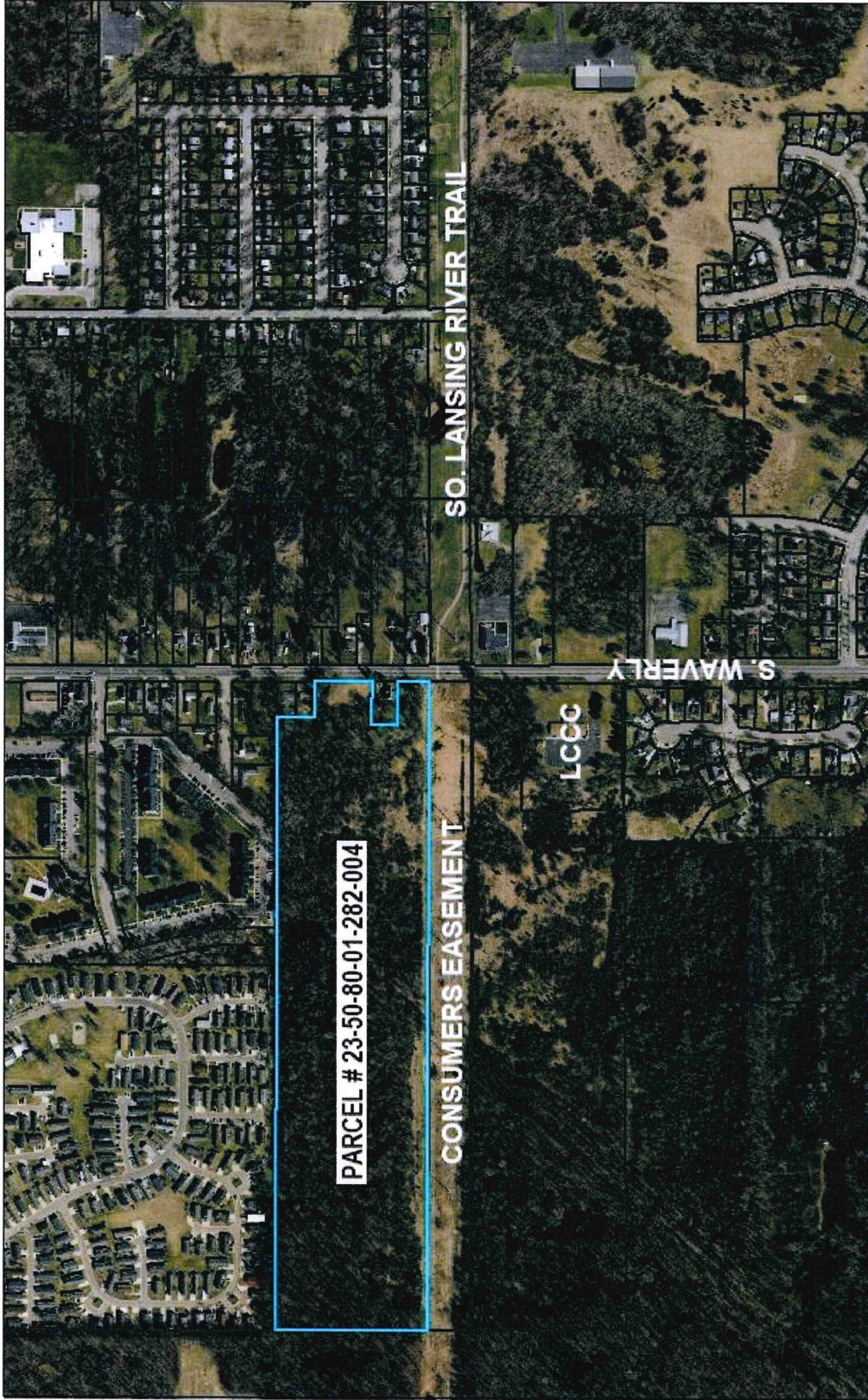
\_\_\_\_\_/\_\_\_\_\_  
Date

**SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.**

*For assistance, please contact:*

PLANNING OFFICE  
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LANSING, MI 48933  
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City of Lansing Parcel Viewer  
PARCEL # 23-50-80-01-282-004



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Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Michigan State University, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS | City of Lansing



Michigan Department of Natural Resources - Grants Management
Michigan Natural Resources Trust Fund Program

OFFER TO PURCHASE

Required By Act 451, P.A. 1994, as amended, and Act 227 of 1972. Submission required for payment/reimbursement.

This Offer to Purchase form is used for land acquisition grants under the Michigan Natural Resources Trust Fund (MNRTF) when the Cash Compensation amount is at least equal to the Just Compensation/Offer to Purchase amount.

SECTION A: PROJECT DESCRIPTION (to be completed by the local government)

MNRTF Project Number: TF 23-0043
MNRTF Project Title: Waverly Road Acquisition

SECTION B: BUYER INFORMATION (The Buyer is the MNRTF grantee/local government pursuing the acquisition)

Name of Local Government/Buyer: City of Lansing
Name of Local Government/Buyer's Representative: Brett Kaschinske

Address of Local Government/Buyer: 124 W Michigan Avenue
City: Lansing
State: MI ZIP: 48933

SECTION C: SELLER(S) INFORMATION (Owners of the real property based on title records)

Table with 3 columns: Name of Seller, Address of Seller, City State ZIP. Row 1: Lansing Christian Center Church, 5640 S Waverly Road, Lansing MI 48911

SECTION D: LEGAL DESCRIPTION (to be completed by the local government)

A legal description for the real property must be attached to this Offer to Purchase form and reviewed by the landowner(s) and local unit of government before the Offer to Purchase form is signed.

SECTION E: JUST COMPENSATION (to be completed by the local government)

Just Compensation, which is the Michigan Department of Natural Resources -Approved Fair Market Value, has been identified as: \$ 450,000

SECTION F: OFFER TO PURCHASE PRICE (to be completed by the local government)

An Offer to Purchase has been made in the amount of (DNR-approved fair market value or higher): \$ 450,000

SECTION G: LOCAL GOVERNMENT/BUYER CERTIFICATION

By signing this statement, the Local Government/Buyer offers to purchase the property for the price listed in Section F and to pay the incidental closing costs, unless waived by the Landowner/Seller.

Signature of Local Government's Representative: Brett Kaschinske
Date: 9/11/25

SECTION H: LANDOWNER/SELLER(S) CERTIFICATION

By signing this statement, the Landowner/Seller(s) certifies the following:

- 1. I have been provided with a Statement of Just Compensation.
2. I accept this Offer to Purchase.

Signatures and dates for Landowner or Owner's Legal Representative (a, b, c) and Date.

This completed and signed document must be submitted with the Reimbursement Package to: Grants Management, Michigan Department of Natural Resources, PO Box 30425, Lansing MI 48909-7925

**PARCEL # 23-50-80-01-282-004**

**LEGAL DESCRIPTION**

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W



Michigan Department of Natural Resources - Grants Management  
Michigan Natural Resources Trust Fund Program

**STATEMENT OF JUST COMPENSATION**

Required By Act 451, P.A. 1994, as amended, and Act 227 of 1972. Submission is required for payment/reimbursement.

This document is used for land acquisition grants under the Michigan Natural Resources Trust Fund (MNRTF). A separate *Statement of Just Compensation* form is required for each seller. Upon completion of the *Statement of Just Compensation* form by the local government and the landowner(s), signature by the local unit of government's representative and all landowners (or their legal representative) is required.

**SECTION A: PROJECT DESCRIPTION (to be completed by the local government)**

MNRTF Project Number: <b>TF 23-0043</b>	MNRTF Project Title: Waverly Road Acquisition
Grantee (local government pursuing the acquisition): City of Lansing	Name of Grantee's Representative: Brett Kaschinske
Project Description/Purpose of the acquisition: Waverly Road Acquisition/South Lansing River Trail Extension	
Acres to be acquired: 33.26	County of the real property: Eaton County
Owners of the real property based on title records:	
a. Lansing Christian Center Church	
b.	
c.	

**SECTION B: LEGAL DESCRIPTION (to be completed by the local government)**

A legal description for the real property must be attached to this *Statement of Just Compensation* form and reviewed by the landowner(s) and local unit of government before the *Statement of Just Compensation* form is signed.

**SECTION C: JUST COMPENSATION (to be completed by the local government)**

Just compensation takes into consideration the location of the property, its highest and best use, and current land sales of similar properties. An increase or decrease in the market evaluation caused by the public improvement or the project for which the property is to be acquired, or by the likelihood that the property would be acquired for such improvement or project, other than that due to the physical deterioration of the property within the reasonable control of the owner, has been disregarded in making the determination of just compensation.

1. Just Compensation, which is the Michigan Department of Natural Resources -Approved Fair Market Value, has been identified as: \$ 450,000

2. Just Compensation includes amounts for the land, improvements, severance, if any, and other elements, as follows:

Land and Improvements:	\$ 450,000	<input type="checkbox"/> Amount includes buildings, structures or other improvements
Less Damage to the Remainder:	\$ 0	
Less/Plus Other:	\$ 0	
<b>Total:</b>	<b>\$ 450,000</b>	Must be amount shown in Section C (1) above

**SECTION D: FEE SIMPLE TITLE (to be completed by the local government)**

**ONE OF THE FOLLOWING BOXES MUST BE CHECKED:**

Acquisition will be of fee simple title free of all liens, encumbrances, and restrictions and with no interests reserved by the landowner.  
**OR**

Acquisition is subject to the following easements or restrictions or interests or rights to be reserved by the landowner. \*  
Describe below:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* **IMPORTANT** – All easements, restrictions, and reservations of interests by the landowner must have prior approval by the DNR. If this box is checked, the local unit of government should not proceed with the acquisition without written approval from the DNR.

**STATEMENT OF JUST COMPENSATION (Continued)**

**SECTION E: OCCUPANTS (to be completed by the landowner)**

The following persons are occupying the property as separate households or are conducting business activities:

1. Name of Occupant <i>None</i>	2. Name of Occupant	3. Name of Occupant
Address of Occupant	Address of Occupant	Address of Occupant
City State ZIP code	City State ZIP code	City State ZIP code
TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Business	TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Business	TYPE OF OCCUPANCY: <input type="checkbox"/> Household <input type="checkbox"/> Business
<input type="checkbox"/> Lease <input type="checkbox"/> Rental	<input type="checkbox"/> Lease <input type="checkbox"/> Rental	<input type="checkbox"/> Lease <input type="checkbox"/> Rental

**SECTION F: GRANTEE CERTIFICATION (to be completed by the local government)**

1. The Just Compensation amount is based upon a DNR-approved appraisal prepared for the local government and is not less than the appraiser's opinion of fair market value that he/she determined after a personal inspection of the property.
2. The landowners were given the opportunity to accompany the appraiser.
3. The local unit government is prepared to commence with negotiations for the purchase of this property.
4. The local government will ensure all occupants of the property are made aware of the potential relocation benefits.
5. The local government will pay all incidental costs associated with the acquisition, unless the landowner(s) waives this requirement in writing.
6. This is NOT an offer to purchase.

*[Signature]*  
Grantee's Representative Signature

*9/11/25*  
Date

**SECTION G: LANDOWNER(S) CERTIFICATION (to be completed by the landowner)**

1. I was offered the opportunity to accompany the appraiser over the subject land.
2. I have received a copy of this *Statement of Just Compensation* form, fully reviewed it, and have been advised of my rights under P.L. 91-646.
3. **By signing of this statement, I acknowledge that I have completed Sections E and G. My signature acknowledges receipt of the completed *Statement of Just Compensation* form and places me under no obligation.**

**LANDOWNER(S) SIGNATURES:**

I or my representative  DID  DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

*[Signature]*  
a) Landowner or Owner's Legal Representative Signature

*9/8/2025*  
Date

I or my representative  DID  DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

b) Landowner or Owner's Legal Representative Signature

Date

I or my representative  DID  DID NOT accompany the appraiser. (ONE OF THESE BOXES MUST BE CHECKED)

c) Landowner or Owner's Legal Representative Signature

Date

**This completed and signed document must be submitted with the Reimbursement Package to:**

Grants Management  
Michigan Department of Natural Resources  
PO Box 30425  
Lansing MI 48909-7925

**PARCEL # 23-50-80-01-282-004**

**LEGAL DESCRIPTION**

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W



MICHIGAN NATURAL RESOURCES TRUST FUND
LAND ACQUISITION PROJECT AGREEMENT

This information is required by authority of Part 5 of Act 451, P.A. 1994 as amended, to receive funds.

This Agreement is between City of Lansing in the county of Ingham County hereinafter referred to as the "GRANTEE," and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "DEPARTMENT."

The purpose of this Agreement is to provide funding to acquire land or rights in land for the project named below. This Agreement is subject to the terms and conditions specified herein.

Project Title: Waverly Road Acquisition Project #: TF23-0043
Amount of grant: \$500,000.00 74% PROJECT TOTAL: \$680,000.00
Amount of match: \$180,000.00 26%
Start Date: Date of Execution by DEPARTMENT End Date: 10/31/2026

As a precondition to the effectiveness of this Agreement, the GRANTEE is required to sign and return it to the DEPARTMENT with the necessary attachments by 12/10/2024, or the Agreement may be cancelled by the DEPARTMENT. This Agreement is not effective until the GRANTEE has signed it, returned it, and the DEPARTMENT has signed it.

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies, and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

GRANTEE

SIGNED [Signature]
By [Print Name]: Brett Kaschinske
Title: Director
Organization: City of Lansing
Date: October 15, 2024
DUNS #
CV0047783 053
SIGMA Vendor Number SIGMA Address ID

Required - Please choose one
Acquisition Closing Option Desired:
[X] This project will be completed utilizing a grant reimbursement process.
[ ] This project will be completed utilizing an escrow closing process.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

SIGNED:
By
Grants Section Manager
Date of Execution by DEPARTMENT

1. This Agreement shall be administered on behalf of the DEPARTMENT by the Grants Management Section within the Finance and Operations Division. All notices, reports, documents, requests, actions or other communications required between the DEPARTMENT and the GRANTEE shall be submitted through the department's online grant management system, MiRecGrants, which is accessed through [www.michigan.gov/dnr-grants](http://www.michigan.gov/dnr-grants), unless otherwise instructed by the DEPARTMENT. Primary points of contact pertaining to this agreement shall be:

**GRANTEE CONTACT**

Brett Kaschinske/Director  
Name/Title

City of Lansing  
Organization

200 N. Foster Avenue, Lansing, MI 48912  
Address

517-483-4042  
Telephone Number

brett.kaschinske@lansingmi.gov  
E-mail Address

**DEPARTMENT CONTACT**

MNRTF Grant Program Manager  
Name/Title

Grants Management/DNR Finance & Operations  
Organization

525 W. Allegan Street, Lansing, MI 48933  
Address

P.O. Box 30425, Lansing, MI 48909  
Address

517-284-7268  
Telephone Number

DNR-Grants@michigan.gov  
E-mail Address

2. The legal description of the project area, boundary map of the project area, and the land acquisition grant application bearing the number **TF23-0043** uploaded to MiRecGrants are by this reference made part of this Agreement. The Agreement together with the referenced documents in MiRecGrants constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
3. The time period allowed for project completion is from **10/11/2024** through **10/31/2026**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be submitted in MiRecGrants before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT and may only be extended by an amendment to this Agreement.
4. The grant herein provided is for the acquisition by the GRANTEE of **35** acres of land in **Fee Simple** title free of all liens and encumbrances, situated and being in the city/village/township of **Lansing**, in the County of **Ingham**, **STATE OF MICHIGAN** as described in the uploaded legal description and shown on the uploaded boundary map. As used in this Agreement, the words "project area" shall mean the lands acquired under this Agreement as described in this Section.
5. The project area shall be used for **Acquisition of land for habitat conservation and public outdoor recreation.**, as further described in the GRANTEE'S proposal to the DEPARTMENT and approved by the MNRTF Board. Significant changes in the use of the project area as described in this Section require the prior written authorization of the DEPARTMENT.
6. In order to preserve the financial resources of the State of Michigan and to prevent unjust enrichment of a third party interim owner, if the landowner listed in the project application grants any rights in the real property to an individual or agency other than the GRANTEE, the DEPARTMENT may inspect the terms of the conveyance as a condition to approving the GRANTEE to close.
7. The DEPARTMENT will:
  - a. grant to the GRANTEE a sum of money equal to **Seventy-Four percent (74%)** as reimbursement or as payment

into an escrow account for escrow closing, of the total eligible cost of acquisition of fee simple title free of all liens and encumbrances to the lands in the project area, not to exceed the sum of **Five Hundred Thousand dollars (\$500,000.00)**. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.

- b. include the following in the total cost of acquisition eligible for grant funding (based on grant percentage) as provided for in Section 7(a):
  - i. Purchase price of the land, up to the market value, in the project area acquired by the GRANTEE during the project period as provided for in section 9(f) of this Agreement;
  - ii. Reasonable and appropriate costs incurred and paid by the GRANTEE during the project period for recording fees, title insurance, transfer tax, prorated property tax, closing fees and environmental assessments; and
  - iii. Costs incurred and paid by the GRANTEE for appraisal(s) as provided for in Section 9(f) and approved by the DEPARTMENT.
- c. grant funds to the GRANTEE for eligible costs and expenses incurred, as follows:
  - i. Payments will be made on a reimbursement basis or to an escrow account for escrow closing for **Seventy-Four percent (74%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum amount allowable under the grant.
  - ii. Reimbursement (or payment to an escrow account for escrow closing) will be made only upon DEPARTMENT review and approval of a complete reimbursement (or escrow closing) request submitted by the GRANTEE on forms provided by the DEPARTMENT that meet all documentation requirements set forth by the DEPARTMENT. A complete reimbursement or escrow closing request must document the total cost of the acquisition and the GRANTEE's compliance with Section 8 of this Agreement and DEPARTMENT acquisition project procedures.
  - iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request or completion of the escrow closing. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for final audit reimbursement.
  - iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected proper signage acknowledging MNRTF assistance in compliance with Section 9(q) of this Agreement.

## 8. Closing Options:

### a. FOR REIMBURSEMENT PROJECTS:

The GRANTEE shall be eligible for reimbursement only upon GRANTEE'S completion of all of the following:

- i. Electing to use the grant reimbursement closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Acquisition by GRANTEE of fee simple title free of all liens and encumbrances of all land in the project area. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.
- iii. Submission of proof of acquisition of marketable record title to the DEPARTMENT in the form of a policy of title insurance ensuring the GRANTEE possesses marketable record title in fee simple, free of all liens and encumbrances to the land in the project area. Said policy is to insure the GRANTEE against loss or damage at least equal to the purchase price of the subject land.
- iv. Proper conveyance to the State of Michigan of all mineral interest to which the State is entitled under this Agreement as outlined in Section 9(m).
- v. Submission of a complete request for reimbursement as set forth in this Agreement.

### b. FOR ESCROW CLOSING PROJECTS:

The GRANTEE shall be eligible for grant funding through escrow closing process only upon GRANTEE'S completion of the following:

- i. Electing to use the escrow closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Securing the services of a reputable title company who will agree to serve as the escrow closing agent.
- iii. Execution of escrow closing agreement by GRANTEE, DEPARTMENT, LANDOWNER/SELLER and title

company (agent).

- iv. Providing Department and title company an approximate desired timeframe for closing.
- v. Sending DEPARTMENT the draft closing packet (reference Land Acquisition Escrow Closing Package Checklist) at least 60 days prior to the desired closing date.
- vi. Coordinating with title company to schedule the exact closing date after DEPARTMENT'S approval of draft closing documents and submitting to DEPARTMENT an updated closing statement from the title company at least 10 days before the desired closing date.
- vii. Submitting local matching funds plus 10% of the eligible grant amount to title company for deposit into escrow account and providing proof of escrowed funds to the DEPARTMENT.

9. The GRANTEE will:

- a. immediately make available all funds needed to pay all necessary costs required to complete the project and to provide **One Hundred and Eighty Thousand dollars (\$180,000.00)** as local match to this project. This sum represents **Twenty-Six percent (26%)** of the total eligible cost of acquisition including incidental costs. Any cost overruns incurred to complete the project called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. complete the acquisition in compliance with the acquisition project procedures set forth by the DEPARTMENT.
- c. make no written offer or commitment to purchase lands in the project area before execution of this Agreement and before written DEPARTMENT approval as provided for in Section 9. Failure to comply with this requirement shall, at the option of the DEPARTMENT, make the cost of the property an ineligible expense under this Agreement and subject this Agreement to termination by the DEPARTMENT.
- d. provide verification that the site is not a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended, based on the results of due diligence and, if needed, an environmental assessment or, if the site has been determined to be a facility, to provide documentation of due care compliance. The results of the due diligence must be accounted for in the appraisal(s).
- e. complete a 40-year title review on the property. The results of the title review must be accounted for in the appraisal(s).
- f. obtain an appraisal of the real estate within the project area in accordance with standards established by the DEPARTMENT to determine the market value thereof; two appraisals meeting these standards being required for properties valued at \$750,000 or more. Failure to complete the appraisal(s) in this manner shall make the cost of said appraisal(s) an ineligible expense under this Agreement.
- g. submit the appraisal(s) to the DEPARTMENT for approval no later than 120 days after the date of execution of this Agreement. No written offer or commitment to purchase land in the project area shall be transmitted by the GRANTEE until after approval has been given in writing by the DEPARTMENT.
- h. perform, or to directly contract for the performance of, all appraisal(s), appraisal review(s), title review, closing and acquisition of all lands in the project area.
- i. eliminate all pre-existing non-recreation uses of the project area within 90 days of the date of acquisition, unless otherwise approved by the DEPARTMENT in writing.
- j. remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.
- k. complete acquisition of the entire project area before **10/31/2026**. Failure to acquire the project area by **10/31/2026** shall constitute a breach of this Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of this Agreement.
- l. provide the DEPARTMENT all documents and information as specified in Sections 8a or 8b of this Agreement. If utilizing reimbursement process, documents must be submitted within 60 days after the transaction is closed. If utilizing escrow closing process, documents must be submitted no later than 60 days prior to desired closing. Failure to submit the required documents and information for review shall constitute a material breach of this Agreement. Proof of payment to seller (such as cancelled check, wire confirmation, etc.), recorded warranty deed, recorded mineral royalty deed and recorded Declaration and Notice must be submitted to the DEPARTMENT within 60 days after closing. The final 10% of eligible grant amount will be released upon satisfactory audit review and approval by the DEPARTMENT.
- m. for parcels over 5 acres, execute, acknowledge and deliver to the DEPARTMENT a deed conveying to the State of Michigan a perpetual nonparticipating royalty equal to 1/6 of the gross proceeds of sale of all oil and/or gas and other minerals produced and saved in any combination from the mineral rights in, on or under the lands in the project area.
- n. retain all rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in perpetuity.
- o. not develop any rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under

- the lands in the project area in a manner that diminishes the usefulness of the project area for its intended purposes. In addition, GRANTEE agrees not to develop, or allow others to develop, any such minerals from sites adjacent to the project area in a manner that diminishes the usefulness of the project area for its intended purposes.
- p. maintain satisfactory financial accounts, records, and documents and to make them available to the DEPARTMENT for auditing upon request. Such accounts, records, and documents shall be retained by the GRANTEE for not less than three years following submittal of the final audit reimbursement request.
  - q. erect and maintain a sign or other acknowledgement as approved by the DEPARTMENT on the property which designates this project as one having been acquired with the assistance of the MNRTF. The size, color, and design of this sign shall be in accordance with DEPARTMENT specifications.
  - r. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
  - s. provide the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any facilities constructed thereon, and to provide the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Any tariff schedule proposed shall provide solely for sufficient revenues to cover the costs of operating, maintaining and/or developing the premises and/or any facilities provided thereon. Preferential membership or annual permit systems are prohibited at this site. Differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
  - t. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
  - u. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of project area and/or facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
  - v. adopt such ordinances and/or resolutions as shall be required to effectuate the provisions of this Agreement; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
  - w. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable and to make any and all payments required to pay any and all taxes, fees, or assessments legally imposed against the project area.
  - x. make the project area and any facilities located thereon, as well as the land and water access ways to them, open to the public within 90 days of the date of acquisition and keep them open to the public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status or disability.
  - y. make the project area and any future facilities provided thereon available for public outdoor recreation in perpetuity and in accordance with uses described in this Agreement and APPENDIX C, to regulate the use thereof and to provide for the maintenance thereof to the satisfaction of the DEPARTMENT, and to appropriate such moneys and/or provide such services as shall be necessary to provide such adequate maintenance.
10. The GRANTEE shall acquire fee simple title, free of all liens, encumbrances, or restrictions on future use to the lands in the project area. The fee simple title acquired shall not be subject to (1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or (2) to any reservations or prior conveyance of coal, oil, gas, sand, gravel or any other mineral interests.
  11. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area.
  12. The project area and any facilities located thereon shall not be wholly or partially conveyed, either in fee, easement or otherwise, or leased for a term of years, or for any other period, nor shall there be any whole or partial transfer of title, ownership, or right of ownership or control without the written approval and consent of the DEPARTMENT.
  13. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:

- a. The GRANTEE agrees that lands in the project area are being acquired with MNRTF assistance and shall be maintained in public outdoor recreation use in perpetuity. No portion of the project area shall be converted to other than public outdoor recreation use without the approval of the DEPARTMENT. The DEPARTMENT shall approve such conversion only upon such conditions as it deems necessary to assure the substitution by GRANTEE of other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such substituted land shall become part of the project area and will be subject to all the provisions of this Agreement.
  - b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
  - c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.
14. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands affected with outdoor recreation properties of equal or greater market value, and of reasonably equivalent usefulness and location. The DEPARTMENT shall approve such replacement only upon such conditions as it deems necessary to assure the substitution with other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.
15. The GRANTEE acknowledges that:
- a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken by the GRANTEE to make the property safe for public use no later than 90 days after the date of acquisition; and
  - b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area, and that responsibility for actions taken to develop, operate, or maintain the project area is solely that of the GRANTEE; and
  - c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in acquiring the premises.
  - d. The GRANTEE acknowledges that the DEPARTMENT is not responsible for any tax liability assessed on the property after closing by the GRANTEE. Further, the eligible amount of tax pro-rated at time of closing will be determined by the DEPARTMENT.
16. Before the DEPARTMENT will give approval to make a written offer to purchase the property included in this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:
- a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended;
- or
- b. If any portion of the project area is a facility, documentation that Department of Environment, Great Lakes and Energy-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.
17. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.
18. The GRANTEE shall acquire and maintain, or cause to be acquired or maintained, insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.

19. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate, maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
20. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general, including any appurtenant riparian rights, to and in the project area and any lands connected with or affected by this project.
21. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises, the project area and the facilities thereon.
22. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.
23. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law and this Agreement, may:
  - a. Terminate this Agreement; and/or
  - b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
  - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund and the Recreation Passport Grant Program; and/or
  - d. Require repayment of grant funds already paid to GRANTEE; and/or
  - e. Seek specific performance of the Agreement terms.
24. This Agreement may be canceled by the DEPARTMENT, upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the GRANTEE, or upon mutual Agreement by the DEPARTMENT and GRANTEE. The DEPARTMENT may honor requests for just and equitable compensation to the GRANTEE for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the DEPARTMENT and the DEPARTMENT will no longer be liable to pay the GRANTEE for any further charges to the grant.
25. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation, protection and the net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final audit reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final audit reimbursement has been made shall be the specific performance of this Agreement.
26. The GRANTEE agrees not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The GRANTEE further agrees that any subcontract shall contain non-discrimination provisions which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.
27. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
28. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.

If this Agreement is approved by Resolution, a true copy must be attached to this Agreement. A sample Resolution is on the next page.



**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

Vacant Land  
South Waverly Road  
Lansing, Ingham County, Michigan 48911

Report Date: May 14, 2025



FOR:

City of Lansing  
Mr. Greg Satterfield  
Department of Parks and Recreation -Administration  
200 N Foster Avenue  
Lansing, MI 48912

**Valbridge Property Advisors |  
Southern Michigan**

2127 University Park Drive, Suite 390  
Okemos, Michigan 48864  
517 336-0001 phone  
517 336-0009 fax  
*valbridge.com*

Valbridge File Number:  
MI01-25-0104



1420 Washington Blvd.  
Detroit, MI 48226  
313-986-3313

2127 University Park Drive  
Suite 390  
Okemos, MI 48864  
517-336-0001  
valbridge.com

May 14, 2025

Mr. Greg Satterfield  
Department of Parks and Recreation -Administration  
City of Lansing  
200 N Foster Avenue  
Lansing, MI 48912

RE: Appraisal Report  
Vacant Land, South Waverly Road, Lansing, Ingham County, Michigan 48911

Dear Mr. Satterfield:

In accordance with your request, an appraisal of the above referenced property was performed. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to the value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located west side of S Waverly Road and is further identified as tax parcel number 23-50-80-01-282-004. The subject site is a 33.26-acre or 1,448,806-square-foot parcel. The subject property consists of 33.26 acres of vacant land off S Waverly Road. The subject has average functional utility and competitive rating.

The analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client.

The client in this assignment is City of Lansing and the intended user of this report is The City of Lansing and no others. The intended use is for internal decision-making purposes. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

**Extraordinary Assumptions:**

- None

**Hypothetical Conditions:**

- None

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

<b>Value Conclusion</b>	
<b>Component</b>	<b>As Is</b>
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	May 1, 2025
<b>Value Conclusion</b>	<b>\$450,000</b>

This letter of transmittal is not considered valid if separated from this report and must be accompanied by all sections of this report, as outlined in the table of contents, in order for the value opinions set forth above to be valid.

Respectfully submitted,

**VALBRIDGE PROPERTY ADVISORS | THE OETZEL – HARTMAN GROUP**



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Certified General Real Estate Appraiser  
State of Michigan, License # 1205005950  
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JTH:CMC/mns  
File #MI01-25-0104

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# Summary of Salient Facts

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## Property Identification

Property Name	Vacant Land
Property Address	South Waverly Road Lansing, Ingham County, Michigan 48911
Latitude & Longitude	42.677419, -84.605956
Census Tract	6931.02
Tax Parcel Number	23-50-80-01-282-004
Property Owner	Lansing Christian Center Church

## Site

Zoning	Suburban Residential (R3)
FEMA Flood Map No.	26065C0136D
Flood Zone	X
Gross Land Area	33.260 acres
Usable Land Area	33.260 acres

## Valuation Opinions

Highest & Best Use - As Vacant	Residential
Reasonable Exposure Time	12 to 24 months
Reasonable Marketing Time	12 to 24 months

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## Value Indications

### Approach to Value

	As Is
Sales Comparison	\$450,000
Cost	Not Developed
Income Capitalization	Not Developed

### Value Conclusion

#### Component

	As Is
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	May 1, 2025
<b>Value Conclusion</b>	<b>\$450,000</b>

---

# Aerial View

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**AERIAL VIEW**



# Location Map



# Introduction

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## Client and Intended Users of the Appraisal

The client in this assignment is City of Lansing and the intended user of this report is The City of Lansing. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the subject property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

## Intended Use of the Appraisal

The intended use of this report is for internal decision-making purposes.

## Real Estate Identification

The subject property is located at South Waverly Road, Lansing, Ingham County, Michigan 48911. The subject property is further identified by the tax parcel number 23-50-80-01-282-004.

## Legal Description

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W, CITY OF LANSING.

Land Division Act Information

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was vacant land.

## Use of Real Estate as Reflected in this Appraisal

The as is opinion of value for the subject property reflects use as vacant land.

## Ownership of the Property

According to Assessing records, title to the subject property is vested in Lansing Christian Center Church.

## History of the Property

Ownership of the subject property has not changed within the past three years.

## Type and Definition of Value

The appraisal problem is to develop an opinion of the market value of the subject property. Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *buyer and seller are typically motivated;*
- *both parties are well informed or well advised, and acting in what they consider their own best interest;*
- *a reasonable time is allowed for exposure in the open market;*
- *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale<sup>1</sup>*

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

## Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Opinions of value for the subject property were developed under the following valuation scenarios:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	May 1, 2025

## Date of Report

The date of this report is May 14, 2025.

## List of Items Requested but Not Provided

- None

## Assumptions and Conditions of the Appraisal

This appraisal assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

### Extraordinary Assumptions

- None

### Hypothetical Conditions

- None

<sup>1</sup> FIRREA Code of Federal Regulations, Title 12, Part 34 Subpart C - 34.42, 1990; also Interagency Appraisal and Evaluation Guidelines, Federal Register / Vol.75, No. 237, 2010

## Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

### Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via assessing records.
- Economic Characteristics - The subject property economic characteristics were identified via market participant surveys, our company database, conversations with City/County officials, and/or third party sources.
- Physical Characteristics - The subject property physical characteristics were identified via Property inspection, city records.

### Extent to Which the Property Was Inspected

An appraisal inspection of the subject property an appraisal inspection that consisted of exterior observations only due to the nature of the property was completed on May 1, 2025.

### Type and Extent of Data Researched

The following data was researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. Professionals familiar with the subject market/property type were also interviewed.

### Type and Extent of Analysis Applied (Valuation Methodology)

Surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations were observed in the process of concluding a highest and best use for the subject property. The subject property was then valued based on the highest and best use conclusion.

There are four primary methods available to develop a land value estimate: (1) sales comparison, (2) land residual method, (3) ground rent capitalization, and (4) subdivision development method (discounted cash flow). While other methods, such as extraction and allocation, are applicable under limited conditions, one or more of these approaches are used in most circumstances to derive an indication of land value.

- Sales Comparison Approach - In the sales comparison approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.

- Direct Capitalization: Land Residual Method - The land residual methodology involves estimating the residual net income to the land by deducting from total potential income the portion attributable to the improvements, assuming development of the site at its highest and best use. The residual income is capitalized at an appropriate rate, resulting in an indication of land value.
- Direct Capitalization: Ground Rent Capitalization – A market derived capitalization rate is applied to the net income resulting from a ground lease. This can represent the leased fee or fee simple interest, depending on whether the income potential is reflective of a lease in place or market rental rates.
- Yield Capitalization: Subdivision Development Method – Also known as discounted cash flow analysis (DCF), the methodology is most appropriate for land having multiple lot development in the near term as the highest and best use. The current site value is represented by discounting the anticipated cash flow to a present value, taking into consideration all necessary costs of development, maintenance, administration, and sales throughout the absorption period.

All of these approaches to value were considered. The availability of data and applicability of each approach to value within the context of the characteristics of the subject property, along with the needs and requirements of the client, were assessed. Based on this assessment, the sales comparison approach was developed. The Income Capitalization Approach was not used because market participants rarely employ the Income Approach in their buy/sell decisions for a property like the subject. The exclusion of this approach does not weaken the validity of the appraisal conclusions. The specific methods and analysis of each approach are further discussed in the respective valuation sections.

### Appraisal Conformity and Report Type

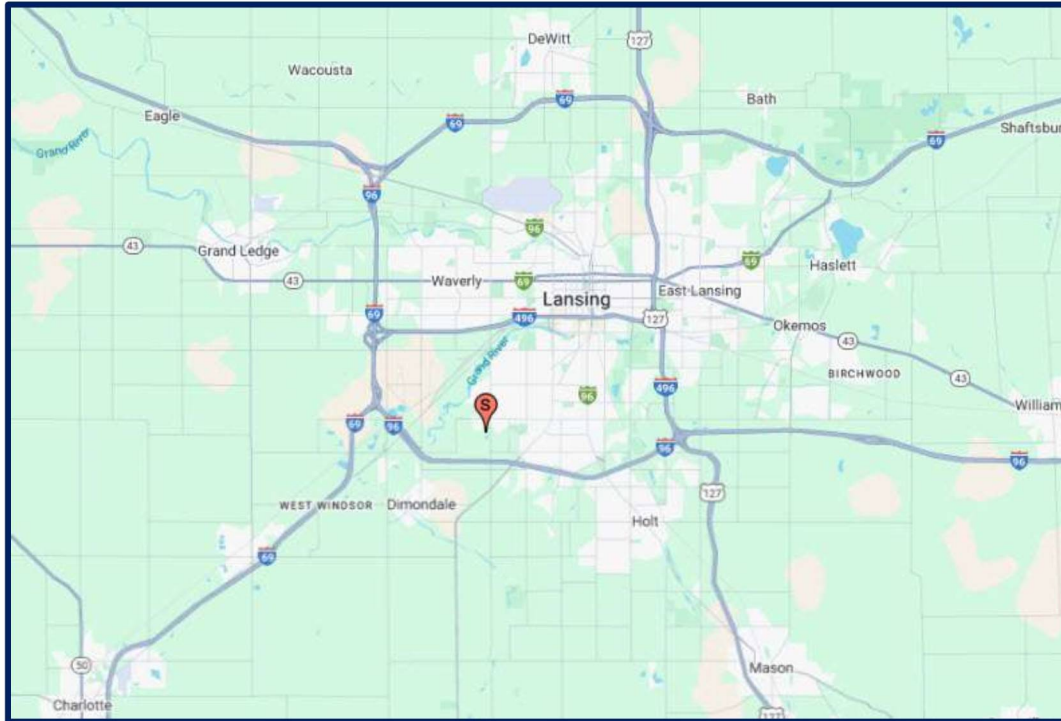
The analyses, opinions, and conclusions were developed and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute; and the requirements of our client. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

# Regional and Market Area Analysis

## REGIONAL MAP



### OVERVIEW

The subject is located in Lansing, in Ingham County. It is part of the Lansing-East Lansing MSA.

### Population

Population characteristics relative to the subject property are presented in the following table.

#### Population

Area	Census Population (2020)	Current Population (2023)	Compound Annual Δ 2020 - 2023	Projected Population (2028)	Compound Annual Δ 2023 - 2028
United States	331,449,520	335,707,897	0.43%	343,238,675	0.44%
Michigan	10,077,331	10,070,141	-0.02%	10,025,714	-0.09%
Lansing-East Lansing, MI (MSA)	473,203	474,206	0.07%	470,460	-0.16%
Eaton County	109,175	109,168	0.00%	108,155	-0.19%
Lansing city	5,003	5,199	1.31%	5,081	-0.44%
Lansing city	112,644	113,638	0.29%	112,209	-0.25%

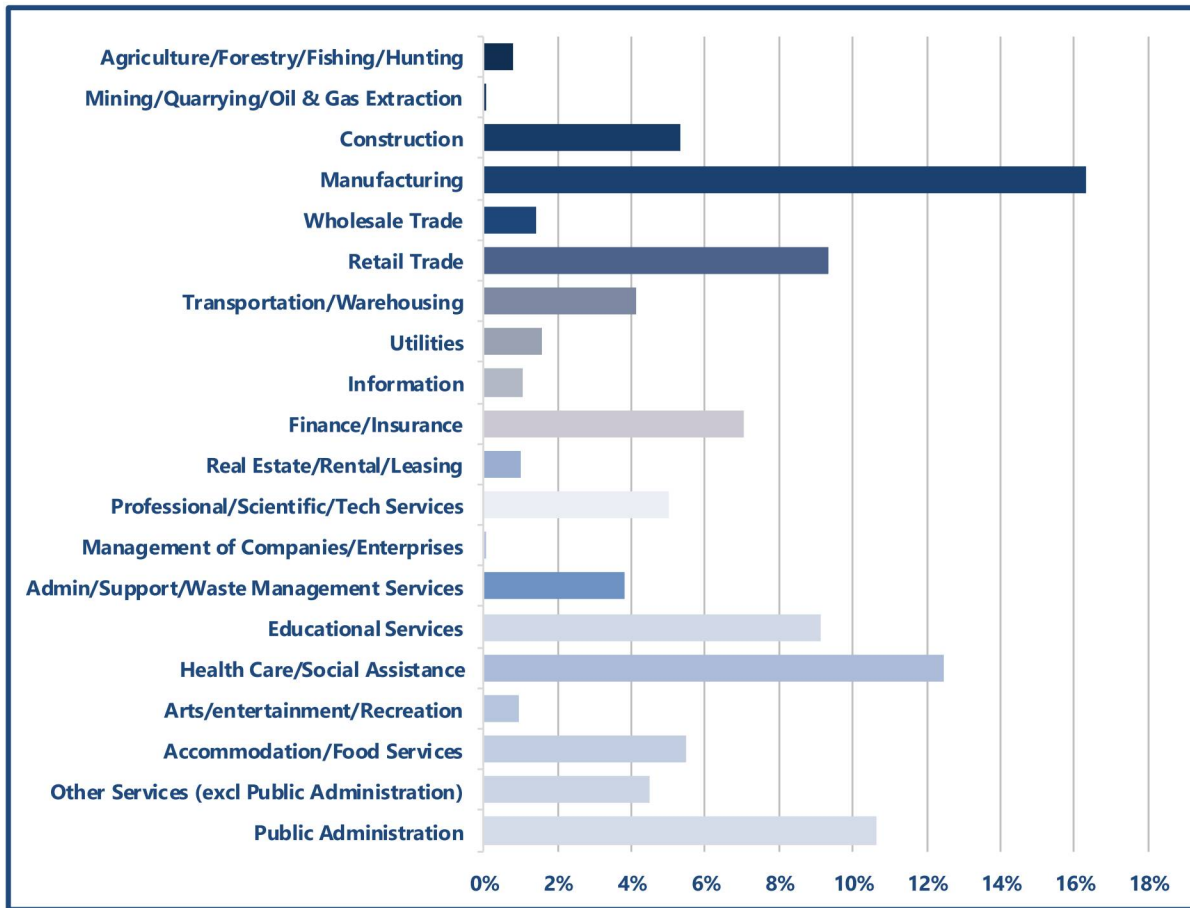
Source: ESRI (ArcGIS)

### Transportation

Major transportation routes in the larger area include I-96 and Jolly Road.

## Employment

Employment by industry for the MSA is presented in the following chart:



Employment by Industry for Eaton County - Source: ESRI (ArcGIS)

## Unemployment

The following table exhibits current and past unemployment rates as obtained from the Bureau of Labor Statistics. Overall, the region compares unfavorably to the state and the country.

### Unemployment Rates

Area	YE 2020	YE 2021	YE 2022	YE 2023	YE 2024	2025 <sup>1</sup>
United States	8.1%	5.3%	3.6%	3.6%	4.0%	3.9%
Michigan	10.0%	5.7%	4.2%	3.9%	4.7%	5.7%
Lansing-East Lansing, MI (MSA)	7.7%	5.1%	4.2%	3.8%	4.4%	5.1%
Ingham County, MI	7.9%	5.4%	4.3%	3.9%	4.5%	5.3%
Lansing city, MI	10.1%	6.9%	5.6%	5.1%	5.9%	6.9%

Source: [www.bls.gov](http://www.bls.gov)

data not seasonally adjusted; <sup>1</sup>April - most recent for US, others lag by 1-2 mos.)

### Median Household Income

Total median household income for the region is presented in the following table. Overall, the subject’s MSA and county compare unfavorably to the state and the country.

<b>Income</b>			
<b>Area</b>	<b>2023 Median HH Income</b>	<b>2023 Average HH Income</b>	<b>2023 Per Capita Income</b>
United States	\$72,233	\$104,831	\$41,000
Michigan	\$71,476	\$99,903	\$40,752
Lansing-East Lansing, MI (MSA)	\$69,718	\$92,959	\$38,278
Eaton County	\$73,816	\$92,409	\$38,432
Lansing city	\$48,808	\$65,168	\$25,763
Lansing city	\$51,636	\$65,691	\$29,181

Source: ESRI (ArcGIS)



## Demographics

The following table depicts the area demographics in Lansing within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius (Miles)	1 Mile	3 Mile	5 Mile
Trade Area (Sq. Mi.)	3.14	28.27	78.54
Trade Density (Pop/Sq. Mi.)	2,433	1,708	1,532
<b>Population</b>			
Census Population (2010)	7,446	48,241	120,397
Census Population (2020)	7,436	48,237	120,225
Current Population (2023)	7,638	48,268	120,318
Projected Population (2028)	7,494	47,400	118,978
<u>Compound Annual Growth</u>			
2010 - 2020	0.0%	0.0%	0.0%
2020 - 2023	0.9%	0.0%	0.0%
2023 - 2028	-0.4%	-0.4%	-0.2%
<b>Households</b>			
Census Households (2010)	2,768	19,649	51,593
Census Households (2020)	2,834	20,028	52,725
Current Households (2023)	2,822	20,067	53,179
Projected Households (2028)	2,806	20,066	53,544
<u>Compound Annual Growth</u>			
2010 - 2020	0.2%	0.2%	0.2%
2020 - 2023	-0.1%	0.1%	0.3%
2023 - 2028	-0.1%	0.0%	0.1%
Average Household Size (2023)	2.70	2.39	2.25

Source: ESRI (ArcGIS)

(Lat: 42.677419, Lon: -84.605956)

### Neighborhood Demographics (cont.)

Radius (Miles)	1 Mile	3 Mile	5 Mile
Trade Area (Sq. Mi.)	3.14	28.27	78.54
Trade Density (Pop/Sq. Mi.)	2,433	1,708	1,532
<b>2023 Housing Units</b>			
Median Home Value	\$127,324	\$148,570	\$158,065
Median Year Built	1975	1969	1968
Total Housing Units	3,032	21,386	57,843
Owner-Occupied Housing %	47.3%	58.5%	54.6%
Renter-Occupied Housing %	45.8%	35.3%	37.3%
Vacant Housing %	6.9%	6.2%	8.1%
<b>2023 Employment</b>			
Total Establishments	67	854	4,719
Total Employees	1,004	9,919	96,091
Average Commute Time	n/a	n/a	n/a
% College Graduates	19.6%	27.0%	32.7%
<b>2023 Income Summary</b>			
Median Household Income	\$51,952	\$55,041	\$57,238
Average Household Income	\$66,415	\$72,225	\$74,484
Avg Spending/Household	\$19,303	\$21,185	\$21,753
Per Capita Income	\$24,950	\$29,985	\$32,819

Source: ESRI (ArcGIS)

(Lat: 42.677419, Lon: -84.605956)

The population is 48,268 within a three-mile radius of the subject property with a projected annual growth rate of -0.4%. There were 21,386 housing units within the three-mile radius. Most housing is owner-occupied. Property values in the area were stable to increasing.

The median household income was \$55,041 within a three-mile radius of the subject property. The median household income figures suggest residents were within the lower to middle income brackets.

### Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance. No adverse or unfavorable factors were observed.

### Neighborhood Life Cycle

Most neighborhoods are classified as being in four stages: **growth**, **stability**, **decline**, and **renewal**. Overall, the subject neighborhood is in the stability stage of its life cycle.

## Site Description

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The subject site is located west side of S Waverly Road. The characteristics of the site are summarized as follows:

### Site Characteristics

Gross Land Area:	33.26 Acres or 1,448,806 SF
Usable Land Area:	33.26 Acres or 1,448,806 SF
Usable Land %:	100.0%
Shape:	Rectangular
Topography:	Gently sloping
Drainage:	Assumed adequate
Grade:	Above street grade
Utilities:	Municipal water and sewer, public electric and gas.
Off-Site Improvements:	None
Interior or Corner:	Interior
Signalized Intersection:	No:

### Street Frontage / Access

Frontage Road	Primary
Street Name:	S Waverly Road
Street Type:	Residential
Frontage (Linear Ft.):	350.00
Number of Curb Cuts:	0

### Additional Access

Alley Access:	No
Water or Port Access:	No
Rail Access:	No

### Flood Zone Data

Flood Map Panel/Number:	26065C0136D
Flood Map Date:	08-16-2011
Portion in Flood Hazard Area:	0.00%
Flood Zone:	X

The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

## Other Site Conditions

Soil Type:	Assumed to be stable. No soil report of the subject has been made available; however, it is assumed that the soil is of sufficient load-bearing capacity to support a structure. No evidence to the contrary is known.
Environmental Issues:	An environmental site assessment report was not furnished for my review. An inspection of the property did not reveal any visible or factual evidence of apparent environmental impairment to the site. The appraisers are not considered experts in hazardous materials. The client is advised to obtain an environmental report if further investigation is desired. In addition, a drive-by inspection of the immediate vicinity surrounding the subject did not reveal any uses or hazards that would be expected to pose an apparent risk to the site or would restrict its use.
Easements/Encroachments:	The appraisers assume that all necessary easements, including but not limited to easements for access and utilities, have been obtained for the development and/or use of the property. No information was provided to the appraisers concerning any other adverse easements that may affect subject property. The southern border of the property abuts to the Consumers Energy powerlines.
Wetlands Classification:	The appraiser did not notice any wetlands on the site; however the appraiser is not an environmental inspector.

## Adjacent Land Uses

North:	Residential
South:	Utility easement
East:	Residential/park
West:	Vacant Land

## Site Ratings

Access:	Average
Visibility:	Average

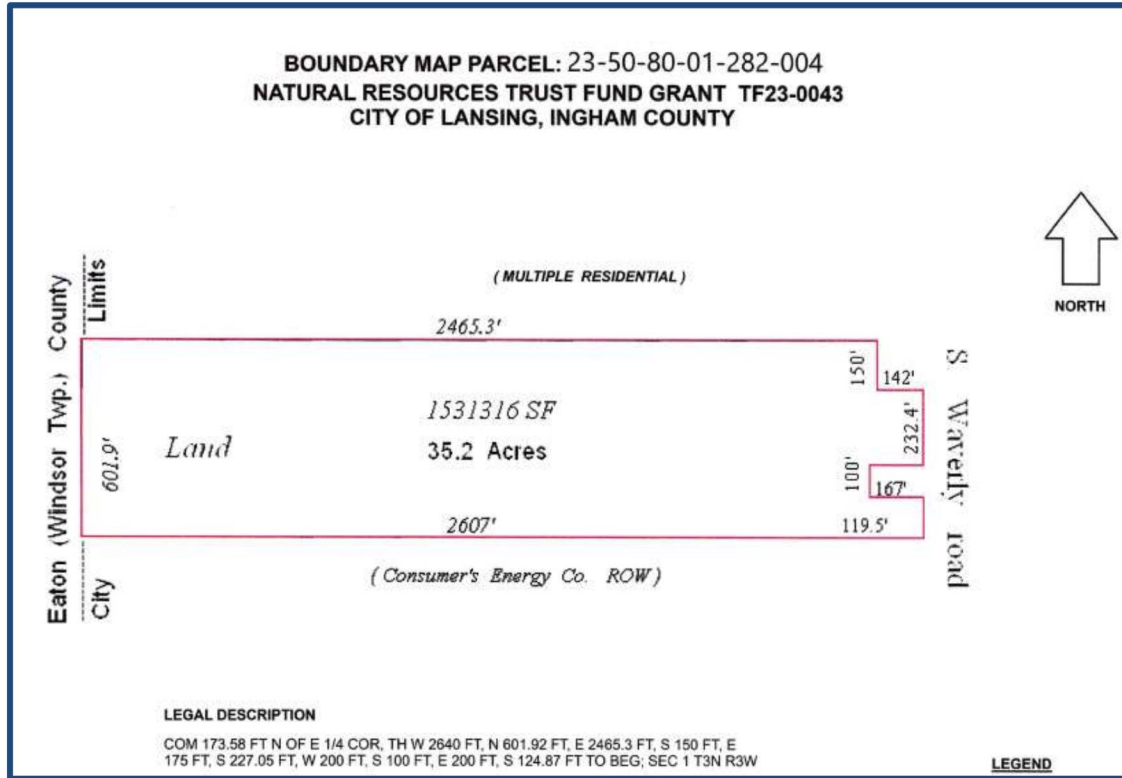
## Zoning Designation

Zoning Jurisdiction:	City of Lansing
Zoning Classification:	R3, Suburban Residential
Permitted Uses:	Residential
Zoning Comments:	The R-3 Suburban Residential district is intended to accommodate a more flexible rural character in the city. Deep lots are typical with variable setbacks.

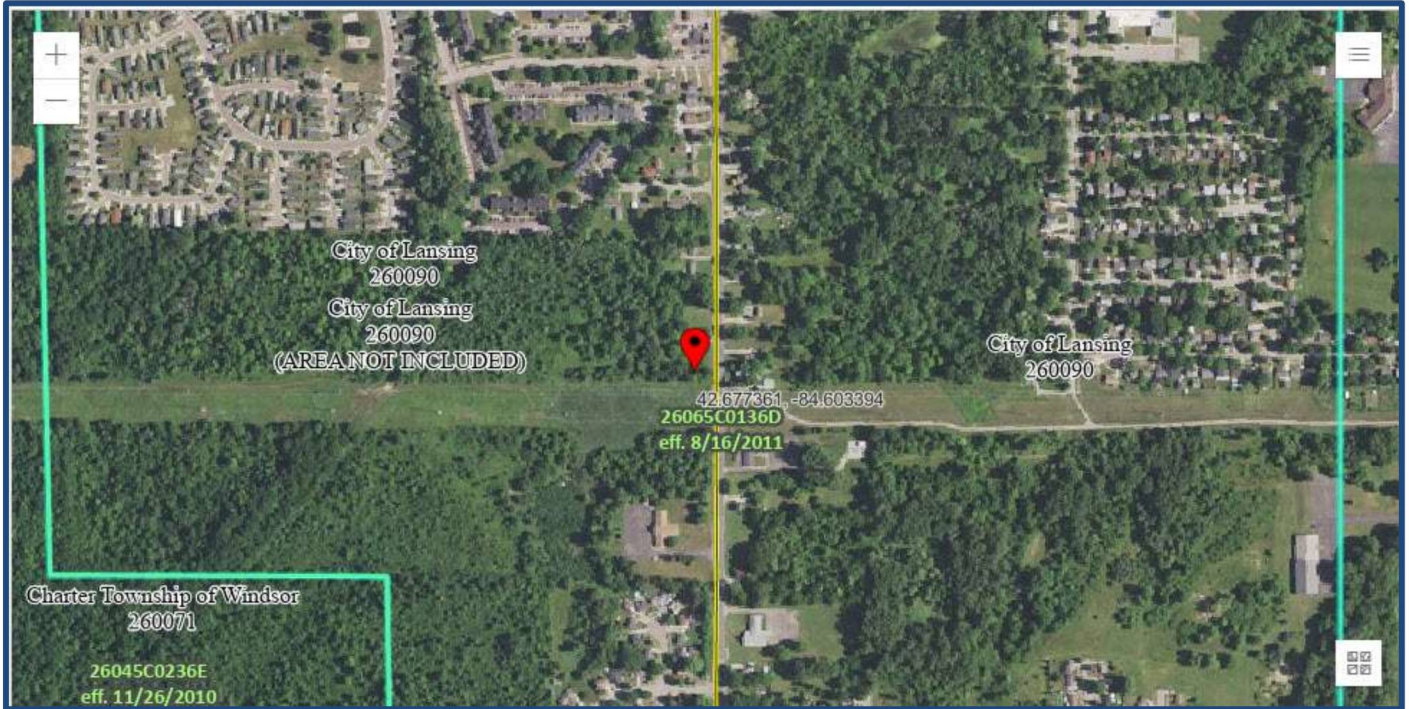
### Analysis/Comments on Site

The site contains 33.26 of vacant land off of Waverly Road. The site is mostly wooded and mostly slopes south towards the Consumer's Energy right of way. Based on the characteristics above, significant site work is required prior to development.

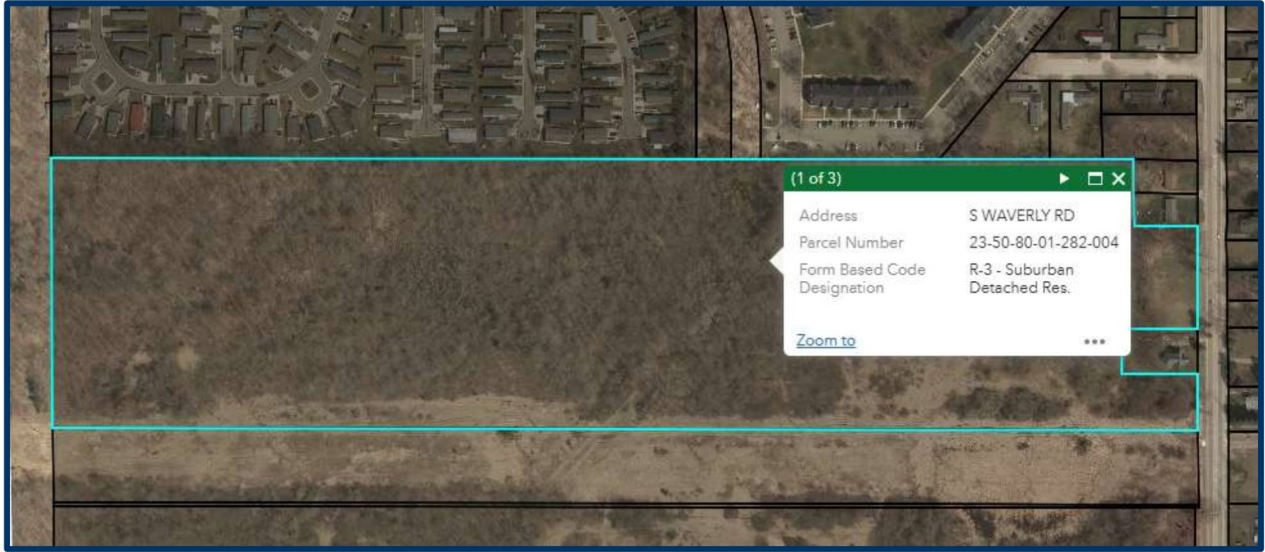
**SITE OUTLINE**



**FLOOD MAP**



### ZONING



# Assessment and Tax Data

## Assessment Methodology

Property assessments are initially established by the local assessor and are intended to reflect 50% of the “true cash value” (also known as market value) of the property on the tax day, December 31, of each year. The local assessment is then subject to equalization, which results in the property’s State Equalized Value (S. E. V.).

To determine the current year’s capped value, the assessor is required to multiply the prior year’s capped assessment by the CPI increase (inflation rate multiplier). The lesser of the S. E. V. and capped assessed value is the current year’s taxable value for that property. When a transfer of ownership occurs, the next year’s taxable value is generally based on the S.E.V. that had been calculated annually. The actual sale price must not be the sole basis of the new S.E.V. for that property.

Each property assessed for real estate tax purposes in the State of Michigan has a S.E.V., capped value, and a taxable value. Generally, the capped value is lower, reflecting long-term ownership. The S.E.V. is to represent 50% of true cash value. This appraisal has used the S.E.V. (assessed value) for calculating the real estate taxes. Real property taxes are determined on the basis of a tax rate per thousand dollars of S.E.V. (assessed value).

## Assessed Values and Property Taxes

The subject’s assessed values, applicable tax rates and total taxes, including direct assessments, are shown in the following table:

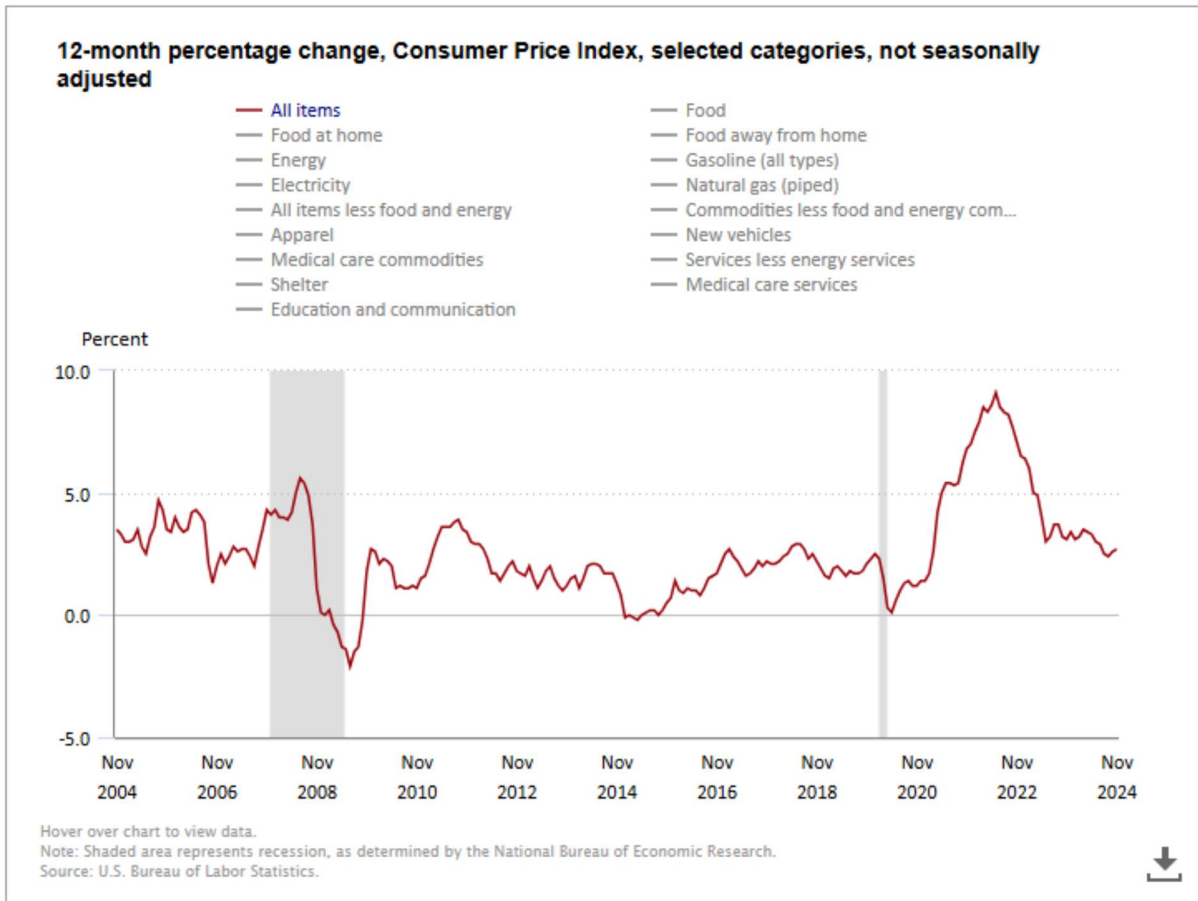
Tax Parcel Number	2025 Assessed Value	2024 Millage Rate	Real Estate Taxes
23-50-80-01-282-004	\$207,900	79.0633	\$16,437.26
	Administration Fee		\$164.37
			<b>\$16,601.63</b>

# Market Analysis

## Inflation

Inflation is perhaps the biggest concern for CRE markets and investors. High inflation rates are being driven by both demand (stimulus, more businesses opening, high savings rates) and supply factors (labor shortages and supply chain disruptions). The following table presents historical inflations rates:

### ANNUAL CPI RATE OF CHANGE



Source: U.S. Bureau of Labor Statistics

The November 2024 CPI reading was an annual rate of 2.6%, down from the annual rate of 3.1% in November 2023. The outlook is for stabilized rates going forward. The Fed reduce the interest rate half a percent in September, 25-basis points in November and another 25-basis point in December.

## Interest Rates

To combat inflation, the Federal Reserve raised the federal funds rate starting in March 2022, with ten additional increases through June 2023. Overall, the federal funds rate was increased 500 basis points. Since September 2024, federal funds rates have been reduced 100 basis points.

Past interest rate increases affected capital-intensive industries like real estate. As credit becomes more expensive, investor return requirements increase, which can lead to higher capitalization rate expectations. Slower growth in CRE pricing and transactions is expected.

In general, nominal (non-inflation adjusted) real estate returns perform well under a variety of rate environments, while inflation-adjusted real estate returns are strongest during periods of stability, according to research done by Trepp. Interest rates for commercial properties have not increased as dramatically as residential interest rates.

The thinking was that as the Federal Reserve cut the Federal Funds rate, property sales volumes would increase. "At this point, the Fed is seeing risks to both sides of the dual mandate—inflation and employment—as roughly balanced," said Ginger Chambless, Head of Research for Commercial Banking at JPMorganChase. "This likely keeps them on a gradual easing path through 2025."

The CRE and CMBS markets continued to face difficult challenges this year. The overall US CMBS delinquency rate has climbed over 175 basis points year to date with the office rate increasing over 400 basis points and the overall CMBS special servicing rate is up more than 250 basis points as well. However, this year could be somewhat of a turning point for the markets with a sense of optimism heading into 2025.

# Highest and Best Use Analysis

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

## Highest and Best Use As Though Vacant

The primary determinants of the highest and best use as though vacant are (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

### Legally Permissible

The subject site is zoned R3, Suburban Residential, which controls the general nature of permissible uses and is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

### Physically Possible

The physical characteristics of the subject site are presented in the Site Description and allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences were considered. No physical attributes materially limit legally permissible and appropriate development. The most probable use of the site is for residential development, which conforms to the pattern of land use in the immediate area.

### Financially Feasible

A review of published yield, rental and occupancy rates suggests that there is a balanced supply of residential and demand is insufficient to support construction costs and timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is not financially feasible.

### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use. Considering these factors, the maximally productive use as though vacant is for residential.

### Highest and Best Use As Though Vacant Conclusion

The conclusion of the highest and best use as though vacant is to hold for future residential development.

## Most Probable Buyer

As of the date of value, the most probable buyer of the subject property is an owner-user.

# Land Valuation

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## Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

## Unit of Comparison

The unit of comparison selected depends on the appraisal problem and nature of the property and is intended to explain or mirror market behavior. The primary unit of comparison in the market and applied in this analysis is price per usable acre.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

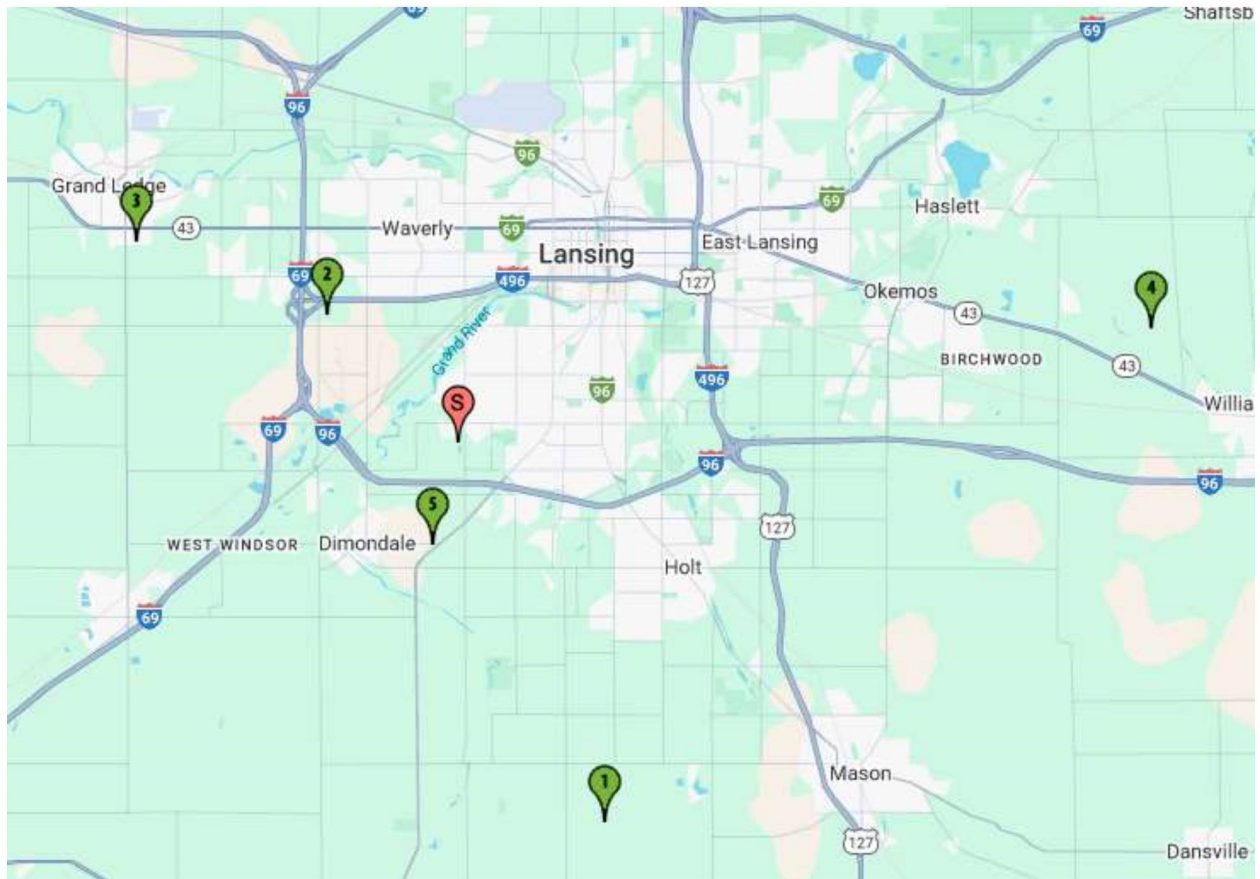
## Comparable Sales Data

The market was studied to identify sales and listings of comparable properties with a focus on those that appeal to the most probable buyer of the subject site. These properties typically have similar locations and physical characteristics. Of these transactions, sufficient sales data was available for the following sale comparables, which were analyzed to estimate a unit value for the subject property. The following table summarizes the sale comparables utilized and a map illustrating the location of each in relation to the subject property follows. Details of each comparable follow the location map.

### Land Sales Summary

Comp. No.	Date of Sale	Usable Acres	Location		Zoning	Sales Price Actual	Per Acre
1	August-22	6.900	0 VI Curtice	Mason, Michigan	A-2	\$120,000	\$17,391
2	November-21	30.170	Blue Ridge Drive	Lansing, Michigan	RB	\$349,900	\$11,598
3	July-22	26.090	1175 S Clinton Street	Grand Ledge, Michigan	R-HD	\$550,000	\$21,081
4	September-24	40.000	970 E Sherwood Road	Williamston, Michigan	Ag-C	\$500,000	\$12,500
5	Listing	9.100	Dimondale Road	Dimondale, Michigan	RR	\$129,900	\$14,275

### COMPARABLE SALES MAP



### COMPARABLE 1



#### Property Identification

<b>Property/Sale ID</b>	11287285/1626378
<b>Property Type</b>	Land Other
<b>Address</b>	0 VI Curtice
<b>City, State Zip</b>	Mason, Michigan 48854
<b>County</b>	Ingham
<b>MSA</b>	Lansing-East Lansing
<b>Latitude/Longitude</b>	42.564715/-84.546632
<b>Tax ID</b>	33-09-09-16-200-037

#### Transaction Data

<b>Sale Date</b>	08-12-2022	<b>Property Rights</b>	Fee Simple
<b>Sale Status</b>	Closed	<b>Financing</b>	Cash to Seller
<b>Grantor</b>	Vander Jagt Douglas R	<b>Conditions of Sale</b>	Arms Length
<b>Grantee</b>	Chapman Breana & Brendan	<b>Sale Price</b>	\$120,000
		<b>Adjusted Price</b>	\$120,000

#### Property Description

<b>Gross Acres</b>	10.90	<b>Shape</b>	Irregular
<b>Gross SF</b>	474,804	<b>Topography</b>	Level
<b>Usable Acres</b>	6.90	<b>Utilities</b>	Electric ,well, septic
<b>Usable SF</b>	300,564	<b>Drainage</b>	appears adequate
<b>No. of Lots</b>	1	<b>Earthquake Zone</b>	Not located in Earthquake zone
<b>Rail Access</b>	No	<b>Zoning Jurisdiction</b>	Aurelius Township
<b>Water/Port Access</b>	Yes	<b>Zoning Code</b>	A-2
<b>Visibility</b>	Average		
<b>Corner/Interior</b>	Interior		

#### Indicators

<b>\$/Gross Acre</b>	\$11,009	<b>\$/Gross SF</b>	\$.25
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<b>\$/Usable Acre</b>	\$17,391	<b>\$/Lot</b>	\$120,000
<b>\$/Usable SF</b>	\$.40		

**Verification**

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<b>Confirmed With</b>	MLS, Assessing records
<b>Confirmed By</b>	James T. Hartman
<b>Confirmation Date</b>	12-16-2022

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## COMPARABLE 2



### Property Identification

<b>Property/Sale ID</b>	11221755/1581400
<b>Property Type</b>	Subdivision-Residential
<b>Address</b>	Blue Ridge Drive
<b>City, State Zip</b>	Lansing, Michigan 48917
<b>County</b>	Eaton
<b>MSA</b>	Lansing-East Lansing
<b>Submarket</b>	South Submarket
<b>Latitude/Longitude</b>	42.715101/-84.658530
<b>Tax ID</b>	040-022-300-083-00

### Transaction Data

<b>Sale Date</b>	11-12-2021	<b>Conditions of Sale</b>	Arms Length
<b>Sale Status</b>	Closed	<b>Deed Book/Page</b>	2968/0553
<b>Grantor</b>	ECHO 45 LLC	<b>Days on Market</b>	403
<b>Grantee</b>	Westview Capital, LLC	<b>Sale Price</b>	\$349,900
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$349,900
<b>Financing</b>	Cash to Seller		

### Property Description

<b>Gross Acres</b>	30.17	<b>Shape</b>	Irregular
<b>Gross SF</b>	1,314,205	<b>Topography</b>	Level
<b>Usable Acres</b>	30.17	<b>Utilities</b>	Public water, sewer, gas and electric
<b>Usable SF</b>	1,314,205	<b>Drainage</b>	Assumed adequate
<b>Front Feet</b>	66.00	<b>Flood Hazard Zone</b>	X
<b>Proposed Use</b>	Residential subdivision	<b>Zoning Jurisdiction</b>	Delta Township
<b>Street Access</b>	Fair	<b>Zoning Code</b>	RB
<b>Visibility</b>	Fair	<b>Zoning Description</b>	Low Density Residential
<b>Corner/Interior</b>	Interior		

**Indicators**

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<b>\$/Gross Acre</b>	\$11,598	<b>\$/Usable SF</b>	\$.27
<b>\$/Gross SF</b>	\$.27	<b>\$/FF</b>	\$5,301.52
<b>\$/Usable Acre</b>	\$11,598		

**Verification**

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<b>Confirmed With</b>	Kelly Miller
<b>Confirmed By</b>	Robert W. McLean
<b>Confirmation Date</b>	03-14-2022

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### COMPARABLE 3



#### Property Identification

<b>Property/Sale ID</b>	11313413/1644731
<b>Property Type</b>	Multi-Family
<b>Address</b>	1175 S Clinton Street
<b>City, State Zip</b>	Grand Ledge, Michigan 48837
<b>County</b>	Eaton
<b>MSA</b>	Lansing-East Lansing
<b>Latitude/Longitude</b>	42.736780/-84.735795
<b>Tax ID</b>	400-013-100-171-00

#### Transaction Data

<b>Sale Date</b>	07-12-2022	<b>Financing</b>	Cash to Seller
<b>Sale Status</b>	Closed	<b>Conditions of Sale</b>	Arms Length
<b>Grantor</b>	Hartel Road, L.P.	<b>Deed Book/Page</b>	3012/0118
<b>Grantee</b>	Frazier Land, LLC	<b>Sale Price</b>	\$550,000
<b>Property Rights</b>	Fee Simple	<b>Adjusted Price</b>	\$550,000

#### Property Description

<b>Gross Acres</b>	26.09	<b>Shape</b>	Rectangular
<b>Gross SF</b>	1,136,480	<b>Topography</b>	Level
<b>Usable Acres</b>	26.09	<b>Utilities</b>	Electric, Natural gas, Public sewer, Public water
<b>Usable SF</b>	1,136,480	<b>Drainage</b>	Appears adequate
<b>No. of Lots</b>	1	<b>Zoning Jurisdiction</b>	City of Grand Ledge
<b>Rail Access</b>	No	<b>Zoning Code</b>	R-HD
<b>Water/Port Access</b>	No	<b>Zoning Description</b>	Residential
<b>Visibility</b>	Average		
<b>Corner/Interior</b>	Interior		

**Indicators**

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<b>\$/Gross Acre</b>	\$21,081	<b>\$/Usable SF</b>	\$ .48
<b>\$/Gross SF</b>	\$ .48	<b>\$/Lot</b>	\$550,000
<b>\$/Usable Acre</b>	\$21,081		

**Verification**

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<b>Confirmed With</b>	MLS, Assessing records
<b>Confirmed By</b>	MMarvin
<b>Confirmation Date</b>	04-27-2023

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### COMPARABLE 4



#### Property Identification

<b>Property/Sale ID</b>	11510531/1800144
<b>Property Type</b>	Agricultural Undeveloped
<b>Address</b>	970 E Sherwood Road
<b>City, State Zip</b>	Williamston, Michigan 48895
<b>County</b>	Ingham
<b>MSA</b>	Lansing-East Lansing
<b>Latitude/Longitude</b>	42.711441/-84.326015
<b>Tax ID</b>	33-03-03-28-200-018

#### Transaction Data

<b>Sale Date</b>	09-04-2024	<b>Property Rights</b>	Fee Simple
<b>Sale Status</b>	Closed	<b>Financing</b>	Conventional
<b>Grantor</b>	GRANT EDWARD J & MARY N	<b>Conditions of Sale</b>	Arms Length
<b>Grantee</b>	Daniel Smeak	<b>Sale Price</b>	\$500,000
		<b>Adjusted Price</b>	\$500,000

#### Property Description

<b>Gross Acres</b>	40.00	<b>Shape</b>	Rectangular
<b>Gross SF</b>	1,742,400	<b>Utilities</b>	Electric, Natural gas, sewer available, well
<b>Usable Acres</b>	40.00	<b>Zoning Jurisdiction</b>	Williamston Township
<b>Usable SF</b>	1,742,400	<b>Zoning Code</b>	Ag-C
<b>Street Access</b>	Average		
<b>Corner/Interior</b>	Interior		

#### Indicators

<b>\$/Gross Acre</b>	\$12,500	<b>\$/Usable Acre</b>	\$12,500
<b>\$/Gross SF</b>	\$.29	<b>\$/Usable SF</b>	\$.29

**Verification**

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**Confirmed With**      MLS, Assessing records  
**Confirmed By**        Cameron Clark  
**Confirmation Date**    04-17-2025

**Remarks**

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The parcel has 13 acres of forest, plus open field and area to farm. Has existing driveway

### COMPARABLE 5



#### Property Identification

<b>Property/Sale ID</b>	11513019/1801792
<b>Property Type</b>	Agricultural Undeveloped
<b>Address</b>	Dimondale Road
<b>City, State Zip</b>	Dimondale, Michigan 48821
<b>County</b>	Eaton
<b>MSA</b>	Lansing-East Lansing
<b>Latitude/Longitude</b>	42.647042/-84.616187
<b>Tax ID</b>	080-014-400-020-04

#### Transaction Data

<b>Sale Date</b>	04-17-2025	<b>Financing</b>	Cash to Seller
<b>Sale Status</b>	Listing	<b>Conditions of Sale</b>	Arms Length
<b>Grantor</b>	N/a	<b>Sale Price</b>	\$129,900
<b>Grantee</b>	n/a	<b>Adjusted Price</b>	\$129,900
<b>Property Rights</b>	Fee Simple		

#### Property Description

<b>Gross Acres</b>	9.10	<b>Corner/Interior</b>	Interior
<b>Gross SF</b>	396,396	<b>Shape</b>	Rectangular
<b>Usable Acres</b>	9.10	<b>Topography</b>	Level
<b>Usable SF</b>	396,396	<b>Utilities</b>	Well, Septic, Electric
<b>Street Access</b>	Average	<b>Zoning Code</b>	RR
<b>Visibility</b>	Average	<b>Zoning Description</b>	Rural Residential

**Indicators**

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<b>\$/Gross Acre</b>	\$14,275	<b>\$/Usable Acre</b>	\$14,275
<b>\$/Gross SF</b>	\$.33	<b>\$/Usable SF</b>	\$.33

**Verification**

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<b>Confirmed With</b>	Listing
<b>Confirmed By</b>	Cameron Clark
<b>Confirmation Date</b>	04-30-2025

**Remarks**

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The front approx. 6 acres are wooded and the back 3 are tillable

## Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, a negative adjustment was applied. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

## Transaction Adjustments

Transaction adjustments include: (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

### Real Property Rights Conveyed

Real property rights conveyed influence sales prices and must be considered when analyzing a sale comparable. The property rights appraised reflect the fee simple interest. All of the sale comparables conveyed the same interest; therefore, no adjustments were required.

### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value. Comparable 5 is an active listing with a downward 15% applied to reflect a probable sales price.

### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison. The parties to these transactions did not anticipate expenditures were required immediately after purchase; therefore, no adjustments were warranted.

### Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions. Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been improving with recent transactions confirming this trend. An upward annual adjustment of 3% is made.

### Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments. The reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

#### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, proximity to major thoroughfares, proximity to employment centers and amenities, neighboring properties, and accessibility.

The subject site is located in Lansing, on the west side of S Waverly Road with access and average visibility. Comparable 1 is inferior and an upward adjustment of 5.0% was warranted. Comparable 3 is superior and a downward adjustment of 15.0% was warranted.

### Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of "economies of scale." Comparable 1, 3 and 5 are smaller parcels and a downward adjustment of 10-15% was made.

### Shape/Depth

Sites with an irregular shape may limit development options, including building placement and density. The subject site consists of a rectangular-shaped tract. Comparable 1 and 2 have irregular shapes and were adjusted upwards 5% each.

### Utilities

The subject site has water and sewer available on the date of value, but Comparables 1, 4 and 5 did have utilities at the time of sale. Therefore, downward adjustments of 15% were applied to these comparables.

### Topography

The subject has a gently sloping topography. The comparables topography appears similar enough to the subject property that no adjustments were warranted.

### Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment. The subject site is zoned Suburban Residential The comparables have similar zoning designations with no adjustments applied.

## Summary of Adjustments

A summary of the adjustments made to the sale comparables is presented in the following table:

### LAND SALES ADJUSTMENT GRID

Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	
Sale ID	1626378	1581400	1644731	1800144	1801792	
Date of Value & Sale	May-25	August-22	November-21	July-22	September-24	
Unadjusted Sales Price	\$120,000	\$349,900	\$550,000	\$500,000	\$129,900	
Usable Acres	33.260	6.900	30.170	26.090	40.000	
<b>Unadjusted Sales Price per Usable Acre</b>	<b>\$17,391</b>	<b>\$11,598</b>	<b>\$21,081</b>	<b>\$12,500</b>	<b>\$14,275</b>	
<b>Transactional Adjustments</b>						
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	
Adjusted Sales Price	\$17,391	\$11,598	\$21,081	\$12,500	\$14,275	
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Conventional</i>	<i>Cash to Seller</i>	
Adjusted Sales Price	\$17,391	\$11,598	\$21,081	\$12,500	\$14,275	
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Arms Length</i>	<i>Arms Length</i>	<i>Arms Length</i>	<i>Arms Length</i>	
Adjustment	-	-	-	-	-15.0%	
Adjusted Sales Price	\$17,391	\$11,598	\$21,081	\$12,500	\$12,134	
<b>Expenditures after Sale</b>						
Adjusted Sales Price	\$17,391	\$11,598	\$21,081	\$12,500	\$12,134	
<b>Market Conditions Adjustments</b>						
<b>Elapsed Time from Date of Value</b>	<i>2.72 years</i>	<i>3.47 years</i>	<i>2.81 years</i>	<i>0.65 years</i>	<i>0.00 years</i>	
Market Trend Through	May-25	8.2%	10.4%	8.4%	2.0%	
<b>Analyzed Sales Price</b>	<b>\$18,811</b>	<b>\$12,804</b>	<b>\$22,855</b>	<b>\$12,746</b>	<b>\$12,134</b>	
<b>Physical Adjustments</b>						
<b>Location</b>	<i>South Waverly Road Lansing, Michigan</i>	<i>0 VI Curtice Mason, Michigan</i>	<i>Blue Ridge Drive Lansing, Michigan</i>	<i>1175 S Clinton Street Grand Ledge, Michigan</i>	<i>970 E Sherwood Road Williamston, Michigan</i>	<i>Dimondale Road Dimondale, Michigan</i>
Adjustment		5.0%	-	-15.0%	-	
<b>Size</b>	<i>33.260 acres</i>	<i>6.900 acres</i>	<i>30.170 acres</i>	<i>26.090 acres</i>	<i>40.000 acres</i>	<i>9.100 acres</i>
Adjustment		-15.0%	-	-10.0%	-	-15.0%
<b>Shape/Depth</b>	<i>Rectangular</i>	<i>Irregular</i>	<i>Irregular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>
Adjustment		5.0%	5.0%	-	-	-
<b>Utilities</b>	<i>Public water, sewer, gas and electric</i>	<i>Electric, well, Septic</i>	<i>Public water, sewer, gas and electric</i>	<i>Public water, sewer, gas and electric</i>	<i>Electric, Natural gas, well, sewer available</i>	<i>Electric, Natural gas</i>
Adjustment		15.0%	-	-	15.0%	15.0%
<b>Topography</b>	<i>Gently sloping</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>
Adjustment		-	-	-	-	-
<b>Zoning</b>	<i>R3</i>	<i>A-2</i>	<i>RB</i>	<i>R-HD</i>	<i>Ag-C</i>	<i>RR</i>
Adjustment		-	-	-	-	-
Net Physical Adjustment		10.0%	5.0%	-25.0%	15.0%	-
<b>Adjusted Sales Price per Usable Acre</b>	<b>\$20,692</b>	<b>\$13,445</b>	<b>\$17,141</b>	<b>\$14,657</b>	<b>\$12,134</b>	

## Conclusion

The land comparables were adjusted based on pertinent elements of comparison with the unadjusted and adjusted unit sales prices presented in the following table:

### Land Sale Statistics

Metric	Unadjusted	Analyzed	Adjusted
Min. Sales Price per Usable Acre	\$11,598	\$12,134	\$12,134
Max. Sales Price per Usable Acre	\$21,081	\$22,855	\$20,692
Median Sales Price per Usable Acre	\$14,275	\$12,804	\$14,657
Mean Sales Price per Usable Acre	\$15,369	\$15,870	\$15,614

Sale 1 is considered an outlier. The other comparables indicated an average of \$14,344 per acre. Considering the Consumers Energy easement, a unit value near the lower middle of the adjusted range, or \$13,500 per usable acre, was estimated for the subject site. Applying this to the subject land area resulted in a market value of \$450,000 (rounded).

Based on this analysis, the land value indication is summarized as follows:

### Land Value Conclusion

Reasonable Adjusted Comparable Range

<b>Market Value Opinion</b>		(Rounded)
33.260 acres	x	<b>\$13,500 per acre = \$450,000</b>

# Reconciliation

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## Summary of Value Indications

The indicated values from the approaches used and our concluded market values for the subject property are summarized in the following table.

<b>Value Indications</b>	
<b>Approach to Value</b>	<b>As Is</b>
Sales Comparison	\$450,000
Cost	Not Developed
Income Capitalization	Not Developed
<b>Value Conclusion</b>	
<b>Component</b>	<b>As Is</b>
Value Type	Market Value
Real Property Interest	Fee Simple
Effective Date of Value	May 1, 2025
<b>Value Conclusion</b>	<b>\$450,000</b>

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To reach a final opinion of value, the reliability and relevance of each value indication was considered based upon the quality of the data and applicability of the assumptions underlying each approach. As this is vacant land, only the sales comparison approach was considered applicable. Given the availability and reliability of data within the Sales Comparison Approach, this approach was considered reliable.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

### Extraordinary Assumptions:

- None

### Hypothetical Conditions:

- None

### Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 12-24 months and 12-24 months, respectively, are considered reasonable and appropriate for the subject property.

## National Quality Control

Valbridge's top priority is delivering quality appraisal reports to our clients. Each Valbridge office is managed by one or more directors with the MAI designation, the most prestigious designation in the appraisal profession. These directors have the responsibility to uphold the highest ethics and standards for the profession. Quality control assessment is an ongoing priority at Valbridge and consists of reading the report, checking calculations, and providing feedback on quality and consistency.

Valbridge encourages and respects all client opinions, and all feedback is critical for our ongoing efforts to improve client servicing. Please contact the National Quality Control Director below with any feedback, questions, or comments.

Tye Neilson, MAI, SRA, MRICS, Esq.  
Senior Managing Director  
832.916.4608  
[tneilson@valbridge.com](mailto:tneilson@valbridge.com)

# General Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Southern Michigan will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Southern Michigan is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Southern Michigan.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.

28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Southern Michigan both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Southern Michigan and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Southern Michigan or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Southern Michigan for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Southern Michigan shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Southern Michigan. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Southern Michigan and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Southern Michigan harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Southern Michigan in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Southern Michigan. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.
39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

# Certification

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In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909. James T. Hartman, MAI, SGA, AI-GRS is currently licensed as a Certified General Real Estate Appraiser with the State of Michigan, Number 1205005950. Mr. Hartman is also licensed in the State of Indiana, the State of Ohio, and the State of Illinois.

James T. Hartman, MAI, SGA, AI-GRS is a member of the Society of Golf Appraisers (SGA). The Society of Golf Appraisers is an organization of real estate appraisers and consultants specializing in the valuation, market analysis, and feasibility analysis of golf courses and golf related properties.

The undersigned does hereby certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- As of the date of this report, James T. Hartman, MAI, SGA, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.
- I have not made a personal inspection of the property that is the subject of this report.
- A thorough research project whose objective has been the discovery, confirmation, inspection, and analysis of data pertinent to this valuation situation has been completed.

- No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
- The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice.
- The appraiser signing this report is competent to complete the assignment. The appraiser has the knowledge and experience to complete the assignment competently or has disclosed the lack of knowledge and/or experience to the client, taken all steps necessary or appropriate to complete the assignment competently and has described in the report the lack of knowledge and/or experience and the steps taken to complete the assignment competently.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with Title XI of the Federal Financial Institutions Reform Recovery, and Enforcement Act of 1989 (FIRREA) and its regulations, as well as the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Appraisal Institute. This report is intended to comply with the above requirements. The definition of market value is intended to follow the market value definition as per F.D.I.C.'s final rule of FIRREA - 12 C.F.R., § 323.2.

This appraisal is not to be used by the addressee or any recipient as a part of a presentation of a real estate syndicate.

A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, investment for gain from an interest in real property, including but not limited to, a sale, exchange, trade or development of real property, on behalf of others, or, which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency, which regulates investments made as a public offering.



James T. Hartman, MAI, SGA, AI-GRS  
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JTH:CMC/mns  
File #MI01-25-0104

## Certification

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In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909. Cameron M. Clark is currently licensed as a Certified General Real Estate Appraiser with the State of Michigan, Number 1205075247.

The undersigned does hereby certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment is not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- A thorough research project whose objective has been the discovery, confirmation, inspection, and analysis of data pertinent to this valuation situation has been completed.
- No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
- The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice.

- The appraiser signing this report is competent to complete the assignment. The appraiser has the knowledge and experience to complete the assignment competently or has disclosed the lack of knowledge and/or experience to the client, taken all steps necessary or appropriate to complete the assignment competently and has described in the report the lack of knowledge and/or experience and the steps taken to complete the assignment competently.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
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This appraisal is not to be used by the addressee or any recipient as a part of a presentation of a real estate syndicate.

A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, investment for gain from an interest in real property, including but not limited to, a sale, exchange, trade or development of real property, on behalf of others, or, which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency, which regulates investments made as a public offering.



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# Addenda

Glossary

Subject Photographs

Assessment Records

Excerpts from Zoning Ordinance

Letter of Engagement

Qualifications of Appraisers

Information on Valbridge Property Advisors

Office Locations

# Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

## Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

## Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

## As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an “as is” value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards. (Dictionary)

## Base Rent

The minimum rent stipulated in a lease. (Dictionary)

## Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

## Building Common Area

In office buildings, the areas of the building that provide services to building tenants but that are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

## Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

## Bulk Value

The value of multiple units, subdivided plots, or properties in a portfolio as though sold together in a single transaction. (Dictionary)

## Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

## Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center’s common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, [amenities,] and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

## Condominium

An attached, detached, or stacked unit within or attached to a structure with common areas that are held as tenants in common (an undivided interest) with other owners in the project. The units can be residential, commercial, industrial, or parking spaces or boat docks. These units are commonly defined by state laws in their locations. Because units can be stacked on top of other units, these units can be defined both vertically and horizontally. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ( $DCR = NOI \div I_m$ ), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the value of the improvement on the same date.

In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation;
3. Both the buyer and seller are acting prudently and knowledgeably;
4. The seller is under compulsion to sell;

5. The buyer is typically motivated;
6. Both parties are acting in what they consider to be their best interests;
7. An adequate marketing effort will be made during the exposure time;
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (Dictionary)

### Double Net (Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net lease is defined as a lease in which the tenant is responsible to pay both property taxes and premiums for insuring the building(s). (Valbridge)

(The market definition of a double net lease varies depending on the market)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

1. The date on which the appraisal opinion applies. (SVP)
2. The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as date of value. (USPAP, 2020-2021 ed.)
3. The date that a lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings.

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

1. The time a property remains on the market.
2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2020-2021 ed.)

### Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

**Comment:** Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. (USPAP)

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. In essence, floor common area represents all of the area on the floor that is common to that respective floor with the exception of those areas that penetrate through the floor, such as the elevator shaft and stairwell. The significant point to be made is that floor common area is not part of the tenant's usable area. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Sellout Value (Sum of the Retail Values)

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. An appraisal has an effective date, but summing the sale prices of multiple units over an extended period of time will not be the value on that one day unless the prices are discounted to make the value equivalent to what another developer or investor would pay for the bulk purchase of the units. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

### HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

### Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal

permissibility, physical possibility, financial feasibility, and maximum productivity.

2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

### Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

**Comment:** Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP)

### Insurable Value (Replacement Cost for Insurance Purposes)

The estimated cost, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design, and layout for insurance coverage purposes guaranteeing that damaged property is replaced with new property (i.e., depreciation is not deducted). (Dictionary)

### Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)
2. The value of an asset to the owner or a prospective owner given individual investment or operational objectives (may also be known as worth). (IVS)

### Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her

property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

### Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

### Leasehold Interest (Leasehold Estate)

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

See also Positive Leasehold and Negative Leasehold.

### Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

### Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

### Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market under all the conditions requisite to a fair lease transaction, the lessee and the lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby:

1. Lessee and lessor are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
4. The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs). (Appraisal Institute)

### Market Value

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary; 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation)

### Master Lease

1. A lease in which a part or the entire property is leased to a single entity (the master lessee) in return for a stipulated rent. The master lessee then subleases the property to multiple tenants.
2. The first lease in a sandwich lease. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Negative Leasehold

A lease situation in which the market rent is less than the contract rent. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (*TOE/EGI*); the complement of the net income ratio, i.e.,  $OER = 1 - NIR$  (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common or easement. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Percentage Lease

A lease in which the rent or some portion of the rent represents a specified percentage of the volume of business, productivity, or use achieved by the tenant. (Dictionary)

### Positive Leasehold

A lease situation in which the market rent is greater than the contract rent. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make that claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### TPO

Thermoplastic polyolefin, a resilient synthetic roof covering.

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in

which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

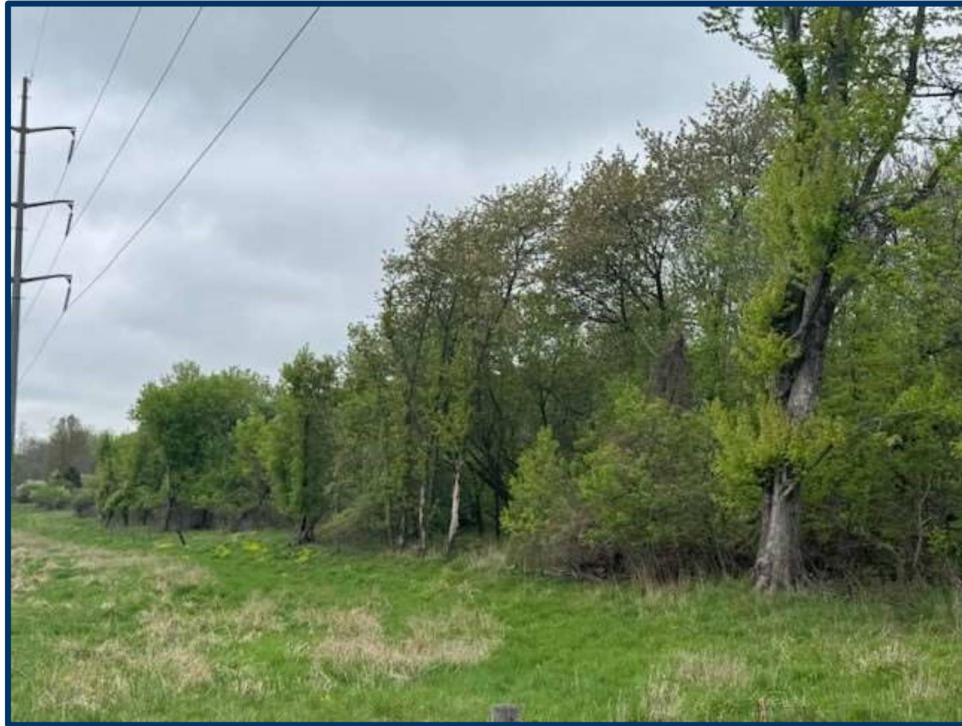
### Value-in-Use

1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned. (FASB Accounting Standards Codification, Master Glossary)
2. Formerly used in valuation practice as a synonym for *contributory value* or *use value*. (Dictionary)

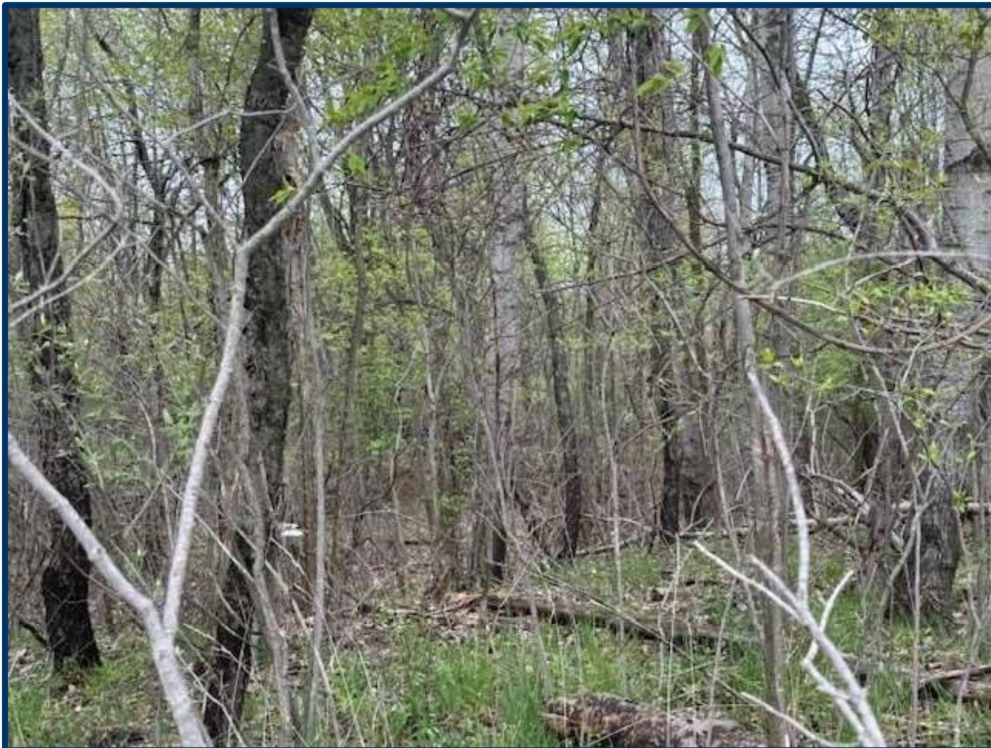
### VTAB (Value of the Total Assets of a Business)

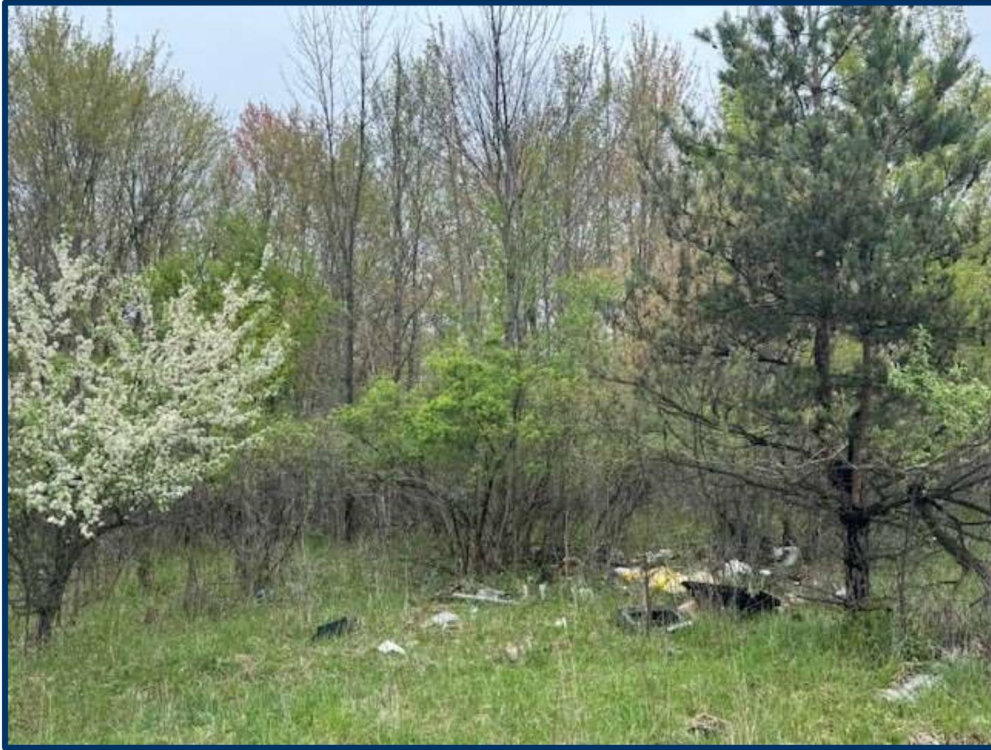
The total amount that the real property, tangible personal property, and intangible property assets of a business would sell for in an asset-based transaction. (Dictionary)

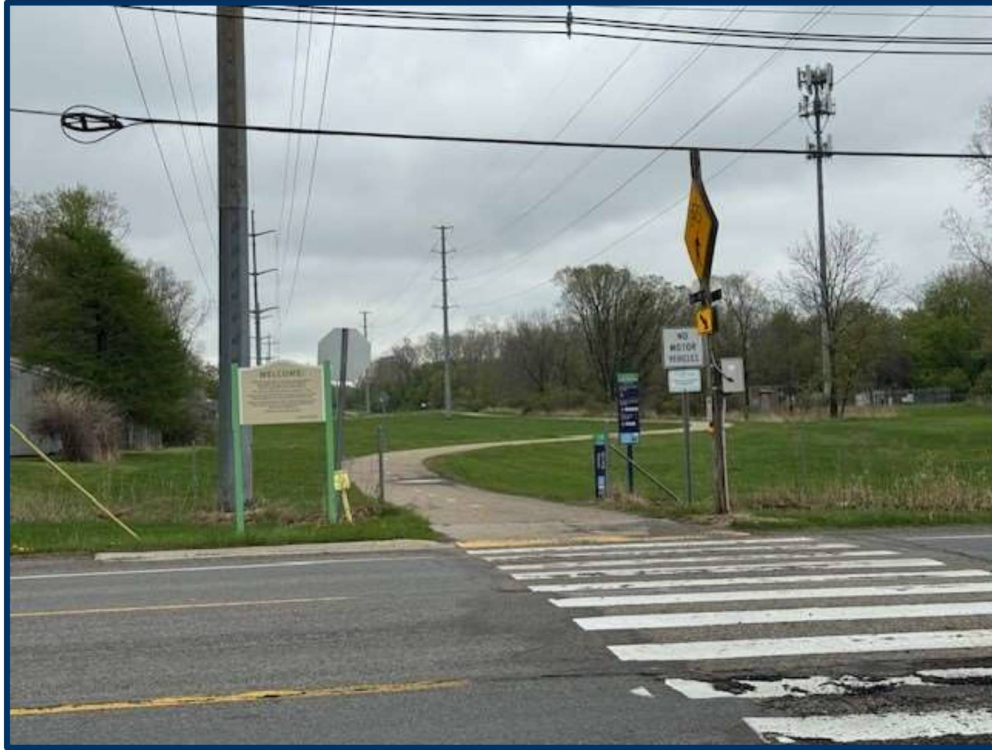
## Photographs of Subject Property











# Assessment Records

4/25/25, 1:46 PM

Parcel Number - 23-50-80-01-282-004 | Eaton County | BS&A Online

Address	Name	Parcel Number
Search <input type="text"/>		

[Home](#) / [Search Results](#) / [Record Details](#) [Hide](#)



## S WAVERLY RD

LANSING, MI 48911

Parcel #23-50-80-01-282-004

Property Owner: LANSING CHRISTIAN CENTER CHURCH

**Property Information (2025)**

Delinquent Tax Information

Building Department

### Owner and Taxpayer Information

Owner	LANSING CHRISTIAN CENTER CHURCH 5640 S WAVERLY RD LANSING, MI 48911
Taxpayer	SEE OWNER INFORMATION

### General Information for Tax Year 2025

Property Class	402 RESIDENTIAL-VACANT
School District	HOLT PUBLIC SCHOOLS
SUB	Not Available
PA	0
SPLITS	Not Available
USER ALPHA 3	Not Available
Historical District	Not Available
LOT LINE ADJ	Not Available
Unit	500,CITY OF LANSING
Assessed Value	\$207,900
Taxable Value	\$201,760
State Equalized Value	\$207,900

<https://bsaonline.com/SiteSearch/PropertyDetails?SearchType=0&uid=418&SearchText=LANSING+CHRISTIAN+CENTER+CHURCH&PageIndex=1&...>

1/4

4/25/25, 1:46 PM

Parcel Number - 23-50-80-01-282-004 | Eaton County | BS&A Online

Date of Last Name Change	03/22/2011
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

**Principal Residence Exemption Information**

Homestead Date	No Data to Display
----------------	--------------------

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

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$207,900	\$207,900	\$195,694
2023	\$207,900	\$207,900	\$186,376
2022	\$207,900	\$207,900	\$177,501

**Land Information**

Zoning Code	
Land Value	Not Available
Renaissance Zone	Not Available
ECF Neighborhood	Not Available
Lot Dimensions/Comments	Not Available

Total Acres	33.260
Land Improvements	\$0
Renaissance Zone Expiration Date	Not Available
Mortgage Code	Not Available
Neighborhood Enterprise Zone	No

<https://bsaonline.com/SiteSearch/PropertyDetails?SearchType=0&uid=418&SearchText=LANSING+CHRISTIAN+CENTER+CHURCH&PageIndex=1&...> 2/4

4/25/25, 1:46 PM

Parcel Number - 23-50-80-01-282-004 | Eaton County | BS&A Online

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

### Legal Description

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W, CITY OF LANSING.

### Land Division Act Information

Date of Last Split/Combine	No Data to Display
Date Form Filed	No Data to Display
Date Created	No Data to Display
Acreage of Parent	0.00
Split Number	0
Parent Parcel	No Data to Display
Number of Splits Left	99
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	Not Available
Courtesy Split	Not Available

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Pag
01/26/2011	\$1.00	WD	LEORA POL LE DEE, LLC	LANSING CHRISTIAN CENTER CHURCH	03-ARM'S LENGTH	2330/01
06/25/2008	\$290,000.00	WD	RKJD INVESTMENT CLUB L L C	LEORA POL LE DEE, LLC	03-ARM'S LENGTH	2330/01
09/15/2004	\$0.00	QC	DEGRAAF, KAREN R	RKJD INVESTMENT CLUB,LLC	21-NOT USED/OTHER	1866-44

<https://bsaonline.com/SiteSearch/PropertyDetails?SearchType=0&uid=418&SearchText=LANSING+CHRISTIAN+CENTER+CHURCH&PageIndex=1&...> 3/4

4/25/25, 1:46 PM

Parcel Number - 23-50-80-01-282-004 | Eaton County | BS&A Online

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Pag
09/15/2004	\$0.00	QC	DEGRAAF, KAREN R	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-26
09/01/2004	\$0.00	QC	REDHOUSE, DEBORAH L	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-25
09/01/2004	\$0.00	QC	BRINKS, JANICE K	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-44
09/01/2004	\$0.00	QC	BRINKS, JANICE K	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-26
09/01/2004	\$0.00	QC	REDHOUSE, DEBORAH L	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-43
08/30/2004	\$0.00	QC	RINVELT, RICHARD E	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-26
08/30/2004	\$0.00	QC	RINVELT, RICHARD E	RKJD INVESTMENT CLUB, LLC	21-NOT USED/OTHER	1866-44
08/23/2004	\$0.00	OTH	RINVELT ARNOLD L (TRUST)	BRINKS, JANICE K	03-ARM'S LENGTH	1866-43
08/23/2004	\$0.00	OTH	RINVELT ARNOLD L (TRUST)	RINVELT, RICHARD E	03-ARM'S LENGTH	1866-43
08/23/2004	\$0.00	QC	RINVELT ARNOLD L (TRUST)	RINVELT, R/ BRINKS, J/DEGRAFF ETAL	21-NOT USED/OTHER	1866-25
08/23/2004	\$0.00	OTH	RINVELT ARNOLD L (TRUST)	DEGRAAF, KAREN R	03-ARM'S LENGTH	1866-43
08/23/2004	\$0.00	OTH	RINVELT ARNOLD L (TRUST)	REDHOUSE, DEBORAH L	03-ARM'S LENGTH	1866-43
07/10/2002	\$290,000.00	OTH	RINVELT ARNOLD L (TRUST)	LEORA POL LE DEE L L C	03-ARM'S LENGTH	L1545-P
08/04/2000	\$97,000.00	WD	TRI-COUNTY METRO SQUAD	MCMAHAN MARLA	03-ARM'S LENGTH	L1361/PE

<https://bsaonline.com/SiteSearch/PropertyDetails?SearchType=0&uid=418&SearchText=LANSING+CHRISTIAN+CENTER+CHURCH&PageIndex=1&...> 4/4

# Excerpts from Zoning Ordinance



**1244** 1244.07 R-3 SUBURBAN RESIDENTIAL

Residential Districts



**1244.07.01 R-3 INTENT**

The R-3 Suburban Residential district is intended to accommodate a more flexible rural character in the city. Deep lots are typical with variable setbacks. Typical character types include Ranch and Minimal Traditional, often with side-facing gable roofs.

**1244.07.02 R-3 BUILDING TYPES**

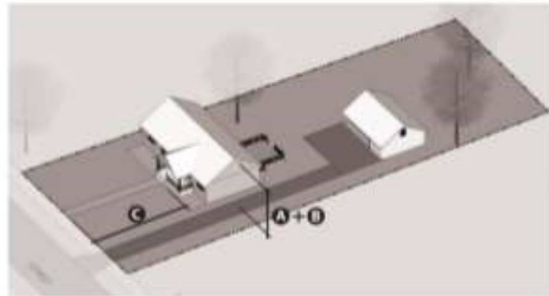
Detached Houses are the only building type intended to meet the intent of this district. Architectural Regulations and Building Types are further described in Chapter 1246.



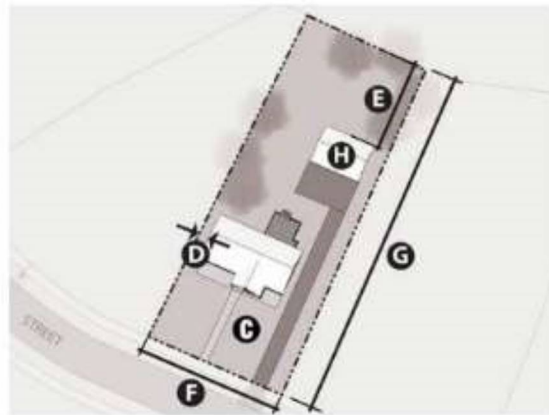
**1244** 1244.07.03 SITE LAYOUT REQUIREMENTS

Residential Districts

(a) BUILDING MASSING		
A. Minimum Height	15'	1 Story
B. Maximum Height:	35'	2.5 Stories
Maximum Dwelling Units per Lot	1	



(b) BUILDING PLACEMENT	
C. Front Setback	20' or the average setback on block face. 50' maximum
D. Minimum Side Setback	5'; total of two side yards 15'
E. Minimum Rear Setback	30'
Minimum Lot Size	4,000 sq. ft.
F. Lot Width – min., max.	40' – 150'
G. Lot Depth – min., max.	100' – none
H. Maximum Lot Coverage	Total Impervious Surfaces 60%
	Building Coverage 45%



(c) PARKING	
Parking	See Chapter 1254 for parking standards. Parking permitted in rear or side yard.
Garages	Rear

*See section 1250.04.01 for placement of accessory buildings.*

# Letter of Engagement

**James T. Hartman**

---

**From:** Satterfield, Greg <Greg.Satterfield@lansingmi.gov>  
**Sent:** Tuesday, April 15, 2025 3:48 PM  
**To:** James T. Hartman  
**Subject:** Parcel Assessment  
**Attachments:** Boundary Map Red # 23-50-80-01-282-004\_Signed.pdf; P091216 THE OETZEL-HARTMAN GROUP PARKS.pdf; VALBRIDGE PROPERTY ADVISORS.pdf

This sender is trusted.

Hello James,

The City of Lansing Parks and Recreation is contacting you today to begin the process of assessing parcel 23-50-80-01-282-004. The City received a grant from the Michigan Department of Natural Resources to purchase the property. The State legislator approved the grant funding to proceed with the purchase. Please call or contact me at your earliest convenience to discuss the time frame of the assessment.

jhar

Thank you,

**Greg Satterfield**

*Landscape Architect*

**Department of Parks and Recreation – Administration**

200 North Foster Avenue | Lansing, MI 48912

O: 517-483-6936 | C: 517-285-7988 | E: [greg.satterfield@lansingmi.gov](mailto:greg.satterfield@lansingmi.gov)

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



# Qualifications of Appraisers

James T. Hartman, MAI, SGA, AI-GRS  
Senior Managing Director  
Valbridge Property Advisors | Southern Michigan

## **Education:**

Bachelor of Arts Degree  
College of Business  
Financial Administration  
Michigan State University, East Lansing, MI

## **License:**

In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909. James T. Hartman is currently licensed as a Certified General Real Estate Appraiser with the State of Michigan, License #1205005950, with the State of Indiana, License #CG40600034, and with the State of Ohio, License #2007005970.

## **Real Estate Appraisal Curriculum, Appraisal Institute:**

**Classes:**

- Basic Valuation
- Real Estate Appraisal Principles
- Residential Valuation
- Standards of Professional Practice, Part A
- Standards of Professional Practice, Part B
- Standards of Professional Practice, Part C
- Income Capitalization, Part A
- Income Capitalization, Part B
- Case Studies in Real Estate Valuation
- Report Writing and Valuation Analysis
- Highest & Best Use and market Analysis
- Business Practices and Ethics
- 7-Hour National USPAP Update Course
- Valuation of Conservation Easements
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- Review Theory – General
- Supervisory Appraiser/Trainee Course
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications
- Scope of Work: Expanding your Range of Services

**Seminars:** Demonstration Appraisal Report Writing  
Regulation of Financial Information Sharing & Information Brokering  
REITS and the Role of the Real Estate Professional  
Partial Interest Valuation – Divided  
Appraisal Symposium – Real Estate Underwriting  
Still Standing – The US Real Estate Market  
Michigan Appraising Licensing Law and Rules  
Appraisal Consulting: A Solutions Approach for Professionals  
Supervising Appraisal Trainees  
Land Valuation Adjustments Workshop  
Analyzing Distressed Real Estate  
Market Analysis and the Site to Do Business  
Valuation & Litigations Services SIG Kick-Off – SIG2006  
Fair Housing  
Introduction to International Valuation Standards  
Environmental Solutions for Commercial RE Transactions  
Spotlight on USPAP: Common Errors and Issues  
Michigan Economy 2009  
Appraising Convenience Stores  
Michigan Economy 2010  
Spotlight on USPAP – Appraisal Review  
Analyzing Distressed Real Estate  
Spotlight on USPAP: Agreement for Services-Instructions  
Loss Prevention program for Real Estate Appraisers  
Liability Issues for Appraisers Performing Litigation & Other Non-Lender Work  
Small Hotel/Motel Valuation  
Government and the Housing Market  
Introduction to Green Buildings: Principles & Concepts  
Appraising Automobile Dealerships

**Other Seminars/Courses:**

Historic Preservation Conference: Incentives for Historic Preservation in Detroit - IPED  
Michigan Tax Tribunal Contemporary Issues – Oakland University  
LEED for New Construction and Major Renovations Technical Review Workshop - USGBC  
Understanding the Impact of the Interagency Appraisal and Evaluation Guidelines for Appraisers and Lenders  
Advanced Computer Applications for Appraisers – Valbridge Property Advisors  
Fractional Interest Valuation – Valbridge Property Advisors

**Appraisal Assignments:**

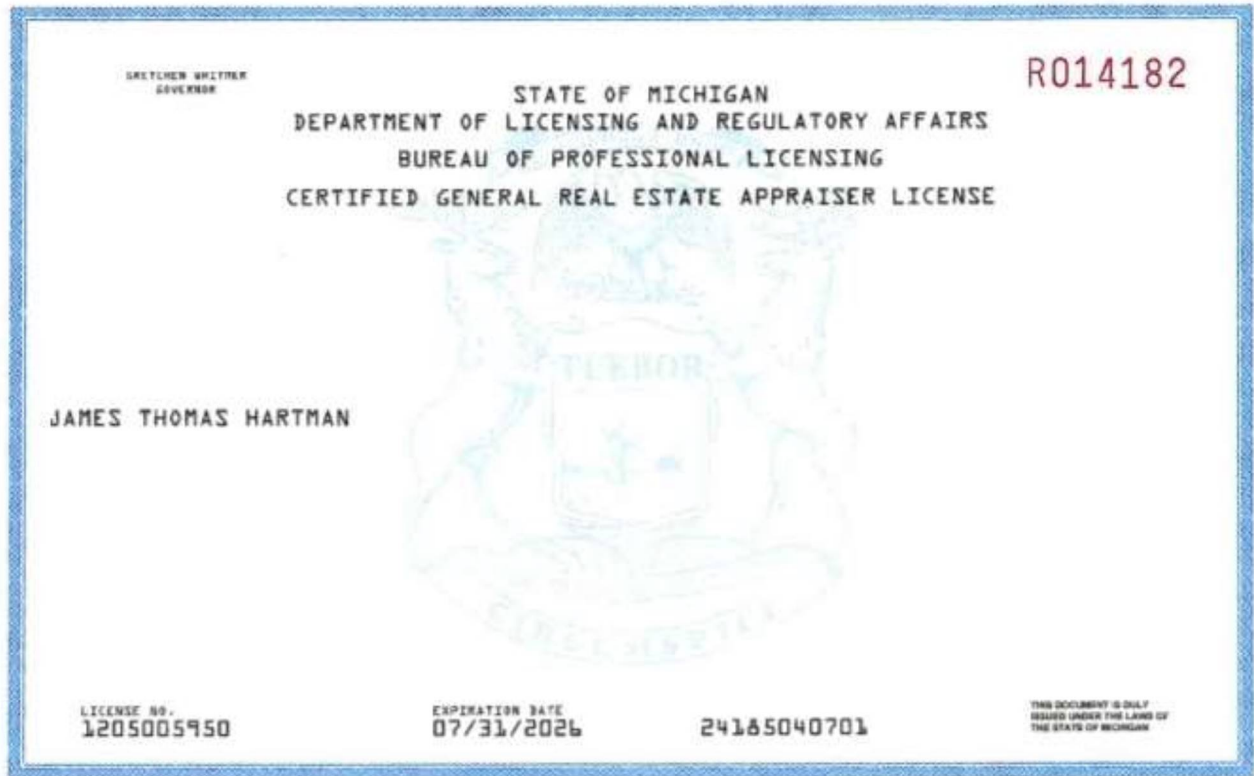
Performed a variety of appraisal assignments including appraisals of vacant land, subdivisions, industrial buildings, hotels, golf courses, resorts, shopping centers, bowling/family entertainment centers, manufactured home communities, elderly care facilities, condominium construction and conversion, restaurants, and office buildings.

**Counseling Services:**

Economic feasibility and market studies for golf courses, hotels, apartments, multi-tenant office buildings, multi-tenant shopping centers and elderly care facilities.

**Professional Recognition:**

2000-1	Advisory Board, West Michigan Branch, Great Lakes Chapter, Appraisal Institute
2001	Awarded MAI designation by the Appraisal Institute
2002	Vice-Chair, West Michigan Branch, Great Lakes Chapter, Appraisal Institute
2002	Public Relations Committee, Great Lakes Chapter, Appraisal Institute
2002	General Comprehensive Exam Subcommittee, Standard Setting Panel, Appraisal Institute
2003	Chair, West Michigan Branch, Great Lakes Chapter, Appraisal Institute
2003	Region III Representative Alternate, Great Lakes Chapter, Appraisal Institute
2004	Director, Great Lakes Chapter, Appraisal Institute
2004-24	General Comprehensive Exam Subcommittee, Appraisal Institute
2004	Real Estate Appraiser Exam Content Expert, Bureau of Commercial Services Department of Labor & Economic Growth, State of Michigan
2006	Secretary, Great Lakes Chapter, Appraisal Institute
2007	Treasurer, Great Lakes Chapter, Appraisal Institute
2008	Awarded SGA designation from The Society of Golf Appraisers
2008	Vice President, Great Lakes Chapter, Appraisal Institute
2008-9	Region III Representative, Great Lakes Chapter, Appraisal Institute
2009	President, Great Lakes Chapter, Appraisal Institute
2009-10	Vice Chair, General Comprehensive Exam Panel, Appraisal Institute
2009	Awarded MRICS designation from the Royal Institution of Chartered Surveyors
2010	Past President (Board of Directors) Great Lakes Chapter, Appraisal Institute
2010	Region III Representative, Great Lakes Chapter, Appraisal Institute
2011-14	Chair, General Comprehensive Exam Panel, Appraisal Institute
2014-15	Secretary, The Society of Golf Appraisers
2014	Awarded AI-GRS designation from Appraisal Institute
2014-24	Member, State of Michigan Board of Real Estate Appraisers
2016-17	President, Society of Golf Appraisers
2015-19	Vice Chair, General Comprehensive Exam Panel, Appraisal Institute
2016-21	Vice Chair, State of Michigan Board of Real Estate Appraisers
2021-22	Chair, State of Michigan Board of Real Estate Appraisers



## Cameron M. Clark

Appraiser

Valbridge Property Advisors | Southern Michigan

### **Education:**

Central Michigan University  
Bachelors of Business Administration

### **License:**

In Michigan, appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909. Cameron M. Clark is currently licensed as a Certified General Real Estate Appraiser with the State of Michigan, License #1205075247.

### **Appraisal Assignments:**

A variety of appraisal assignments including appraisals of residential, commercial, industrial, and mixed use properties for federally related mortgage transactions, private estates, and tax purposes.

### **Types of Assignments:**

Single Family Residences	Apartments
2-4 Family Residences	Assisted Living Facilities
Convenience Stores/Gas Stations	Golf Courses
Industrial/Warehouse	Hotels/Motels
Office Buildings	Retail Buildings
Residential Subdivisions	Shopping Centers
Vacant Land	Going Concern

## Licensee Detail

### **License Type:**

Real Estate Appraiser - Certified General

### **License Number:**

1205075247

### **Name:**

Cameron Mckay Clark

### **License Issue Date:**

02/14/2020

### **License Expiration Date:**

07/31/2026

### **License Status:**

Active

### **County:**

Ingham



# Valbridge

PROPERTY ADVISORS



## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent commercial property valuation and advisory service firm in North America.
- Total number of MAI-designated appraisers (200+ on staff) ▪ Total number of office locations (80+ across the U.S.)
- Total number of staff (675+ strong)
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge specializes in appraising all types of real property.
- Valbridge provides independent valuation services. We are NOT owned by a brokerage firm or investment company.
- Every Valbridge office is overseen by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by local offices.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market, and other bulk-property engagements.

### Valbridge Property Advisors, Inc.

3033 Riviera Drive, Suite 106  
Naples, FL 34103  
Phone: 888.9812029



[valbridge.com](http://valbridge.com)





**VALBRIDGE PROPERTY ADVISORS OFFICE LOCATIONS**

**ALABAMA**

26241 Equity Dr., Ste. 101  
Daphne, AL 36526  
(251) 929-9090

4245 Balmoral Dr. SW, Unit #201  
Huntsville, AL 35801  
(256) 210-1555

4732 Woodmere Blvd.  
Montgomery, AL 36106  
(334) 277-5077

**CALIFORNIA**

3160 Crow Canyon Pl.  
San Ramon, CA 94583  
(925) 327-1660

825 Colorado Blvd., Ste. 243  
Los Angeles, CA 90041  
(626) 486-9327

17822 17<sup>th</sup> St., Ste. 211  
Tustin, CA 92780  
(714) 449-0852

775 Sunrise Ave., Ste. 260  
Roseville, CA 95661  
(916) 361-2509

1530 The Alameda, Ste. 100  
San Jose, CA 95126  
(408) 279-1520

**COLORADO**

5345 Arapahoe Ave., Ste. 7  
Boulder, CO 80303  
(303) 867-1935

**CONNECTICUT**

17 Covewood Dr.  
Norwalk, CT 06853  
(860) 246-4606

15 Concord St.  
Glastonbury, CT 06033  
(860) 246-4606

**FLORIDA**

10950 San Jose Blvd.  
Jacksonville, FL 32223  
(904) 608-2948

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(502) 585-3651

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(713) 467-5858

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(509) 221-1540

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

**Act-6-2025, 0 South Waverly Road, Purchase of Property**

WHEREAS, the City of Lansing Parks and Recreation Department has requested to acquire a parcel of real property, 0 South Waverly Road, Parcel Identification Number 23-50-80-01-282-004, from the Lansing Christian Center Church to facilitate expansion of the Southside Pathway; and

WHEREAS, the property is approximately 35.2 acres that is currently vacant woodland; and

WHEREAS, the property was appraised on May 14, 2025 and valued at Four Hundred Fifty Thousand Dollars (\$450,000)

WHEREAS, the City of Lansing will utilize grant funds from the State of Michigan Natural Resources Trust Fund; and

WHEREAS, the City of Lansing will provide a twenty-six percent (26%) grant match of One Hundred Seventeen Thousand Dollars (\$117,000.00); and

WHEREAS, the agreed upon purchase price is not-to-exceed Four Hundred Fifty Thousand Dollars (\$450,000.00) plus closing costs; and

WHEREAS, on November 5, 2025, the Planning Commission reviewed the location, character, and extent of the proposal in accordance with its Act 33 Review procedure, and voted unanimously 7-0 to recommend approval of Act-6-2025, 0 South Waverly Road, Purchase of Property; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Commission and concurs therewith.

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-6-2025, and approves the purchase of property legally described as:

COM 173.58 FT N OF E 1/4 COR, TH W 2640 FT, N 601.92 FT, E 2465.3 FT, S 150 FT, E 175 FT, S 227.05 FT, W 200 FT, S 100 FT, E 200 FT, S 124.87 FT TO BEG; SEC 1 T3N R3W

From the Lansing Christian Center Church for a sum not-to-exceed Four Hundred Fifty Thousand Dollars (\$450,000.00), plus closing costs.

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

**GENERAL INFORMATION**

APPLICANT: Esther Mwankenja  
520 S. Holmes Street  
Lansing, MI 48912

OWNER: Jerry & Joshua Dahlberg  
Trust Rental, LLC  
3927 W. Willow Highway  
Lansing, MI 48912

REQUESTED ACTION: Special Land Use Permit for a state-licensed adult foster care, small group home for up to 12 residents in care at 3011 Turner Street

EXISTING LAND USE: Single Family Residential

EXISTING ZONING: "R-1" Residential District

PROPERTY SIZE: 91.5' x 250' = 22,869 square feet

SURROUNDING LAND USE: N: Single Family Residential  
S: Vacant  
E: Vacant Commercial Buildings  
W: Single Family Residential

SURROUNDING ZONING: N: "R-1" Residential District  
S: "R-1" Residential District  
E: "MX-1" Mixed Use Neighborhood Center District  
W: "R-1" Residential District

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property for low density residential use. Turner Street is designated as a "neighborhood connector"..

**APPLICANT'S REQUESTS**

This is a request for a special land use permit to permit a state-licensed adult foster care small group home for 7 to 12 residents at 3011 Turner Street. The proposal is to provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities and subject to inspections and oversight thereby.

## SPECIAL LAND USE PERMIT

**Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.**

- 1. Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

Approval of the special land use permit will allow the existing single family residential building at 3011 Turner Street to be used for low impact residential use that will not change the general character of the neighborhood. Traffic is expected to be light, and activity associated with the use should be minimal as it will not generate noise, fumes, light glare or other nuisances that would be disruptive to the neighborhood. If the special land use permit is not approved, the building could continue to remain vacant and will deteriorate over time which will have a negative impact on the neighborhood.

The facility will have to be licensed and maintain licensing by the State of Michigan, Department of Licensing and Regulatory Affairs and will be subject to its oversight, regulations, and requirements. The facility will also be subject to inspections by both the State and the Ingham County Health Department and must have 2 caregivers on the site at all times. The proposed use is not a treatment facility but rather provides housing and care for individuals who are unable to live on their own due to developmental/mental health issues.

- 2. Will the proposed special land use change the essential character of the surrounding area?**

The proposal merely involves reuse of an existing building from one residential use to another. The facility will be the home for its residents so it will not involve short-term or transient occupancy. Furthermore, no new building construction is proposed for the site and the level of activity generated by the proposed use will not change the essential character of the area. The proposed group home will not generate a high level of traffic and the activity in general associated with the proposed use is expected to be very low, and comparable to that which would be generated by a large family occupying the house.

- 3. Will the proposed special land use interfere with the enjoyment of adjacent property?**

The proposed 12-bed adult foster care home will not interfere with the enjoyment of adjacent properties. There will be 2 employees/caregivers in the facility at all times, and it will be subject to oversight and inspections by the State of Michigan Licensing division. In addition, the use will have a low impact on the surrounding residential neighborhood as it will generate a low volume of traffic and will not involve noise, fumes, light glare, or any other type of nuisances that could interfere with the enjoyment of other properties in the area.

- 4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?**

The proposed group home will allow for reasonable use of a vacant house, which will be an improvement to the area. In addition, since the site is restricted to 60% lot coverage (all impervious surfaces), the paving needed to fulfill the parking requirement will not negatively impact the natural environment.

5. **Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes or glare?**

The proposed group home will produce very little traffic and no smoke, odors, fumes, glare or anything else at a level that would be detrimental or disruptive to the surrounding neighborhood. Furthermore, it is not anticipated that the facility will generate outdoor activities that result in noise from large numbers of people congregating on the site.

6. **Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?**

The site is already served by all necessary public facilities. Any upgrades to accommodate the increased utility usage will be the sole responsibility of the applicant or owner. With respect to transportation, the proposed adult care home will generate a low volume of both vehicle and pedestrian traffic. Since most, if not all of the residents of the facility will not drive, the traffic on a daily basis will be limited to visitors and staff, which will likely only be about 4-5 people during the day and even fewer in the evenings and overnight. This level of traffic will be comparable, if not even lower, than that which would be generated if a large family was occupying the house as a single-family residence.

7. **Will the proposed special land use place demand on public services and facilities in excess of current capacity?**

A 12-bed adult care home will not place much, if any demand on public services beyond that of a single-family home occupied by a large family.

8. **Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?**

It is not anticipated that the proposed group home will negatively impact the surrounding residential area. It will generate a low volume of traffic, will not result in overuse of on-street parking, and will not produce noise, fumes, light glare or an overall level of activity that would be disruptive to the area. The proposed use will, therefore, be consistent with the intent and purpose of the Comprehensive Plan, the Zoning Ordinance and proper planning principles in general.

Approval of the special land use permit will also not negatively impact future patterns of development or set a negative precedent for additional requests to permit group homes in the area. Both the City and the State require adult foster care facilities to be separated by at least

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1500 feet. In addition, the subject property is unique in that it contains a large home, is directly across the street from commercial properties and is located along and has its only access from a connector road.

**9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?**

Since this request does not involve any new building construction, the only dimensional requirement that applies is the required parking for the proposed use. Section 1254.01.03 of the Zoning Ordinance requires .5 parking spaces for every 2 beds in the facility, plus .25 spaces per unit for visitor/employee parking. The proposed facility will have 12 beds, which requires 6 parking spaces. There is currently a single lane, gravel driveway that leads to a garage and gravel parking behind the house. The driveway will need to be paved and there will need to be a paved area in the backyard that accommodates 6 parking spaces. Since the property is zoned single family residential, the maximum allowable lot coverage (buildings and pavement) is limited to 60%. The site appears to be large enough to accommodate this restriction.

**SUMMARY**

The available information supports a finding the request satisfies all of the criteria set forth in the Zoning Ordinance for evaluating special land use permit applications, as detailed in this staff report.

**RECOMMENDATION**

Staff recommends approval of SLU-1-2025, for a special land use permit to allow a state-licensed adult foster care, small group home providing care for a maximum of 12 residents, at 3011 Turner Street.

**Respectfully Submitted,**

**Susan Stachowiak  
Zoning Administrator**



Andy Schor, Mayor

PETITION FOR SPECIAL LAND USE

CITY OF LANSING  
PLANNING OFFICE

Reset Form

Print Form

FILE NUMBER: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

3011 Turner Rd. Lansing, Michigan 48906  
*full street address, including zip code, or location of property*

Legal description:

Lot 41 & S 30.5ft lot 42 Mayfield farms sub

Applicant:

Esther Mwanjenja - Mwakenja OLOI@yahoo.com

Address (including zip code):

520 S. Holmes St Lansing MI, 48912

Phone number(s):

517-885-0716

Name of owner(s):

Jerry & Joshua Dahlberg / Trust Rental LLC

Owner address (including zip code):

3927 W. Willow Hwy, Lansing MI 48917

Owner phone number(s):

Interest in property (please check one):

- Option to buy
- Owner
- Lessee
- Represent owner

Other (please specify): \_\_\_\_\_

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use:

- Child Care (13 or more)
- Residential Care Facility (7 or more)

Zoning of the property:

Residential, single family

Size of Parcel:

Width: 91.5 ft. Length: 250 ft. Area: 22,869 Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

**Please describe  
your proposal:**

*include specific background information and copies of permits, approvals, and program information*

**Submit the following:**

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

**FEES:**

Consolidated Rate:                      \$1,100.00

**Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.**

Signature of applicant:



Name:

Esther Mwanjewe

*For assistance, please contact:*

PLANNING OFFICE  
316 N. CAPITOL AVE., SUITE D-1  
LANSING, MI 48933-1236  
(517) 483-4066













## **SLU-1-2025, 3011 Turner Street**

### **Special Land Use Permit – Adult Foster Care Small Group Home**

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SLU-1-2025 is a request by Esther Mwankenja for a Special Land Use permit to authorize a state-licensed adult foster care small group home at 3011 Turner Street.

The proposal is to provide assisted living and care for a maximum of 12 residents that may be developmentally disabled, need assistance with daily living activities or are dealing with mental health issues. The home will be licensed and operated in accordance with all State of Michigan requirements for adult foster care group home facilities.

The Planning Commission held a public hearing at its September 2, 2025, meeting, at which the applicant spoke in favor of the request and no other comments were received. Following the hearing, the Commission voted unanimously to recommend that the City Council approve SLU-1-2025 based upon its compliance with the criteria set forth in the Zoning Ordinance for evaluating requests for special land use permits.

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

**SLU-1-2025, 3011 Turner Street, State-Licensed Adult Foster Care Small Group Home**

WHEREAS, Esther Mwankenja has requested a special land use permit authorizing the use of the existing building at 3011 Turner for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, at which the applicant spoke in favor of the request and no other comments were received; and

WHEREAS, the Planning Commission, at its September 2, 2025, meeting, voted 6-0 to recommend approval of SLU-1-2025 for a special land use permit authorizing the use of the building at 3011 Turner Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents; and

WHEREAS, the City Council held a public hearing regarding SLU-1-2025 on November 17, 2025; and

WHEREAS, the Committee on Development and Planning has reviewed the report and residential development recommendation of the Planning Commission.

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-1-2025 for a special land use permit authorizing use of the building at 3011 Turner Street for a state-licensed adult foster care, small group home with a maximum capacity of 12 residents.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines that:

1. The proposed group home will be harmonious with the character of the surrounding area.
2. The proposed group home will not change the essential character of the area.

3. The proposed group home will not interfere with the enjoyment of adjacent properties.
4. The proposed group home does represent an improvement to the property.
5. The proposed group home will not generate any nuisances or hazardous conditions.
6. The proposed group home can be adequately served by public services and utilities.
7. The proposed group home will not place any demand on public services and facilities in excess of current capacities.
8. The proposed group home is consistent with the goals of the Zoning Code and the Design Lansing Comprehensive Plans.
9. The proposed use will meet the dimensional requirements of the zoning district.

**GENERAL INFORMATION**

APPLICANT: Andrew Abood  
 246 Equities, LLC  
 246 E. Saginaw Street, Suite 100  
 East Lansing, MI 48823

OWNER: Mark & Vickie Miske  
 3310 W. Mt. Hope Avenue  
 Lansing, MI 48911

REQUESTED ACTION: Rezoning 3310 W. Mt. Hope Avenue from R-1 “Residential”  
 to MFR “Multi Family Residential”

EXISTING LAND USE: Single-family residential

PROPERTY SIZE: 200' x 407' = 18,400 square feet, 1.87 acre

SURROUNDING LAND USE: N: Single-family residential  
 S: Single and multi-family residential  
 E: Single-family residential  
 W: Multi-family residential

SURROUNDING ZONING: N: R-1 “Residential”  
 S: MFR “Multi Family Residential”  
 E: R-1 “Residential”  
 W: MFR “Multi Family Residential”

MASTER PLAN: The Design Lansing Master Plan designates the future land  
 use of the subject property for low density residential  
 development. Mount Hope Avenue is designated as a prime  
 connector street type.

**DESCRIPTION:**

This is a request to rezone 3310 W Mt. Hope Avenue from R-1 “Residential” to MFR “Multi Family Residential”. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

**REZONING ANALYSIS**

**COMPATIBILITY WITH SURROUNDING LAND USE:**

The proposed multiple family development will be compatible with the surrounding land uses in the area in which it is located. The property is adjacent to a 7.1-acre multi-family condominium development to its west, a 7.4-acre apartment complex, a 25-acre senior housing complex, and a

10.8-acre mobile home trailer park to its south, all of which are currently zoned “MFR” Multiple Family Residential. Under the current “R-1” zoning, the only permitted use for the subject property is one single family home as it currently exists. Since the property directly adjoins “MFR” zoning, approval of the request will not result in creating a “spot zone” which is typically considered to be contrary to the basic principles of planning and zoning as it affords property rights to one owner that are not afforded to adjoining property owners and sets a negative precedent for future rezoning requests of a similar nature.

The minimum lot size in the R-1 zoning district is 50’ x 100’ (5,000 square feet). The Cambridge/Westchester neighborhood adjacent to the subject property is unique in that the parcels average around 20,000 square feet which significantly larger than the parcels in most neighborhoods in the City. There are a few “R-1” zoned parcels along W. Mt. Hope Avenue that average around 10,000 square feet. The subject parcel, at 81,400 square feet, is much larger than any other single-family residential property in the area and is thus being underutilized as such.

The proposed density for the site (29 units, 1.86 acres) is 14.5 units per acre. The adjoining property to the west contains 84 condominium units for a density of approximately 15 units per acres and the multiple family sites to the south are far more dense than what currently exists and what is proposed.

The allowable number of dwelling units, or density, in the “MFR” zoning district is determined by the lot size and the number of dwelling units by bedroom count as follows:

- \* Efficiency unit - 2200 square feet of lot area
- \* 1-bedroom unit - 2600 square feet of lot area
- \* 2-bedroom unit - 3000 square feet of lot area
- \* 3+ bedroom unit - 3800 square feet of lot area

The proposed density complies with the ordinance requirement. The site is 81,400 square feet in area and the applicant’s proposal is for 15 1-bedroom units and 14 2-bedroom units:

$$2600 \times 15 = 39,000 \text{ square feet}$$

$$3000 \times 14 = 42,000 \text{ square feet}$$

$$\text{Total lot area required: } 81,000 \text{ square feet}$$

The subject property will maintain the existing matures trees along the north and east property lines to provide a natural screen for the adjoining single-family residential neighborhood. A combination of new trees and shrubs will be required in the buffer area between the building and the front property line. The zoning ordinance requires the build-to line of the principal building to be 30’-35’ maximum, limiting the front setback and placing the building further from the adjacent single-family homes.

The proposed development will be compatible with the existing multi-family development in the area. The building will be located consistent with the established front yard setback pattern along Mt. Hope Avenue, will maintain its natural tree buffers and will have a density that is comparable with the surrounding area.

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**COMPLIANCE WITH MASTER PLAN:**

The future land use plan designates the area as low-density residential, not taking into account the significant amount the multi-family residential zoning and land uses that already exists. It appears that the subject property was designated for single family use, simply to reflect its current use rather than envisioning a higher and better use, given the surrounding zoning and land uses and its location on a collector road. While the proposed zoning/land use is not consistent with the specific future land use designation, it is consistent with some of the fundamental principles of planning and zoning and thus meets the intent of the master plan. These include locating new multiple family residential uses adjacent to or in close proximity to existing multiple family uses, fulfilling a need that is identified in the plan for additional housing, and locating such uses where they have direct access to roadways that are designed to carry a relatively high volume of traffic.

At 15.5 units per acre, the proposed development is above the  $\leq 6$  units per acre density norms stated in the master plan. Mid-century neighborhoods are usually six units per acre while pre-WWII are six to ten per acre. The existing single-family home, built in 1926 is very unique for this area at 0.53 units per acre and could be considered a very inefficient use of land.

**IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:**

Mt. Hope Avenue is designated as a prime connector that is designed and intended to carry a higher volume of traffic than a typical residential street. Mt. Hope Avenue is more than capable of accommodating the traffic generated by the proposed 29-unit multiple family residential use. In addition, site is located on a bus route and is served by bicycle lanes so that there are alternative transportation options to use of private vehicles.

51 parking spaces are required for the proposed occupancy. 55 parking spaces are shown on the preliminary site plan (see attached). Since there is no on-street parking along W. Mt. Hope, the additional spaces will provide a cushion to accommodate excess parking needs for residents and visitors to the site.

**IMPACT ON PUBLIC FACILITIES:**

The site plan for the proposed development will require administrative review and approval. One of the primary components of this review is the plans for sanitary drainage, storm sewer/drainage, and all other utility systems. Any changes or upgrades to the utility system to accommodate the new development will be the responsibility of the developer.

**ENVIRONMENTAL IMPACT:**

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. Furthermore, W. Mt. Hope Avenue is along a bus route which will allow residents to be less dependent on private transportation. Reducing motorized traffic has a positive impact on the environment as less traffic results in less pollution created by greenhouse gas emissions. It also results in less wear and tear on streets.

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**IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:**

The rezoning will no negative impacts on future patterns of the development in the area. Since there are no other sites in the vicinity that share same characteristics as the subject property, approval of the rezoning will not set a negative precedent for future requests to rezone single family residential sites for new multiple family residential development in the area. The subject property is directly adjacent and across the street from existing multiple family residential zoning/use, will be accessed solely by W. Mt. Hope Avenue, is large enough to accommodate a multiple family residential building with the site improvements applicable thereto and is underutilized for 1 single family residential dwelling, given its size and location.

**SUMMARY**

This is a request to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to permit the construction of a 29-unit, multi-family apartment building on the property (see attached preliminary site plan). The existing single-family house would be demolished to accommodate the new building.

The findings of fact described in this staff report support a positive recommendation for the requested rezoning. The proposed “MFR” zoning will be consistent with the surrounding zoning and land use patterns and will provide much needed housing with convenient access to public transportation and designated bicycle routes. In addition, the proposed use will be consistent with the intent of the master plan and will have no negative impacts on traffic, the environment, public services, or future patterns of development in the area. New residential units

**RECOMMENDATION**

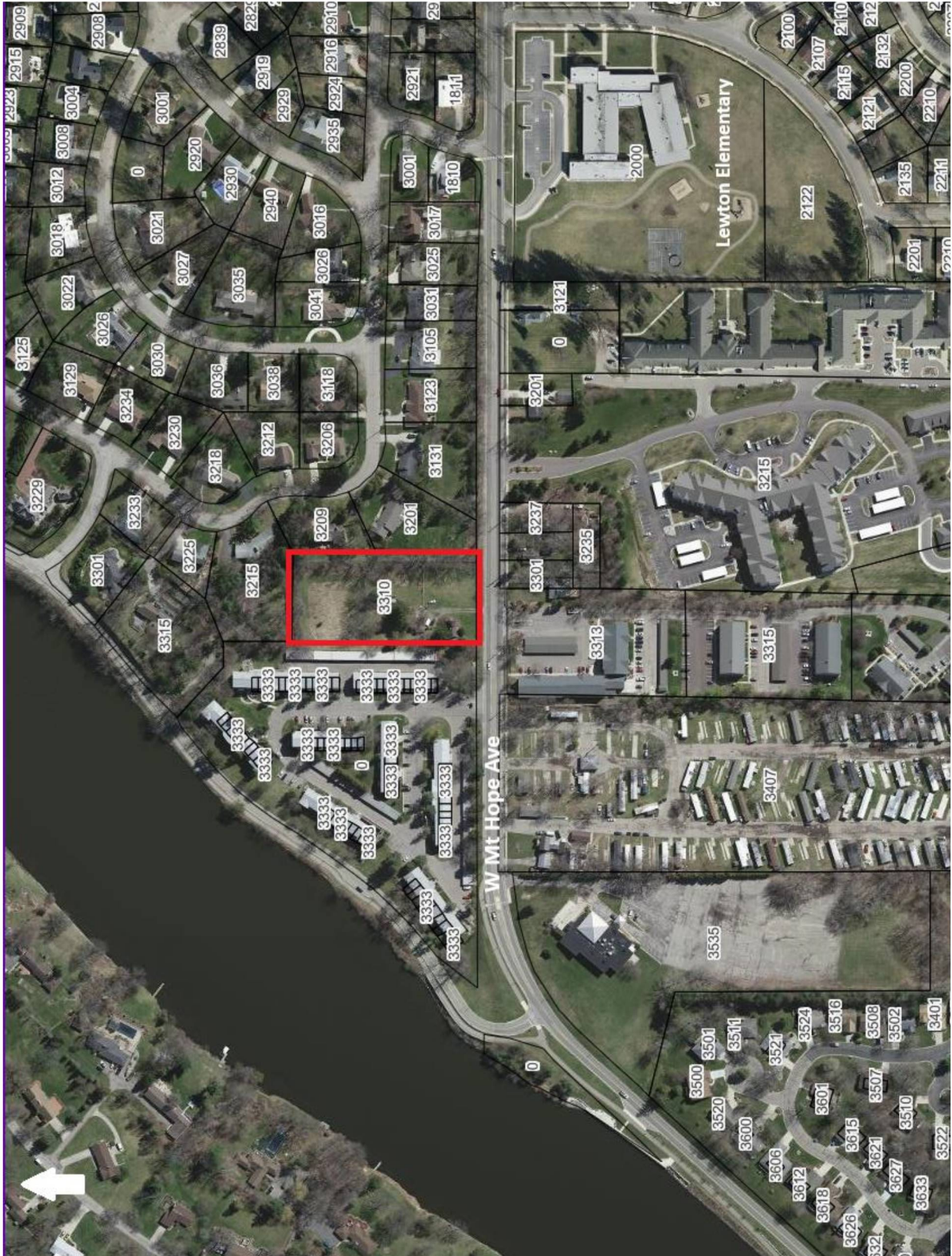
Pursuant to the findings described above, the following motion is offered for the Planning Commission’s consideration:

**“I make a motion to recommend approval of Z-1-2025 to rezone 3310 W Mt. Hope Avenue from “R-1” Residential to “MFR” Multi Family Residential.”**

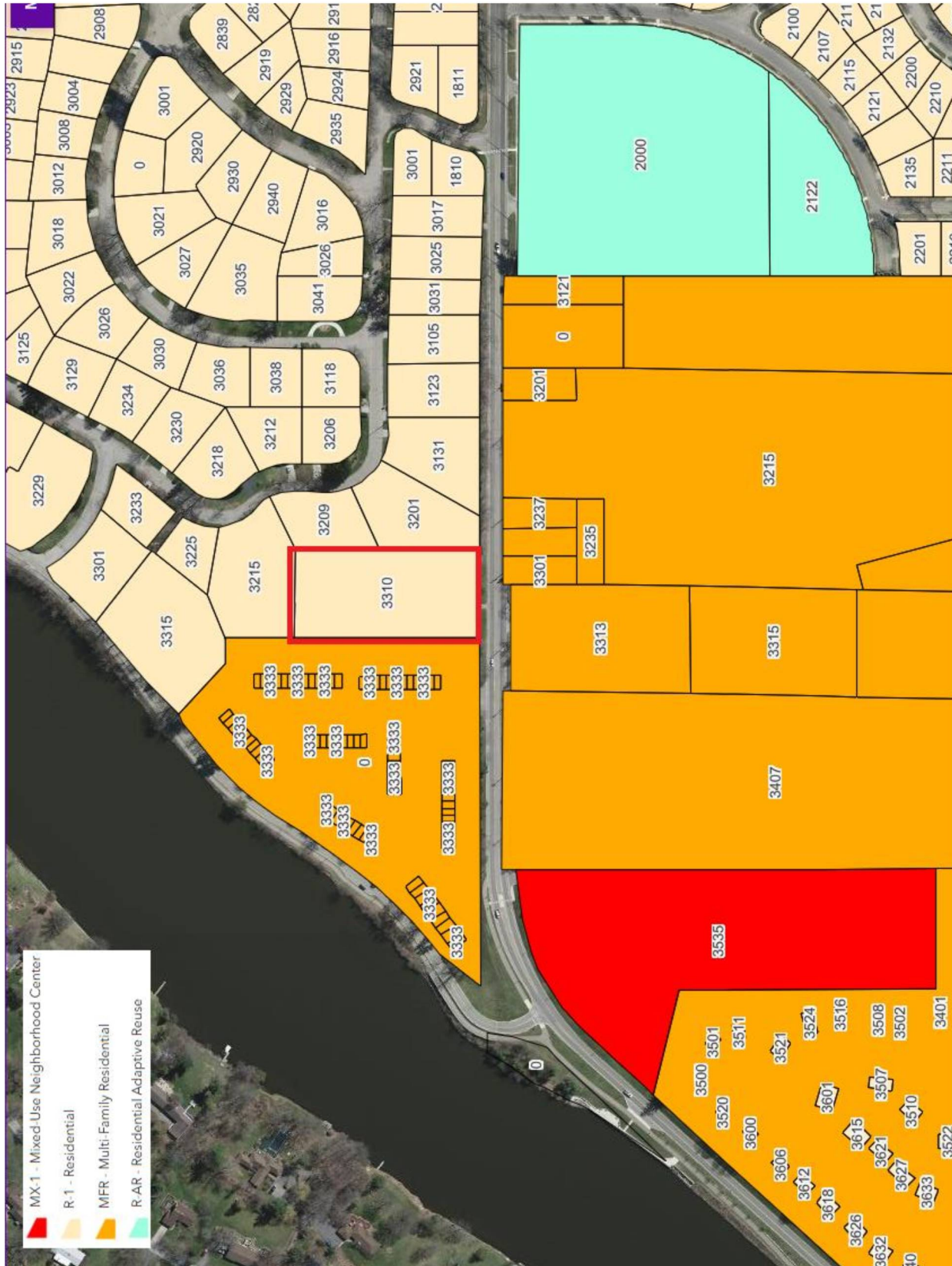
**Respectfully Submitted,**

**Sue Stachowiak  
Zoning Administrator**

Aerial:

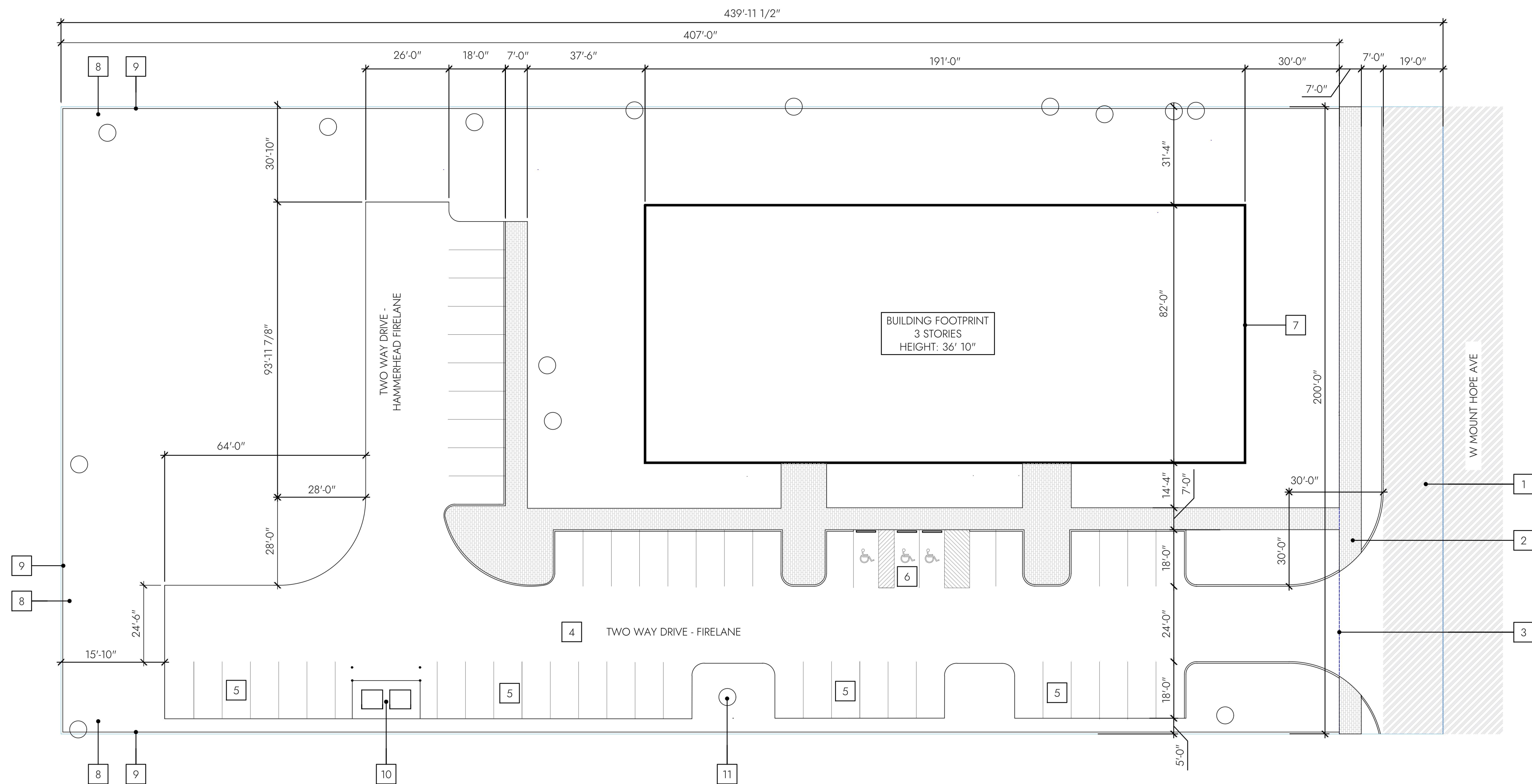


Zoning:



Streetview:





**SHEET LEGEND**

- 1 EXISTING ASPHALT ROAD
- 2 PROPOSED 7' WIDE PUBLIC SIDEWALK
- 3 EDGE OF 33' RIGHT OF WAY
- 4 ALL DRIVES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000LB
- 5 CARPORT STRUCTURES SHALL BE PROVIDED OVER THE WEST PROPERTY LINE PARKING SPACES
- 6 3 ADA PARKING SPACES, 2 STANDARD AND 1 FOR A VAN
- 7 SOUTH FACADE FACING W MT HOPE AVE WILL BE DESIGNED TO HAVE THE APPEARANCE OF A FRONT ENTRANCE
- 8 5' MINIMUM LANDSCAPING SETBACK AREA BETWEEN THE PARKING LOT AND THE SIDE AND REAR PROPERTY LINES
- 9 SCREEN FENCE, 6 FEET IN HEIGHT
- 10 DUMPSTER ENCLOSURE
- 11 EXISTING 12" DIA. OR LARGER TREE PROTECTED AND RETAINED TYP.

**LANDSCAPE NOTES**

ALL LANDSCAPING WILL MEET THE REQUIRED CRITERIA STATED IN CHAPTER 1252 OF THE CITY OF LANSING CODE OF ORDINANCES

10/05/2025  
10/08/2025  
10/10/2025  
10/14/2025  
10/26/2025

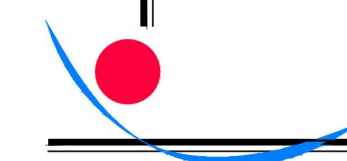
782 E. Columbia Street  
Mason, Michigan 48854  
Phone: (517) 349-0902  
www.tgarch.com



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PROJECT MANAGER:  
MAF  
DRAWN BY:  
V

MULTIFAMILY RESIDENTIAL  
**Apartment for Mr. Andrew Abood**  
3310 W. MT. HOPE AVE.  
LANSING, MICHIGAN, 48911



009  
PRELIM. SITE PLAN

**A1.00**

LOT COVERAGE		
TOTAL LOT SF	60% MAXIMUM LOT SF OF COVERAGE FOR IMPERVIOUS SURFACES	PROPOSED LOT SF COVERAGE FOR IMPERVIOUS SURFACES
81,400	48,840	42,109

TREES REQUIRED FOR PARKING AND DRIVEWAY		
TOTAL LANDSCAPE SETBACK SF	1 TREE FOR EACH 4,000 SF OF PAVED DRIVEWAY AND PARKING LOT	TOTAL CURRENT AND PROPOSED TREES, LOCATED AT MAXIMUM 10' FROM PARKING LOT
22,839	5.62	6

APARTMENT UNITS AND PARKING SPACES										
TOTAL LOT SF ALLOCATED FOR BOTH 1 & 2 BED UNITS	1 BEDROOM APARTMENTS				2 BEDROOM APARTMENTS				TOTAL PARKING STALLS PROPOSED	TOTAL APARTMENT UNITS PROPOSED
	NUMBER OF 1 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 1 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (1.5 PER UNIT)	NUMBER OF 2 BEDROOM UNITS	SF OF LOT SIZE REQUIRED PER UNIT	SF OF 2 BED RM LOT ALLOCATION	TOTAL PARKING STALLS (2 PER UNIT)		
81,000	15	2,600	39,000	23	14	3,000	42,000	28	55	29

**Z-1-2025**

**3310 W Mt. Hope Road**

**Rezoning from “R-1” Residential to “MFR” Multi Family Residential**

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-1-2025. This is a request to rezone the property at 3310 W Mt. Hope Road from “R-1” Residential to “MFR” Multi Family Residential. The purpose of the rezoning is to facilitate the building of one 29-unit apartment building.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in opposition of the request. The Planning and Zoning Office staff recommended approval.

## INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances. Property located at:

Z-1-2025      3310 West Mount Hope Road, Rezoning from "R-1" Residential to  
"MFR" Multi Family Residential.

The ordinance is read a first time by its title and referred to the Committee on Development and Planning.

ORDINANCE # \_\_\_\_\_

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-1-2025  
Parcel Number: 33-01-01-19-376-031  
Addresses: 3310 West Mount Hope Road  
Legal Descriptions: COM 630 FT W OF S 1/4 POST SEC 19, TH N 440 FT, W 200 FT, S 440 FT, E 200 FT TO BEG; SEC 19 T4N R2W, from "R-1" Residential to "MFR" Multi Family Residential

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

Section 3. This ordinance was duly adopted by the Lansing City Council on \_\_\_\_\_, 2025, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

Z-1-2025, 3310 W Mt. Hope Road  
Rezoning from R-1 "Residential" to MFR "Multi Family Residential"

The Lansing City Council will hold a public hearing on Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone Z-1-2025, 3310 West Mount Hope Road from R-1 "Residential" to MFR "Multi Family Residential". The purpose of the rezoning is to permit multiple-family residential use of the subject property.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, January 12, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-1-2025      3310 West Mount Hope Road – Rezoning from “R-1” Residential to  
“MFR” Multi Family Residential

## **Z-3-2025**

### **117 Island Avenue**

#### **Rezoning from “R-3” Residential to “MX-C” Mixed Use Urban Corridor**

At its November 5, 2025 meeting, the Planning Commission voted 7-0 to recommend approval of Z-3-2025. This is a request to rezone the property at 117 Island Ave. from “R-3” Residential to “MX-C” Mixed Use Urban Corridor. The purpose of the rezoning is to facilitate the building of off-street accessory parking.

The Planning Commission held a public hearing at the November 5 meeting at which one person spoke in favor and no one in opposition of the request. The Planning and Zoning Office staff recommended approval.

**GENERAL INFORMATION**

**APPLICANT:** Dafnes Lansing LLC (agent: Kostas Marselis)  
1400 S Washington Ave.  
Lansing, MI 48910

**OWNER:** Dafnes Lansing LLC  
1289 Creeppoint Dr.  
Rochester, Mi 48307

**REQUESTED ACTIONS:** Rezoning from R-3 “Residential” to MX-C “Mixed Use Urban Corridor”

**EXISTING LAND USE:** Vacant

**PROPERTY SIZE:** 50’ x 132’ 6,600 square feet, 0.152 acre

**SURROUNDING LAND USE:** N: Single-family residential  
S: Single-family residential  
E: Single-family residential  
W: Commercial/Light-Industrial

**SURROUNDING ZONING:** N: R-3 “Residential”  
S: R-3 “Residential”  
E: R-3 “Residential”  
W: MX-C “Mixed Use Urban Corridor”

**MASTER PLAN:** The Design Lansing Master Plan designates the future land use of the subject property for medium-low density residential development. South Washington Avenue. is designated as an activity corridor street type.

**DESCRIPTION:**

This is a request to rezone 117 Island Avenue from R-3 “Residential” to MX-C “Mixed Use Urban Corridor” to permit an off-street parking lot. If approved, the parcel would be combined with 1400 S. Washington Avenue, also owned by the applicant, to provide additional parking for the industrial facility.

**REZONING ANALYSIS****COMPATIBILITY WITH SURROUNDING LAND USE:**

The R-3 Residential zoning district permits a single residential building with one to six units per parcel. The proposed MX-C district permits several land uses including multiple-family residential, commercial, office, light industry, and a mixture thereof. The square footage of the subject property, 6,600, is sufficient to accommodate a new building or building addition. The zoning ordinance, however, requires buildings to be setback a minimum of 25 feet from adjacent R-3 zoned properties,

rendering half of the subject parcel unbuildable for anything other than parking and protecting the adjoining residential properties to the west from any potential negative impacts that could be generated by industrial uses. Additional restrictions limit a new building on the subject parcel from being taller than three stories on that buildable portion of the site so as to not tower over the adjacent residential houses.

All off-street parking facilities within 20 feet of a residential property are required to be screened with a privacy fence. The zoning ordinance also requires trees within the landscaping setback surrounding a parking lot, further screening the 1400 S. Washington Avenue property from the adjacent residential property.

The zoning ordinance is intended to protect residential properties from possible nuisances of non-residential development. Through proper landscape, screening and buffering the proposed parking lot is not anticipated to have any negative impacts on the adjoining residential properties.

#### **COMPLIANCE WITH MASTER PLAN:**

The future land use plan designates the area for medium-low-density residential development. Since a house on the property would be located in very close proximity to the industrial building at 1400 S. Washington Avenue, it is highly unlikely that it will be developed for that purpose. Combining the subject property with the adjoining industrial property will make use of the site and will serve the parking needs to support its operations and allow it to continue operating at its present location. This is a sign of positive economic growth in the City. Furthermore, the use of one parcel measuring 50' x 132' for additional parking is negligible and will have no noticeable impacts on the character of the area and with proper buffering as required by ordinance, no negative impacts on the peaceful enjoyment of the surrounding residential neighborhood.

#### **IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:**

The subject property is located on a local street, Island Avenue, 164 feet from S Washington Ave. One driveway currently exists on Island Ave. The applicant envisions up to 35 parking spaces solely for employee use once the subject parcel is incorporated into the site. According to the applicant, 1400 S Washington Ave. has 55 parking spaces for 75 employees. The business does anticipate future growth within five years, requiring additional parking for it to continue operating at its current location. Since the parking will be for employees only, staff does not believe there will be a significant impact on the circulation network since most of the vehicles will be arriving/departing at two specific times during the day. The planning and zoning office staff recommends that only one egress be maintained to limit turning conflicts on the local street. If two driveways are proposed, they should be limited to one-way only and properly separated.

#### **IMPACT ON PUBLIC FACILITIES:**

The site plan for the proposed development will require administrative review and approval. Primary components of this review are the plans for the storm sewer/drainage and other applicable utility systems.

**ENVIRONMENTAL IMPACT:**

The site plan will be reviewed for compliance with all applicable City codes and ordinances, many of which are specifically designed to ensure that the development does not have any negative impact on the environment. As part of the site plan review process, the City will require new trees within the setback areas along the front property lines. Staff anticipates that at least six (6) new trees will be planted.

**IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:**

The installation of an off-street parking lot should have minimal impacts on development patterns in the area. Although one buildable residential parcel will be removed from the City's inventory, the site has been vacant for ten years and currently experiences trespassing and littering.

**SUMMARY**

This purpose of this request is to rezone 117 Island Avenue from R-3 "Residential" to MX-C "Mixed Use Urban Corridor" to permit off-street accessory parking. The attachments demonstrate compliance with the zoning ordinance development requirements mentioned in this report.

The Ingham County Land Bank acquired the property at the end of 2013. The former single-family house on the parcel was demolished in 2015. The Land Bank sold the property in 2019. Although a construction company purchased the property in 2022, they did not submit plans to build in the two years before selling to the applicant in 2025. Staff consistently advises caution against the removal of buildable residential property in the City, but the 10-year vacancy of the property and the close proximity to 121 Island Ave., 1411 Reo Ave. as well as the large, light-industrial property of 1400 S Washington Ave. itself have made residential redevelopment of the subject parcel unlikely.

The findings of fact as described in this staff report support a positive recommendation for the requested rezoning. The proposed rezoning will have no negative impacts on traffic, public services, the environment, or future patterns of development in the area.

**RECOMMENDATION**

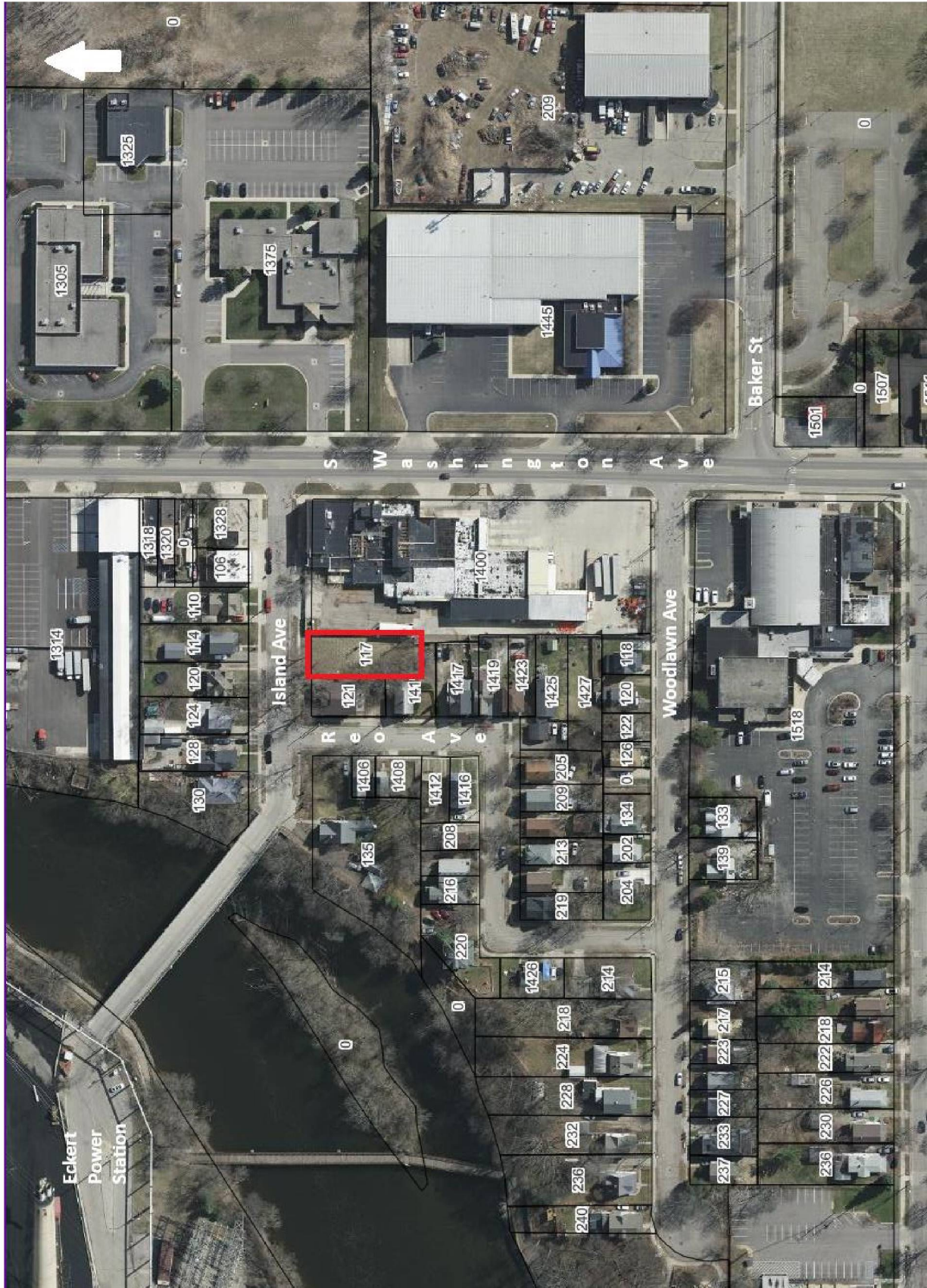
Pursuant to the findings described above, the following motion is offered for the Planning Commission's consideration:

**"I make a motion to recommend that the City Council approve Z-3-2025 to rezone 117 Island Avenue from "R-3" Residential to "MX-C" Mixed Use Urban Corridor."**

**Respectfully Submitted,**

**Sue Stachowiak  
Zoning Administrator**

Aerial:



**Zoning:**



Exhibit A



Street view:



**To:** Lansing Planning Board

**Date:** 11/5/2025

**From:** Gabe Meyerson

**Address:** 1411 Reo Avenue

**Subject:** Comments on Proposed Rezoning Request Z-3-2025, 117 Island Avenue

Dear Members of the Lansing Planning and Zoning Board,

This letter is submitted to comment on the proposed rezoning of the parcel located at 117 Island Avenue from R-3 to MX-C “Mixed Use Urban Corridor” for the purpose of developing an additional parking lot.

We, the residents of the adjacent property at 1411 Reo Ave, support the proposed development of this currently vacant lot. Since we moved here, the lot has sat empty, leading to overgrown vegetation, nuisance animals, and a homeless camp. These posed a safety threat and was a blight on the neighborhood. Since the current owners have taken possession of the lot, it has been well maintained, and we welcome further development.

While we support the development, there are some remaining concerns relating to the impact on property value and residential privacy. We would request a full privacy fence (composed of wood paneling or composite materials) be installed along the property line bordering residential parcels. This serves as a solid visual barrier to maintain the privacy of our home and yard and helps mitigate the negative impacts of commercial development on residential property values by separating the commercial from residential.

There is also some concern regarding light pollution, especially given that the company seeking the rezoning operates bright lights on the main building for security. We appreciate the need for these lights, but would request that lights in the proposed parking lot be limited strictly to downlights and be no brighter than the surrounding streetlights. This would help prevent any light trespass, which is especially relevant given that our bedrooms are primarily located at the back of the house, overlooking the proposed parking lot.

We appreciate the opportunity to provide comment on this request, and believe that by addressing these concerns the city can ensure the proposed development is a positive addition to neighborhood.

Sincerely,



Gabe Meyerson

[gabemeyerson@gmail.com](mailto:gabemeyerson@gmail.com)

## INTRODUCTION OF ORDINANCE

An ordinance of the city of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the city of Lansing, Michigan and for the revision of the district maps adopted by section 1242.02 of the Code of Ordinances. Property located at:

Z-3-2025      117 Island Ave., Rezoning from "R-3" Residential to "MX-C" Mixed Use Urban Corridor

The ordinance is read a first time by its title and referred to the Committee on Development and Planning.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

Z-3-2025, 117 Island Avenue  
Rezoning from R-3 "Residential" to MX-C "Mixed Use Urban Corridor"

The Lansing City Council will hold a public hearing on Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request to rezone Z-3-2025, 117 Island Ave. from R-3 "Residential" to MX-C "Mixed Use Urban Corridor". The purpose of the rezoning is to permit off-street accessory parking.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, January 12, 2026 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)

ORDINANCE # \_\_\_\_\_

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-3-2025  
Parcel Number: 33-01-01-21-329-011  
Addresses: 117 Island Avenue  
Legal Descriptions: E 50 FT LOT 3 BLOCK 2 MCKIBBENS ADD, from "R-3"  
Residential to "MX-C" Mixed Use Urban Corridor

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

Section 3. This ordinance was duly adopted by the Lansing City Council on \_\_\_\_\_, 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment.

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, January 12, 2026 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-3-2025      117 Island Avenue, Rezoning from "R-3" Residential to "MX-C"  
Mixed Use Urban Corridor