

AGENDA

Committee on Development and Planning December 10, 2025 at 3:30 PM



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

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>
UPDATED 12/8/2025 1 P.M.

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. November 26, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Appointment; Jeffrey Hank; Business Representative; Michigan Avenue Corridor Improvement Authority Board of Directors; Term to Expire June 30, 2029
 - C. RESOLUTION - Appointment; Shaharyar Manawar; City of Lansing Member; Local Development Finance Authority Board; Term to Expire June 30, 2028
 - D. RESOLUTION- Appointment; Melissa White; Resident Member; South Martin Luther King Jr. Blvd. Corridor Improvement Authority Board of Directors; Term to Expire July 31, 2029
 - E. RESOLUTION - Objection to Foreclosed Property by the Ingham County Treasurer
 - F. RESOLUTION- OPRA DISTRICT; 323-327 S Washington Avenue
 - G. ORDINANCE - Payment in Lieu of Taxes (PILOT); Pinebrook Manor; 5911 S Waverly Road
- 6. Other**
- 7. Adjourn**

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



MINUTES
Committee on Development & Planning
Wednesday, November 26, 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
Daniel Duchane, OCA
Selina Mate
Andy Fedewa, EDP
Brett Kaschinske, Parks and Recreation
Susan Stachowiak, EDP
Shelly Easton
Andrew Abood

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE NOVEMBER 12, 2025, MINUTES AS PRESENTED. MOTION CARRIED 3-0.

Public Comment

No public comment at this time.

Discussion/Action:

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

Ms. Mate spoke briefly on her education, work experience and what she hopes to bring to this Board and make good changes in Lansing.

Council Member Garza asked if she would be willing to meet at the ward meetings and update the public on what is happening on the board, and she confirmed.

Council Member Kost asked if she had time to serve and she confirmed, then he extended his questions on what her thoughts would be for the board; would she bring properties to the Board to consider or would she wait for the properties to be brought to the board to consider. Ms. Mate stated she would feel confident with working both aspects.

Council Member Hussain acknowledged her willingness to serve.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE APPOINTMENT OF SELINA MATE TO THE HISTORIC DISTRICT COMMISSION WITH A TERM TO EXPIRE JUNE 30, 2027.

MOTION CARRIED 3-0.

RESOLUTION – ACT-5-2025; Acquisition of Property; 600 Block W Fairfield Avenue to incorporate into Jones Lake Park

Mr. Fedewa and Mr. Kaschinske were present. Council Member Garza asked about the low taxes and questioned if it was due to the topography and they stated they could not speak for assessing but more than likely.

Mr. Fedewa stated they were approached by the land owner, and it makes sense to incorporate to Jones Lake Park, is a wetland, has been vacant since 1955 at least, the staff supports the ACT and as did Planning Commission.

Council Member Garza asked if the City had a plan, and was told there is currently no plan, and Mr. Kaschinske stated they are on a Phase 1 environmental and nothing was found, and it is on the National Wetlands inventory. Moving forward there is no expenses; it is not mowable, there is no plan for amenities, and to the east here might be a portion of dryer land, but it is mostly wetland. They are donating the property and paying the closing costs.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR ACT-5-2025 FOR ACQUISITION OF PROPERTY IN THE 600 BLOCK OF W FAIRFIELD FOR JONES LAKE PARK. MOTION CARRIED 3-0.

Council Member Garza asked if one of them can attend the Council meeting on 12/8 to answer any other questions.

RESOLUTION-ACT-6-2025; Purchase of Property; 5400 block S. Waverly to extend South Lansing Pathway

Mr. Fedewa stated this is 32 acres and they will use the State trust fund and require a 26% match from the City, and they plan to keep natural but for the path extension and two residential developments. This would save the City from obtaining an easement from Consumers to use their easement for the extensions. In historical aerials, it was farm land prior to 1980 and the trees have grown since then. Through agency referral, they found Keller Drain – Eaton County Drain, and if there is any construction they will work with them, but they currently do not have an issue with the proposed path currently. Staff approved and the Planning Commission supported it unanimously.

Council Member Hussain acknowledged Mr. Kaschinske for the long term work on this addressing access, walkability in the SW corner of the City.

Council Member Garza asked if the city match is \$117,000 and Mr. Kaschinske confirmed that the other portion is from the City. He noted they will be back to the Council in the future for the State grants on the extensions.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR ACT-6-2025 FOR PURCHASE OF PROPERTY IN THE 5400 BLOCK S WAVERLY TO EXTEND SOUTH LANSING PATHWAY. MOTION CARRIED 3-0.

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

Ms. Stachowiak stated there is nothing to add, no one spoke in controversy and confirmed again it will be State licensed.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION FOR THE SLU-1-2025; 3011 TURNER STREET, STATE LICENSED ADULT FOSTER CARE SMALL GROUP HOME. MOTION CARRIED 3-0.

RESOLUTION – Introduction and Set Public Hearing; Z-1-2025; 3310 W Mt Hope Avenue, Rezoning from R1 Residential to MFR Multi Family Residential

Ms. Stachowiak stated this is to set public hearing, adjoins multi family residential to west and south. It is not spot zoning, almost 2 acres, can only be used for single family currently. It is consistent with the master plan, has received positive recommendation from Planning Commission. The applicant would attempt a multi family, one building, 29 units. It was confirmed there were comments at the Planning Commission, but it was approved. There were two area residents that spoke with just questions, not opposition. There were concerns on traffic, but this road is designed to carry a high volume of traffic.

Council Member Garza asked about the multi family to the west, and was told Moores River Drive estates. He then asked if there is currently only one home, which is vacant, and that was confirmed and would be torn down.

Mr. Abood stated the public questions were not to the rezoning, but who would rent, if it would be public assistance, not with an issue of being multi family. In discussions with the HOA President and committed to being good neighborhoods, and he is a life long resident of the neighborhood.

Council Member Hussain asked for some breakdown on the development. Mr. Abood stated they are 15 one bedroom and 14 two bedrooms with a total of 29, and the current plan is work force housing, but have not looked at financing yet.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-1-2025 3310 W MT HOPE FOR JANUARY 12, 2026. MOTION CARRIED 3-0.

Mr. Abood was asked to attend the public hearing.

RESOLUTION – Introduction and Set a Public Hearing; Z-3-2025; 117 Island Avenue, Rezoning from R-3 Residential to MXC Mixed Use Urban Corridor

Ms. Stachowiak referred to the aerial photo, behind 1400 S. Washington Avenue. The area is zoned residential north, and nestled in industrial. The property owner impacted is 1221 and spoke in support. The plan is to combine to the neighboring property which is a medical marihuana facility.

Ms. Easton confirmed there are no customers, it a growing facility. Spoken to the neighbors and have been transparent. It is a grass lot and been vacant for years.

Council Member Hussain asked if the parking lot will be hard surface and screening. Ms. Easton stated it will be asphalt and have screening as required. Council Member Hussain asked if there

DRAFT

are thoughts about lighting, and Ms. Easton stated she has spoken to the owner and they have confirmed they will not them facing the neighborhoods.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR Z-3-20205 117 ISLAND AVENUE FOR JANUARY 12, 2026. MOTION CARRIED 3-0.

Ms. Stachowiak and Ms. Easton were asked to come to the public hearing.

OTHER

No other topics of discussion at this time.

ADJOURN

Adjourned at 3:56 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	06/05/2025
First Name	Jeffrey
Last Name	Hank
Date of Birth	██████████
Home Address	349 Division
City	East Lansing
Zip Code	48823
Email	jah@consumerpractice.com

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

Ward	Regional
Best Phone Number to Contact You	██████████
In what year did you move to Lansing?	Currently live in East Lansing; property owner on Michigan Avenue; born in Lansing at St Lawrence Hospital
Additional Information Regarding Experience and Credentials	Co-owner of property on Michigan Avenue since 2017. Owned and operated businesses in Lansing for many years including as an attorney, real estate, cannabis businesses. I have managed many companies and political campaigns, PACS, and ballot committees in various roles from CEO, General Counsel, Manager, Assistant Manager, President, and Executive Director. I am currently serving on the East Lansing Charter Review Committee but that work ends this summer. My background in law, business, real estate, and community organizing all converge as an interest to serve on this committee.
Occupational Background	Attorney, Entrepreneur, Political Scientist

Educational Background	Holt High School Michigan State University - Bachelor's Degree in Political Science/Prelaw Detroit College of Law/MSU Law School - Juris Doctor
Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
Previous Appointments	n/a
Current Appointments	East Lansing Charter Review Committee -- not in Lansing
First Choice for Board to Serve on	Michigan Avenue Corridor Improvement Authority
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I co-own a property on Michigan Avenue and plan to long-term own it and improve the property. I think the Corridor is very important to the City, to the City of East Lansing, and to the region, and I also plan to locate my law firm on the property so I am long-term vested in the success of the Corridor and wish to be an advocate for the community to continue its improvement. My background in law, business, real estate, and community organizing all converge as an interest to serve on this committee.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	I meet all requirements.
<p>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.</p>	
Agreement to Background Check Authorization	<ul style="list-style-type: none"> I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Jeffrey Hank
Date & Time	06/05/2025 4:27 PM (EDT)
Receive an email copy of this form.	Yes

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

WHEREAS, the Mayor has made recommendation for the appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

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

WHEREAS, the Committee on Development and Planning met on December 10, 2025 and took affirmative action.

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

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).

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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	10/06/2025
First Name	Shaharyar
Last Name	Manawar
Other name(s) by which you have been known, including maiden names	Shay Manawar
Date of Birth	██████████
Home Address	1924 Lourdes Court
City	Lansing
State	Michigan
Zip Code	48910
Email	shay@lansingedc.com
Gender	██████
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 2
Best Phone Number to Contact You	██████████
In what year did you move to Lansing?	2018
Additional Information Regarding Experience and Credentials	I began my involvement with the regional entrepreneurship ecosystem at Spartan Innovations in East Lansing as an intern, working on several early-stage projects in the early 2010s. The experience led to co-founding multiple startups at the

Hatch incubator. From 2017 to 2021, I also served on the leadership team of Startup Grind Lansing, including as its co-director.

Occupational Background	I am an experienced public policy professional with a background in litigation economics and development economics. My academic and research interests lie at the intersection of law and urban development policy. I have been employed at Lansing Economic Development Corporation since 2024. Before joining LEDC, I worked at Anderson Economic Group from 2020-2024.
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Educational Background	Bachelor's in Public Policy (MSU); Masters in Public Policy (MSU)
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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	None
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Current Appointments	None
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First Choice for Board to Serve on	Local Development Finance Authority
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Second Choice of a Board to Serve on	Capital Region Airport Authority (CRAA)
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Third Choice of a Board to Serve on	Mayor's Diversity Advisory Council
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Fourth Choice of a Board to Serve on	Potter Park Zoo
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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 wish to serve on the selected boards for some of the following key reasons: a) The combination of my experience in the public and private sectors can contribute to the economic development goals for the City of Lansing and the region. b) My experiences working with early-stage startups and serving the Startup Grind Lansing community could benefit the existing and future objectives of the entrepreneurial ecosystem.
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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.

Agreement to Background Check Authorization	<ul style="list-style-type: none">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.	Shaharyar S. Manawar
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Date & Time	10/06/2025 3:47 PM (EDT)
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Receive an email copy of this	Yes
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BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made recommendation for the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028; and

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

WHEREAS, the Committee on Development and Planning met on December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028.

Application for Appointment to Board or Commission

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

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Date	04/24/2025
First Name	Melissa
Last Name	White
Date of Birth	[REDACTED]
Home Address	1208 Victor Ave
City	Lansing
State	MI
Zip Code	48910
Email	melissa@novipropertiesmi.com
Gender	[REDACTED]
If you don't know which ward you live in, visit the Lansing Neighborhoods Ward Map and type in your address to find out!	
Ward	Ward 4
Best Phone Number to Contact You	[REDACTED]
In what year did you move to Lansing?	Lifelong Resident
Additional Information Regarding Experience and Credentials	<p>I bring a unique blend of experience in real estate investment, community redevelopment, and small business ownership. I have held rental properties and redeveloped blighted residential homes on the Southside of Lansing, where I also live and raise my family. My work is not just about investment. It is personal. I am committed to seeing this side of the city grow because it is home.</p> <p>While I am continuing to deepen my understanding of tools and resources</p>

available to emerging developers, like myself, I have already navigated many of these systems firsthand, often without the traditional support or access that larger developers typically have. That journey has shown me how important it is to make these processes more accessible and transparent, especially for those of us reinvesting in the communities we come from.

Over the past four years, I have worked closely with organizations like LEDC, MEDC, and Triterra to move a complex redevelopment project forward. These relationships have given me a working understanding of local incentive programs, environmental due diligence, and the layered coordination it takes to get projects off the ground in underserved areas. I have learned a lot through that process and continue to apply those lessons as I grow in this space.

I want to stay engaged, expand my knowledge, and contribute to the conversations that shape the Southside's future. I also want to help create more space for emerging local developers who are building with purpose, even when resources are limited and recognition is rare.

Occupational Background

My background includes a mix of consulting, insurance, and real estate development, with a focus on public service and community reinvestment. I currently operate Bean and Gertie LLC, where I consult for the company that acquired my former business. I manage 15 county jail accounts across Michigan and serve as their licensed insurance agent, supporting their medical claims and provider coordination.

I began working in real estate in 2018 after flipping my first home in Pinckney. I later flipped two additional homes purchased through the Ingham County property tax auction. From 2019 through 2025, I also owned and managed two rental properties in Lansing. In 2021, I restructured my earlier real estate company into Novi Properties LLC.

My focus through Novi Properties has been on reinvesting in overlooked properties, especially those in areas like the Southside that are often passed over for major development. I am currently working on a commercial property I purchased through the Ingham County tax auction, where I am also launching a small business that will offer needed services to the community.

Educational Background

I earned an Associate of Business Administration from Davenport University in Lansing in 2019. While the degree gave me a solid foundation, most of what I have learned has come from real life experience. Running businesses, managing projects, and figuring things out through trial and error have all shaped the way I work. I continue to learn every day, especially through my involvement with local and state partners on redevelopment efforts in Lansing.

Are you a current City of Lansing or Lansing Board of Water and Light employee?

No

First Choice for Board to Serve on

South Martin Luther King Jr. Boulevard Corridor Improvement Authority

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

I want to serve on the South MLK Jr. Blvd. Corridor Improvement Authority because I care deeply about this area. I live here, I raise my family here, and I have chosen to invest my time, energy, and resources into helping this part of Lansing thrive. Over the years, I have seen how much potential exists along the corridor, but I have also experienced how hard it can be to move a project forward without the right support or connections.

My goal is to be part of a board that helps change that. I want to contribute by offering insight from someone who has gone through the process and understands what it takes to bring life back to properties that have sat empty or overlooked. I also want to help make the process easier for others by sharing what I have learned and being part of efforts that make information and resources more clear and available.

One of the biggest challenges I have faced is not knowing what support exists or how to access it. A lot of programs are out there, but the information does not always reach the people it is meant to help, or it is not explained in a way that makes sense. I want to be part of changing that so future developers and business owners have an easier time getting started and staying on track.

I believe this board plays a key role in how the Southside grows, and I want to help make sure that growth reflects the people who are already here, the ones who live here, work here, and care about what this community becomes.

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

Agreement to Background Check Authorization • I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge. Melissa White

Date & Time 04/24/2025 10:55 AM (EDT)

Receive an email copy of this form. Yes

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

WHEREAS, the Mayor has made the recommendation for the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029; and

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

WHEREAS, the Committee on Development & Planning met on December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029.

Alan Fox
Ingham County Treasurer

Rachel Piner
Chief Deputy Treasurer
(517) 676-7235
rpiner@ingham.org



Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7233
afox@ingham.org

November 10, 2025

Mr. Rawley Van Fossen
Director of Economic Development and Planning
316 N Capitol Ave Suite D-1
Lansing, Michigan 48933

Dear Mr. Van Fossen:

I am writing to you on behalf of Treasurer Alan Fox who serves as the Foreclosing Governmental Unit (FGU) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the FGU for unpaid property taxes in the City of Lansing. Such property was offered for sale at two public auctions. By statute, fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2025 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all unsold property tax foreclosed parcels located in the City of Lansing is enclosed.

The Ingham County Treasurer has been working with the Ingham County Land Bank since 2005 to help combat problems property tax foreclosed parcels can present. Oftentimes the cost of maintain, managing redevelopment and disposition of such parcels exceeds the value the properties offer. Through the legal structure of the Ingham County Land Bank, properties are able to re-enter the tax roll with less burden and expense. The Land Bank obtains possession of the unsold property tax foreclosed parcels after the City objects to their transfer from the Foreclosing Governmental Unit and the County transfers them to the Land Bank.

Also enclosed is a sample resolution for consideration by the City of Lansing objecting to the transfer of property tax foreclosed parcels to the City. When this issue is taken up by Council, Treasurer Fox would be more than willing to be in attendance to answer any questions that may arise. Please contact me at the email address or telephone number

www.tr.ingham.org

listed below to schedule a meeting time satisfactory to all parties and within the statutory time constraints or to request electronic copies of this letter, the sample resolution, or parcel list.

Thank you for your assistance in this matter.

Regards,

Jenna Casuccio-Thorrez
Property Tax Coordinator
Ingham County Treasurer's Office
jcasuccio-thorrez@ingham.org
(517) 676-7237

Cc: Chris Swope, City of Lansing Clerk

Cc: Gregory Venker, City of Lansing Attorney

Enclosure

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Director's Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.6060
www.lansingmi.gov

MEMORANDUM

To: Mayor Andy Schor & Lansing City Council

From: Rawley Van Fossen, Director EDP

Date: 12/1/2025

Subject: 2025 Property Tax Foreclosure List

Dear Mayor and Lansing City Council,

Out of the eight parcels on the list, we are **recommending that City Council objects to the transfer of seven out of the eight properties presented. Specifically, we recommend that the city takes ownership of 308 E Cesar E Chavez Avenue (33-01-01-09-404-031).**

Address	308 E Cesar E Chavez Avenue
Parcel	33-01-01-09-404-031
Legal	E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1 & 2 BLOCK 13 ORIG PLAT
Zoning	MX - 2
Lot Size	22 x 100
Other	Commercial property in Old Town

308 E Cesar E Chavez Avenue has an order to be Made Safe or Demolished by the city. EDP has completed the bidding process to select a demolition contractor and awarded the contract to demolish to MCS Excavating. The estimated cost to demolish is \$88,900.00. The expected completion date of the demolition is no later than April 1, 2026.

Due to the inability for the city to be reimbursed for the cost to demolish since the property is already publicly owned, we believe it becomes an advantage to then maintain ownership. Limited maintenance would be required on annual basis to cover minimum tasks such as grass mowing.

EDP would work with the Old Town Commercial Association and the Lansing Economic Development Corporation to seek qualified proposals for redevelopment of this site. Any future re-development and/or accompanied sale of property would require City Council approval.

Respectfully Submitted,


Rawley Van Fossen,
Director

“Equal Opportunity Employer”

2025

City of Lansing Rejection List

PARCEL	ADDRESS	LEGAL
33-01-01-03-376-161	N HIGH ST (2116)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 03/08/2026. LOT 58 PARK MANOR HEIGHTS
33-01-01-08-282-161	ROOSEVELT AVE (1312)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 11/16/2026. W 39.5 FT LOT 114 & S 33 FT OF N 66 FT LOT 119 KNOLLWOOD PARK
33-01-01-09-180-011	1342 N WALNUT	S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25
33-01-01-09-404-031	308 E CESAR E CHAVEZ AVE	E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1 & 2 BLOCK 13 ORIG PLAT
33-01-01-09-430-401	E MAPLE ST (528)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 04/11/2027. LOT 2 EXC W 1 R ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT
33-01-01-21-431-045	613 AVON ST	W 2 R LOTS 44 & 46 TORRANCE FARM ADD
33-01-01-28-102-181	W MT HOPE AVE (619)	LOT 6 DUPLEX PARK ADD
33-01-05-06-427-065	HORACE RD	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 01/05/2027. N 116 FT LOT 179 WEBSTER FARM SUB NO 3

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

Resolution Objecting to the Transfer of Seven of the Eight Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the "Act", established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the "Treasurer"), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that City on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that City fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does wish to obtain from the Treasurer property at 308 E Cesar E Chavez Avenue (33-01-01-09-404-031) upon which the Treasurer has foreclosed but not sold; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any other property upon which the Treasure has foreclosed but not sold, because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk, except for 308 E Cesar E Chavez Avenue (33-01-01-09-404-031), and said transfers are, therefore, refused:

**2025 Rejection List
City of Lansing**

PARCEL	ADDRESS	LEGAL
33-01-01-03-376-161	N HIGHT ST (2116)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 03/08/2026. LOT 58 PARK MANOR HEIGHTS
33-01-01-08-282-161	ROOSEVELT AVE (1312)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 11/16/2026. W 39.5 FT LOT 114 & S 33 FT OF N 66 FT LOT 119 KNOLLWOOD PARK
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Resolution #2025-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolution to Establish an Obsolete Property Rehabilitation Act DISTRICT at 323-327
S. Washington Square, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Wormwood, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the DISTRICT the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on December 8, 2025.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation DISTRICT as provided by Public Act 146 of 2000 legally described as:

323 S. Washington Square (Tax Parcel No. 33-01-01-16-405-082):

N 22 FT LOT 8 & S 21 FT LOT 9 BLOCK 129 ORIG PLAT

327 S. Washington Square (Tax Parcel No. 33-01-01-16-405-111):

S 1/2 OF N 2/3 LOT 8 BLOCK 129 ORIG PLAT; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.



Submitta @mtp

Standard Communities

We are committed to providing high-quality, healthy, sustainable housing. With expertise in development, acquisitions, renovations, and construction, we create, preserve, and build communities across the country.



190+
communities



27,000 +
units



55,000 +
residents



\$5B +
AUM



Offices in D.C., LA, NYC, Chicago, Charleston, & Orange County, CA.



2nd property in Michigan – 1st is a 228-unit community in Kalamazoo



2

Standard's Portfolio



Regional Breakdown:

- West Coast:
97 Properties
- Northeast:
40 Properties
- Midwest:
20 Properties
- Southeast:
37 Properties



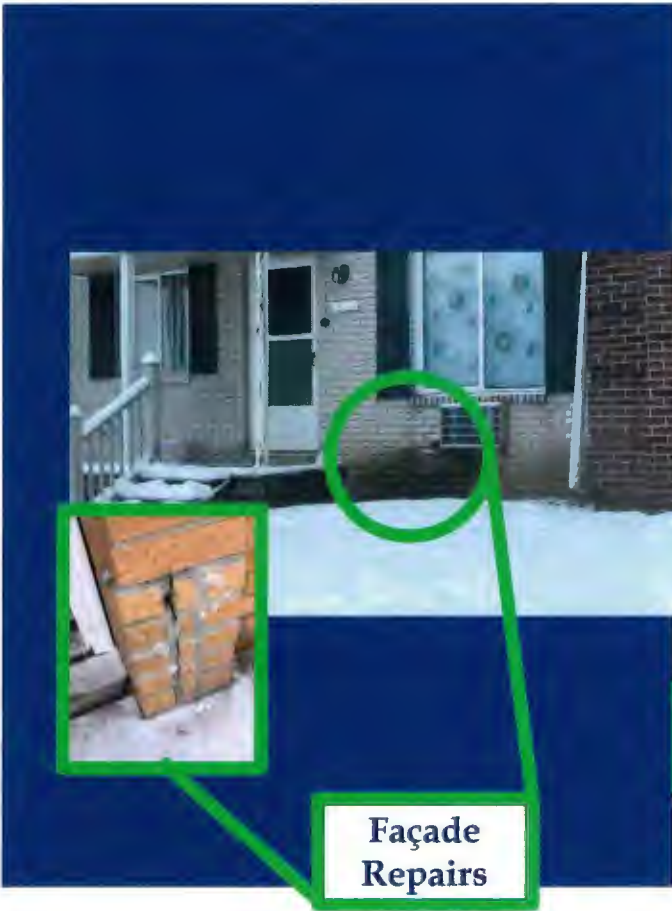
Pinebrook Manor

Overview

- 136 units
- 100% Section 8
 - Families only pay 30% of their income; the federal government pays the rest
- Built in 1971; last renovated in 2005
- Transaction expected to close in February 2026



Before



Unit Amenity Upgrades



Systems Repairs

Rehab Scope

Unit Renovations

- New kitchen and bathroom cabinetry, fixtures, appliances, countertops, sinks, and faucets
- New flooring
- Fresh painting

Building System Repairs

- A complete redo of in-unit water heaters and HVAC systems (inc. thermostats)
- Replacement of the plumbing main line
- Energy-efficient LED site lighting
- Security camera system

Exterior/Common Renovations

- Curb appeal improvements including new roofing, façade renovation, concrete and asphalt repair, landscaping, signage
- Playground equipment replacement and new grilling area
- Updates to the common room and community laundry room



Lake Park
Crescent- Chicago,



After

Before



After

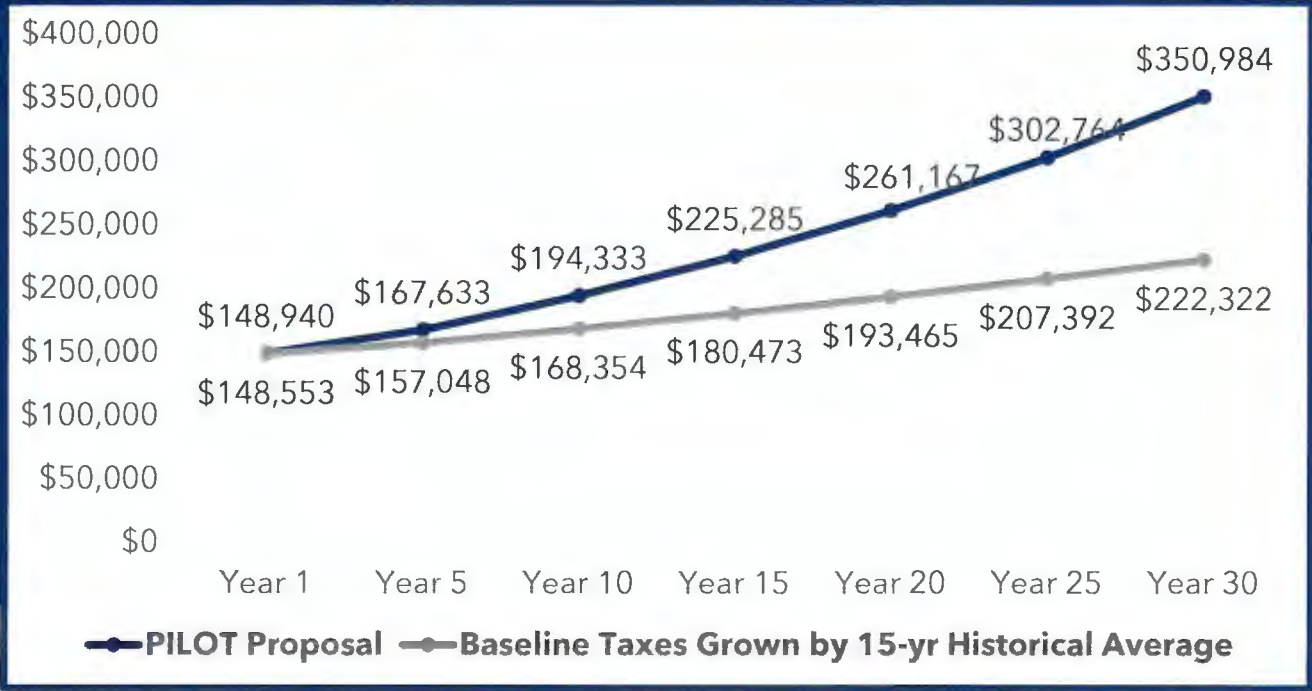


After

Ritch Homes –
Washington,



City Revenues – PILOT vs Baseline



Impact: Resident Services

Ounce

Tech-forward resident service coordinator with scalable, cost-effective and impactful resident

On-site Community Navigators

Responsible for outreach, uptake, programming and trust-building

Virtual Support Teams

Multilingual staff available 9 am-5 pm, Monday-Friday

Partnership and Programming Resources

Sourcing best-in-class resources and programs

Tech Platform (Ounce Hub)

Streamlining service delivery and quantifying outcomes



10

Resident Services

The Ounce Model

Ounce impacts the most cited barriers to resident stability and upward mobility

Barrier

Impact

Financial
Mobility



\$200+ per month average
additional benefits accessed

Health &
Wellness



15- 30% increase in Medicaid and
primary care enrollment

Safety



Partnerships with Violence
Interrupters / public safety orgs to
de-escalate conflicts

Community
Engagemen
t



- 4.85 / 5 resident rating of Ounce
- 40%+ avg. engagement from
family sites (70%+ from seniors)



Impact: Stake + Homeownership

Stake

- Free bank accounts and debit cards for the unbanked and underbanked

Homeownership curriculum

- Partnership with Pastor Terrence King of Kingdom Ministries
- Standard will pay the down payments of all who complete the program



Our Team



Scott J. Alter
*Co-Founder &
Principal*



Jeffrey E. Jaeger
*Co-Founder &
Principal*



Jessica Mackenzie
*Senior Managing
Director*



Aaron Thomas
*Senior Managing
Director*



Jesse Frageman
Director



From: Aaron Thomas <athomas@standard-communities.com>
Sent: Monday, December 1, 2025 12:38:48 PM
To: Hussain, Adam <Adam.Hussain@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>
Cc: Jesse Frageman <jfrageman@standard-communities.com>
Subject: RE: [EXTERNAL] Pinebrook Manor Memo

Councilmembers,

Ahead of next week's public hearing, I wanted to follow up on several questions raised during Committee and provide additional detail.

- PILOT term- We'd like to adjust our ask to 32 years - this is the shortest that our financing will allow.
- Difference between 10% PILOT and 6.6% - See below. The 6.6% allows us to make a developer fee (how we get paid); at 10% PILOT our fee is negative.
- Both deals that we showed in our presentation have some sort of local tax relief, as does the vast majority of our portfolio - in this financing environment (higher construction costs, high interest rates) it's the only way that building/preserving affordable housing is financeable. Detroit has a 1% by-right PILOT, for example, despite affordable rents that are about 10% higher than those in Lansing.
 - The "debt" line below is the key: a reduced tax burden increases NOI, which increases loan proceeds, which creates the room necessary for a positive developer fee.
- Rents and resident relocation - No resident rents will increase as a result of this transaction. During renovation, residents will be temporarily relocated to a renovated "hotel" unit onsite while their home is being renovated.

We recognize the seriousness of asking the City to forgo future tax revenue as well as the concerns raised about management and accountability. Because this would be our first transaction with the City of Lansing, we understand that trust must be earned. We are committed to being fully accountable for onsite operations and want you, your colleagues and other stakeholders to have our cell numbers. Issues will inevitably arise, and when they do, you won't have to deal with management or bureaucracy. While our company is headquartered outside Lansing, several members of our team live within driving distance, and we are committed to being available, responsive, and collaborative.

Thank you, as always, for your time and consideration. We look forward to seeing you next week.

Aaron

PILOT vs. Baseline			
Uses	No PILOT	10% PILOT	6.6% PILOT
Purchase Price	12,200,000	12,200,000	12,200,000
Acquisition Costs	899,279	899,279	899,279
Financing Costs	1,915,242	1,915,242	1,915,242
Renovation Costs	12,920,000	12,920,000	12,920,000
Reserves	638,131	638,131	638,131
Total Uses	28,572,652	28,572,652	28,572,652
Sources			
Debt	17,713,000	18,082,000	19,131,000
Equity	10,130,072	10,130,072	10,130,072
Total Sources	27,843,072	28,212,072	29,261,072
Developer Fee at Close	(729,580)	(360,580)	688,420

Aaron Thomas

Senior Managing Director

O: [424-403-0197](tel:424-403-0197)

C: [818-335-5940](tel:818-335-5940)

athomas@standard-communities.com



MEMORANDUM

TO: Rawley Van Fossen, Director

FROM: Erin Buitendorp, Community Development Manager

DATE: November 10, 2025

SUBJECT: PILOT Application Summary for Standard Communities (Pinebrook Manor)

The City of Lansing has received an application for Payment in Lieu of Taxes (PILOT) from Standard Communities.

Standard Communities plans to acquire and improve the property at 3618 W. Miller Rd. (property address currently assigned: 5911 S. Waverly Rd.). The property is currently operated by Preservation Management, based in South Portland, Maine.

The 136-unit townhouse community, Pinebrook Manor Apartments, comprises two- and three-bedroom townhouse-style apartments spread across 19 one- and two-story buildings on a 12.4-acre parcel. The unit mix includes 68 two-bedroom units and 68 three-bedroom units, with a total rentable area of 114,376 SF. The apartment community was initially built in 1971. The property has a tenant base consisting of low-income families. Currently, the property is subject to a 20-year Option 2 HAP contract covering 100% of the units, with the most recent renewal occurring in 2009. Additionally, the property is in an extended use period under a Low-Income Housing Tax Credit ("LIHTC") deal that was originally syndicated in 2005.

Standard Communities plans to acquire and improve the property through a bond and 4% Low-Income Housing Tax Credit (LIHTC) transaction in partnership with the Michigan State Housing Development Authority ("MSHDA"). Federal tax credit equity and tax-exempt bonds will be used to finance the deal. A permanent 16-year Freddie TEL will be used as debt throughout the 15-year compliance period. The transaction is expected to close in the fourth quarter of 2025. LIHTC funding will commit Standard Communities to a 45-year affordability period, thus strengthening their commitment to the Pinebrook Manor property.

The renovation will total approximately \$95,000 per unit and will address both immediate and long-term capital needs to ensure the property remains safe, functional, and desirable for residents. The project scope will include but is not limited to a full kitchen and bathroom remodel, upgraded interior lighting fixtures, replacement of in-unit water heaters

"Equal Opportunity Employer"

and HVAC systems, new LVP flooring in common areas and central areas, new carpet in bedrooms, new kitchen appliances, exterior and interior painting, new roofing, new high

efficiency LED site lighting, repaving of the parking lot, and standard amenity upgrades. A fitness center and an overall site security system will also be added.

A conferral with the Code Enforcement Office revealed the following:

- 1 unit Red Tagged. Tagged as unsanitary due to the loss of the renter, sadly found during the inspection, there was an overflowing litterbox and rotten food. There are no Pink Tags currently.
- There are no recently cleared pink/red tags at this property.
- Across all the buildings, the Code Enforcement Office identified 34 permit issues, including open permits with no final inspections and permits that had not been applied for. The unapplied permits were for plumbing permits, and all but two were for water heaters.
- An attached spreadsheet detailed all open permits and their status as of August 18, 2025. There has been little movement. Only seven have been finalized. Some had inspections that failed. Some that didn't have permits have had them issued, but most have had no change in their status. There is a total of 27 permits. The Code Enforcement Office will not conduct any reinspection until these issues are addressed or, at the very least, significant progress has been made to bring those permits closer to approval. That means the deadline for compliance has passed and is now 30 days past due. The next step for the Code Enforcement Office will be to send a Failure to Comply letter in mid-to-late September, and then possibly issue a Pink Tag the following month. Some of the permits were identified during the previous inspection and have not been addressed; therefore, the Code Enforcement Office is holding off on reinspection/certification until they are completed.

A conferral with the Planning and Zoning division determined that no site plan is required, as the project involves only rehabilitation. The scope of work does include repaving the parking lot. If the parking lot is solely a mill and cap, no site plan review is required; however, a complete reconstruction will need a site plan review.

A conferral with the Building Safety office determined that rental inspections were completed mid-to-late June 2025. Overall, there were no issues, and all the apartments were in very good shape. Most of the issues to address were typical: loose toilets, worn-out GFCI outlets, a couple of leaky drains and faucets, and deteriorated caulking. The most common item was unpainted drywall repairs.

The Assessing Department provided a tax impact assessment estimate, which is included as an appendix to this memo and is subject to change based on actual income. The proposed agreement does not include the deduction of utilities at this time.

If approved by 12/31/2025, start date: 1/1/2026 – 12/31/2071.

Please note that this proposed PILOT will serve households at 60% AMI and below; these ranges are set annually by the US. Department of Housing and Urban Development.

“Equal Opportunity Employer”

Household Size	1	2	3	4	5	6	7	8
60%	\$42,360	\$48,420	\$54,420	\$60,480	\$65,340	\$70,140	\$100,050	\$106,500

<https://www.hudexchange.info/resource/3680/nsp-income-limits/>

To conclude, the Community Development Office supports the PILOT application from Standard Communities for a 6.6 % exemption over 45 years, with a final decision from the Lansing City Council.



Erin Buitendorp, Community Development Manager
 Department of Economic Development and Planning
 City of Lansing, MI



Andy Schor, Mayor

CITY ASSESSORS OFFICE

Jennifer Czeiszperger, Assessor

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
assessor@lansingmi.gov

Project: Pinebrook Manor

Parcel ID #: 33-01-05-06-356-001



The complex is situated on an improved parcel of land that has substantial off-street parking. The property is fully developed and contains sixty-eight 2-bedroom townhomes that have 746sf and sixty-eight 3-bedroom townhomes that have 936sf. All 136 units will be part of the PILOT. The shelter rent ranges from \$1430 – 1780. The complex is fully rented with a below average vacancy rate. Rent includes gas, water, and sewer. The tenant is responsible for electric. The site also has a community center equipped with a laundry facility, fitness center, community room and computer lab.

As currently structured the PILOT would be effective for the 2027 tax assessment year moving forward and not 2026. However, the following illustrates the impact of the PILOT if the property sold on or before 12/31/2025.

- Taxes for the 2026 assessment year are estimated based on the 2025 millage rate and a projected inflation rate multiplier of 3%:
 - **\$148,553 (2026 projected annual tax burden collected for all taxing authorities)**
- The PILOT payment is estimated based on income and expenses provided by the owner and is based on a 6.6% PILOT:
 - **\$148,939.76 (2026 Projected PILOT payment collected for all taxing authorities)**

It should be noted that this property is for sale and has an accepted offer. The targeted closing date is February of 2026. This would result in an uncapping of taxes for 2027 which will almost double the annual tax burden for the new owner. Resulting in roughly a \$150,000 loss in tax revenue for the 2027 tax year moving forward.

Charles English, MAAO
Deputy Assessor
Assessing Department

Ordinance no. _____

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the “Act”).

THE CITY OF LANSING ORDAINS:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section 888.35 to read as follows:

888.35 Pinebrook Manor

(a) Purpose. It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.

(b) Definitions.

- (1) **"Act"** means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
- (2) **"Annual shelter rents"** means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
- (3) **"Authority"** means the Michigan State Housing Development Authority.
- (4) **"Housing development" or "Development"** means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Pinebrook Manor, and consist of one hundred and thirty-six (136) units of rental housing located within Lansing at:

LOT 2 COACHLIGHT ESTATES SUB

- (5) **"HUD"** means The Department of Housing and Urban Development of the United States government.
- (6) **"Low-income housing tax credit program"** means the program established by Section 42 of the United States internal revenue code.
- (7) **"Low or moderate income"** means low- or moderate-income eligibility under the authority act or rules.

(8) **"Mortgage loan"** means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.

(9) **"Sponsor"** means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Pinebrook Manor is the Standard Acq Rehab LLC, or its successors or assigns.

(10) **"Utilities"** means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.

(c) ***Establishment of annual service charge.***

(1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Pinebrook Manor in reliance upon the enactment and continuing effect of this section and upon the qualification of the one hundred and thirty-six (136) units of housing in the housing development for exemption from all property taxes as established in this section,

(2) Subject to the conditions and requirements of this section and the act, the one hundred and thirty-six (136) units in the housing development for persons of low and moderate income identified as Pinebrook Manor and the property on which they are constructed shall be exempt from all property taxes for not more than thirty-two (32) years, commencing with and including tax year 2027.

(3) In lieu of all said property taxes on the one hundred and thirty-six (136) units in the housing development, the Sponsor shall pay, and the City will accept, an annual

service charge for public services in the sum equal to six percent (6%) of the annual shelter rents.

- (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.**
- (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:**
- A. The annual audited accounting report for the Payment In Lieu Of Taxes; and**
 - B. A certified statement identifying all the units rented to persons of low or moderate income; and**
 - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.**

- (d) *Limitation on the payment of the annual service charge.* Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing**

development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.

- (e) *Payment of annual service charge.* The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et. seq.).
- (f) *Contractual effect.* Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) *Duration.* This section shall remain in effect and shall not terminate for thirty-two (32) years, commencing with and including tax year 2027, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2058. If (a) the construction of the housing development project does not commence or the Sponsors fail

to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Standard Pinebrook Limited Dividend Housing Association Limited Partnership within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or purpose of the one hundred and thirty-six (136) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

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

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

Section 4. This ordinance shall take effect on the 30th day after enactment unless given immediate effect by the City Council.